



# RIVERSIDE COUNTY PLANNING DEPARTMENT

9:00 A.M.

JUNE 3, 2020

*Planning  
Commissioners  
2020*

**AGENDA**  
REGULAR MEETING  
**RIVERSIDE COUNTY PLANNING COMMISSION**  
COUNTY ADMINISTRATIVE CENTER  
First Floor Board Chambers  
4080 Lemon Street, Riverside, CA 92501  
<https://planning.rctlma.org/>

**1<sup>st</sup> District**  
Carl Bruce  
Shaffer  
*Vice-Chairman*

Any person wishing to speak in person must complete a "Speaker Identification Form" and submit it to the Hearing Secretary. Public access to the meeting will be limited and social distancing will be enforced. To speak remotely, please see below. 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, provide your name, address, and state that you agree with the previous speaker(s).

**2<sup>nd</sup> District**  
David Leonard

Pursuant to Executive Order N-25-20, this meeting will be conducted by teleconference and at the Place of Hearing, as listed above. Public Comments will be accepted remotely via teleconference. To submit your request to speak remotely please visit: [planning.rctlma.org/Speak](https://planning.rctlma.org/Speak) and complete the electronic form prior to the meeting. You will receive an email confirming your request that will provide further instructions. Additional information is available on the Planning Department website.

**3<sup>rd</sup> District**  
Gary Thornhill

**4<sup>th</sup> District**  
Bill Sanchez

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

In compliance with the Americans with Disabilities Act, if you require reasonable accommodations please contact Elizabeth Sarabia, TLMA Commission Secretary, at (951) 955-7436 or email at [esarabia@rivco.org](mailto:esarabia@rivco.org). Requests should be made at least 72 hours prior to the scheduled meeting.

**5<sup>th</sup> District**  
Eric Kroencke  
*Chairman*

**CALL TO ORDER:**  
**SALUTE TO THE FLAG – ROLL CALL**

**Assistant TLMA  
Director**  
Charissa Leach,  
P.E.

**1.0 CONSENT CALENDAR: 9:00 a.m. or as soon as possible thereafter (Presentation available upon Commissioners' request)**

**1.1 **FIRST EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 33410**** – Applicant: Albert A. Webb Associates – Fifth Supervisorial District – Edgemont-Sunnymead Zoning District – Highgrove Area Plan: Community Development: Medium Density Residential (CD-MDR) (2 – 5 du/ac) – Public Facilities (PF) (≤ 0.60 FAR) – Location: Southerly of Highgrove Pass Road and easterly of Pigeon Pass Road – 45.57 Acres – Zoning: Light Agriculture – 2 ½ Acre Minimum (A-1-2½) – Planned Residential (R-4) – Approved Project Description: Schedule "A" subdivision of 45.5 gross acres into 138 single family residential lots with an average lot size of 6,713 sq. ft. The proposed subdivision will also include 12 open space lots which will encompass approximately 13.95 acres of the 45.5 acre site – **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 33410, extending the expiration date to April 11, 2023. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at [gvillalo@rivco.org](mailto:gvillalo@rivco.org).

**2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS: 9:00 a.m. or as soon as possible thereafter (Presentation available upon Commissioners' request)**

**NONE**

**3.0 PUBLIC HEARING – CONTINUED ITEMS: 9:00 a.m. or as soon as possible thereafter.**

**3.1 **PLOT PLAN NO. 190031 – Intent to Adopt a Mitigated Negative Declaration**** – CEQ190112 – Applicant: Trammell Crow So. Cal Development Inc. – Engineer/Representative: EPD Solutions – First Supervisorial District – March Zoning Area – Mead Valley Area Plan: Community Development: Light Industrial (CD-LI) – Location: Southerly of Harley Knox Boulevard, easterly of Harvill Avenue, northerly of Oleander Avenue, and westerly of the 215 Freeway – 20.22 Net Acres – Zoning: Manufacturing – Medium (M-M) — **REQUEST:** Plot Plan No. 190031 proposes an industrial warehouse building consisting of 5,000 sq. ft. of office space and 413,000 sq. ft. of warehouse storage, with 50 docking bay doors. Parking would consist of 233 parking spaces, including seven (7) accessible parking and six (6) electric vehicle spaces, and 62 truck trailer stalls within the docking bay area. Additionally, the project

**Legal Counsel**  
Michelle Clack  
*Chief Deputy  
County Counsel*

is proposing a guard shack and two (2) basins. Truck entry would be from Oleander Avenue. Continued from May 6, 2020 and May 20, 2020. Project Planner: Tim Wheeler at (951) 955-6060 or email at [twheeler@rivco.org](mailto:twheeler@rivco.org).

**4.0 PUBLIC HEARING – NEW ITEMS:** 9:00 a.m. or as soon as possible thereafter

- 4.1 GENERAL PLAN AMENDMENT NO. 1221, CHANGE OF ZONE NO. 7727, and TENTATIVE PARCEL MAP NO. 36302 – Intent to Adopt a Negative Declaration** – Applicant: Juan and Irma Llamas – Engineer/Representative: AC Engineering Group, Inc. c/o Rod Arsalan – Fifth Supervisorial District – Edgemont-Sunnymead Zoning District – Reche Canyon/Badlands Area Plan: Existing – Rural: Rural Residential (R-RR) (5 Acres Min.) – Proposed – Rural Community: Estate Density Residential (RC-EDR) (2 Acres Min.) – Location: Southwesterly of Reche Canyon Road, easterly of Reche Vista Drive, and northerly of Holly Court – 5.22 Gross Acres – Zoning: Existing – Residential Agricultural – 5 Acre Minimum (R-A-5) – Proposed – Residential Agricultural – 2 Acre Minimum (R-A-2) – **REQUEST: General Plan Amendment No. 1221** is a proposal for a Technical Amendment that would change the General Plan Foundation Component on the subject property. Currently the project site has a General Plan Land Use Designation of Rural: Rural Residential (R-RR) that has a density of one (1) dwelling unit per 5 acres. The Amendment would change the General Plan land use designation to Rural Community: Estate Density Residential (RC-EDR) with a density of one (1) dwelling unit per two (2) acres. **Change of Zone No. 7727** is a proposal to change the zone from Residential Agricultural – 5 Acre Minimum (R-A-5) to Residential Agricultural – 2 Acre Minimum (R-A-2). **Tentative Parcel Map No. 36302** is a proposal for a Schedule “H” Subdivision that would subdivide the subject property, which totals 5.22 gross acres, into two (2) parcels as follows: Parcel 1 would be 2.10 gross acres and Parcel 2 would be 3.12 gross acres. The tentative parcel map will avoid impacts to a portion of Parcel 2 as agreed to under Habitat Evaluation and Acquisition Negotiation Strategy No. 1994 (HANS01994). Project Planner: Tim Wheeler at (951) 955-6060 or email at [twheeler@rivco.org](mailto:twheeler@rivco.org).
- 4.2 ORDINANCE NO. 348.XXXX associated with CHANGE OF ZONE NO. 1900015 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption) – Applicant: County of Riverside – Location: Countywide – **REQUEST:** Ordinance No. 348.XXXX, associated with Change of Zone No. 1900015 is an amendment to the County’s Land Use Ordinance, Ordinance No. 348, to add a new section Article XXXX, Industrial Hemp Activities. The purpose of this amendment is to establish a regulatory framework for the cultivation and manufacturing of Hemp, in the unincorporated areas of Riverside County. The new section adds permitting requirements, establishes allowable zones and development regulations, as well as operating and manufacturing provisions. Project Planner: John Hildebrand at (951) 955-1888 or email at [jhildebr@rivco.org](mailto:jhildebr@rivco.org).
- 4.3 CONDITIONAL USE PERMIT NO. 190013 and DEVELOPMENT AGREEMENT NO. 1900008 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15301 (Existing Facilities), 15303 (New Construction or Conversion of Small Structures), and Section 15061 (Common Sense) – Applicant: Empire Connect – Representative: Anthony Hicks – First Supervisorial District – Lakeland Village Zoning District – Elsinore Area Plan: Commercial Retail (CR) (0.20 – 0.35 FAR) – Location: Northerly of Lake Terrace Drive, easterly of Riverside Drive, southerly of Grand Avenue, and westerly of State Highway 74 – .53 Acres – Zoning: General Commercial (C-1/C-P) – **REQUEST:** Development Agreement No. 1900008, would impose a lifespan on the proposed cannabis project and provide community benefit to the Elsinore Area. Conditional Use Permit No. 190013, proposes a storefront retail cannabis business and delivery service that includes two (2) existing commercial buildings and accompanying parking. The first, existing 4,467 sq. ft. retail building will be used as a storefront for a retail cannabis business. The second, existing 1,741 sq. ft. building will be used for storage related to the cannabis business. Project Planner: Travis Engelking at (951) 955-1417 or email at [TEngelki@rivco.org](mailto:TEngelki@rivco.org).
- 4.4 CONDITIONAL USE PERMIT NO. 190053 and DEVELOPMENT AGREEMENT NO. 1900044 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15061(b)(3) (Common Sense), Section 15301 (Existing Facilities), and Section 15303 (New Construction or Conversion of Small Structures) – Applicant: River Releaf – Engineer/Representative: Infrastructure Engineers – First Supervisorial District – Glen Ivy Area – Temescal Canyon Area Plan: Community Development: Light Industrial (CD-LI) – Location: Westerly of Temescal Canyon Road at the intersection with Dawson Canyon Road – 0.43 Acres – Zoning: Manufacturing – Service Commercial (M-SC) – **REQUEST:** Conditional Use Permit No. 190053 is a proposal for a cannabis micro business within an existing 8,565 sq. ft. two-story commercial building on an 0.43 acre parcel. The micro business will include indoor cultivation (4,500 sq. ft.), manufacturing (985 sq. ft.), retail (1,500 sq. ft.), distribution (1,580 sq. ft.), and supporting storage, office, employee break area, and lobby/reception areas. Development Agreement No. 1900044 is a proposal whereby the applicant enters into a development agreement with the County of Riverside, consistent with the County’s Cannabis Ordinance, and it includes terms for providing a community benefit to the Temescal Canyon area. Project Planner: Russell Brady at (951) 955-3025 or email at [rbrady@rivco.org](mailto:rbrady@rivco.org).

- 4.5 **PLOT PLAN NO. 180034 (PPT180034) – Intent to Consider an Addendum to Environmental Impact Report No. 466 (EIR466)** – CEQ180120 – Applicant: Majestic Realty – Engineer/Representative: T&B Planning, Inc. – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan: Community Development: Light Industrial (CD-LI) – Location: Easterly of Harvill Avenue, southerly of Commerce Center Drive, northerly of Perry Street, and westerly of Interstate 215 – 18.35 Gross Acres – Zoning: Manufacturing – Service Commercial (M-SC) – **REQUEST:** The Plot Plan is a proposal for the construction and operation of a 373,368 sq. ft. warehouse/distribution/manufacturing development on 18.35 gross acres. Project Planner: Russell Brady at (951) 955-3025 or email at [rbrady@rivco.org](mailto:rbrady@rivco.org).
- 4.6 **CONDITIONAL USE PERMIT NO. 190011 and DEVELOPMENT AGREEMENT NO. 1900007 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15303(c) (New Construction or Conversion of Small Structures) – CEQ190073 – Applicant: Healthy Desert Enterprise, LLC – Second Supervisorial District – North Riverside Zoning District – Highgrove Area Plan: Community Development: Commercial Retail (CD-CR) (0.20 – 0.35 FAR) – Location: Northerly of Toulouse Avenue, easterly of Viola Drive, southerly of Center Street, and westerly of W. La Cadena Drive – 1.33 Acres – Zoning: Manufacturing – Service commercial (M-SC) – **REQUEST:** Development Agreement No. 1900007 (DA1900007) sets forth the terms and conditions under which the Commercial Cannabis Activity of Conditional Use Permit No. 190011 (CUP190011) will operate in addition to the requirements established under Ordinance No. 348, and all other local ordinances and regulations, state law and such other terms and conditions. DA190007 has a term of 10 years and grants the applicant vesting rights to develop the Project and provide community benefits to the Highgrove Area. CUP190011 is a proposal for a new 2,520 sq. ft. commercial building that consists of a storefront retail cannabis business with accompanying parking and onsite landscaping on 0.55 acres of a 1.55 acre (net) undeveloped parcel. The proposed commercial building consists of a reception and check-in area, a cannabis retail sales area, offices, restrooms, a vault, vendor transaction areas, and a delivery area. Project Planner: Rob Gonzalez at (951) 955-9549 or email at [rgonzalez@rivco.org](mailto:rgonzalez@rivco.org).
- 4.7 **CONDITIONAL USE PERMIT NO. 190029 and DEVELOPMENT AGREEMENT NO. 1900018 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures) – Applicant: The Artist Tree IVA, LLC – Engineer/Representative: MSA Consulting c/o Chris Brizula – Second Supervisorial District – East Corona Zoning District – Temescal Canyon Area Plan: Community Development: Commercial Retail (CD-CR) – Location: Northerly of Magnolia Avenue, southerly of Etelle Street, easterly of Temescal Street, and westerly of Moody Street – 0.57 Net Acres – Zoning: Existing: General Commercial (C-1/C-P) – **REQUEST:** Development Agreement No. 1900018 (DA1900018) would impose a term of 10 years and will grant the applicant vesting rights to develop the Project in accordance with the terms of DA No. 1900018 and Conditional Use Permit No. 190029 (CUP190029) and will provide community benefits to the Temescal Canyon Area. CUP190029 proposes to construct a 2,500 sq. ft. building as a storefront for a retail cannabis business with supporting site and landscaping improvements. The Project site includes three contiguous parcels. Project Planner: Rob Gonzalez at (951) 955-9549 or email at [rgonzalez@rivco.org](mailto:rgonzalez@rivco.org).
- 4.8 **CONDITIONAL USE PERMIT NO. 190017 and DEVELOPMENT AGREEMENT NO. 1900010 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15303(C) (New Construction or Conversion of Small Structures) – CEQ190089 – Applicant: Healthy Desert Enterprise, LLC – First Supervisorial District – Lakeland Village District – Elsinore Area Plan: Commercial Retail (CR) – Location: Northerly of Kniffen Avenue, easterly of Deeble Entrance, southerly of Grands Avenue, and westerly of Maiden Lane – 0.29 Acres – Zoning: General Commercial (C-1/C-P) – **REQUEST:** Development Agreement No. 1900010 (DA1900010) is a proposal whereby the applicant enters into a development agreement with the County of Riverside, has a term of 10 years, will grant the applicant vesting rights to develop the Project in accordance with the terms of DA1900010 and Conditional Use Permit No. 190017 (CUP190017) and will provide community benefits to the Elsinore Area. CUP190017 is a proposal for a new 1,800 sq. ft. cannabis retail business on 0.29 acre lot with parking and landscaping. Project Planner: Mina Morgan at (951) 955-6035 or email at [mimorgan@rivco.org](mailto:mimorgan@rivco.org).
- 5.0 WORKSHOPS:  
**NONE**
- 6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA
- 7.0 DIRECTOR'S REPORT
- 8.0 COMMISSIONERS' COMMENTS



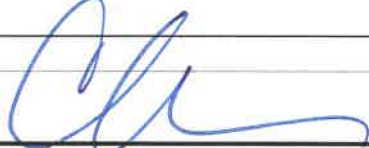
**COUNTY OF RIVERSIDE  
PLANNING DEPARTMENT  
EXTENSION OF TIME REPORT**

**Agenda Item No.:**

**1.1**

**Planning Commission Hearing: June 3, 2020**

**PROPOSED PROJECT**

|                              |   |  |   |
|------------------------------|---|--|---|
| <b>Case Number(s):</b>       | TR33410E01  | <b>Applicant(s):</b>   |   |
| <b>Area Plan:</b>            | Highgrove   |  | Albert A. Webb Associates                       |
| <b>Zoning Area/District:</b> | Edgemont-Sunnymead District                                     |  | c/o Haley Franco                                |
| <b>Supervisory District:</b> | Fifth District  |  |   |
| <b>Project Planner:</b>      | Gabriel Villalobos  |  |   |
| <b>APNs:</b>                 | 255-240-016, 255-240-022, 257-180-011, 257-180-013, 257-180-015 |  |   |
|                              |   |  |   |
|                              |   |  | Charissa Leach, P.E.<br>Assistant TLMA Director |

**PROJECT DESCRIPTION AND LOCATION**

The applicant of the subject case has requested an extension of time to allow for the recordation of the final map to subdivide 45.5 gross acres into 138 single family residential lots with an average lot size of 6,713 square feet. The proposed subdivision will also include twelve (12) open space lots which will encompass approximately 13.95 acres of the 45.5 acre site.

The project is located south of Highgrove Pass Road and east of Pigeon Pass Road.

**PROJECT RECOMMENDATION**

**APPROVAL** of the **FIRST EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 33410**, extending the expiration date to April 11, 2023, subject to all the previously approved and amended Conditions of Approval, with the applicant's consent.

**PROJECT LOCATION MAP**



Figure 1: Project Location Map

## **PROJECT BACKGROUND AND ANALYSIS**

### **Background**

Tentative Tract Map No. 33410 was originally approved at Planning Commission on January 18, 2017. It proceeded to the Board of Supervisors along with General Plan Amendment No. 803 and Change of Zone No. 7321 where all applications were approved on April 11, 2017.

The First Extension of Time was received March 2, 2020, ahead of the expiration date of April 11, 2020. The applicant and the County discussed conditions of approval and reached consensus on May 11, 2020.

The County Planning Department, as part of the review of this Extension of Time request, recommends the addition of seven (7) new conditions of approval, in order to be able to make a determination that the project does not adversely affect the general health, safety, and welfare of the public. The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (May 11, 2020) indicating the acceptance of the seven (7) recommended conditions.

Unless specifically requested by the applicant, this Extension of Time request will not be discussed at the time it is presented to the Planning Commission as a consent calendar item.

### **Riverside County Tentative Map Extensions**

Pursuant to County of Riverside Ordinance No. 460 (Subdivision Regulations), Tentative Tract and Tentative Parcel Maps have an initial life-span approval of 3-years. Tentative Map extensions may be granted, upon a timely filed extension request and include 2 separate, 3-year extensions, for a total Tentative Map life-span of 9-years. As a result, the total number years a map may be extended is 6 years.

On September 12, 2017, the Board of Supervisors adopted an amendment to Ordinance No. 460 (Subdivision Regulations), allowing for the 2 separate, 3-year extensions. Prior to the amendment, 5 separate, 1-year extensions, for a total Tentative Map life-span of 8-years, was permissible.

This, 1<sup>st</sup> extension will grant 3 years. The remaining number of years available to extend this tentative map after this approval will be another 3 years and will expire on April 11, 2026.

Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, this Tentative Map's expiration date will become April 11, 2023. If a Final Map has not been recorded prior to this date, the next extension of time request must be filed 30-days prior to map expiration.

## **ENVIRONMENTAL REVIEW**

The subject case has conformed to the requirements of the California Environmental Quality Act ("CEQA"), and all impacts have been analyzed in order to protect the public health, safety, and welfare. No changes to the approved map are proposed and as a result, no new environmental documentation is required prior to an Extension of Time approval.

## FINDINGS

**In order for the County to approve a proposed project, the following findings are required to be made:**

*Extension of Time Findings*






1. This Tentative Tract Map has been found to be consistent with the Riverside County General Plan, pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.
  2. This Tentative Tract Map has been found to be consistent with Ordinance No. 348 (Land Use) and Ordinance No. 460 (Subdivision Regulations), pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.
  3. No changes to the approved Tentative Tract Map are proposed in conjunction with this Extension of Time. All impacts have been analyzed in order to protect the public health, safety, and welfare.
-

# TR33410 1st EOT

## Vicinity Map



### Legend

-  Parcels
-  County Centerline Names
-  County Centerlines
-  Blue Line Streams
-  City Areas

**Notes**

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







**LEGEND**

- 100 EXIST CORNER
- PROJ CENTER
- TRACT BOUNDARY
- PROPERTY LINE
- EDGE OF EXISTING AC PAVEMENT
- STREET GRADE
- CENTERLINE
- TOP OF SLOPE
- TOE OF SLOPE
- EXISTING POWER POLE
- STORM DRAIN
- SEWER
- 34" RCP
- 14.2' REPAIRING WALL
- LOT NUMBER
- 14.2' GROUND
- 14.2' SIDEWALK
- 200' SIDEWALK
- 10' POINT OF VERTICAL INTERSECTION
- STREET WIDTH
- VERTICAL CURVE
- END VERTICAL CURVE
- EDGE OF PAVEMENT
- FINISHED GRADE
- HIGH POINT
- LOW POINT
- DECOMPOSED GRANITE
- COURTNEY TRAIL
- BREAK DITCH



**SECONDARY ACCESS DETAIL**



IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE STATE OF CALIFORNIA

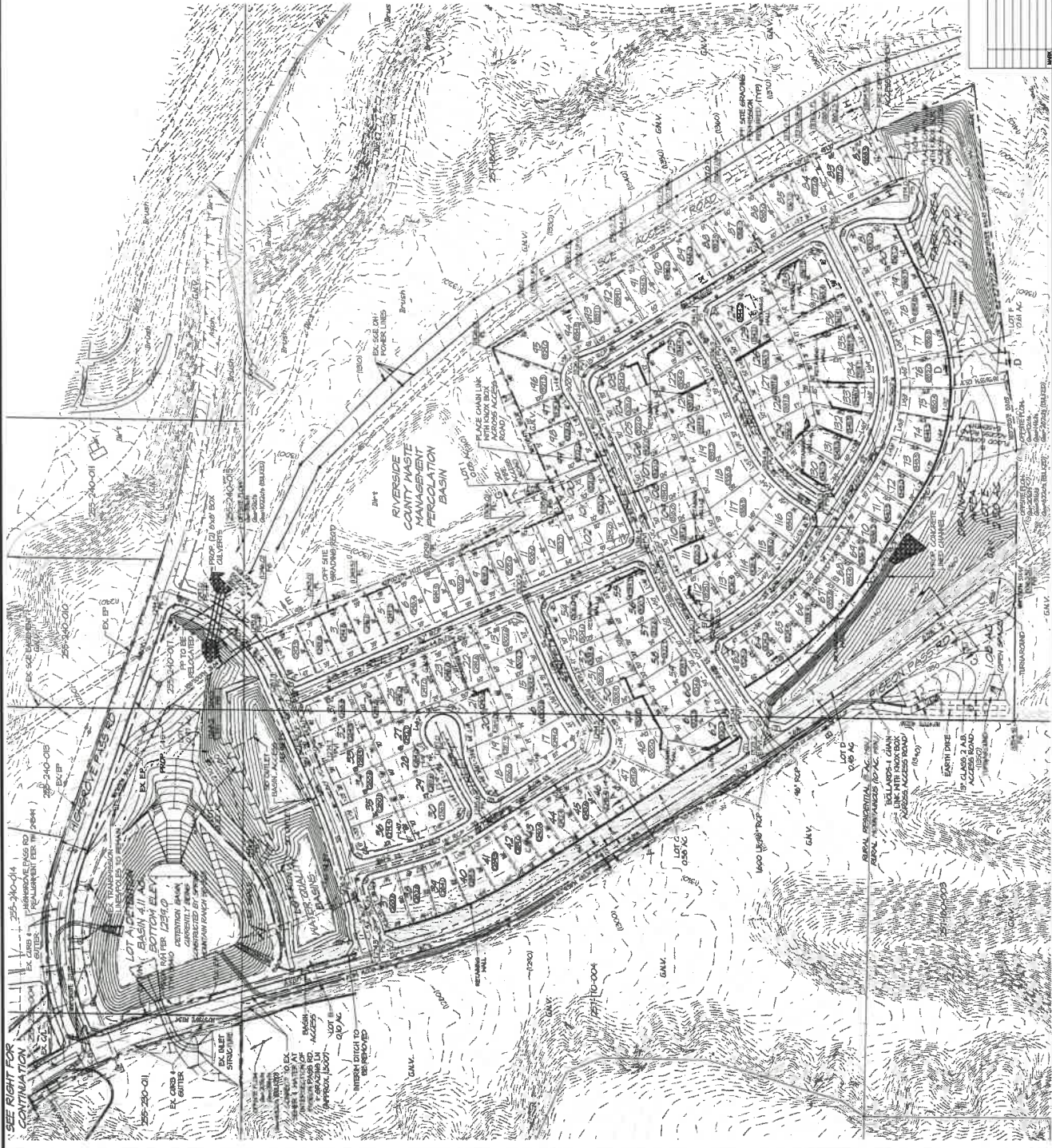
TENTATIVE TRACT NO. 88410

**WEBB**

SCALE: AS SHOWN  
 EXISTING CONTINGENT: N.E. 201-032  
 PROJECT: 171-010  
 DRAWING: 08-2206  
 DESIGNED: N.O.  
 CHECKED: N.O.  
 PLAN OR REF.:  
 SHEET NO. OF 2  
 SHEETS  
 DATE: N/A

**REVISIONS**

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
|     |      |             |
|     |      |             |
|     |      |             |
|     |      |             |



# Extension of Time Environmental Determination

Project Case Number: TR33410E01

Original E.A. Number: EA40800

Extension of Time No.: 1<sup>st</sup> EOT

Original Approval Date: April 11, 2017

Project Location: South of Highgrove Pass Road and East of Pigeon Pass Road

Project Description: a Schedule "A" subdivision of 45.5 gross acres into 138 single family residential lots with an average lot size of 6,713 square feet. The proposed subdivision will also include twelve (12) open space lots which will encompass approximately 13.95 acres of the 45.5 acre site

On April 11, 2017, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

|                                     |  |
|-------------------------------------|--|
| <input type="checkbox"/>            | I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and the project's original conditions of approval.   |
| <input checked="" type="checkbox"/> | I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the project's original conditions of approval which have been made and agreed to by the project proponent.   |
| <input type="checkbox"/>            | I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL. |
| <input type="checkbox"/>            | I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME.   |

Signature: Gabriel Villalobos  
Gabriel Villalobos, Project Planner

Date: 5/18/20  
For Charissa Leach, Assistant TLMA Director

## Villalobos, Gabriel

---

**From:** Haley Franco <haley.franco@webbassociates.com>  
**Sent:** Monday, May 11, 2020 7:52 AM  
**To:** Villalobos, Gabriel  
**Subject:** RE: Recommended Conditions for TR33410 1st EOT

Hi Gabriel,

Thank you for getting this to us. Please proceed, the client has no comments on the COAs.

**Haley C Franco** - Administrative Assistant I  
Albert A. Webb Associates  
3788 McCray Street, Riverside, CA 92506  
t: 951.248.4244  
e: [haley.franco@webbassociates.com](mailto:haley.franco@webbassociates.com) w: [www.webbassociates.com](http://www.webbassociates.com)  
[LinkedIn](#) | [Twitter](#) | [Facebook](#) | [YouTube](#)

**From:** Villalobos, Gabriel <GVillalo@rivco.org>  
**Sent:** Monday, May 04, 2020 6:04 PM  
**To:** Haley Franco <haley.franco@webbassociates.com>  
**Subject:** Recommended Conditions for TR33410 1st EOT

Attn: Albert A. Webb Associates  
c/o Haley Franco  
3788 McCray Street  
Riverside, CA 92506

**RE: EXTENSION OF TIME REQUEST for No. 33410.**

The County Planning Department has determined it necessary to recommend the addition of new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public.

Please review the proposed conditions of approval attached in this correspondence. If these conditions are acceptable, then submit a short written letter/memo/email that clearly references this case, the acceptance of each condition by name and number, and clearly state that you, the Extension of Time Applicant, accept these conditions. This documentation will then be included in the staff report package. The attached document is a copy of the recommended conditions which are identified as follows:

|                            |                           |
|----------------------------|---------------------------|
| 50. REQ E HEALTH DOCUMENTS | 80. WQMP AND MAINTENANCE  |
| 50. FINAL ACCESS AND MAINT | 90. WQMP REQUIRED         |
| 60. REQ BMP SWPPP WQMP     | 90. WQMP COMP AND BNS REG |
| 60. FINAL WQMP FOR GRADING |                           |

If the addition of the conditions is not acceptable, please notify me so we can discuss your concerns. If the issue cannot be resolved, then I will direct you to contact the individual Department representative to discuss this matter further.

Once the conditions have been accepted, I will begin preparing the staff report package for a Planning Commission hearing as a consent item. County Ordinance requires that conditions added thru the extension of

time process are presented to and accepted by the applicant. If you, the EOT applicant, is unable to accept these conditions, the Planning Department will recommend denial of this extension of time request. An opportunity will, if requested, be provided for arguments to be made to the hearing body justifying why this request should be approved without the recommended conditions of approval.

I am eager to move this case forward and continue the extension of time process. If you have not contacted me within thirty (30) days, I will begin preparing this case with a recommendation of denial. I need one of two items to proceed:

- 1) Correspondence from you, the EOT applicant, accepting the recommended conditions per the directions provided above; or,
- 2) Correspondence from you, the EOT applicant, advising me of the concerns with the recommended conditions. If the concern still exists after our discussion, then direction on how to approach the issue will be given and additional time will be provided until the issue is resolved.

If you have any questions, comments, or concerns regarding this email, please feel free to contact me as indicated below.

**Gabriel Villalobos**

Riverside County Planning  
4080 Lemon Street 12th Floor  
Riverside, CA 92501  
951-955-6184



**How are we doing? Click the Link and tell us**

**Confidentiality Disclaimer**

This email is confidential and intended solely for the use of the individual(s) to whom it is addressed. The information contained in this message may be privileged and confidential and protected from disclosure. If you are not the author's intended recipient, be advised that you have received this email in error and that any use, dissemination, forwarding, printing, or copying of this email is strictly prohibited. If you have received this email in error please delete all copies, both electronic and printed, and contact the author immediately.

**County of Riverside California**



[Protection Notice](#)

Plan: TR33410E01

Parcel: 255240016

50. Prior To Map Recordation

E Health

050 - E Health. 1                      0050-E Health-MAP - PHASE I AND II ESA REQ                      Not Satisfied

A Phase I and II Environmental Site Assessment is required to be completed. The results must be reviewed and approved by RCDEH-ECP. Contact the Environmental Cleanup Programs at (951)955-8980 for further information.

050 - E Health. 2                      0050-E Health-MAP - SEWER WILL SERVE                      Not Satisfied

Annexation proceedings must be finalized with the applicable purveyor for sanitation service.

050 - E Health. 3                      0050-E Health-MAP - WATER WILL SERVE                      Not Satisfied

Prior to map recordation, current will-serve letters must be provided from the appropriate water purveyor.

050 - E Health. 4                      0050-E Health-MAP- SOLID WASTE SERVICE                      Not Satisfied

Prior to map recordation, the project must provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955-8980 for additional details.

050 - E Health. 5                      EOT1 - REQ E HEALTH DOCUMENTS                      Not Satisfied

Prior to map recordation, provide the following documents to the Riverside County Environmental Health Department:

1. Provide current documentation from the appropriate purveyor(s) for the establishment of water and/or sewer service for this project.
2. Provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955-8980 for additional details.
3. Provide written clearance from DEH Environmental Cleanup Programs. Please note that an Environmental Site Assessment, Phase 1 study may be required at their discretion. For further information, please contact (951) 955-8982.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

Fire

050 - Fire. 1                              0050-Fire-MAP-#004-ECS-FUEL MODIFICATION                      Not Satisfied

ECS map must be stamped by the Riverside County Surveyor with the following note: Prior to the issuance of a grading permit, the developer shall prepare and submit to the fire department for approval a fire protection/vegetation management that hould include but not limited to the following items: a) Fuel modification to reduce fire loading. b) Appropriate fire breaks according to fuel load, slope and terrain. c) Non flammable walls along common boundaries between rear yards and open space. d) Emergency vehicle access into open space areas shall be

Plan: TR33410E01

Parcel: 255240016

50. Prior To Map Recordation

Fire

050 - Fire. 1                      0050-Fire-MAP-#004-ECS-FUEL MODIFICATION (cont.)                      Not Satisfied  
provided at intervals not to exceed 1500'. e) A  
homeowner's association or appropriate district shall be  
responsible for maintenance of all fire protection measures  
within the open space areas.

ANY HABITAT CONSERVATION ISSUE AFFECTING THE FIRE  
DEPARTMENT FUEL MODIFICATION REQUIREMENT, SHALL HAVE  
CONCURRENCE WITH THE RESPONSIBLE WILDLIFE AND/OR OTHER  
CONSERVATION AGENCY.

050 - Fire. 2                      0050-Fire-MAP-#43-ECS-ROOFING MATERIAL                      Not Satisfied  
Ecs map must be stamped by the Riverside County Surveyor  
with the following note: All buildings shall be  
constructed with class "A" material as per the California  
Building Code.

050 - Fire. 3                      0050-Fire-MAP-#46-WATER PLANS                      Not Satisfied  
The applicant or developer shall furnish one copy of the  
water system plans to the Fire Department for review.  
Plans shall be signed by a registered civil engineer,  
containing a Fire Department approval signature block, and  
shall conform to hydrant type, location, spacing and  
minimum fire flow. Once plans are signed by the local water  
company, the originals shall be presented to the Fire  
Department for signature.

050 - Fire. 4                      0050-Fire-MAP-#47-SECONDARY ACCESS                      Not Satisfied  
In the interest of Public Safety, the project shall provide  
an Alternate or Secondary Access(s). Said Alternate or  
Secondary Access(s) shall have concurrence and approval of  
both the Transportation Department and the Riverside County  
Fire Department.

050 - Fire. 5                      0050-Fire-MAP-#53-ECS-WTR PRIOR/COMBUS                      Not Satisfied  
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.

050 - Fire. 6                      0050-Fire-MAP-#64-ECS-DRIVEWAY ACCESS                      Not Satisfied  
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

Plan: TR33410E01

Parcel: 255240016

50. Prior To Map Recordation

Fire

050 - Fire. 6                      0050-Fire-MAP-#64-ECS-DRIVEWAY ACCESS (cont.)                      Not Satisfied

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.

050 - Fire. 7                      0050-Fire-MAP-#67-ECS-GATE ENTRANCES                      Not Satisfied

Ecs map must be stamped by the Riverside County Surveyor with the following note: Gate entrances shall be at least two feet wider than the width of the traffic lanes) serving that gate. Any gate providing access from a road to a driveway shall be located at least 35 feet setback from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. here a one-way road with a single traffic lane provides access to a gate entrance, a 38 feet turning radius shall be used.

050 - Fire. 8                      0050-Fire-MAP-#73-ECS-DRIVEWAY REQUIR                      Not Satisfied

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.

050 - Fire. 9                      0050-Fire-MAP-#7-ECS-HAZ FIRE AREA                      Not Satisfied

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.

050 - Fire. 10                      0050-Fire-MAP-#88-ECS-AUTO/MAN GATES                      Not Satisfied

Ecs map must be stamped by the Riverside County Surveyor with the following note: Gates shall be minimum 20 feet in width. 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'

Plan: TR33410E01

Parcel: 255240016

50. Prior To Map Recordation

Fire

050 - Fire. 10                      0050-Fire-MAP-#88-ECS-AUTO/MAN GATES (cont.)                      Not Satisfied  
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

050 - Flood. 1                      0050-Flood-MAP 3 ITEMS TO ACCEPT FACILITY                      Not Satisfied

Inspection and maintenance of the flood control facility/ies to be constructed with this tract must be performed by either the County Transportation Department or the Flood Control District. The engineer (owner) must request in writing that one of these agencies accept the proposed system. The request shall note the project number, location, briefly describe the system (sizes and lengths) and include an exhibit that shows the proposed alignment. The request to the District shall be addressed to the General Manager-Chief Engineer, Attn: Chief of the Planning Division.

If the District is willing to maintain the proposed facility three items must be accomplished prior to recordation of the final map or starting construction of the drainage facility: 1) the developer shall submit to the District the preliminary title reports, plats and legal descriptions for all right of way to be conveyed to the District and secure that right of way to the satisfaction of the District; 2) an agreement with the District and any maintenance partners must be executed which establishes the terms and conditions of inspection, operation and maintenance; and 3) plans for the facility must be signed by the District's General Manager-Chief Engineer. The plans cannot be signed prior to execution of the agreement.

An application to prepare the agreement must be submitted to the attention of the District's Administrative Services Section. All right of way transfer issues must be coordinated with the District's Right of Way Section.

The engineer/developer will need to submit proof of flood control facility bonds and a certificate of insurance to the District's Inspection section before a pre-construction meeting can be scheduled.

050 - Flood. 2                      0050-Flood-MAP ENCROACHMENT PERMIT REQ                      Not Satisfied

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.



Plan: TR33410E01

Parcel: 255240016

50. Prior To Map Recordation

Flood

050 - Flood. 2                      0050-Flood-MAP ENCROACHMENT PERMIT REQ (cont.)                      Not Satisfied

050 - Flood. 3                      0050-Flood-MAP ONSITE EASE ON FINAL MAP                      Not Satisfied

Onsite drainage facilities located outside of road right of way shall be contained within drainage easements shown on the final map. A note shall be added to the final map stating, "Drainage easements shall be kept free of buildings and obstructions".

050 - Flood. 4                      0050-Flood-MAP SUBMIT FINAL WQMP                      Not Satisfied

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

050 - Flood. 5                      0050-Flood-MAP SUBMIT PLANS                      Not Satisfied

A copy of the improvement plans, grading plans, final map, environmental constraint sheet, BMP improvement plans, and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. 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.

050 - Flood. 6                      0050-Flood-MAP WRITTEN PERM FOR GRADING                      Not Satisfied

Written permission shall be obtained from the affected property owners allowing the proposed grading and/or facilities to be installed outside of the tract boundaries. A copy of the written authorization shall be submitted to the District for review and approval.

Planning

050 - Planning. 1                      0050-Planning-MAP - CCOC FOR REMNDR PARCEL                      Not Satisfied

Prior to the recordation of the FINAL MAP, the land divider shall file an application for a Conditional Certificate of Land Division Compliance (CCOC) with the County Planning Department for review and approval, for the "Remainder Parcel" or any parcel shown as "NOT A PART", as delineated on the approved TENTATIVE MAP. Any FINAL MAP containing such a parcel shall not be permitted to record until the Planning Department determines that the CCOC will be suitable for recordation within sixty (60) days of the recordation of the FINAL MAP.

050 - Planning. 2                      0050-Planning-MAP - COMPLY WITH ORD 457                      Not Satisfied

The land divider shall provide proof to The Land Management

Plan: TR33410E01

Parcel: 255240016

50. Prior To Map Recordation

Planning

050 - Planning. 2                      0050-Planning-MAP - COMPLY WITH ORD 457 (cont.)                      Not Satisfied  
Agency - Land Use Section that all structures for human  
occupancy presently existing and proposed for retention

comply with Ordinance Nos. 457 and 348.

050 - Planning. 3                      0050-Planning-MAP - FEE BALANCE                      Not Satisfied

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.

050 - Planning. 4                      0050-Planning-MAP - FINAL MAP PREPARER                      Not Satisfied

The FINAL MAP shall be prepared by a licensed land surveyor  
or registered civil engineer.

050 - Planning. 5                      0050-Planning-MAP - PREPARE A FINAL MAP                      Not Satisfied

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.

050 - Planning. 6                      0050-Planning-MAP - REQUIRED APPLICATIONS                      Not Satisfied

No FINAL MAP shall record until General Plan Amendment No.  
803, and Change of Zone No. 7321 have been approved and  
adopted by the Board of Supervisors and [has][have] been  
made effective. This land division shall conform with the  
development standards of the designation and/or zone  
ultimately applied to the property.

050 - Planning. 7                      0050-Planning-MAP - SURVEYOR CHECK LIST                      Not Satisfied

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 3,500 square feet net.

Plan: TR33410E01

Parcel: 255240016

50. Prior To Map Recordation

Planning

050 - Planning. 7

0050-Planning-MAP - SURVEYOR CHECK LIST (cont.)

Not Satisfied

C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the R-4 zone, and with the Riverside County General Plan.

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.

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 areas shall be shown as a numbered lots on the FINAL MAP.

050 - Planning. 8

0050-Planning-MAP- CC&R RES POA COM. AREA

Not Satisfied

The land divider shall (a) notify the Planning Department that the following documents shall be shortly, or have been, submitted to the Office of the County Counsel for the review and approval of that office, and (b) the land divider shall submit to the Office of the County Counsel the following documents:

1. A cover letter identifying the project for which approval is sought referencing the Planning Department case number(s) (a copy of this cover letter may be sent to the Planning Department to serve as notification) and identifying one individual to represent the land divider if there are any questions concerning the review of the submitted documents; and

2. One (1) copy AND one (1) original, wet signed, notarized and ready for recordation declaration of covenants, conditions, and restrictions; attached to these documents there shall be included a legal description of the property included within the covenants, conditions and restrictions and a scaled map or diagram of such boundaries, both signed and stamped by a California registered civil engineer or licensed land surveyor; and

3. A sample document conveying title to the purchaser of an individual lot or unit which provides that the declaration of covenants, conditions, and restrictions is incorporated therein by reference; and,

4. A deposit equaling three (3) hours of the current hourly fee for the Review of Covenants, Conditions and Restrictions established pursuant to County Ordinance No.

Plan: TR33410E01

Parcel: 255240016

50. Prior To Map Recordation

Planning

050 - Planning. 8                      0050-Planning-MAP- CC&R RES POA COM. AREA (cont.)                      Not Satisfied

671 at the time the above referenced documents are submitted to the Office of the County Counsel for review and approval.

The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide for the establishment of a property owner's association comprised of the owners of each individual lot or unit as tenants in common, c) provide for the ownership of the common area by either the property owner's association or the owners of each individual lot or unit as tenants in common, and d) contain the following provisions verbatim:

"Notwithstanding any provision in this Declaration to the contrary, the following provisions shall apply:

The property owners' association established herein shall manage and continuously maintain the 'common area', more particularly described on Exhibit '\_\_\_\_', attached hereto, and shall not sell or transfer the 'common area' or any part thereof, absent the prior written consent of the Planning Department of the County of Riverside or the County's successor-in-interest.

The property owners' association shall have the right to assess the owners of each individual lot or unit for the reasonable cost of maintaining such 'common area', and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien.

This Declaration shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage, or maintenance of the 'common area' established pursuant to the Declaration.

In the event of any conflict between this Declaration and the Articles of Incorporation, the Bylaws, or the property owners' association Rules and Regulations, if any, this Declaration shall control."

Plan: TR33410E01

Parcel: 255240016

50. Prior To Map Recordation

Planning

050 - Planning. 8

0050-Planning-MAP- CC&R RES POA COM. AREA (cont.)

Not Satisfied

Once approved, the copy and the original declaration of covenants, conditions and restrictions shall be forwarded by the Office of the County Counsel to the Planning Department. The Planning Department will retain the one copy for the case file, and forward the wet signed and notarized original declaration of covenants, conditions and restrictions to the County Transportation Department - Survey Division - for safe keeping until the final map is ready for recordation. The County Transportation Department - Survey Division - shall record the original declaration of covenants, conditions and restrictions in conjunction with the recordation of the final map.

050 - Planning. 9

0050-Planning-MAP- ECS NOTE RIGHT-TO-FARM

Not Satisfied

The following Environmental Constraints Note shall be placed on the ECS:

"Lot Nos. 1-12, 14-21, 27-33, 37-52, 57-62, 63-76, 96-102, 124-126, 136-138, as shown on this map, are located partly or wholly within, or within 300 feet of, land zoned for primarily agricultural purposes by the County of Riverside. It is the declared policy of the County of Riverside that no agricultural activity, operation, or facility, or appurtenance thereof, conducted or maintained for commercial purposes in the unincorporated area of the County, and in a manner consistent with proper and accepted customs and standards, as established and followed by similar agricultural operations in the same locality, shall be or become a nuisance, private or public, due to any changed condition in or about the locality, after the same has been in operation for more than three (3) years, if it wasn't a nuisance at the time it began. The term "agricultural activity, operation or facility, or appurtenances thereof" includes, but is not limited to, the cultivation and tillage of the soil, dairying, the production, cultivation, growing and harvesting of any apiculture, or horticulture, the raising of livestock, fur bearing animals, fish or poultry, and any practices performed by a farmer or on a farm as incident to, or in conjunction with, such farming operations, including preparation for market, delivery to storage or to market, or to carriers for transportation to market."

In the event the number of lots, or the configuration of lots, of the FINAL MAP differs from that shown on the

Plan: TR33410E01

Parcel: 255240016

50. Prior To Map Recordation

Planning

050 - Planning. 9                      0050-Planning-MAP- ECS NOTE RIGHT-TO-FARM (cont.)                      Not Satisfied  
approved TENTATIVE MAP, the actual language used above shall reflect those lots which are partly or wholly within 300 feet of agriculturally zoned (A-1, A-2, A-P, A-D) properties.

050 - Planning. 10                      0050-Planning-MAP- ECS SHALL BE PREPARED                      Not Satisfied  
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.

050 - Planning. 11                      0050-Planning-MAP- QUIMBY FEES (1)                      Not Satisfied  
The land divider shall submit to the County Planning Department - Development Review Division a duly and completely executed agreement with the County Service Area No. which demonstrates to the satisfaction of the County that the land divider has provided for the payment of parks and recreation fees and/or dedication of land for the TENTATIVE MAP in accordance with Section 10.35 of County Ordinance No. 460. The TENTATIVE MAP is located in an area of the County which does not have a CSA. If a CSA forms prior to the TENTATIVE MAP recording it must join the newly formed CSA and is at that time subject to QUIMBY Fees.

Regional Parks and Open Space

050 - Regional Parks and Open Space                      0050-Regional Parks and Open Space-MAP - TRAIL EASEMENT                      Not Satisfied  
Prior to or in conjunction with the recordation of the final map, the applicant shall offer for dedication to the County of Riverside an easement for trails purposes. This easement shall be as shown on the approved trails plan.

The easement shall be as shown on the Amended No. 1 map in accordance with the Highgrove and Reche Canyon/Badlands Area Plans.

Survey

050 - Survey. 1                      0050-Survey-MAP - ACCESS RESTRICTION                      Not Satisfied  
Lot access shall be restricted on Pigeon Pass Road and so noted on the final map.

050 - Survey. 2                      0050-Survey-MAP - EASEMENT                      Not Satisfied  
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

Plan: TR33410E01

Parcel: 255240016

50. Prior To Map Recordation

Survey

050 - Survey. 2                      0050-Survey-MAP - EASEMENT (cont.)                      Not Satisfied  
addition to having the name of the easement holder, and the  
nature of their interests, shown on the map.

Transportation

050 - Transportation. 1                      0050-Transportation-MAP - ANNEX L&LMD/OTHER DIST                      Not Satisfied

Prior to map recordation, 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 applicaton for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated and/or any other maintenance district approved by the Transportation Department. Said annexation should include the following:

- (1) Landscaping along Pigeon Pass Road, entry streets "A" and "B", and street "G" between Highgrove Pass Road and street "E" (north side).
- (2) Trails along Pigeon Pass Road.
- (3) Streetlights.
- (4) Graffiti abatement of walls and other permanent structures.
- (5) Street sweeping.

For street lighting, the project proponent shall contact the County Service Area (CSA) Project Manager who determines whether the development is within an existing CSA or will require annexation into the CSA.

If the project is outside boundaries of a CSA, the project proponent shall contact the Transportation Department L&LMD 89-1-C Administrator and submit the following:

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

050 - Transportation. 2                      0050-Transportation-MAP - CONSTRUCT RAMP                      Not Satisfied

Plan: TR33410E01

Parcel: 255240016

50. Prior To Map Recordation

Transportation

050 - Transportation. 2            0050-Transportation-MAP - CONSTRUCT RAMP (cont.)            Not Satisfied  
Ramps shall be constructed at 4-way intersections and "T" intersections per draft Standard No. 403, sheets 1 through 7 of Ordinance 461.

050 - Transportation. 3            0050-Transportation-MAP - CORNER CUT-BACK I            Not Satisfied  
All corner cutbacks shall be applied per Standard 805, Ordinance 461, except for corners at Entry streets intersecting with General Plan roads, they shall be applied per Exhibit 'C' of the Countywide Design Guidelines.

050 - Transportation. 4            0050-Transportation-MAP - DEDICATIONS            Not Satisfied  
Pigeon Pass Road along project boundary (from 130' south of street "A" (Entry) to the southerly project boundary is designated LOCAL ROAD and shall be improved with 34' full-width AC pavement, 6" concrete curb and gutter, within a 45' full-width dedicated right-of-way in accordance with County Standard No. 105, Section "A", Ordinance 461. (Modified for reduced right-of-way from 56' to 45' and reduced street improvement from 36' AC pavement to 34' AC pavement and no sidewalk.)

NOTE: 1. A 38' radius turnaround cul-de-sac shall be constructed at the southerly project limit per modified Standard. No. 801, Ordinance 461.

Street "G" from street "E" to Highgrove Pass Road is designated LOCAL ROAD and shall be improved with 36' full-width AC pavement, 6" concrete curb and gutter, and 5' sidewalk within the 56' full-width dedicated right-of-way in accordance with County Standard No. 105, Section "A", Ordinance 461. (36'/56')

NOTE: A 5' sidewalk shall be constructed adjacent to the right-of-way line within the 10' parkway.

Street "A" and street "G" (Entry Street) is designated ENTRY STREET and shall be improved with 50' full-width AC pavement and 6" concrete curb and gutter within the 70 foot full-width dedicated right-of-way in accordance with County Standard No. 103, Section "A", Ordinance 461. (50'/70') (Modified for increased street improvement from 44' to 50' AC pavement and reduced right-of-way from 74' to 70'.)

NOTES: 1. A 6' sidewalk shall be constructed adjacent to the curb line within the 10' parkway.

2. A 10' landscaped entry media shall be constructed



Plan: TR33410E01

Parcel: 255240016

50. Prior To Map Recordation

Transportation

050 - Transportation. 4            0050-Transportation-MAP - DEDICATIONS (cont.)            Not Satisfied  
at the centerline of the street.

3. The nose of median shall be 35' radial from the flow line.

All other interior streets are designated as a LOCAL ROAD and shall be improved with 36' full-width AC pavement, 6" concrete curb and gutter, and 5' sidewalk within the 56' full-width dedicated right-of-way in accordance with County Standard No. 105, Section "A". (36'/56')

NOTE: A 5' sidewalk shall be constructed adjacent to the right-of-way line within the 10' parkway.

050 - Transportation. 5            0050-Transportation-MAP - IMP PLANS            Not Satisfied

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

NOTE: Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department Web site: <http://rctlma.org/trans/General-Information/Pamphlets-Brochures>

050 - Transportation. 6            0050-Transportation-MAP - INTERSECTION/50' TANGENT            Not Satisfied

All centerline intersections 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.

050 - Transportation. 7            0050-Transportation-MAP - LANDSCAPING/TRAILS            Not Satisfied

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

Landscaping shall be improved within Pigeon Pass Road, entry streets "A" and "B", and street "G" between Highgrove Pass Road and street "E" (north side) and/or trails shall be improved along Pigeon Pass Road.

Plan: TR33410E01

Parcel: 255240016

50. Prior To Map Recordation

Transportation

050 - Transportation. 7      0050-Transportation-MAP - LANDSCAPING/TRAILS (cont.)      Not Satisfied

Landscaping plans shall be submitted on standard County plan sheet format (24" X 36"). Landscaping plans shall be submitted with the street improvement plans. If landscaping maintenance (and/or trails) is to be annexed to a County Service Area, or Landscaping and Lighting Maintenance District, landscaping plans shall depict ONLY such landscaping, irrigation and related facilities as are to be placed within the public road rights-of-way.

050 - Transportation. 8      0050-Transportation-MAP - LC LNDSCP COMMON AREA M.      Not Satisfied

Prior to map recordation, the developer/permit holder shall submit Covenants, Conditions, and Restrictions (CC&R) to the Riverside County Counsel for review along with the required fees set forth by the Riverside County Fee Schedule.

For purposes of landscaping and maintenance, the following minimum elements shall be incorporated into the CC&R's:

- 1) Permanent public, quasi-public or private maintenance organization shall be established for proper management of the water efficient landscape and irrigation systems. Any agreements with the maintenance organization shall stipulate that maintenance of landscaped areas will occur in accordance with Ordinance No. 859 (as adopted and any amendments thereto) and the County of Riverside Guide to California Friendly Landscaping.
- 2) The CC&R's shall prohibit the use of water-intensive landscaping and require the use of low water use landscaping pursuant to the provisions of Ordinance No. 859 (as adopted and any amendments thereto).
- 3) The common maintenance areas shall include all those identified on the approved landscape maintenance exhibit.

The Transportation Department, Landscape Section shall clear this condition once a copy of the County Counsel approved CC&R's has been submitted to the Transportation Department, Landscape Section.

050 - Transportation. 9      0050-Transportation-MAP - LIGHTING PLAN      Not Satisfied

A separate streetlight plan is required for this project. Street lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in

Plan: TR33410E01

Parcel: 255240016

50. Prior To Map Recordation

Transportation

050 - Transportation. 9      0050-Transportation-MAP - LIGHTING PLAN (cont.)      Not Satisfied  
Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No. 1000 or No. 1001.

050 - Transportation. 10      0050-Transportation-MAP - LINE-OF-SIGHT EASEMENT      Not Satisfied  
In order to secure adequate sight distance for lots 31 to 33, 115 to 116, and 130 to 133, NO TREES, WALLS or any OTHER obstructions over 30-inch high shall not be allowed per County Standard No. 821, Ordinance 461.

Note: The developer/owner of TR33410 has the responsibility to inform and educate the prospective homebuyers of said lots of this restriction.

050 - Transportation. 11      0050-Transportation-MAP - OFF-SITE ACCESS 2      Not Satisfied  
The landowner/developer shall provide/acquire sufficient off-site rights-of-way to provide for a paved access road to a paved and maintained road. Said access road shall be constructed with 32' of A.C. pavement within a 40' dedicated right-of-way minimum accordance with County Standard No. 106, Section A (32'/40') at a grade and alignment as approved by the Transportation Department. Should the applicant fail to provide/acquire said off-site rights-of-way, the map shall be returned for redesign. The applicant shall provide the appropriate environmental clearances for said off-site improvements prior to recordation or the signature of any street improvement plans. (Modified from 60' to 40' of right-of-way)

Said off-site access road shall be the westerly extension of "B" Street (start from Highgrove Place Road (through TR29559) to "A" Street (TR29599) and the northerly extension of "A" Street (through TR29599) to "G" Street (TR29599) and the westerly extension of "G" Street (through TR29599) to Center Street (TR29598) and the westerly extension of Center Street (through TR25998) to a paved County maintained Center Street.

The applicant has acquired an easement for the area described above through Instrument No. 2016-0361557.

050 - Transportation. 12      0050-Transportation-MAP - OFF-SITE INFO      Not Satisfied  
The off-site rights-of-way required for said access road(s) shall be accepted to vest title in the name of the public if not already accepted.

Plan: TR33410E01

Parcel: 255240016

50. Prior To Map Recordation

Transportation

050 - Transportation. 13      0050-Transportation-MAP - PART-WIDTH      Not Satisfied

Pigeon Pass Road along project boundary (from Highgrove Pass Road to 130' south of street "A" (Entry)) is designated COLLECTOR ROAD and shall be improved with 37' part-width AC pavement (22' on the project side and 15' on opposite side of the centerline), 6" concrete curb and gutter (project side), within a 63' part-width dedicated right-of-way (33' on the project side and 30' on the opposite side of the centerline) in accordance with County Standard No. 104, Section "A", Ordinance 461.

NOTE: A 5' sidewalk (project side) shall be constructed adjacent to the right-of-way line within the 11' parkway.

Highgrove Pass Road (between Pigeon Pass Road and street "G") is designated LOCAL ROAD and shall be improved with 35' part-width AC pavement (20' on the project side and 15' on opposite side of the centerline), 6" concrete curb and gutter (south side), within a 60' full-width dedicated right-of-way (30' on the project side and 30' on the opposite side of the centerline) in accordance with County Standard No. 105, Section "C", Ordinance 461.

NOTE: A 5' sidewalk (south side) shall be constructed adjacent to the right-of-way line within the 10' parkway.

050 - Transportation. 14      0050-Transportation-MAP - SOILS 2      Not Satisfied

The developer/owner shall submit a preliminary soils and pavement investigation report addressing the construction requirements within the road right-of-way.

050 - Transportation. 15      0050-Transportation-MAP - STREET NAME SIGN      Not Satisfied

The land divider shall install street name sign(s) in accordance with County Standard No. 816 as directed by the Transportation Department.

050 - Transportation. 16      0050-Transportation-MAP - TS/DESIGN      Not Satisfied

The project proponent shall be responsible for the design of traffic signal(s) at the intersection of:

None.

050 - Transportation. 17      0050-Transportation-MAP - TS/GEOMETRICS      Not Satisfied

The intersection of Pigeon Pass Road (NS) at Project North

Plan: TR33410E01

Parcel: 255240016

50. Prior To Map Recordation

Transportation

050 - Transportation. 17      0050-Transportation-MAP - TS/GEOMETRICS (cont.)      Not Satisfied

Access (EW) shall be improved to provide the following geometrics:

Northbound: one shared through/right-turn lane

Southbound: one shared left-turn/through lane

Eastbound: N/A

Westbound: one shared left-turn/right-turn lane - stop controlled

or as approved by the Transportation Department.

All improvements listed are requirements for interim conditions only. Full right-of-way and roadway half sections adjacent to the property for the ultimate roadway cross-section per the County's Road Improvement Standards and Specifications must be provided.

Any off-site widening required to provide these geometrics shall be the responsibility of the landowner/developer.

050 - Transportation. 18      0050-Transportation-MAP - UTILITY PLAN      Not Satisfied

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

050 - Transportation. 19      0050-Transportation-MAP- SIGNING & STRIPING PLAN      Not Satisfied

A signing and striping plan is required for this project. The applicant shall be responsible for any additional paving and/or striping removal caused by the striping plan or as approved by the Director of Transportation.

050 - Transportation. 20      EOT1 - FINAL ACCESS AND MAINT      Not Satisfied

Prior to the map recordation, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation

Plan: TR33410E01

Parcel: 255240016

50. Prior To Map Recordation

Transportation

050 - Transportation. 20 EOT1 - FINAL ACCESS AND MAINT (cont.) Not Satisfied

Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: [www.rcflood.org/npdes](http://www.rcflood.org/npdes). For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011

Additionally, prior to the map recordation, the applicant shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs are provided. This requirement is for both onsite and offsite property.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

Waste Resources

050 - Waste Resources. 1 0050-Waste Resources-MAP - EASEMENT RCWMD Not Satisfied

Prior to map recordation, the project owner/developer shall record an easement that encompasses the on-site detention basin and the entire area that is designated for use as a community trail. This easement shall grant access to the Riverside County Waste Management Department (RCWMD) to site, install (at no cost to the developer), and monitor a groundwater monitoring well(s).

050 - Waste Resources. 2 0050-Waste Resources-MAP - ECS NEAR LANDFILL Not Satisfied

Prior to map recordation, the project owner/developer shall prepare an Environmental Constraints Sheet (ECS) in accordance with Section 2.2. E and F of County Ordinance 460, which shall be submitted as part of the plan check review of the Final Map. The ECS shall include this statement: "This land/property is located adjacent to a closed solid waste disposal facility, called the Highgrove Sanitary Landfill, which operated from 1947 to 1998 as an unlined municipal solid waste landfill."

050 - Waste Resources. 3 0050-Waste Resources-MAP - GEOTECHNICAL ANALYSIS Not Satisfied

Prior to map recordation, an analysis of existing geotechnical/geological studies prepared for the project site shall be prepared by a California professional civil engineer or professional engineering geologist to determine if preferential pathways or other site conditions exist that potentially require installation of vapor gas barriers to ensure that habitable structures within 1,000 feet of the landfill disposal footprint are sufficiently protected from landfill gas migration through distance, geological features, and the landfill gas extraction system, and shall

Plan: TR33410E01

Parcel: 255240016

50. Prior To Map Recordation

Waste Resources

050 - Waste Resources. 3      0050-Waste Resources-MAP - GEOTECHNICAL ANALYSIS      Not Satisfied  
be submitted to the Riverside County Waste Management Department (RCWMD) for review and approval.

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1      0060-BS-Grade-MAP - APPROVED WQMP      Not Satisfied

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

060 - BS-Grade. 2      0060-BS-Grade-MAP - GRADING SECURITY      Not Satisfied

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

060 - BS-Grade. 3      0060-BS-Grade-MAP - NPDES/SWPPP      Not Satisfied

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

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

060 - BS-Grade. 4      0060-BS-Grade-MAP - SWPPP REVIEW      Not Satisfied

Plan: TR33410E01

Parcel: 255240016

60. Prior To Grading Permit Issuance

BS-Grade

- 060 - BS-Grade. 4                      0060-BS-Grade-MAP - SWPPP REVIEW (cont.)                      Not Satisfied  
Grading and construction sites of "ONE" acre or larger required to develop a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the Building and Safety Department Environmental Compliance Division for review and approval prior to issuance of a grading permit.
- 060 - BS-Grade. 5                      0060-BS-Grade-MAP- BMP CONST NPDES PERMIT                      Not Satisfied  
Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Stormwater ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.
- 060 - BS-Grade. 6                      0060-BS-Grade-MAP IMPORT/EXPORT                      Not Satisfied  
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 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.
- 060 - BS-Grade. 7                      0060-BS-Grade-MAP-G1.4 NPDES/SWPPP                      Not Satisfied  
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



Plan: TR33410E01

Parcel: 255240016

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 7                      0060-BS-Grade-MAP-G1.4 NPDES/SWPPP (cont.)                      Not Satisfied  
(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) 341-5455.

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.

060 - BS-Grade. 8                      0060-BS-Grade-MAP-G2.1 GRADING BONDS                      Not Satisfied  
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.

060 - BS-Grade. 9                      0060-BS-Grade-MAP-G2.14OFFSITE GDG ONUS                      Not Satisfied  
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.

060 - BS-Grade. 10                      0060-BS-Grade-MAP-G2.3SLOPE EROS CL PLAN                      Not Satisfied  
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.

060 - BS-Grade. 11                      0060-BS-Grade-MAP-G2.4GEOTECH/SOILS RPTS                      Not Satisfied  
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.

060 - BS-Grade. 12                      0060-BS-Grade-MAP-G2.7DRNAGE DESIGN Q100                      Not Satisfied

Plan: TR33410E01

Parcel: 255240016

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 12                      0060-BS-Grade-MAP-G2.7DRNAGE DESIGN Q100 (cont.)                      Not Satisfied

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.

060 - BS-Grade. 13                      EOT1 - REQ BMP SWPPP WQMP                      Not Satisfied

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

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

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the approved project - specific Water Quality Management Plan (WQMP) and ensure that all approved water quality treatment control BMPs have been included on the grading plan.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

Fire

060 - Fire. 1                                      0060-Fire-MAP - HFA REVIEW & APPROVAL                                      Not Satisfied

Fire Department shall review and approve building setbacks, water and access for new ingle family dwellings that are in a hazardous fire area.

060 - Fire. 2                                      0060-Fire-MAP-#004 FUEL MODIFICATION                                      Not Satisfied

Prior to the issuance of a grading permit, the developer shall prepare and submit to the fire department for approval a fire protection/vegetation management that should include but not limited to the following items:

- a) fuel modification to reduce fire loading
- b) appropriate fire breaks according to fuel load, slope

Plan: TR33410E01

Parcel: 255240016

60. Prior To Grading Permit Issuance

- Fire
- 060 - Fire. 2                      0060-Fire-MAP-#004 FUEL MODIFICATION (cont.)                      Not Satisfied
- and terrain.
- c) non flammable walls along common boundaries between rear yards and open space.
  - d) emergency vehicle access into open space areas shall be provided at intervals not to exceed 1500 feet
  - e) a homeowner's association or appropriate district shall be responsible for maintenance of all fire protection measures within open space areas.

ANY HABITAT CONSERVATION ISSUE AFFECTING THE FIRE DEPARTMENT FUEL MODIFICATION REQUIREMENT, SHALL HAVE CONCURRENCE WITH THE RESPONSIBLE WILDLIFE AND/OR OTHER CONSERVATION AGENCY.

- Flood
- 060 - Flood. 1                      0060-Flood-MAP ENCROACHMENT PERMIT REQ                      Not Satisfied
- 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.
- 060 - Flood. 2                      0060-Flood-MAP EROS CNTRL AFTER RGH GRAD                      Not Satisfied
- 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.
- 060 - Flood. 3                      0060-Flood-MAP OFFSITE EASE OR REDESIGN                      Not Satisfied
- Offsite drainage facilities shall be located within dedicated drainage easements obtained from the affected property owner(s). Document(s) shall be recorded and a copy submitted to the District prior to recordation of the final map. If the developer cannot obtain such rights, the map should be redesigned to eliminate the need for the easement.
- 060 - Flood. 4                      0060-Flood-MAP PHASING                      Not Satisfied
- If the map is to be constructed in phases, then each phase shall be protected from the developed condition 100-year tributary storm flows and the necessary water quality features to mitigate the impacts due to each phase shall be constructed in accordance with the approved final water

Plan: TR33410E01

Parcel: 255240016

60. Prior To Grading Permit Issuance

Flood

060 - Flood. 4                      0060-Flood-MAP PHASING (cont.)                      Not Satisfied  
quality management plan (WQMP). The construction and bonding of all necessary improvements along with easements and/or permission from affected property owners to safely collect and discharge the concentrated or diverted 100-year tributary flows of this phase shall be required prior to the recordation of the final map.

060 - Flood. 5                      0060-Flood-MAP SUBMIT FINAL WQMP                      Not Satisfied  
A copy of the project specific WQMP shall be submitted to the District for review and approval.

060 - Flood. 6                      0060-Flood-MAP SUBMIT PLANS                      Not Satisfied  
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.

Planning

060 - Planning. 1                      0060-Planning-MAP - CULTURAL PROF./ MONITOR                      Not Satisfied  
Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist for services.  
The Project Archaeologist (Cultural Resource Professional) shall develop a Cultural Resources Monitoring Plan which must be approved by the County Archaeologist prior to issuance of grading permits.  
The Project Archaeologist shall manage and oversee monitoring for all initial ground disturbing and brushing activities including clearing, grubbing, tree removals, 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.  
The developer/permit holder shall submit a fully executed copy of the contract and a wet-signed copy of the Monitoring Plan to the Riverside County Planning Department to ensure compliance with this condition of approval.

060 - Planning. 2                      0060-Planning-MAP - FEE BALANCE                      Not Satisfied

Plan: TR33410E01

Parcel: 255240016

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 2                      0060-Planning-MAP - FEE BALANCE (cont.)                      Not Satisfied  
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.

060 - Planning. 3                      0060-Planning-MAP - GRADING PLAN REVIEW                      Not Satisfied

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.

060 - Planning. 4                      0060-Planning-MAP - NATIVE MONITOR                      Not Satisfied

Prior to the issuance of grading permits, the developer/permit applicant shall enter into a contract and retain a Native American Monitor. 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 Native American Monitor 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. The Native American Monitor shall have the limited 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 appropriate Cultural Resources Professional such as an Archaeologist, Historic Archaeologist, Architectural Historian and/or Historian.

The developer/permit applicant shall submit a fully executed copy of the contract to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Archaeologist shall clear this condition.

NOTE:

1)The Cultural Resources Professional is responsible for implementing mitigation and standard professional practices for cultural resources. The Professional shall coordinate with the County, developer/permit applicant and Native American Monitors throughout the process.

Plan: TR33410E01

Parcel: 255240016

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 4                      0060-Planning-MAP - NATIVE MONITOR (cont.)                      Not Satisfied

2)Native American monitoring does not replace any required Cultural Resources monitoring, but rather serves as a supplement for coordination and advisory purposes for all groups' interests only.

3)The developer/permit applicant shall not be required to further pursue any agreement for special interest monitoring of this project if after 60 days from the initial attempt to secure an agreement the developer/permit applicant, through demonstrable good faith effort, has been unable to secure said agreement from the Native American Monitors. A good faith effort shall consist of no less than 3 written attempts from the developer/permit applicant to the tribe to secure the required special interest monitoring agreement and appropriate e-mail and telephone contact attempts. Documentation of the effort made to secure the agreement shall be submitted to the County Archaeologist for review and consideration.

4)Should repatriation be preferred, it shall not occur until after the Phase IV monitoring report has been submitted to the Riverside County Archaeologist. Should curation be preferred, the developer/permit applicant is responsible for all costs.

This agreement shall not modify any condition of approval or mitigation measure.

060 - Planning. 5                      0060-Planning-MAP - PLANNING DEPT REVIEW                      Not Satisfied

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.

060 - Planning. 6                      0060-Planning-MAP - REQUIRED APPLICATIONS                      Not Satisfied

No grading permits shall be issued until General Plan Amendment No. 803 and Change of Zone No. 7321 have been approved and adopted by the Board of Supervisors and have been made effective.

060 - Planning. 7                      0060-Planning-MAP- SKR FEE CONDITION                      Not Satisfied

Prior to the issuance of a grading permit, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that

Plan: TR33410E01

Parcel: 255240016

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 7                      0060-Planning-MAP- SKR FEE CONDITION (cont.)                      Not Satisfied

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 45.57 acres (gross) in accordance with the TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

Planning-EPD

060 - Planning-EPD. 1                      0060-Planning-EPD-EPD - 30 DAY BURROWING OWL SUR                      Not Satisfied

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.

060 - Planning-EPD. 2                      0060-Planning-EPD-EPD - BIO MONITORING WORK PLAN                      Not Satisfied

Prior to grading permit issuance a qualified biological monitor shall be contracted to provide biological

Plan: TR33410E01

Parcel: 255240016

60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 2            0060-Planning-EPD-EPD - BIO MONITORING WORK PLAN            Not Satisfied

monitoring of the grading and construction activities. A work plan shall be submitted from the biological monitor to the EPD to review and approve, that should include but not be limited to Best Management Practices (BMP), fencing of sensitive areas, and monitoring reports. The applicant must provide evidence that the qualified biologist has reviewed all construction plans and proposed activities to minimize impacts to any sensitive species and habitats. The biological monitor must maintain a copy of the grading plans and the grading permit at all times while on the project site. 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.

060 - Planning-EPD. 3            0060-Planning-EPD-EPD - FENCING PLAN            Not Satisfied

Prior to the issuance of a grading permit, the applicant shall submit a proposed permanent fencing and signage plan for the protection of all biologically sensitive areas. The applicant shall erect a permanent fence along the adjacent RCA Conservation Land located along the southern boundary of the project site. The fencing shall provide a physical barrier to minimize unauthorized public access, domestic animal predation, illegal trespass or dumping in the Constrained Area. The fence shall have a minimum height of five feet at its shortest point. Fence posts shall be no more than five feet apart. The fence design shall be such that a sphere with a diameter of three inches cannot pass through the plane of the fence at any point below the minimum height. The fencing plan will be reviewed and approved by the Riverside County Planning Department Environmental Programs Division (EPD). The fence shall not be installed until EPD staff has reviewed and approved the fencing plan. EPD staff shall have sole discretion in determining whether the proposed fencing will adequately protect the conservation area, and whether changes to the proposed fencing and signage plan are required.

060 - Planning-EPD. 4            0060-Planning-EPD-EPD - GRADING PLAN CHECK            Not Satisfied

Prior to the issuance of the grading plan EPD staff shall review the plan to ensure that the Grading Plan depict all impacts to Riparian/Riverine areas as mapped on Figure 3 (Vegetation Map/Impacts) of the Determination of Biologically Equivalent or Superior Preservation Report prepared by Helix Environmental Planning, Inc. dated February 7, 2008 and shall reflect the impacts to Riparian/Riverine acreages referenced in the Determination



Plan: TR33410E01

Parcel: 255240016

60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 4                    0060-Planning-EPD-EPD - GRADING PLAN CHECK (cont.)      Not Satisfied  
of Biologically Equivalent or Superior Preservation  
Analysis Addendum" dated June 10, 2015 prepared by Helix  
Environmental Planning, Inc.

060 - Planning-EPD. 5                    0060-Planning-EPD-EPD - MBTA SURVEY    Not Satisfied

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds an MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from the Consulting Biologist confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading permit. Prior to finalization of a grading permit or prior to issuance of any building permits the projects consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review.

060 - Planning-EPD. 6                    0060-Planning-EPD-EPD - MITIGATION CREDITS    Not Satisfied

Prior to the issuance of a grading permit, a biologist who holds a MOU with the County of Riverside shall submit documentation that the appropriate mitigation credits have been purchased in accordance with the mitigation measures described in the document entitled "Determination of Biologically Equivalent or Superior Preservation Analysis Addendum" dated June 10, 2015 prepared by Helix

Plan: TR33410E01

Parcel: 255240016

60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 6            0060-Planning-EPD-EPD - MITIGATION CREDITS (cont.)            Not Satisfied

Environmental Planning, Inc. In the event that onsite mitigation is included in the mitigation package, the biologist shall provide a Mitigation Monitoring Plan (MMP) to the Environmental Programs Division for review and approval. The MMP shall include, but not be limited to: time lines, success criteria, reporting standards, financial assurances, and plans for conveyance of lands to a conservation agency for long term management.

060 - Planning-EPD. 7            0060-Planning-EPD-EPD - TEMPORARY FENCING            Not Satisfied

Prior to the issuance of a grading permit, the applicant shall erect a temporary fence along the adjacent RCA Conservation Land located along the southern boundary of the project site. The fencing shall provide a physical barrier to minimize unauthorized public access, domestic animal predation, illegal trespass or dumping. The fence shall have a minimum height of five feet at its shortest point. Fence posts shall be no more than five feet apart. The fence design shall be such that a sphere with a diameter of three inches cannot pass through the plane of the fence at any point below the minimum height. The fencing will be viewed and approved by the Riverside County Planning Department Environmental Programs Division (EPD). Grading permits cannot be issued until EPD staff has reviewed and approved the fence on-site. EPD staff shall have sole discretion in determining whether the proposed fencing will adequately protect the constrained area, and whether changes to the proposed fencing and signage plan are required.

Regional Parks and Open Space

060 - Regional Parks and Open Space-MAP - TRAIL PLAN            Not Satisfied

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

Transportation

060 - Transportation. 1            0060-Transportation-MAP - SUBMIT GRADING PLAN            Not Satisfied

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

Plan: TR33410E01

Parcel: 255240016

60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 1      0060-Transportation-MAP - SUBMIT GRADING PLAN (cont.)      Not Satisfied  
grading permit.

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

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

Standard plan check turnaround time is 10 working days.

060 - Transportation. 2      EOT1 - FINAL WQMP FOR GRADING      Not Satisfied

This condition would apply when grading occurs before map recordation. Prior to the issuance of a grading permit, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: [www.rcflood.org/npdes](http://www.rcflood.org/npdes). For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

Waste Resources

060 - Waste Resources. 1      0060-Waste Resources-MAP - DRAINAGE AND SWPPP PL/      Not Satisfied

Prior to grading permit issuance, a clearance shall be obtained from the Riverside County Waste Management Department (RCWMD) that proves that a drainage plan and a Storm Water Pollution Prevention Plan (SWPPP) for project construction, as well as a final drainage plan for the built-out project have been subject to concurrent review by the RCWMD, Flood Control and Water Conservation District, and the Santa Ana Regional Water Quality Control Board. These plans are intended to ensure protection of the sensitive wetland rehabilitation area and the treated groundwater in the percolation pond on the Highgrove Landfill site from being affected by storm water runoff during project construction and the subsequent project operation. Therefore, these plans shall outline the measures to be taken to avoid impacts to the wetland rehabilitation area and the percolation pond.

Plan: TR33410E01

Parcel: 255240016

60. Prior To Grading Permit Issuance

Waste Resources

060 - Waste Resources. 1 0060-Waste Resources-MAP - DRAINAGE AND SWPPP PL/ Not Satisfied

060 - Waste Resources. 2 0060-Waste Resources-MAP - LFG PROBE INST. DEPOSIT Not Satisfied

Prior to grading permit issuance, the project owner/developer shall provide a \$2,000 deposit, payable to the Riverside County Waste Management Department (RCWMD) for initiation of landfill gas probe installation, required under South Coast Air Quality Management District (SCAQMD) Rule 1150.1.

060 - Waste Resources. 3 0060-Waste Resources-MAP - OFF-SITE EASEMENT(S) Not Satisfied

Prior to grading permit issuance, a clearance letter shall be obtained from the Riverside County Waste Management Department (RCWMD) indicating that the project owner/developer has obtained the necessary off-site easements, at the sole cost of the project owner/developer, as required for slope development/improvements located just outside of the eastern boundary of the project site, within County of Riverside owned property.

70. Prior To Grading Final Inspection

Planning

070 - Planning. 1 0070-Planning-MAP - PALEO MONITORING REPORT Not Satisfied

County Paleontological Report (PDP) No. 1311, submitted for this project (TR33410), was prepared by Brian F. Smith & Associates, and is entitled: "Paleontological Resource and Monitoring Assessment Update, Box Springs Project, Northern Box Springs Mountains, Riverside County, California (Tentative Map TR33410)", dated 26 January, 2015. In addition, Brian F. Smith & Associates also provided the following report:

"Paleontological Resource and Monitoring Assessment, Box Springs Project, Northern Box Springs Mountains, Riverside County, California (Tentative Map TR33410)", dated 27 April, 2015.

PDP01311 concluded:

- 1.The project area is determined to have a low to high paleontological resource potential.
- 2.Full-time paleontological monitoring of mass grading and excavation (utility trenching) activities in areas so mapped (High A) must be implemented.
- 3.Paleontological monitoring would not be required in the eastern and southern parts of the project area that may have outcrops of granitic rock.

Plan: TR33410E01

Parcel: 255240016

70. Prior To Grading Final Inspection

Planning

070 - Planning. 1

0070-Planning-MAP - PALEO MONITORING REPORT (cont. Not Satisfied

PDP01311 recommended:

- 1.Full-time monitoring is recommended for grading and excavation activities that will disturb previously undisturbed older alluvial fan deposits.
- 2.The monitor must be empowered to temporarily halt or divert equipment to allow for the removal of abundant or large specimens in a timely manner.
- 3.Preparation of a final monitoring and mitigation report of findings and significance, including lists of all fossils recovered and necessary maps and graphics to accurately record their original location.

PDP01311 satisfies the requirement for a Paleontological Resource and Monitoring Assessment for CEQA purposes and is herein accepted for the purpose of monitoring grading activities for Tract Map 33410, and mitigation of the presence of significant paleontological resources. All grading activities shall be monitored for these resources in accordance with PDP01311.

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

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1

0080-BS-Grade-MAP - ROUGH GRADE APPROVAL

Not Satisfied

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

Plan: TR33410E01

Parcel: 255240016

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1                      0080-BS-Grade-MAP - ROUGH GRADE APPROVAL (cont.)      Not Satisfied  
complying with the following:

1.Submitting a "Wet Signed" copy of the Soils Compaction Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.

2.Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.

3.Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.

4.Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

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

080 - BS-Grade. 2                      0080-BS-Grade-MAP-G3.1NO B/PMT W/O G/PMT                      Not Satisfied

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

080 - E Health. 1                      0080-E Health-MAP - NOISE STUDY REQ                      Not Satisfied

Prior to the issuance of building permits, a final acoustical study must be prepared and submitted to the Riverside County Department of Public Health to determine the minimum STC ratings of building materials to be used in order to mitigate all interior noise impacts and to verify all of the required mitigation and specify any changes caused by plan revisions.

Fire

080 - Fire. 1                      0080-Fire-MAP - SECONDARY/ALTER ACCESS                      Not Satisfied

In the interest of Public Safety, the project shall provide An Alternate or Secondary Access(s). Said Alternate or

Plan: TR33410E01

Parcel: 255240016

80. Prior To Building Permit Issuance

Fire

080 - Fire. 1                      0080-Fire-MAP - SECONDARY/ALTER ACCESS (cont.)                      Not Satisfied  
Secondary Access(s) shall have concurrence and approval of both the Transportation Department and the Riverside County Fire Department. Alternate and/or Secondary Access(s) shall be completed and inspected per the approved plans.

080 - Fire. 2                      0080-Fire-MAP-#50C-TRACT WATER VERIFICA                      Not Satisfied  
The required water system, including all fire hydrant(s), shall be installed and accepted by the appropriate water agency and the Riverside County Fire Department prior to any combustible building material placed on an individual lot. Contact the Riverside County Fire Department to inspect the required fire flow, street signs, all weather surface, and all access and/or secondary.

Approved water plans must be a the job site.

080 - Fire. 3                      0080-Fire-MAP-RESIDENTIAL FIRE SPRINKLER                      Not Satisfied  
Residential fire sprinklers are required in all one and two family dwellings per the California Residential Code, California Building Code and the California Fire Code.

Contact the Riverside County Fire Department for the Residential Fire Sprinkler standard.

West County- Riverside Office 951-955-4777  
East County- Palm Desert Office 760-863-8886

Flood

080 - Flood. 1                      0080-Flood-MAP SUBMIT FINAL WQMP                      Not Satisfied  
A copy of the project specific WQMP shall be submitted to the District for review and approval.

080 - Flood. 2                      0080-Flood-MAP SUBMIT PLANS                      Not Satisfied  
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

080 - Planning. 1                      0080-Planning-MAP - BUILDING SEPARATION 2                      Not Satisfied

Plan: TR33410E01

Parcel: 255240016

80. Prior To Building Permit Issuance

Planning

080 - Planning. 1                      0080-Planning-MAP - BUILDING SEPARATION 2 (cont.)                      Not Satisfied

Building separation between all buildings shall not be less than ten (10) feet. Additional encroachments are only allowed as permitted by County Ordinance No. 348.

080 - Planning. 2                      0080-Planning-MAP - CONFORM FINAL SITE PLAN                      Not Satisfied

Final clearance shall be obtained from the County Planning Department - Development Review Division stipulating that the building plans submitted conform to the approved Final Plan of Development.

080 - Planning. 3                      0080-Planning-MAP - ENTRY MONUMENT PLOT PLAN                      Not Satisfied

The land divider/permit holder shall file four (4) sets of an Entry Monument and Gate plot plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, and the TENTATIVE MAP conditions of approval.

The plot plan shall contain the following elements:

1. A color photosimulation of a frontal view of all/the entry monument(s) and gate(s) with landscaping.
2. A plot plan of the entry monuments) and/or gate(s) with landscaping drawn to an engineer's scale. If lighting is planned, the location of lights, their intended direction, and proposed power shall be indicated.
3. An irrigation plan for the entry monument(s) and/or gate(s).

NOTE: The requirements of this plot plan may be incorporated with any minor plot plan required by the conditions of approval for this subdivision. However, this ENTRY MONUMENT and GATES PLAN condition of approval shall be cleared individually.

080 - Planning. 4                      0080-Planning-MAP - FEE BALANCE                      Not Satisfied

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



Plan: TR33410E01

Parcel: 255240016

80. Prior To Building Permit Issuance

Planning

080 - Planning. 4                      0080-Planning-MAP - FEE BALANCE (cont.)                      Not Satisfied  
    paid by the applicant/developer.

080 - Planning. 5                      0080-Planning-MAP - MODEL HOME COMPLEX                      Not Satisfied

A plot plan application shall be submitted to the County Planning Department pursuant to Section 18.30.a.(1) of County Ordinance No. 348 (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee.

The Model Home Complex plot plan shall contain the following elements:

1. An engineer's scaled plan showing the model home lots, lot numbers, tract number, and north arrow.
2. Show front, side and rear yard setbacks.
3. Provide two dementioned off street parking spaces per model and one parking space for office use. The plan must have one accessible parking space.
4. Show detailed fencing plan including height and location.
5. Show typical model tour sign locations and elevation.
6. Six (6) sets of photographic or color laser prints (8" X 10") of the sample board and colored elevations shall be submitted for permaanent filing and agency distribution after the Plannning Department has reviewed and approved the sample board and colored elevations in accordance with the approved Design Manual and other applicable standards. All writing must be legible. Six (6) matrix sheets showing structure colors and texture schemes shall be submitted.
7. Provide a Model Home Complex landscape and irrigation plan.

NOTES: The Model Home Complex plot plan shall not be approved without Final Site Development Plan approval, or concurrent approval of both. See the Planning Department Model Home Complex application for detailed requirements.

The requirements of this plot plan may be incorporated with any minor plot plan required by the subdivision's conditions of approval. However, this MODEL HOME COMPLEX condition of approval shall be cleared individually.

Plan: TR33410E01

Parcel: 255240016

80. Prior To Building Permit Issuance

Planning

080 - Planning. 5                      0080-Planning-MAP - MODEL HOME COMPLEX (cont.)                      Not Satisfied

080 - Planning. 6                      0080-Planning-MAP - ROOF MOUNTED EQUIPMENT                      Not Satisfied

Roof-mounted mechanical equipment shall not be permitted within the subdivision, however, solar equipment or any other energy saving devices shall be permitted with County Planning Department approval.

080 - Planning. 7                      0080-Planning-MAP - SCHOOL MITIGATION                      Not Satisfied

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

080 - Planning. 8                      0080-Planning-MAP - UNDERGROUND UTILITIES                      Not Satisfied

All utility extensions within a lot shall be placed underground.

080 - Planning. 9                      0080-Planning-MAP- FINAL SITE PLAN                      Not Satisfied

A plot plan application shall be submitted to the County Planning Department pursuant to Section 18.30.a.(1) of County Ordinance No. 348 (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee.

Subdivision development shall conform to the approved plot plan and shall conform to the Design and Landscape Guidelines for the 2nd District.

The plot plan shall be approved by the Planning Director prior to issuance of building permits for lots included within that plot plan.

The plot plan shall contain the following elements:

1. A final site plan (40' scale precise grading plan) showing all lots, building footprints, setbacks, mechanical equipment and model assignments on individual lots.
2. Each model floor plan and elevations (all sides).
3. Six (6) sets of photographic or color laser prints (8" x 10") of the sample board and colored elevations shall be submitted for permanent filing and agency distribution after the Planning Department has reviewed and approved the sample board and colored elevations in accordance with the approved Design Manual and other applicable standards. All

Plan: TR33410E01

Parcel: 255240016

80. Prior To Building Permit Issuance

Planning

080 - Planning. 9                      0080-Planning-MAP- FINAL SITE PLAN (cont.)                      Not Satisfied

writing must be legible. Six (6) matrix sheets showing structure colors and texture schemes shall be submitted.

4. At a minimum there should be three different floor plans for tract maps with 50 or less units. Reverse floor plans are not included as different floor plan. For tract maps with from 51 to 99 units, there shall be at least four different floor plans. Tract maps with 100 units or more shall provide five different floor plans and an additional floor plan for every 100 dwelling units above 100 units. For development projects that are to constructed in phases, a phasing plan shall be submitted to assure that the requirements for the number of floor plans is being met.

5. Homes and garages shall be placed at varying distances from the street and have varying entry locations. Front yard setbacks shall average 20 feet and may be varied by up to 25%, in increments of any size. The minimum front yard setback shall not be less than 20 feet.

6. The colors and materials on adjacent residential structures should be varied to establish a separate identity for the dwellings. A variety of colors and textures of building materials is encouraged, while maintaining overall design continuity in the neighborhood. Color sample boards shall be submitted as a part of the application and review process.

7. All new residences with garages shall be provided with roll-up (i.e. on tracks) garage doors (either sectional wood or steel). At least 25% of the garage doors in any project should have windows.

NOTE: The requirements of this plot plan may be incorporated with any minor plot plan required by this subdivision's conditions of approval. However, this FINAL SITE DEVELOPMENT plot plan condition of approval shall be cleared individually.

080 - Planning. 10                      0080-Planning-MAP- Walls/Fencing Plans                      Not Satisfied

The land divider/permit holder shall file seven (7) sets of a Wall/Fencing Plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the

Plan: TR33410E01

Parcel: 255240016

80. Prior To Building Permit Issuance

Planning

080 - Planning. 10                      0080-Planning-MAP- Walls/Fencing Plans (cont.)                      Not Satisfied  
current fee. The plan shall be in compliance with Section 18.12, and the TENTATIVE MAP conditions of approval.

A. The plan shall show all project fencing including, but not limited to, perimeter fencing, side and rear yard fencing, and open space or park fencing. A typical frontal view of all fences shall be shown on the fencing plan.

B. All utility service areas and enclosures shall be screened from view with landscaping or decorative barriers or baffle treatments, as approved by the Planning Department.

C. All wood fencing shall be treated with heavy oil stain to match the natural shade to prevent bleaching from irrigation spray.

D. Front yard return walls shall be constructed of masonry slump stone or material of similar appearance, maintenance, and structural durability) and shall be a minimum of five feet in height.

E. Side yard gates are required on one side of front yard, and shall be constructed of wrought iron, wood, vinyl or tubular steel. Side and rear yard fencing shall be masonry, slump stone or other material of similar appearance, maintenance, and structural durability. Chain link fencing is not permitted. All construction must be of good quality and sufficient durability with an approved stain and/or sealant to minimize water staining. (Applicants shall provide specifications that shall be approved by the Planning Department).

F. All new residences constructed on lots of less than 20,000 square feet shall include rear and side yard fencing constructed of masonry block that is a minimum of five (5) feet in height. The maximum height of walls or fencing shall be six (6) feet in height. In the desert areas, block walls are discouraged on the perimeter in favor of increased setbacks with extensive drought tolerant landscaping, berms and fencing such as split rails.

G. Except for the desert areas, all lots having rear and/or side yards facing local streets or otherwise open to public view shall have fences or walls constructed of decorative block,

H. Corner lots shall be constructed with wrap-around

Plan: TR33410E01

Parcel: 255240016

80. Prior To Building Permit Issuance

Planning

080 - Planning. 10                      0080-Planning-MAP- Walls/Fencing Plans (cont.)                      Not Satisfied  
decorative block wall returns. (Note: exceptions for the  
desert area discussed above.)

I. Side yard gates are required on one side of the home and shall be constructed of powder-coated wrought iron or tubular steel.

J. Wrought iron or tubular steel fence sections may be included within tracts where view opportunities and/or terrain warrant its use. Where privacy of views is not an issue, tubular steel or wrought iron sections should be constructed in perimeter walls in order to take advantage of casual view opportunities.

Planning-EPD

080 - Planning-EPD. 1                      0080-Planning-EPD-EPD - BIO MONITORING REPORT                      Not Satisfied

Prior to building permit issuance, a qualified biological monitor shall submit a final monitoring report to the Environmental Programs Department (EPD) to review and approve. The applicant/qualified biologist must provide evidence they reviewed all construction activities to minimize impacts to any sensitive species and habitats. EPD may require additional documentation in the form of completion. Please contact EPD for further information.

080 - Planning-EPD. 2                      0080-Planning-EPD-EPD - MBTA REPORT                      Not Satisfied

Prior to the building permit issuance, the biologist who performed the MBTA survey(s) must submit a written report to EPD for review. The report must at a minimum provide survey results and details regarding any mitigation measures that may have been employed to avoid take of any MBTA covered species.

080 - Planning-EPD. 3                      0080-Planning-EPD-EPD - PERMANENT FENCE                      Not Satisfied

Prior to the issuance of a building permit, a permanent fence shall be erected along the adjacent RCA Conservation Land located along the southern boundary of the project site in accordance with the fencing plan approved by the Riverside County Planning Department Environmental Programs Division (EPD). The fencing shall provide a physical barrier to minimize unauthorized public access, domestic animal predation, illegal trespass or dumping in the Constrained Area. The fence shall have a minimum height of five feet at its shortest point. Fence posts shall be no more than five feet apart. The fence design shall be such that a sphere with a diameter of three inches cannot pass

Plan: TR33410E01

Parcel: 255240016

80. Prior To Building Permit Issuance

Planning-EPD

080 - Planning-EPD. 3            0080-Planning-EPD-EPD - PERMANENT FENCE (cont.)            Not Satisfied  
through the plane of the fence at any point below the minimum height. EPD staff shall inspect the finished fence, and have sole discretion in determining whether the fence is consistent with the fencing plan.

080 - Planning-EPD. 4            0080-Planning-EPD-EPD - UWIG LIGHTING            Not Satisfied  
Prior to buidling permit issuance EPD must verify that all lighting is directed away from the RCA Conserved Lands to the south of the project site. Lighting plan must be submitted to EPD for review and approval.

Transportation

080 - Transportation. 1            0080-Transportation-MAP - ANNEX L&LMD/OTHER DIST            Not Satisfied  
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 other maintenance district approved by the Transportation Department 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 Pigeon Pass Road, entry streets "A" and "B", and street "G" between Highgrove Pass Road, and street "E" (north side).
- (2) Trails along Pigeon Pass Road.
- (3) Streetlights.
- (4) Graffiti abatement of walls and other permanent structures,
- (5) Street sweeping.

080 - Transportation. 2            0080-Transportation-MAP - LC LANDSCAPE PLOT PLAN            Not Satisfied  
Prior to issuance of building permits, the developer/permit holder shall file a Landscaping Transportation IP# Application to the Transportation Department, Landscape Section 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

Plan: TR33410E01

Parcel: 255240016

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 2            0080-Transportation-MAP - LC LANDSCAPE PLOT PLAN (cc    Not Satisfied  
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: When the Landscaping Plot Plan is located within a special district such as CSA/LMD/CFD, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Transportation Department, Landscape Section that the subject district has approved said plans.

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

080 - Transportation. 3            0080-Transportation-MAP - LC LANDSCAPE SECURITY            Not Satisfied

Prior to the issuance of building permits, the developer/permit holder shall submit an estimate to replace plantings, irrigation systems, ornamental landscape

Plan: TR33410E01

Parcel: 255240016

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 3 0080-Transportation-MAP - LC LANDSCAPE SECURITY (col Not Satisfied  
elements, walls and/or fences, in amounts to be approved by the Transportation Department, Landscape Section. Once the department has approved the estimate, the developer/permit holder shall be provided a requisite form. The required forms shall be completed and returned to the department for processing and review in conjunction with County Counsel. Upon determination of compliance, the Transportation Department, Landscape Section 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.

080 - Transportation. 4 0080-Transportation-MAP - LC LNDSCPNG PROJ SPECIFI Not Satisfied

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

1. Project shall be designed with similar landscaping consistent with SMR tracts to the North.
2. CSA maintained areas shall be irrigated at 0.045ET<sub>o</sub>.
3. Park Area Lot G shall have a park concept plan submitted and approved by CSA.

080 - Transportation. 5 EOT1 - WQMP AND MAINTENANCE Not Satisfied

The project shall begin constructing and installing the BMP facilities described in the approved Final WQMP. The project shall be responsible for performing all activities described in the WQMP and that copies of the approved Final WQMP are available for the future owners/occupants.

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

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

Waste Resources

080 - Waste Resources. 1 0080-Waste Resources-MAP - FENCE/WALL PLAN REVIEW Not Satisfied

Prior to building permit issuance, in order to minimize trespassing by future project residents into the Highgrove



Plan: TR33410E01

Parcel: 255240016

80. Prior To Building Permit Issuance

Waste Resources

080 - Waste Resources. 1 0080-Waste Resources-MAP - FENCE/WALL PLAN REVIEW Not Satisfied

Landfill property, including the wetland rehabilitation area and percolation pond, the project owner/developer shall provide RCWMD a fence and wall plan for review and clearance, ensuring a physical barrier will be erected, at sole cost to the project owner/developer, along the entire eastern border of the project site, the southeast portion of the secondary access road adjacent to the percolation basin area, and the park area on the southeast portion of TR33410.

080 - Waste Resources. 2 0080-Waste Resources-MAP - PROBE INSTLL REIMBURSM Not Satisfied

Prior to building permit issuance, a clearance shall be obtained from the Riverside County Waste Management Department (RCWMD) that confirms that the project owner/developer has reimbursed the RCWMD for the total cost of the mandated installation of additional gas probes between the landfill footprint and the project site, in compliance with South Coast Air Quality Management District (SCAQMD) Rule 1150.1 and the California Code of Regulations (CCR) Title 27, Subchapter 4, Article 6. The total cost of gas probe installation will include the costs of survey, design, installation, and project administration. The project owner/developer may retain a qualified engineering firm to survey, design, and install the required gas probes. In this scenario, the probe design and installation plans must be approved by the RCWMD prior to implementation. A clearance will be issued by the RCWMD that confirms a satisfactory installation of the gas probes in the required number, at the approved locations, and of the approved types, prior to issuance of a building permit for the project. The RCWMD will be responsible for monitoring these additional probes at no charge to the project owner/developer.

080 - Waste Resources. 3 0080-Waste Resources-MAP - VAPOR GAS BARRIER DESI Not Satisfied

Prior to building permit issuance, unless otherwise approved by the Riverside County Waste Management Department (RCWMD) as based upon the geologic analysis, the project owner/developer shall submit to the RCWMD for review and approval the design of the vapor gas barrier system, as prepared by a California professional civil engineer, for any proposed residence within 1,000 feet of the landfill disposal footprint where a vapor gas barrier system is deemed to be necessary, as determined by the RCWMD and the geologic analysis.

080 - Waste Resources. 4 0080-Waste Resources-MAP - VAPOR GAS BARRIER INST, Not Satisfied

Plan: TR33410E01

Parcel: 255240016

80. Prior To Building Permit Issuance

Waste Resources

080 - Waste Resources. 4 0080-Waste Resources-MAP - VAPOR GAS BARRIER INST, Not Satisfied

Prior to building permit issuance, prior to pouring structural foundations for any proposed residence where a vapor gas barrier system is required by the Riverside County Waste Management Department (RCWMD), the landfill gas barrier systems, as may be required, shall be installed in accordance with approved design plans and shall be subject to inspection by the Riverside County Building and Safety Department and the RCWMD.

080 - Waste Resources. 5 0080-Waste Resources-MAP - WASTE RECYCLE PLAN (WF Not Satisfied

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

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 0090-BS-Grade-MAP - BMP GPS COORDINATES Not Satisfied

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

090 - BS-Grade. 2 0090-BS-Grade-MAP - PRECISE GRDG APPROVAL Not Satisfied

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

Plan: TR33410E01

Parcel: 255240016

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 2                      0090-BS-Grade-MAP - PRECISE GRDG APPROVAL (cont.)      Not Satisfied

1. Requesting and obtaining approval of all required grading inspections.

2. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for all lots included in the grading permit from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

3. Submitting a "Wet Signed" copy of the Certification certifying the installation of any onsite storm drain systems not inspected by Riverside County Flood Control District or the Riverside County Transportation Department.

4. Submitting a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the Water Quality Management Plan treatment control BMPs have been installed in accordance with the approved WQMP.

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

090 - BS-Grade. 3                      0090-BS-Grade-MAP - REQ'D GRDG INSP'S                      Not Satisfied

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

1. Precise grade inspection.

a. Precise Grade Inspection can include but is not limited to the following:

1. Installation of slope planting and permanent irrigation on required slopes.

2. Completion of drainage swales, berms and required drainage away from foundation.

b. Inspection of completed onsite drainage facilities

c. Inspection of the WQMP treatment control BMPs

090 - BS-Grade. 4                      0090-BS-Grade-MAP - WQMP ANNUAL INSP FEE                      Not Satisfied

Plan: TR33410E01

Parcel: 255240016

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 4                      0090-BS-Grade-MAP - WQMP ANNUAL INSP FEE (cont.)                      Not Satisfied  
Prior to final building inspection, the applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

090 - BS-Grade. 5                      0090-BS-Grade-MAP - WQMP BMP CERT REQ'D                      Not Satisfied  
Prior to final building inspection, the applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.

090 - BS-Grade. 6                      0090-BS-Grade-MAP - WQMP BMP INSPECTION                      Not Satisfied  
Prior to final building inspection, the applicant shall obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications. The Building and Safety Department must inspect and approve the completed WQMP treatment control BMPs for your project before a building final can be obtained.

090 - BS-Grade. 7                      0090-BS-Grade-MAP - WQMP BMP REGISTRATION                      Not Satisfied  
Prior to final building inspection, the applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a facility conditioned to install WQMP treatment control BMPs shall register such facility for annual inspections.

090 - BS-Grade. 8                      0090-BS-Grade-MAP-G4.1E-CL 4:1 OR STEEPER                      Not Satisfied  
Plant and irrigate all manufactured slopes steeper than a 4:1 (horizontal to vertical) ratio and 3 feet or greater in vertical height with grass or ground cover; slopes 15 feet or greater in vertical height shall be planted with additional shrubs or trees as approved by the Building & Safety Department's Erosion Control Specialist.

090 - BS-Grade. 9                      0090-BS-Grade-MAP-G4.2 1/2"/FT/3FT MIN                      Not Satisfied  
Finish grade shall be sloped to provide proper drainage away from all exterior foundation walls. The slope shall be not less than one-half inch per foot for a distance of

Plan: TR33410E01

Parcel: 255240016

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 9                      0090-BS-Grade-MAP-G4.2 1/2"/FT/3FT MIN (cont.)                      Not Satisfied  
not less than 3 feet from any point of exterior foundation.  
Drainage swales shall not be less than 1 1/2 inches deeper  
than the adjacent finish grade at the foundation.

090 - BS-Grade. 10                      EOT1 - WQMP REQUIRED                      Not Satisfied

Prior to final building inspection, the applicant shall comply with the following:

1. Obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications.
2. The applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.
3. The applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.
4. The applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.
5. The applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.  
(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

Fire

090 - Fire. 1                                      0090-Fire-MAP - VERIFICATION INSPECTION                                      Not Satisfied

PRIOR TO MOVING INTO THE RESIDENCE YOU SHALL CONTACT THE RIVERSIDE COUNTY FIRE DEPARTMENT TO SCHEDULE AN INSPECTION FOR THE ITEMS THAT WERE SHOWN AT THE BUILDING PERMIT ISSUANCE IE: ACCESS, ADDRESSING, WATER SYSTEM AND/OR FUEL MODIFICATION.

Riverside office (951)955-4777  
Indio office (760)863-8886

Flood

090 - Flood. 1                                      0090-Flood-MAP BMP - EDUCATION                                      Not Satisfied

The developer shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of stormwater quality to all initial residents. The developer may obtain NPDES Public Educational Program materials from the District's website: [www.rcwatershed.org/about/materials-library](http://www.rcwatershed.org/about/materials-library).

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

Plan: TR33410E01

Parcel: 255240016

90. Prior to Building Final Inspection

Flood

090 - Flood. 1                      0090-Flood-MAP BMP - EDUCATION (cont.)                      Not Satisfied  
assured prior to the issuance of occupancy permits.

If conditioned for a Water Quality Management Report (WQMP), a copy of the notarized affidavit must be placed in the report. The District MUST also receive the original notarized affidavit with the plan check submittal in order to clear the appropriate condition. Placing a copy of the affidavit without submitting the original will not guarantee clearance of the condition.

090 - Flood. 2                      0090-Flood-MAP FACILITY COMPLETION                      Not Satisfied

The District will not release occupancy permits for any residential lot within the map or phase within the recorded map until the new storm drain and the drainage system are deemed substantially complete.

090 - Flood. 3                      0090-Flood-MAP IMPLEMENT WQMP                      Not Satisfied

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 total recorded residential lots within the map or phase within the map prior to the completion of these tasks.

Planning

090 - Planning. 1                      0090-Planning-MAP - ARCHO MONITORING REPORT                      Not Satisfied

Prior to Final Inspection, the applicant shall submit to the County Archaeologist one certified paper copy and two (2) PDF formatted CD copies of the Phase IV Cultural Resources Monitoring Report. The report shall follow the posted report scope of work on the TLMA website and be certified by a County Registered Archaeologist.

090 - Planning. 2                      0090-Planning-MAP - CONCRETE DRIVEWAYS                      Not Satisfied

The land divider/permit holder shall cause all driveways to be constructed of cement concrete.

090 - Planning. 3                      0090-Planning-MAP - FENCING COMPLIANCE                      Not Satisfied

Fencing shall be provided throughout the subdivision in

Plan: TR33410E01

Parcel: 255240016

90. Prior to Building Final Inspection

Planning

090 - Planning. 3                      0090-Planning-MAP - FENCING COMPLIANCE (cont.)                      Not Satisfied  
    accordance with the approved final site development plans.

090 - Planning. 4                      0090-Planning-MAP - QUIMBY FEES (2)                      Not Satisfied

The land divider/permit holder shall present certification to the Riverside County Planning Department that payment of parks and recreation fees and/or dedication of land for park use in accordance with Section 10.35 of County Ordinance No. 460 has taken place. said certification shall be obtained from the County of Riverside Economic Development Agency (EDA) for CSA No. 152.

090 - Planning. 5                      0090-Planning-MAP- MITIGATION MONITORING                      Not Satisfied

The land divider/permit holder shall prepare and submit a written report to the Riverside County Planning Department demonstrating compliance with all these conditions of approval and mitigation measures of this permit and

Environmental Assessment No. 40800.

The Planning Director may require inspection or other monitoring to ensure such compliance.

090 - Planning. 6                      0090-Planning-MAP- ROLL-UP GARAGE DOORS                      Not Satisfied

All residences shall have automatic roll-up garage doors.

090 - Planning. 7                      0090-Planning-MAP- SKR FEE CONDITION                      Not Satisfied

rior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 45.57 acres (gross) in accordance with TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside 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

Plan: TR33410E01

Parcel: 255240016

90. Prior to Building Final Inspection

Planning

090 - Planning. 7                      0090-Planning-MAP- SKR FEE CONDITION (cont.)                      Not Satisfied  
appropriate fee set forth in that ordinance shall be required.

Transportation

090 - Transportation. 1                      0090-Transportation-MAP - 80% COMPLETION                      Not Satisfied

Occupancy releases will not be issued to Building and Safety for any lot exceeding 80% of the total recorded residential lots within any map or phase of map prior to completion of the following improvements:

- a) Primary and Alternate (secondary) access roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions.
- b) Interior roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions. All curbs, gutters, sidewalks and driveway approaches shall be installed. The final lift of Asphalt Concrete on interior streets shall be placed prior to the release of the final 20% of homes or the production models or at any time when construction of new homes within the development has stopped. The developer shall be required to cap pave in front of occupied homes up to the nearest capped street within the tract boundary. The subdivision will remain responsible for the maintenance of these facilities until all improvements within the tract boundary shall be completed and accepted into the County maintained system.
- c) Storm drains and flood control facilities shall be completed according to the improvement plans and as noted elsewhere in these conditions. Written confirmation of acceptance for use by the Flood Control District, if applicable, is required.
- d) Water system, including fire hydrants, shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All water valves shall be raised to pavement finished grade. Written confirmation of acceptance from water purveyor is required.



Plan: TR33410E01

Parcel: 255240016

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 1            0090-Transportation-MAP - 80% COMPLETION (cont.)            Not Satisfied

e) Sewer system shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All sewer manholes shall be raised to pavement finished grade. Written confirmation of acceptance from sewer purveyor is required.

f) Landscaping and irrigation, water and electrical systems shall be installed and operational in accordance with County Ordinance 461.

090 - Transportation. 2            0090-Transportation-MAP - LANDSCAPING            Not Satisfied

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

Landscaping shall be improved within Pigeon Pass Road, entry streets "A" and "B", and street "G" between Highgrove Pass Road, and street "E" (north side).

090 - Transportation. 3            0090-Transportation-MAP - LC COMPLY W/LNDSCP/IRR            Not Satisfied

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

090 - Transportation. 4            0090-Transportation-MAP - LC LNDSCP INSPECT DEPOSI            Not Satisfied

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds to cover the costs of the Pre-Installation, the Installation, and One-Year Post-Establishment landscape inspections. The deposit required for landscape inspections shall be determined by

Plan: TR33410E01

Parcel: 255240016

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 4            0090-Transportation-MAP - LC LNDSCP INSPECT DEPOSIT    Not Satisfied  
the Transportation Department, Landscape Section. The Transportation Department, Landscape Section shall clear this condition upon determination of compliance.

090 - Transportation. 5            0090-Transportation-MAP - LNDSCP INSPECTION RQMT            Not Satisfied

The permit holder's landscape architect is responsible for preparing the Landscaping and Irrigation plans (or on-site representative), and shall arrange for a PRE-INSTALLATION INSPECTION with the Transportation Department, Landscape Section at least five (5) working days prior to the installation of any landscape or irrigation component.

Upon successful completion of the PRE-INSTALLATION INSPECTION, the applicant will proceed with the installation of the approved landscape and irrigation system and arrange for an INSTALLATION INSPECTION at least five (5) working days prior to the building final inspection or issuance of occupancy permit, whichever occurs first and comply with the Transportation Department "USE-LANDSCAPING SECURITY" and the condition of approval entitled "LANDSCAPE INSPECTION DEPOSIT." Upon successful completion of the INSTALLATION INSPECTION, the Transportation Department landscape inspector and the permit holder's landscape architect (or on-site representative) shall execute a Landscape Certificate of Completion that shall be submitted to the Transportation Department, Landscape Section. The Transportation Department, Landscape Section shall clear this condition upon determination of compliance.

090 - Transportation. 6            0090-Transportation-MAP - STREETLIGHTS INSTALL            Not Satisfied

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinance 460 and 461. Streetlight annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed.

It shall be the responsibility of the Developer to ensure that streetlights are energized along the streets of those lots where the Developer is seeking Building Final Inspection (Occupancy).

090 - Transportation. 7            0090-Transportation-MAP - TS/INSTALLATION            Not Satisfied

The project proponent shall be responsible for the design and construction of traffic signal(s) at the intersections

Plan: TR33410E01

Parcel: 255240016

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 7      0090-Transportation-MAP - TS/INSTALLATION (cont.)      Not Satisfied  
of:

None

090 - Transportation. 8      0090-Transportation-MAP - UTILITY INSTALL      Not Satisfied

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

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

090 - Transportation. 9      0090-Transportation-MAP - WRCOG TUMF      Not Satisfied

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.

090 - Transportation. 10      EOT1 - WQMP COMP AND BNS REG      Not Satisfied

Prior to Building Final Inspection, the applicant will be required to hand out educational materials regarding water quality, provide a engineered WQMP certification, inspection of BMPs, GPS location of BMPs, and ensure that the requirements for inspection and cleaning the BMPs are established. Additionally, the applicant will be required to register BMPs with the Transportation Department's Business Registration Division.  
(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

Waste Resources

090 - Waste Resources. 1      0090-Waste Resources-MAP - TRESPASS/WARNING SIGN:      Not Satisfied

Prior to building final inspection, the project owner/developer shall post signs within the project site along the vicinity of the percolation pond and landfill entrance that advise the residents against trespassing and warn them of the potential dangers of such illegal intrusion. Signs shall include the following information:  
"Private Property, Unauthorized Access is Prohibited, Water in this area may be unsafe, Avoid Contact, Do Not Drink."

090 - Waste Resources. 2      0090-Waste Resources-MAP - VERIFY FENCE/WALL CONS      Not Satisfied

Plan: TR33410E01

Parcel: 255240016

90. Prior to Building Final Inspection

Waste Resources

090 - Waste Resources. 2 0090-Waste Resources-MAP - VERIFY FENCE/WALL CONS Not Satisfied

Prior to building final inspection, project owner/developer shall obtain a clearance letter from the Riverside County Waste Management Department (RCWMD) verifying that barriers were constructed along the entire eastern border of the project site, the southeast portion of the secondary access road adjacent to the percolation basin area, and the park area on the southeast portion of TR33410, to the satisfaction of RCWMD.

090 - Waste Resources. 3 0090-Waste Resources-MAP - WASTE REPORTING FORM Not Satisfied

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



**COUNTY OF RIVERSIDE  
PLANNING DEPARTMENT  
STAFF REPORT**


**Agenda Item No.**

**3.1**

**Planning Commission Hearing: June 3, 2020**

**PROPOSED PROJECT**

|                              |                                  |  |
|------------------------------|----------------------------------|--|
| <b>Case Number(s):</b>       | Plot Plan No. 190031             | <b>Applicant(s):</b> Trammell Crow So. Cal |
| <b>EA No.:</b>               | Mitigated Neg. Dec. (CEQ190112)  | Development Inc.                           |
| <b>Area Plan:</b>            | Mead Valley                      | <b>Representative(s):</b> EPD Solutions    |
| <b>Zoning Area:</b>          | March Area                       | c/o Andrea Arcilla & Norah Jaffan          |
| <b>Supervisory District:</b> | First District                   |  |
| <b>Project Planner:</b>      | Tim Wheeler                      |  |
| <b>Project APN(s):</b>       | 294-210-048,052,057; 295-310-049 |  |
| <b>Continued From:</b>       | May 6, 2020 and May 20, 2020     |  |



Charissa Leach, P.E.  
Assistant TLMA Director

**PROJECT DESCRIPTION AND LOCATION**

Plot Plan No. 190031 proposes a warehousing and distribution facility consisting of 5,000 sqft. of office space and 413,000 sqft. of warehouse storage; with 50 docking bay doors. Parking would consist of 233 parking spaces, including 7 accessible parking and 6 electric vehicle spaces, and 62 truck trailer stalls within the docking bay area. Additionally, the project is proposing a guard shack and 2 water quality basins.

The above is hereinafter referred to as “the project or Project”.

The project site is located south of Harley Knox Boulevard, east of Harvill Avenue, north of Oleander Avenue, and west of the 215 Freeway.

**PROJECT RECOMMENDATION**

**STAFF RECOMMENDATIONS:**

**THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTIONS:**

**ADOPT** a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 190112** (CEQ190112), based on the findings and conclusions provided in the initial study, attached hereto, and the conclusion that the project will not have a significant effect on the environment; and,

**APPROVE PLOT PLAN NO. 190031**, subject to the attached Advisory Notification Document, Conditions of Approval, and based upon the findings and conclusions provided in this staff report.

|                     |
|---------------------|
| <b>PROJECT DATA</b> |
|---------------------|

**Land Use and Zoning:**

|   |   |
|---|---|
|   | Specific Plan: N/A                                |
| Existing General Plan Foundation Component: | Community Development                             |
| Proposed General Plan Foundation Component: | N/A   |
| Existing General Plan Land Use Designation: | Community Development: Light Industrial (CD: LI)  |
| Proposed General Plan Land Use Designation: | N/A   |
| Policy / Overlay Area:                      | N/A   |
| Surrounding General Plan Land Uses          |   |
| North:                                      | Community Development: Light Industrial (CD: LI)  |
| East:                                       | 215 Freeway and City of Perris                    |
| South:                                      | Community Development: Light Industrial (CD: LI)  |
| West:                                       | Community Development: Light Industrial (CD: LI)  |
| Existing Zoning Classification:             | Manufacturing – Medium (M-M)                      |
| Proposed Zoning Classification:             | N/A   |
| Surrounding Zoning Classifications          |   |
| North:                                      | Industrial Park (I-P)                             |
| East:                                       | N/A (215 Freeway and City of Perris)              |
| South:                                      | Manufacturing – Heavy (M-H)                       |
| West:                                       | Industrial Park (I-P)                             |
| Existing Use:                               | Vacant Land, Existing Silos, and Unpermitted Uses |
| Surrounding Uses                            |   |
| North:                                      | Existing Industrial Building                      |
| South:                                      | Existing Railroad Spur and Vacant Land            |
| East:                                       | 215 Freeway and City of Perris                    |
| West:                                       | Existing Industrial Building                      |

**Project Details:**

| <i>Item</i>                    | <i>Value</i>    | <i>Min./Max. Development Standard</i>                 |
|--------------------------------|-----------------|---|
| Project Site (Acres):          | 20.22 net acres | N/A   |
| Proposed Building Area (SQFT): | 418,000 sqft.   | N/A   |
| Floor Area Ratio (FAR):        | 0.47            | 0.25 Min to 0.60 Max. for Light Industrial            |
| Building Height (FT):          | 50 feet         | With no setback line required, Max. height is 50 feet |
| Landscape Area:                | 16.6% provided  | 10.0% required  |

**Parking:**

| <i>Type of Use</i> | <i>Building Area (in SF)</i> | <i>Parking Ratio</i>                    | <i>Spaces Required</i> | <i>Spaces Provided</i> |
|--------------------|------------------------------|---|------------------------|------------------------|
| Office             | 5,000 sqft.                  | 1 per 250 sqft.                         | 20                     | 26                     |
| Warehouse          | 413,000 sqft.                | 1 per 2,000 sqft.                       | 207                    | 207                    |
| *Trailer stalls    | *N/A                         | *N/A                                    | *N/A                   | *62                    |
| <b>TOTAL:</b>      | <b>418,000 sqft</b>          | <b>*including 7 ADA and 6 EV spaces</b> | <b>227</b>             | <b>233</b>             |

**Located Within:**

|  |                                       |
|--|---------------------------------------|
| City's Sphere of Influence:              | Yes – City of Perris                  |
| Community Service Area ("CSA"):          | No                                    |
| Special Flood Hazard Zone:               | No                                    |
| Agricultural Preserve:                   | No                                    |
| Liquefaction Area:                       | Yes – Low                             |
| Subsidence Area:                         | Yes – Susceptible                     |
| Fault Zone:                              | No                                    |
| Fire Zone:                               | No                                    |
| Mount Palomar Observatory Lighting Zone: | Yes – Zone B                          |
| WRCMSHCP Criteria Cell:                  | No                                    |
| CVMSHCP Conservation Boundary:           | No                                    |
| Stephens Kangaroo Rat ("SKR") Fee Area:  | Yes – Inside SKR Fee Area             |
| Airport Influence Area ("AIA"):          | Yes – March Air Reserve Base, Zone C1 |

**PROJECT LOCATION MAP**

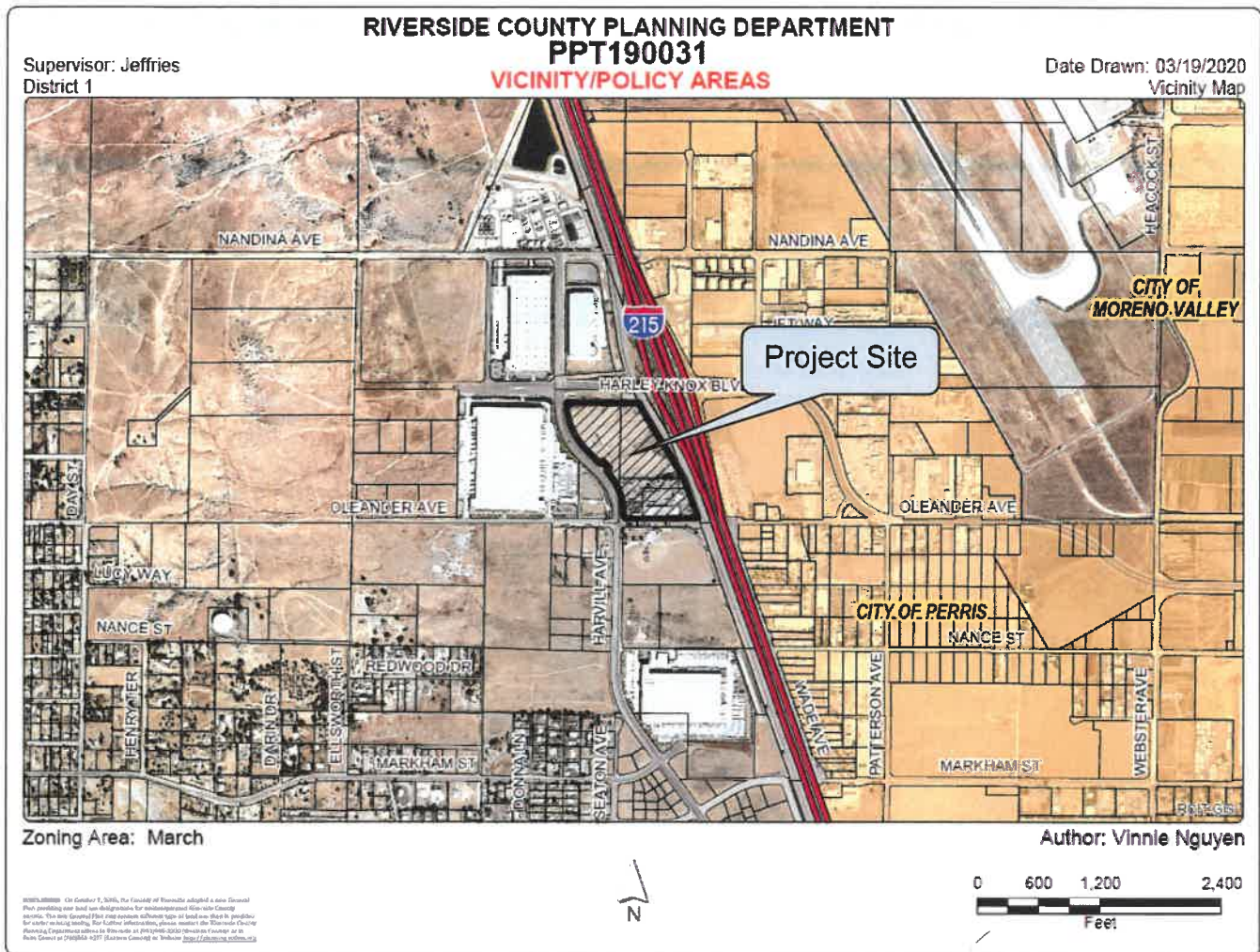


Figure 1: Project Location Map

**PROJECT BACKGROUND AND ANALYSIS**

**Background:**

Previously the project site has been used for a variety of uses. In January 1996 the two most northern parcels nearest Harley Knox Boulevard were entitled for Construction and Heavy Equipment Auctions and sales (PP14485).

In March 2018, the two most northern parcels nearest Harley Knox Boulevard were entitled for a Utility Storage Yard and Contractor Yard and would make use of the railroad spur for utility pole deliveries (PP26174). This business never started operations.



The other parcels involved, to the south, consist of old permitted grain storage silos and materials for a mill; an unpermitted tire shop, vehicle storage, and pallet storage business (under open code enforcement case CV1700111). The existing silos and mill materials; plus the unpermitted uses would be removed from the parcels with the approval of the proposed project (015-Planning – Void Related Projects). Additionally, the four parcels involved in this proposed project will be conditioned for a parcel merger (080 – Planning – Parcel Merger).

Plot Plan No. 190031 was submitted to the County of Riverside on October 11, 2019.

The Project proposes the construction of a warehouse facility on a speculative basis with no specific tenant or use intended at this time. This type of building can be used for a variety of tenants and uses including, but not limited to distribution centers, e-commerce, and manufacturing. The ultimate tenant will have to comply with the Project conditions of approval and the analysis included within the Initial Study/Mitigated Negative Declaration, which limits certain types of uses due to their scale or potential for other environmental impacts not already analyzed. If any proposed uses exceed what the Project was permitted for and what was analyzed in the Initial Study/Mitigated Negative Declaration, further entitlement permitting and analysis pursuant to CEQA would be required.

The Project is located within the Airport Influence Area of the March Air Reserve Base, specifically located within Compatibility Zone C1. This Project was reviewed by the Riverside County Airport Land Use Commission (ALUC) on February 13, 2020. The ALUC determined the Project consistent subject to recommended conditions of approval that are included in the recommended conditions of approval on the Project.

## **ENVIRONMENTAL REVIEW AND ENVIRONMENTAL FINDINGS**

An Initial Study (IS) and a Mitigated Negative Declaration (MND) have been prepared for this project in accordance with the California Environmental Quality Act (CEQA). Based on the findings incorporated in Environmental Assessment No. 190112 (CEQ190112) the project will not have a significant effect on the environment with incorporation of mitigation measures addressed in the Initial Study. The IS and MND represent the independent judgement of Riverside County. The documents were circulated for public review per the California Environmental Quality Act Statute and Guidelines Section 15105.

### **Solar Energy:**

Riverside County Climate Action Plan, as revised in 2019, includes Measure R2-CE1 which requires renewable energy generation by projects of a certain size. This measure requires the production of 30% of the energy demand for commercial, office, industrial or manufacturing uses totaling more than 100,000 square feet. This measure has been applied to this Project based on feasibility analysis provided and will be further implemented by the conditions of approval once a specific tenant is identified and more specific energy demand calculations can be calculated based on that specific tenant to determine the amount of renewable energy generation that is necessary. This is anticipated to be accommodated via rooftop mounted solar panels.

## FINDINGS AND CONCLUSIONS

In order for the County to approve the proposed project, the following findings are required to be made:

### Land Use Findings:

1. The Project site currently has a Land Use Designation of Community Development: Light Industrial (CD: LI) in the Riverside County General Plan. The Project is consistent with the Community Development: Light Industrial (CD: LI) land use designation and other aspects of the General Plan, including the Mead Valley Area Plan. The Mead Valley Area Plan includes Specific Plan No. 341 (SP341) also known as The Majestic Freeway Business Center. This specific plan is for industrial development and this industrial development corridor runs along Interstate 215 from Nandina Avenue south to Nuevo Road. As this proposed project is not within the specific plan; it is surrounded by it and within the industrial development corridor at the corner of Harley Knox Boulevard and Harvill Avenue. The Project proposes uses such as warehouse, distribution, and manufacturing uses that are described as anticipated uses within the Light Industrial land use designation in the General Plan.
2. The Project site currently has a Zoning Classification of Manufacturing – Medium (M-M). This zone specifically allows for warehouse, distribution, and manufacturing uses as well as various other industrial uses as previously noted in the background section.
3. The Project, with proposed uses including warehousing and distribution, is consistent with Ordinance No. 348 (Land Use) and is an allowable use within the Manufacturing – Medium (M-M) Zoning Classification, subject to Plot Plan approval. Specific findings relating to the proposed uses, including findings relating to the applicable development standards, are in the following separate sections below.

### Plot Plan Entitlement Findings:

The following findings are required to approve the Plot Plan, pursuant to the provisions of Ordinance No. 348:

1. The proposed use conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. The Project site is designated as Light Industrial in the Riverside County General Plan. The Plot Plan proposes the construction of warehousing and distribution facility. These general uses are consistent with the Light Industrial land use designation of the General Plan since these uses are specifically listed as anticipated uses for each of these designations in the General Plan.
2. The overall development of the land shall be designed for the protection of the public health, safety and general welfare. As detailed in the Project's Initial Study/Mitigated Negative Declaration, all impacts have been reduced to levels that are less than significant. These impacts were analyzed and feasible mitigation incorporated in the Initial Study/Mitigated Negative Declaration and through this project to reduce these impacts to a less than significant level. The Project prepared a Health Risk Assessment which determined that impacts from the Project's emissions on the surrounding residents would be within typical acceptable levels and would be less than significant. Conditions of approval incorporated for the Plot Plan will further ensure that public health, safety and general welfare are protected.

3. The proposed use conforms to the logical development of the land and is compatible with the present and future logical development of the surrounding property, as areas to the north, west, and south of the Project site have been developed with, approved for, or designated for similar uses as the proposed Project for industrial and warehouse type uses. Areas further to the east across Interstate 215 in the City of Perris have developed with or designated for industrial and warehouse type uses. The Project has oriented dock doors to the east facing interstate 215; with landscape screening. The project also includes landscaping along the Harvill Avenue right-of-way and on the property that will provide some visual buffering for traffic and along Harvill Avenue. Additionally, the proposed Project would not inhibit development of surrounding areas.

4. The plan for the proposed use shall consider the location and need for dedication and improvement of necessary streets and sidewalks, including the avoidance of traffic congestion; and shall take into account topographical and drainage conditions, including the need for dedication and improvements of necessary structures as a part thereof. The Project will provide the necessary additional dedication for Harvill Avenue and Oleander Avenue. The Project has been designed to accommodate, treat, and outlet the existing drainage pattern on the Project site with the proposed storm drain facility to accommodate existing flows that enter the northwestern portion of the site to the existing southeastern drainage outlet basins. Additionally, there is an existing drainage channel along Harley Knox Boulevard and Interstate 215, to the north, that is located on Caltrans property with will remain in place.

5. The proposed uses are consistent with Ordinance No. 348, in particular with the permitted uses and development standards of the Manufacturing – Medium (M-M) zone as detailed in the following Development Standards Findings section. The Plot Plan proposes an industrial building with uses anticipated to include warehouse, distribution, and manufacturing. The Manufacturing – Medium (M-M) zone allows specifically for warehousing and distribution as well as for other various industrial uses with the approval of a plot plan.

6. All plot plans which permit the construction of more than one structure on a single legally divided parcel shall, in addition to all other requirements, be subject to a condition which prohibits the sale of any existing or subsequently constructed structures on the parcel until the parcel is divided and a final map recorded in accordance with Ordinance No. 460 in such a manner that each building is located on a separate legally divided parcel. The Plot Plan proposes a single building that would not be able to be subdivided into multiple parcels. Furthermore, the project has been conditioned for a parcel merger (080-Planning – Parcel Merger), prior to building permit issuance, and that the recorded parcel merger is provide to the Planning Department for clearance of said condition.

#### **Development Standards Findings:**

The proposed use is consistent with Ordinance No. 348, in particular with the permitted uses and development standards of the Manufacturing – Medium (M-M) zone as detailed below:

- A. Lot Size. The minimum lot size shall be 10,000 square feet with a minimum average width of 75 feet, except that a lot size not less than 7,000 square feet and an average width of not less than 65 feet may be permitted when sewers are available and will be utilized for the development. No subdivision is proposed at this time that would create parcels smaller than what currently exists. There are multiple parcels on the Project site that will all be merged into one parcel totaling 20.32 gross acres and 20.22 net acres as required by conditions of approval prior to building permit issuance. This total area would comply with this standard and would also be verified at that time the parcel merger would be proposed.

B. Setbacks.

1. Where the front, side, or rear yard adjoins a lot zoned R-R, R-1, R-A, R-2, R-3, R-4, R-6, R-T, R-T-R, or W-2-M, the minimum setback shall be 25 feet from the property line. The site is surrounded by properties with non-residential zoning classifications; therefore, this setback requirement does not apply to the Project.
2. Where the front, side, or rear yard adjoins a lot with a zoning classification other than those zones specified in paragraph (1) above, there is no minimum setback. This condition exists on all sides of the project site, which have setbacks of 45 feet, 205 feet, 25 feet, and 36 feet, respectively for the north, east, west, and south sides of the project site.
3. With the exception of those portions of the setback area for which landscaping is required by Subsection e. below, the setback area may only be used for driveways, automobile parking, or landscaping. A setback area which adjoins a street separating it from a lot with a zoning classification other than those zones specified in paragraph (1) above, may also be used for loading docks. The setback areas for the project are used for landscaping, automobile parking, and driveways, which is consistent with this standard.

C. Height Requirements. The height of structures, including buildings, shall be as follows:

1. Structures shall not exceed 40 feet at the yard setback line. As noted previously in the setbacks, the buildings are not located at the yard setback line, so this 40 foot height limitation is not applicable to the proposed building.
2. Buildings shall not exceed 50 feet in height unless a height up to 75 feet is approved pursuant to Section 18.34. of Ordinance No. 348. The maximum height proposed is 50 feet, which meets the requirement.
3. Structures other than buildings shall not exceed 50 feet unless a height up to 105 feet is approved pursuant to Section 18.34. of Ordinance No. 348. No other structures are proposed by the project.

D. Masonry Wall. Prior to occupancy of any industrial use permitted in this article, a six foot high solid masonry wall or combination landscaped earthen berm and masonry wall shall be constructed on each property line that adjoins any parcel specifically zoned for residential use, unless otherwise approved by the hearing officer or body. As previously noted, no residential zones are adjacent to or immediately across the street from the Project site; therefore, this standard does not apply.

E. Landscaping.

1. A minimum of ten percent of the site proposed for development shall be landscaped and irrigated. The Project proposes more than 16% landscape coverage and the conceptual landscape plans note planned irrigation methods, which would be proposed specifically with final landscape plans that would be required prior to issuance of building permits.
2. A minimum ten foot strip adjacent to street right-of-way lines shall be appropriately landscaped and maintained, except for designated pedestrian and vehicular access ways, Said

landscaping strip shall not include landscaping located within the street right-of-way. Minimum landscape areas of 25 feet are provided on-site (outside of the right-of-way) along the Harvill Avenue and Oleander Avenue frontages, excluding driveway areas for vehicular access. Additionally, a ten foot or more strip of landscape area is along the eastern portion of the project site next to the southbound on-ramp for Interstate 215 as well.

3. A minimum 20 foot strip adjacent to lots zoned R-R, R-1, R-A, R-2, R-3, R-4, R-6, R-T, R-T-R, or W-2-M, or separated by a street from a lot with said zoning, shall be landscaped and maintained, unless a tree screen or other buffer treatment is approved by the hearing officer or body. However, in no case shall said landscaping be less than ten feet wide excluding curbing. As noted previously, the site is surrounded by properties with non-residential zoning classifications; therefore, this requirement does not apply to the Project.
- F. Parking Areas. Parking areas shall be provided as required by Section 18.12. of Ordinance No. 348. Based on the conceptual floor plans provided and the division between office and warehouse uses, the proposed Project provides adequate parking consistent with Section 18.12 of Ordinance No. 348. The Project proposes 5,000 square feet of office area and the remaining 413,000 square feet as warehouse area. At 1 space per 250 square feet, as required by Ordinance No. 348, the office area requires 20 spaces. At 1 space per 2,000 square feet, as required by Ordinance No. 348, the warehouse area requires 207 spaces. A total of 227 spaces is required. The Project proposes 233 parking spaces to meet/exceed the minimum required number of spaces. Additionally, disable persons and electric vehicle parking is noted on the site plan for 13 spaces, which meets the minimum requirements of Section 18.12 of 7 for disable persons and 6 for electric vehicle spaces.
- G. Trash Collection Areas. Trash collection areas shall be screened by landscaping or architectural features in such a manner as not to be visible from a public street or from any adjacent residential area. Trash collection areas for the Project and other service areas are proposed within the loading area for the building. This loading area is located on the east side of the building, which does not face any public street or residential area. The trash collection area is screened by architectural features (9 foot screen wall) enclosing the loading area.
- H. Outside Storage and Service Areas. Outside storage and service areas may be required to be screened by structures or landscaping. No outside storage or service areas are proposed with the Project. If future tenants desire to incorporate outside storage or service areas it will be required to be adequately screened consistent with the M-M development standards.
- I. Utilities. Utilities shall be installed underground except electrical lines rated at 33kV or greater. The Project is conditioned to underground any new utilities, excluding electrical lines rated higher than 33 kV.
- J. Mechanical Equipment. Mechanical equipment used in the manufacturing process may be required to be enclosed in a building, and roof-mounted accessory equipment may be required to be screened from view. No specific use is proposed at this time and therefore no specific equipment is proposed. However, any future tenants would be required to comply with the development standards of the M-M zone and would be subject to this requirement to have any manufacturing equipment enclosed in a building. The Project is conditioned to provide complete screening of roof mounted mechanical equipment from ground view. The building design with parapet is anticipated to provide the necessary screening. If roof mounted equipment exceeds the

parapet height, it may be necessary to screen the equipment immediately around the equipment to not require an increase in the height to the parapet.

- K. Lighting. All lighting fixtures, including spot lights, electrical reflectors and other means of illumination for signs, structures, landscaping, parking, loading, unloading and similar areas, shall be focused, directed, and arranged to prevent glare or direct illumination on streets or adjoining property. The Project is conditioned to comply with Ordinance No. 915 which similarly requires direction of lighting downward and away from adjoin properties.

**Other Findings:**

1. The project site is not located within a Criteria Cell of the Multi-Species Habitat Conservation Plan.
2. The project site is located within the Perris Sphere of Influence. This project was provided to the City of Perris for review and comment. No comments were received either in favor or opposition of the project.
3. The project site is located within the March Air Reserve Base Airport Influence Area ("AIA") boundary and is therefore subject to the Airport Land Use Commission ("ALUC") review. This project was submitted to ALUC for review on October 21, 2019. A meeting was scheduled for February 13, 2020 with ALUC and the project was approved. ALUC determined the Project was Conditionally Consistent with the 2014 March Air Reserve Base/Inland Port Airport Land use Compatibility Plan.
4. In compliance with Assembly Bill 52 (AB52), on December 12, 2019 notices regarding this project were mailed to seven tribes and individuals identified by the Native American Heritage Commission (NAHC). Of the tribes noticed, three of them (Rincon, Soboba, and Pechanga) requested additional consultation. Recommendations by the consulting tribes and the lead agency, County of Riverside, have resulted in conditions of approval being imposed on the project. These conditions, which includes, archaeological and tribal monitoring during ground disturbing activities have been inserted.

Per these recommendations and conditions of approval, the Rincon tribe provided a conclusion letter dated January 20, 2020. Additionally, the County has sent conclusion notices for AB52 to both Soboba and Pechanga tribes on February 10, 2020 and March 9, 2020 respectively and have not received any further replies from the tribes.

5. The project site is located within Zone B of the Mount Palomar Observatory Lighting Zone boundary, as identified by Ordinance No. 655 (Mt. Palomar). The project is required to comply with all lighting standards specified within Ordinance No. 655, pursuant to Zone B.
6. The project site is located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan ("SKRHCP"). Per County Ordinance No. 663 and the SKRHCP, all applicants who submit for development permits, including maps, within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this Project, instead of onsite mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP.

**Fire Findings:**

1. The Project is not located within a CAL FIRE state responsibility area or any fire hazard severity zone.
2. Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department.

**Conclusion:**

1. For the reasons discussed above, as well as the information provided in the Initial Study/Mitigated Negative Declaration, the proposed Project conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. Moreover, the proposed project would not be detrimental to the health, safety or general welfare of the community.

**PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH**

This project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 1,400 feet of the project site. As of the writing of this report, Planning Staff has not received written communication/phone calls from the public who indicated support/opposition to the proposed project.

This project was presented before the Mead Valley Municipal Advisory Council (MAC) on November 6, 2019 (Agenda Item 4.8).

**APPEAL INFORMATION**

The Planning Commission's decision may be appealed to the Board of Supervisors. Such appeals shall be submitted in writing to the Clerk of the Board, with the required fee as set forth in Ordinance No. 671 (Consolidated Fees for Land Use and Related Functions), within 10 days after the mailing of the Planning Commission's decision.

---



*Charissa Leach, P.E.*  
*Assistant TLMA Director*

# RIVERSIDE COUNTY PLANNING DEPARTMENT

## Memorandum

**Date:** May 20, 2020

**To:** Riverside County Planning Commissioners – Planning Commission Hearing

**From:** Tim Wheeler, Project Planner

**RE:** May 19, 2020 Regular Scheduled Planning Commission Hearing, Continued Agenda Item 3.2, PLOT PLAN NO. 190031 – Intent to Adopt a Mitigated Negative Declaration

On May 18, 2020 the applicant's representatives for Plot Plan No. 190031 requested another continuance for Agenda Item 3.2. The reason for the additional continuance is to further allow all parties, both the applicant and property owners, to finish revisions to their purchasing agreement due to recent laws put into place by the State of California regarding the current COVID-19 pandemic. Please see attached applicant's representative continuance letter request received by staff.

Therefore, staff recommends that Item 3.2 be continued to a date certain of June 3, 2020 for Planning Commission.

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

Desert Office · 77-588 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7040



# Trammell Crow Company

May 18, 2020

Mr. Tim Wheeler  
Project Planner  
Transportation & Land Use  
County of Riverside  
P.O. Box 1629  
Riverside, CA 92502-1629

**RE: DIAMOND WAREHOUSE PROJECT (PPT190031)  
NE CORNER OF HARVILL AVE. & HARLEY KNOX BLVD., MEAD VALLEY**

Dear Tim:

I am writing to better explain Trammell Crow So. Cal Development, Inc.'s (TCSCDI) desire to delay taking the subject Plot Plan approval and Mitigated Negative Declaration (MND) approval to Planning Commission until June 3<sup>rd</sup> PC hearing.

TCSCDI has been, and remains, in negotiations with the property owner (Seller) regarding an amendment to the purchase & sale agreement (PSA). Due to Covid virus impacts, including the California Judicial Council's issuance of emergency rules that can affect this CEQA approval, there were terms in the original agreement that needed to be modified. Emergency rule #9 of the aforementioned document (copy attached) essentially extends the statute of limitations under CEQA allowing a party opposed to the project to file a lawsuit from the "normal" 30-days after issuance of a Notice of Determination (NOD) to 90-days after the Governor declares the state of emergency to be over.

Additionally, TCSCDI has been in negotiations with parties who might otherwise challenge the project to ameliorate them doing so, and the extra time is needed to complete these negotiations prior to having the matter heard at Planning Commission.

I thank you in advance for your understanding relative to this requested delay, as well as all of your hard work to date on this project. We anticipate being ready to have the matter presented at the June 3<sup>rd</sup> PC meeting, but will be in touch with you the week prior to confirm.

Please let me know if you have any questions or wish to discuss in more detail.  
Sincerely,

Trammell Crow Company



Neal Holdridge  
Principal



*Charissa Leach, P.E.*  
*Assistant TLMA Director*

# RIVERSIDE COUNTY PLANNING DEPARTMENT

## Memorandum

**Date:** April 16, 2020

**To:** Riverside County Planning Commissioners – Planning Commission Hearing

**From:** Tim Wheeler, Project Planner

**RE:** May 6, 2020 Regular Scheduled Planning Commission Hearing, Agenda Item 4.10, PLOT PLAN NO. 190031 – Intent to Adopt a Mitigated Negative Declaration

---

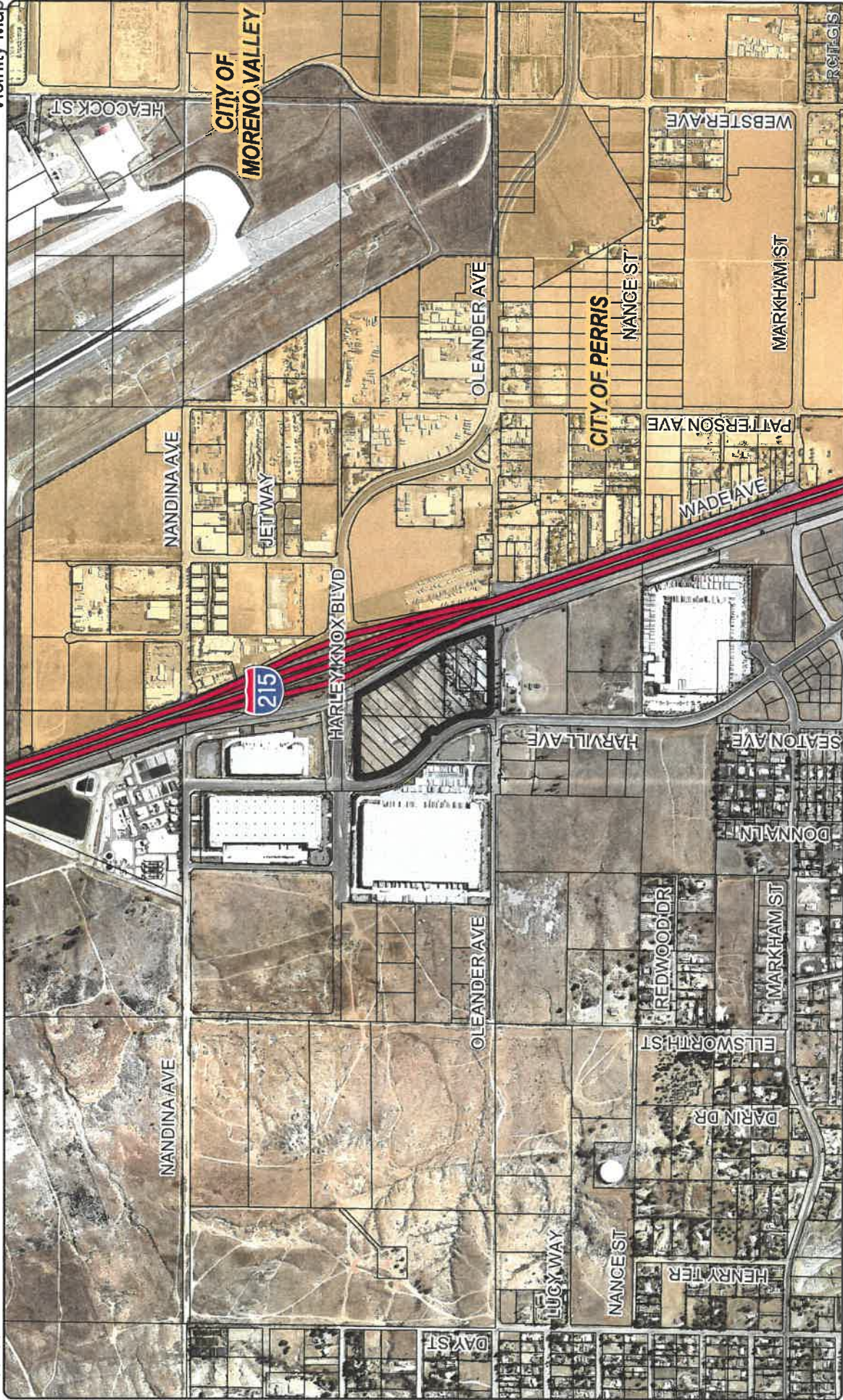
On April 16, 2020 the applicant's representatives for Plot Plan No. 190031 requested a continuance of Agenda Item 4.10. The reason for the continuance is to allow all parties, both the applicant and property owners, to make revisions to their purchasing agreement due to recent laws put into place by the State of California regarding the current COVID-19 pandemic.

Therefore, staff recommends that item 4.10 be continued to a date certain of May 20, 2020 for Planning Commission.

**RIVERSIDE COUNTY PLANNING DEPARTMENT**  
**PPT190031**  
**VICINITY/POLICY AREAS**

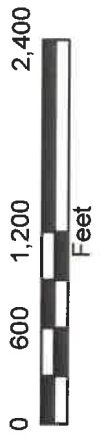
Supervisor: Jeffries  
 District 1

Date Drawn: 03/19/2020  
 Vicinity Map



Zoning Area: March

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2020, the County of Riverside adopted a new Ordinance that provides new land use designations for unincorporated Riverside County. This map was prepared on or before the effective date of the Ordinance. For more information regarding the Ordinance, please contact the Riverside County Planning Department offices in Riverside at (951)935-3200 (Western County) or in Palm Desert at (760)853-9277 (Eastern County) or Website: <http://www.rivco.net>

RIVERSIDE COUNTY PLANNING DEPARTMENT

PPT190031

EXISTING GENERAL PLAN

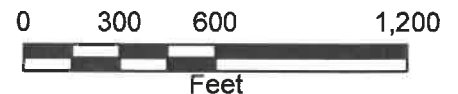
Supervisor: Jeffries  
District 1

Date Drawn: 03/19/2020  
Exhibit 5



Zoning Area: March

Author: Vinnie Nguyen



**DISCLAIMER:** On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rcclima.org>

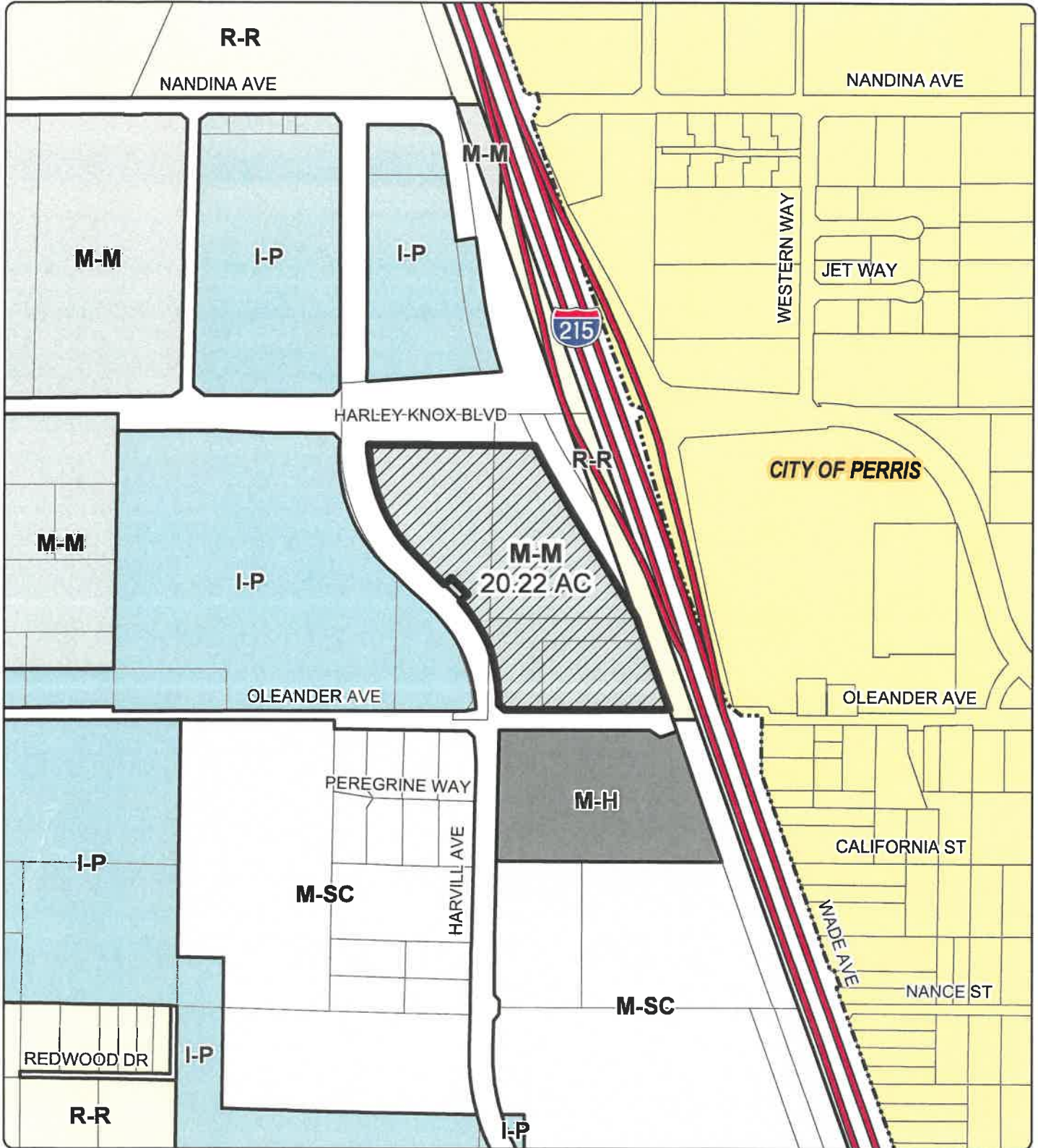
# RIVERSIDE COUNTY PLANNING DEPARTMENT

## PPT190031

### EXISTING ZONING

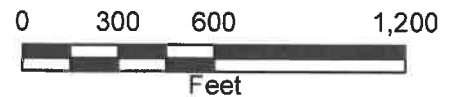
Supervisor: Jeffries  
District 1

Date Drawn: 03/19/2020  
Exhibit 2



Zoning Area: March

Author: Vinnie Nguyen



**DISCLAIMER:** On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctdms.org>

# RIVERSIDE COUNTY PLANNING DEPARTMENT

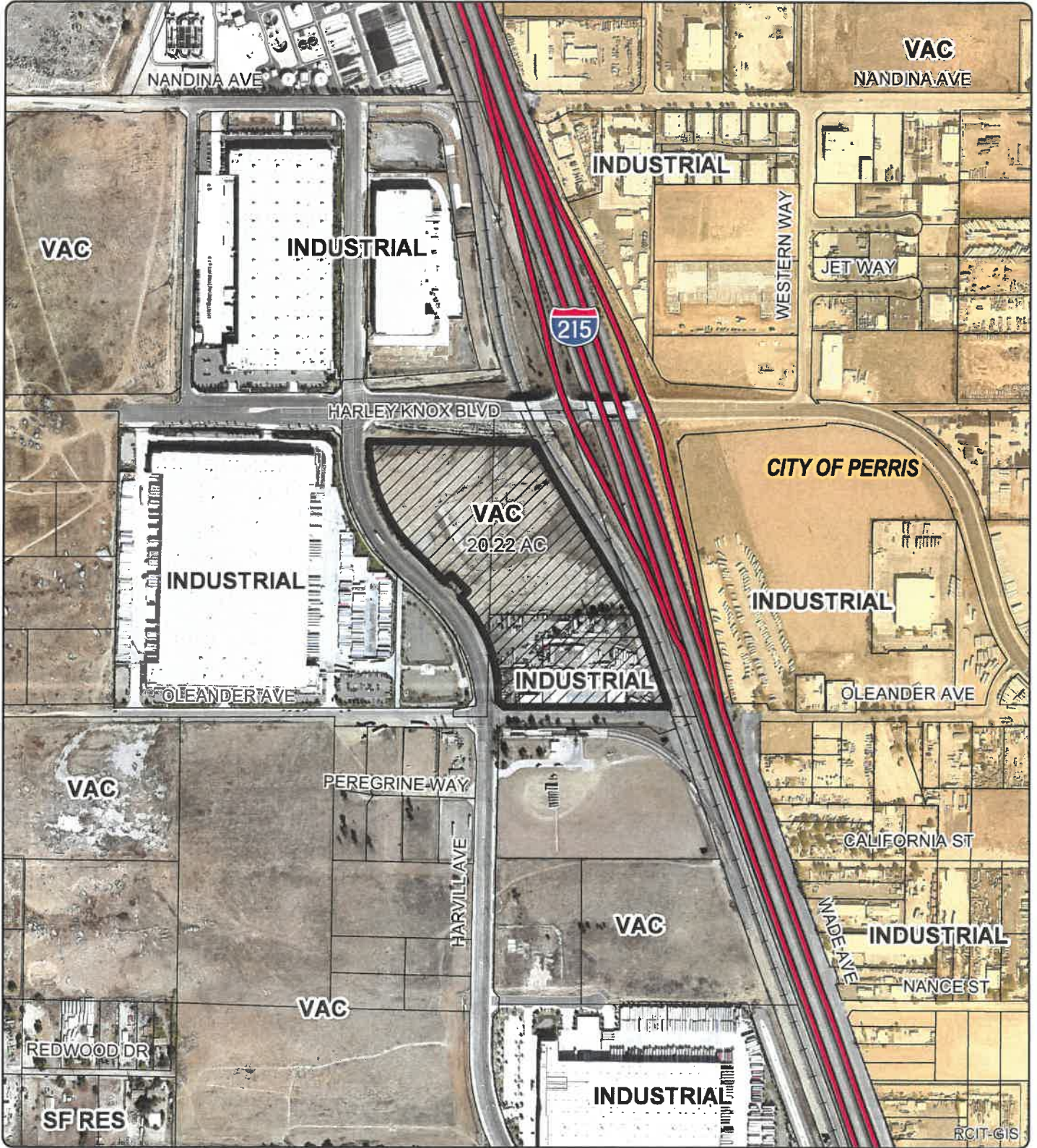
## PPT190031

### LAND USE

Supervisor: Jeffries  
District 1

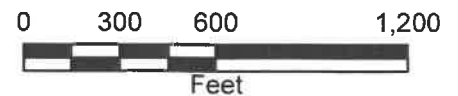
Date Drawn: 03/19/2020

Exhibit 1

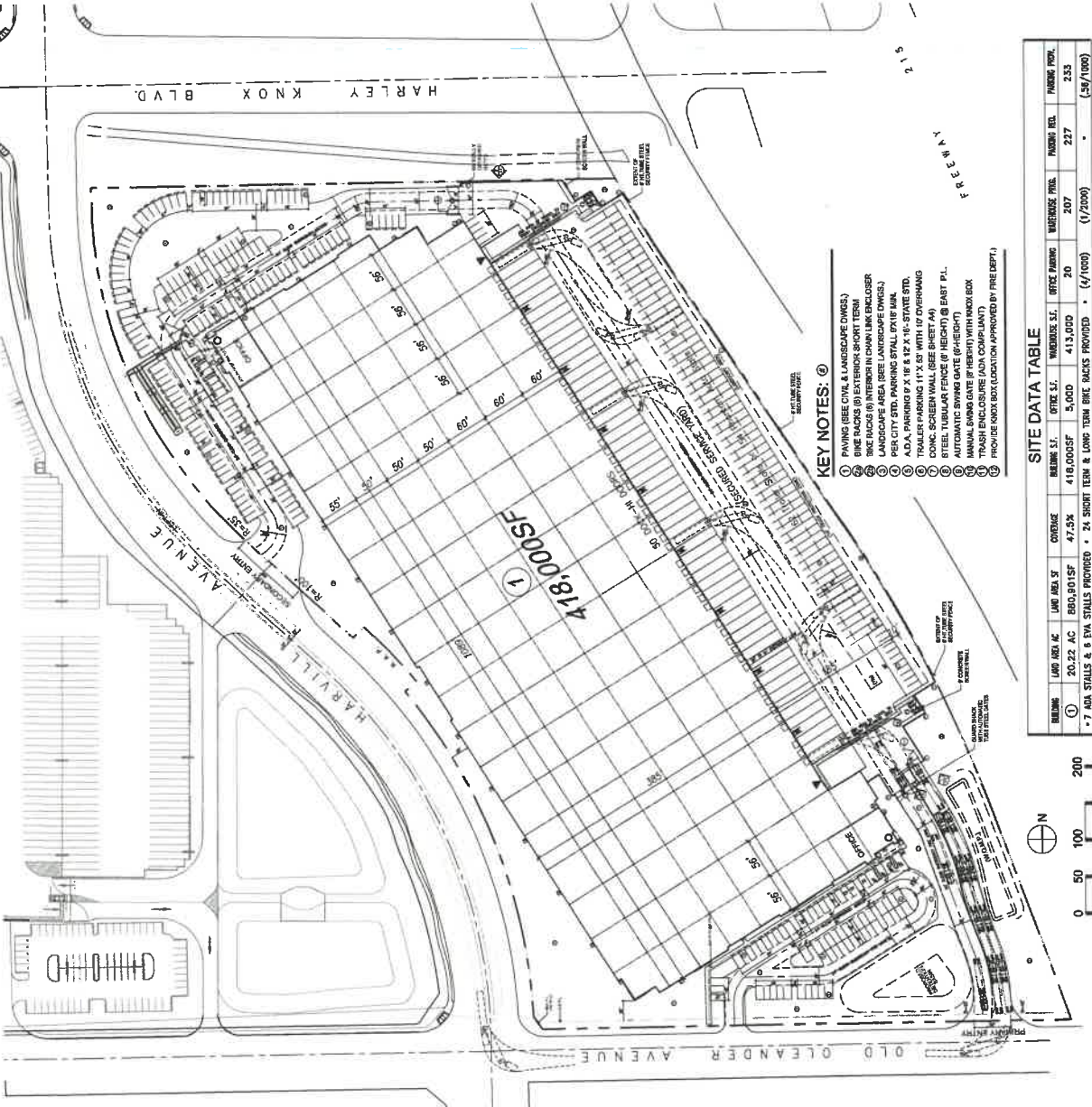


Zoning Area: March

Author: Vinnie Nguyen



**DISCLAIMER:** On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.cctlma.org>



**PROJECT TEAM:**  
**ARCHITECT:**  
 ARCHITECTS ORANGE, LLP  
 144 NORTH ORANGE ST., SUITE 200  
 ORANGE, CA 92666  
 PHONE: (714) 800-9860  
 FAX: (714) 800-9860

**LANDSCAPE ARCHITECT:**  
 LANDSCAPE ARCHITECTS  
 144 NORTH ORANGE ST., SUITE 200  
 ORANGE, CA 92666  
 PHONE: (714) 800-9860  
 FAX: (714) 800-9860

**ENGINEER:**  
 CIVIL ENGINEERS ASSOCIATES  
 144 NORTH ORANGE ST., SUITE 200  
 ORANGE, CA 92666  
 PHONE: (714) 800-9860  
 FAX: (714) 800-9860

**OCCUPANCY CLASSIFICATION:**  
 INDUSTRIAL OFFICE AND WAREHOUSE - B, S1

**CONSTRUCTION TYPE:**  
 -TYPE III TILT-UP CONCRETE

**ACREAGE:** 20.22 ACRES  
 TOTAL PROJECT ACRES: 20.22 ACRES  
 TOTAL BUILDING FOOTPRINT: 413,000 SF  
 TOTAL PARKING STALLS: 227 STALLS

**PROJECT DATA:**  
 PROJECT NO.: 19-00001-001  
 SHEET NO.: 1 OF 1  
 DATE: 05-18-2020

**LEGAL DESCRIPTION:**  
 THE PROJECT PROPERTY IS A PARCEL OF LAND, APPROXIMATELY 20.22 ACRES, MORE OR LESS, SITUATED IN THE CITY OF ORANGE, CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

**ASSASSOR'S PARCEL NUMBER(S):**  
 418,000SF

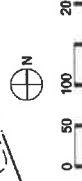
**GRAPHIC LEGEND:**  
 O = OFFICE ENTRY  
 G.D. = GRADE DOOR (14'X14')

**GENERAL NOTES:**  
 1. REFER TO SHEET 19-00001-002 FOR SITE PLAN.  
 2. MAXIMUM BUILDING HEIGHT = 50 FT.  
 3. NO ROOF TOP SOLAR PANELS ARE PROPOSED.

**SITE DATA TABLE**

| ITEM   | LAND AREA AC | LAND AREA SF | COVERAGE | OFFICE SF | WAREHOUSE SF | OFFICE PARKING | WAREHOUSE PARKING | PARKING REL. | PARKING PROF. |
|--|--------------|--------------|----------|-----------|--------------|----------------|-------------------|--------------|---------------|
| 1  | 20.22        | 860,901      | 47.5%    | 418,000   | 413,000      | 20             | 207               | 227          | 2.53          |
| * 7 ADA STALLS & 6 FVA STALLS PROVIDED * 24 SHORT TERM & LONG TERM BIKE RACKS PROVIDED * (1/1000) * (1/2000) * (50/1000) |              |              |          |           |              |                |                   |              |               |

- KEY NOTES:**
- PARKING (SEE CIVIL & LANDSCAPE CHANGES)
  - BIKE RACKS (8) EXTENDERS SHORT TERM
  - BIKE RACKS (8) INTERIOR IN CHAIN LINK ENCLOSURE
  - LANDSCAPE AREA (SEE LANDSCAPE DWGS.)
  - PER CITY STD. PARKING STALL 10'X16' MIN.
  - A.D.A. PARKING 8' X 16' X 16' STATE STD.
  - TRAILER PARKING 11' X 20' WITH 10' OVERHANG
  - CONCRETE DRIVEWAY TO TRAILER PARKING
  - STEEL TUBULAR FENCE (8'-HIGH) @ EAST PL.
  - AUTOMATIC SWING GATE (8'-HIGH)
  - MANUAL SWING GATE (8'-HIGH) WITH KNOX BOX
  - TRASH ENCLOSURE (ADA COMPLIANT)
  - PROVIDE KNOX BOX (LOCATION APPROVED BY FIRE DEPT.)



DISCLAIMER: THIS PLAN AND SPECIFICATIONS ARE PRELIMINARY AND SUBJECT TO CHANGE WITHOUT NOTICE. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

**Trammell Crow Company**

**DIAMOND**

COUNTY OF RIVERSIDE

CONCEPT SITE PLAN A 05-18-2020

144 North Orange St. Orange, CA 92666 (714) 639-9860

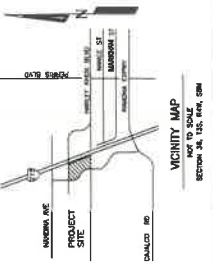
Architects Orange



A1



CASE: PPT190031  
 EXHIBIT A: Project Site Plan  
 PLANNER: T. Wheeler  
 DATE: May 20, 2020



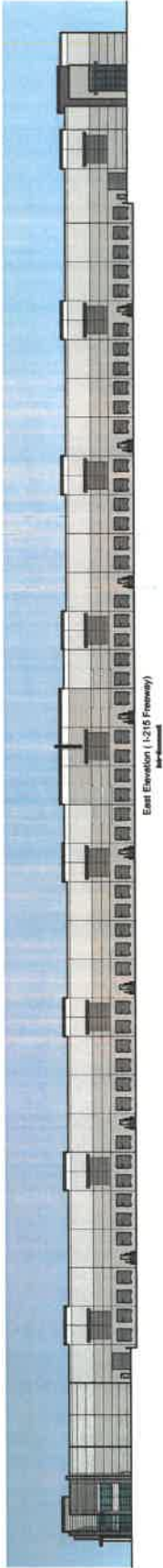
- SHEET SHEET DESCRIPTION**
- A1 OVERALL SITE PLAN
  - A2 BUILDING FLOOR PLAN
  - A3 BUILDING ELEVATIONS
  - A4 WALL AND FENCE PLAN
  - L1 CONCEPTUAL LANDSCAPE PLAN
  - G1 PRELIMINARY GRADING PLAN
  - G2 PRELIMINARY GRADING PLAN

**PROJECT DESCRIPTION:**  
 THE PROJECT PROPOSES A 418,000 SF BUILDING WITH APPROXIMATELY 20.22 ACRES OF LAND, INCLUDING 20.22 ACRES OF LAND, 418,000 SF OF BUILDING FOOTPRINT, 227 STALLS OF PARKING AND TRAILER PARKING.

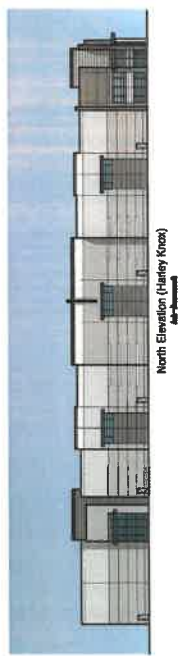
**LEGAL DESCRIPTION:**  
 THE PROJECT PROPERTY IS A PARCEL OF LAND, APPROXIMATELY 20.22 ACRES, MORE OR LESS, SITUATED IN THE CITY OF ORANGE, CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

**ASSASSOR'S PARCEL NUMBER(S):**  
 418,000SF

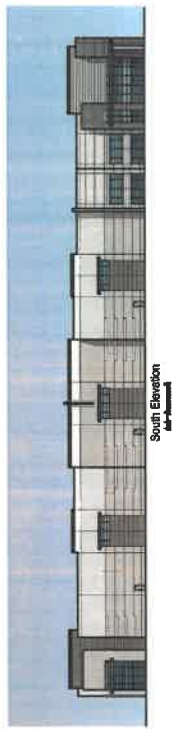
- GRAPHIC LEGEND:**
- O = OFFICE ENTRY
  - G.D. = GRADE DOOR (14'X14')
  - [Symbol] = A.D.A. ACCESSIBLE PRNG.
  - EV = ELECTRIC VEHICLE (STUB UP CHANGING)
  - [Symbol] = PROPERTY LINE (SEE CIVIL)
  - [Symbol] = DOCK DOOR & LEVELER
  - [Symbol] = CANOPY OR OVERHANG
  - [Symbol] = CENTERLINE OR GRID LINE
  - [Symbol] = EASEMENT (SEE CIVIL)
  - [Symbol] = TRASH ENCLOSURE W/ SOLID ROOF A.D.A. ACCESSIBLE
  - [Symbol] = TRACTOR TRAILER
  - [Symbol] = ADA PATH OF TRAVEL
  - [Symbol] = 8' HEIGHT TUBE STEEL FENCE (PAINTED)



East Elevation (I-215 Freeway)



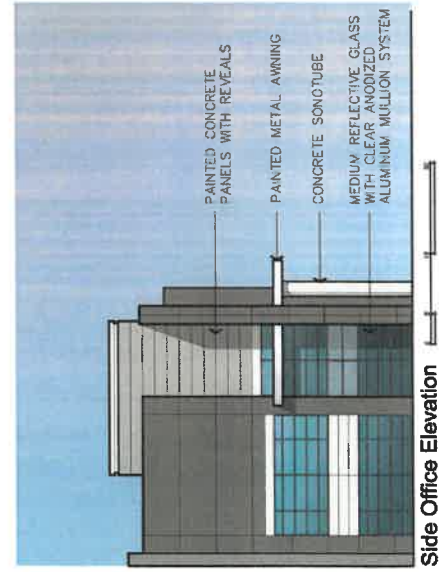
North Elevation (Haley Road)



South Elevation

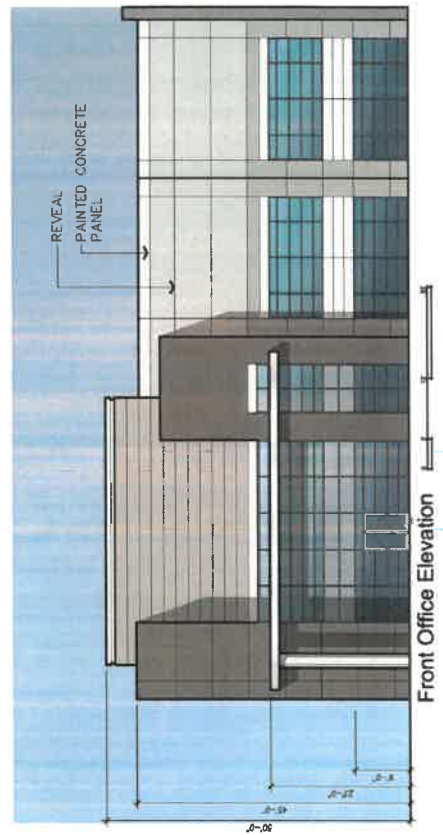


West Elevation (Newff Avenue Elevation)



Side Office Elevation

- PAINTED CONCRETE PANELS WITH REVEALS
- PAINTED METAL AWNING
- CONCRETE SONOTUBE
- MEDIUM REFLECTIVE GLASS WITH CLEAR ANODIZED ALUMINUM MULLION SYSTEM



Front Office Elevation

- REVEAL PAINTED CONCRETE PANEL

DISCLAIMER:  
ALL INFORMATION CONTAINED HEREIN MAY BE SUBJECT TO CHANGE PENDING OWNER AND OR AGENCY REVIEW AND IS FOR INFORMATION ONLY

Trammell Crow Company

CASE: PPT190031  
EXHIBIT B: Project Elevation &  
PLANNER: T. Wheeler  
DATE: May 20, 2020



# DIAMOND

COUNTY OF RIVERSIDE

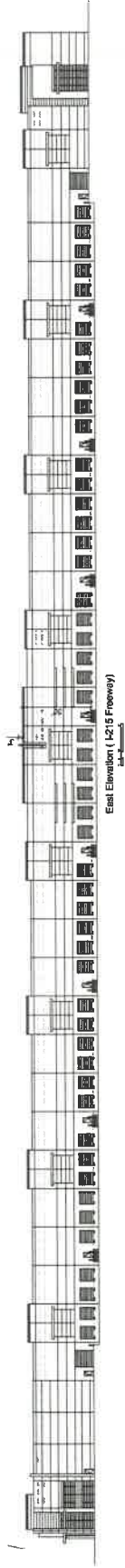
CONCEPT ELEVATIONS 10-05-2019

APR 2019

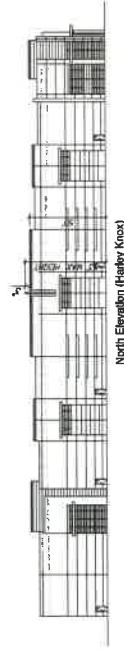
Architects Orange

144 North Orange St. Orange, CA 92866 (714) 639-9860

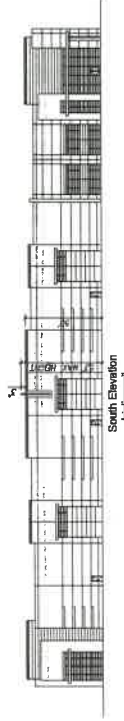




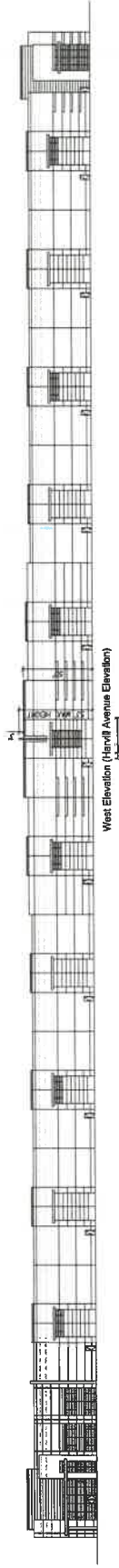
East Elevation (1215 Freeway)



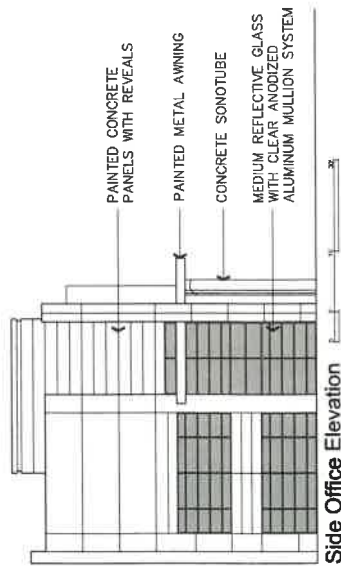
North Elevation (Hayley Knox)



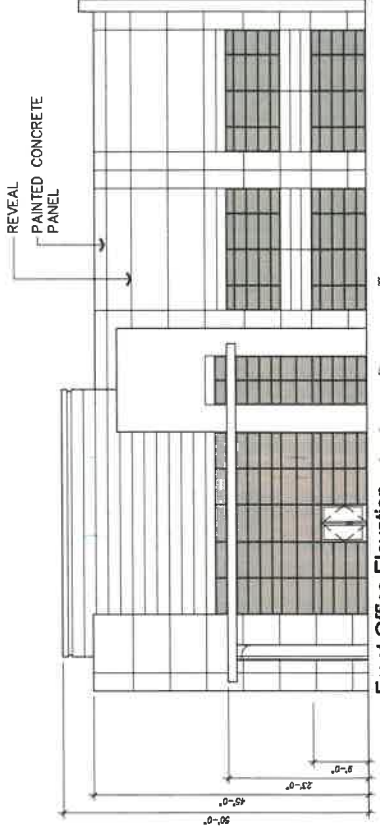
South Elevation



West Elevation (Herrif Avenue Elevation)



Side Office Elevation



Front Office Elevation

DISCLAIMER:  
ALL INFORMATION CONTAINED HEREIN MAY BE SUBJECT  
TO CHANGE PERFORMING OWNER AND/OR AGENCY REVIEW  
AND IS FOR INFORMATION ONLY.

Trammell Crow Company

# DIAMOND

COUNTY OF RIVERSIDE

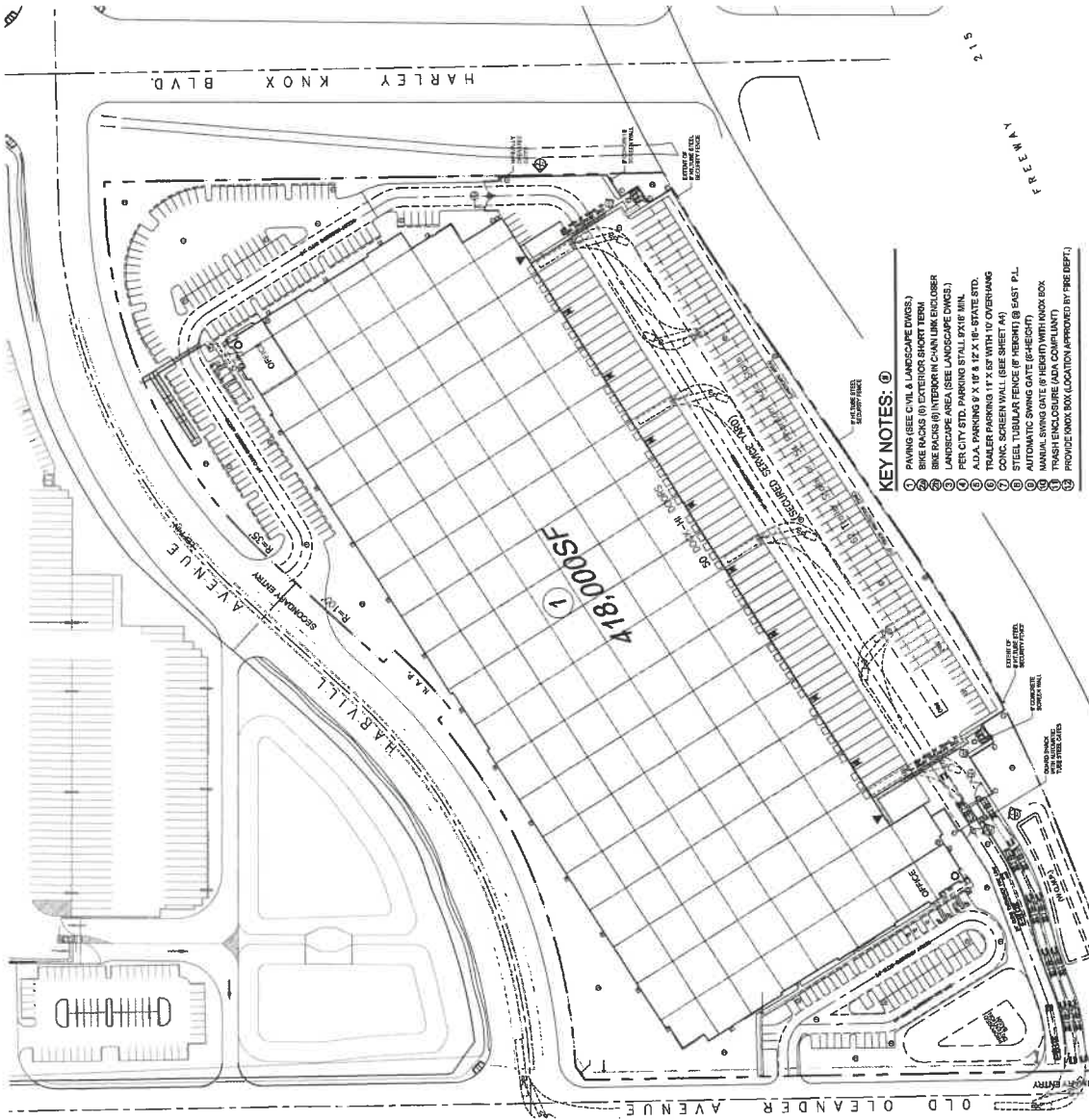
CONCEPT ELEVATIONS 01-30-2020

Architects Orange

A3  
AOK 2019



144 North Orange St. Orange, CA 92866 (714) 639-9860



- KEY NOTES:**
1. PAVING (SEE CIVIL & LANDSCAPE DWGS.)
  2. BIKE RACKS (8) EXTERIOR SHORT TERM
  3. BIKE RACKS (8) INTERIOR IN CHAIN LINK ENCLOSURE
  4. LANDSCAPE AREA (SEE LANDSCAPE DWGS.)
  5. PER CITY STD. PARKING STALLS 15'x10' MIN.
  6. ADA PARKING 8' X 12' & 12' X 16' STATE STD.
  7. ADA PARKING 8' X 12' & 12' X 16' STATE STD.
  8. 11' HIGH CHAIN LINK FENCING
  9. CHAIN LINK FENCING (SEE SHEET A4)
  10. STEEL TUBULAR FENCE (IF HEIGHT) (8' EAST P.L.)
  11. AUTOMATIC SWING GATE (IF HEIGHT) (8' EAST P.L.)
  12. MANUAL SWING GATE (IF HEIGHT) WITH INBOX BOX
  13. TRASH ENCLOSURE (ADA COMPLIANT)
  14. PROVIDE INBOX BOX (LOCATION APPROVED BY FIRE DEPT.)

**SITE DATA TABLE**

| BLDG. NO.  | LAND AREA AC | LAND AREA SF | COVERAGE | ENTRANCE SF | BIKE RACKS | BIKE RACKS | BIKE RACKS | BIKE RACKS | BIKE RACKS | BIKE RACKS |     |     |
|--|--------------|--------------|----------|-------------|------------|------------|------------|------------|------------|------------|-----|-----|
| 1  | 20.22        | AC           | 88%      | 811         | SF         | 47.5%      | 5,000      | 413,000    | 20         | 207        | 227 | 233 |
| + 7 ADA STALLS & 6 EM STALLS PROVIDED + 24 SHORT TERM & LONG TERM BIKE RACKS PROVIDED + (1/1000) |              |              |          |             |            |            |            |            |            |            |     |     |
| (-56/1000)   |              |              |          |             |            |            |            |            |            |            |     |     |

DISCLAIMER: THESE PLANS AND SPECIFICATIONS ARE PRELIMINARY AND SUBJECT TO CHANGE WITHOUT NOTICE AND WITHOUT LIABILITY TO TRAMMEL CROW COMPANY.

**Trammell Crow Company**

# DIAMOND

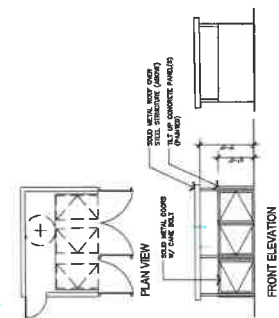
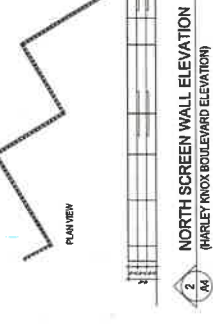
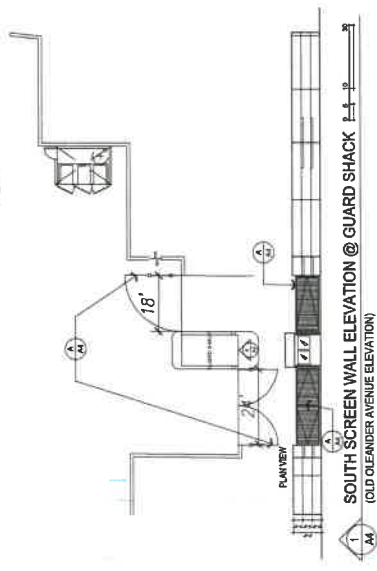
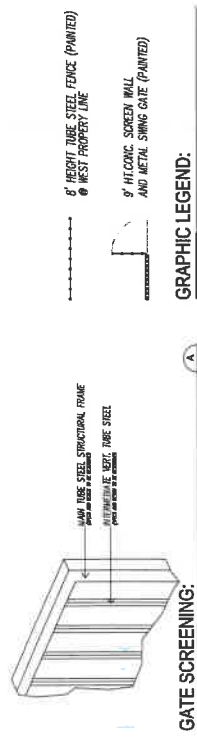
COUNTY OF RIVERSIDE

## SCREEN WALL AND FENCE PLAN

02-29-2020

144 North Orange St. Orange, CA 92866 (714) 639-9860

A4  
ACK: 2019

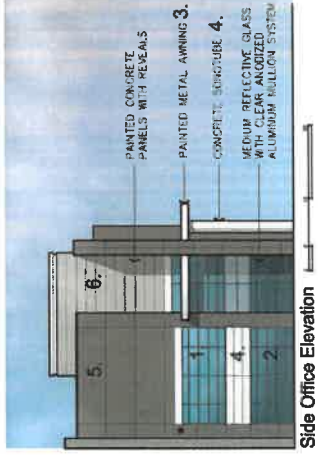


FRONT AND SIDE VIEW  
REMOVED BY THE ARCHITECTS, INC.  
(SEE SHEET A-5)

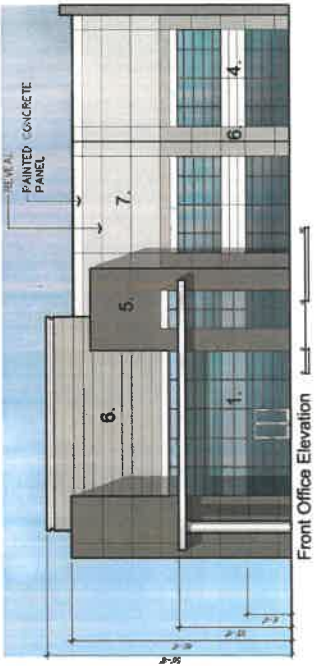
## COLOR SCHEME OPTION A



- 1. MEDIUM PERFORMANCE BLUE REFLECTIVE GLASS \*
- 2. ANODIZED ALUMINUM MULLIONS
- 3. POWDER COATED METAL CANOPY TIGER DRYLAC 39/10041 RAL 9010 PURE WHITE SMOOTH GLOSSY
- 4. HIGH REFLECTIVE WHITE SW 7736 LEAF 256
- 5. CITYSCAPE SW 7074 LEAF 239
- 6. GRAY MATTERS SW 7068 LEAF 238
- 7. PASSIVE SW 7004 LEAF 238

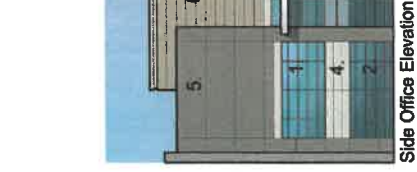


Side Office Elevation

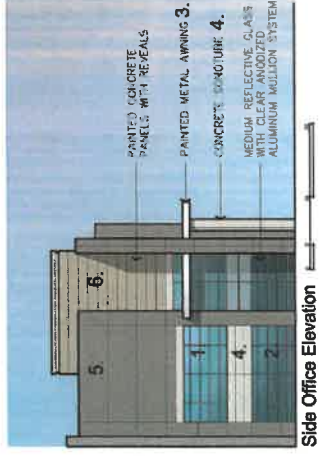


Front Office Elevation

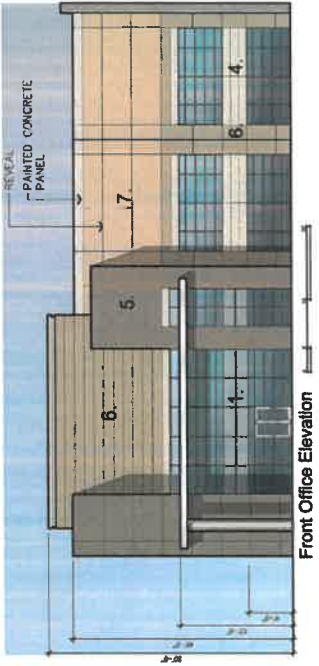
## COLOR SCHEME OPTION B (COLORS TO MATCH EXISTING ADJACENT BUILDINGS)



- 1. MEDIUM PERFORMANCE BLUE REFLECTIVE GLASS \*
- 2. ANODIZED ALUMINUM MULLIONS
- 3. POWDER COATED METAL CANOPY TIGER DRYLAC 39/10041 ANODIZED SILVER
- 4. SW 7141 COLONNADE GRAY
- 5. COLOR LIFE CL 32350 ROCK BOTTOM
- 6. COLOR LIFE CL 2040 WICKET
- 7. COLOR LIFE CL 2020M CITADEL



Side Office Elevation



Front Office Elevation

DISCLAIMER: CONTAINED HEREIN MAY BE SUBJECT TO CHANGE PER ARCHITECT'S REVIEW AND IS FOR INFORMATION ONLY



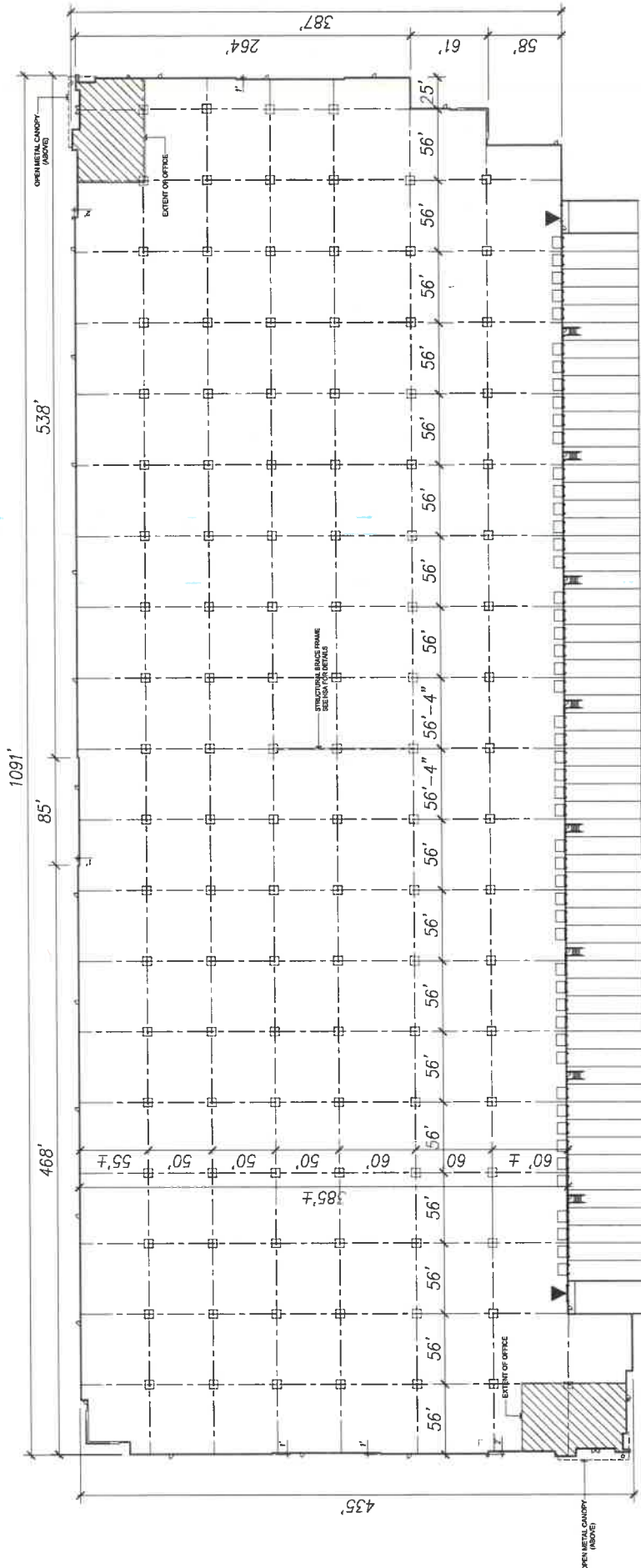
# DIAMOND

COUNTY OF RIVERSIDE

## COLOR BOARD



144 North Orange St. Orange, CA 92866 (714) 639-9860



Conceptual Floor Plan



  
 CASE: PPT190031  
 EXHIBIT C: Project Floor Plans  
 PLANNER: T. Wheeler  
 DATE: May 20, 2020

DISCLAIMER:  
 ALL INFORMATION CONTAINED HEREIN MAY BE SUBJECT  
 TO CHANGE PENDING OWNER AND OR AGENCY REVIEW  
 AND IS FOR INFORMATION ONLY.

Trammell Crow Company

# DIAMOND

COUNTY OF RIVERSIDE

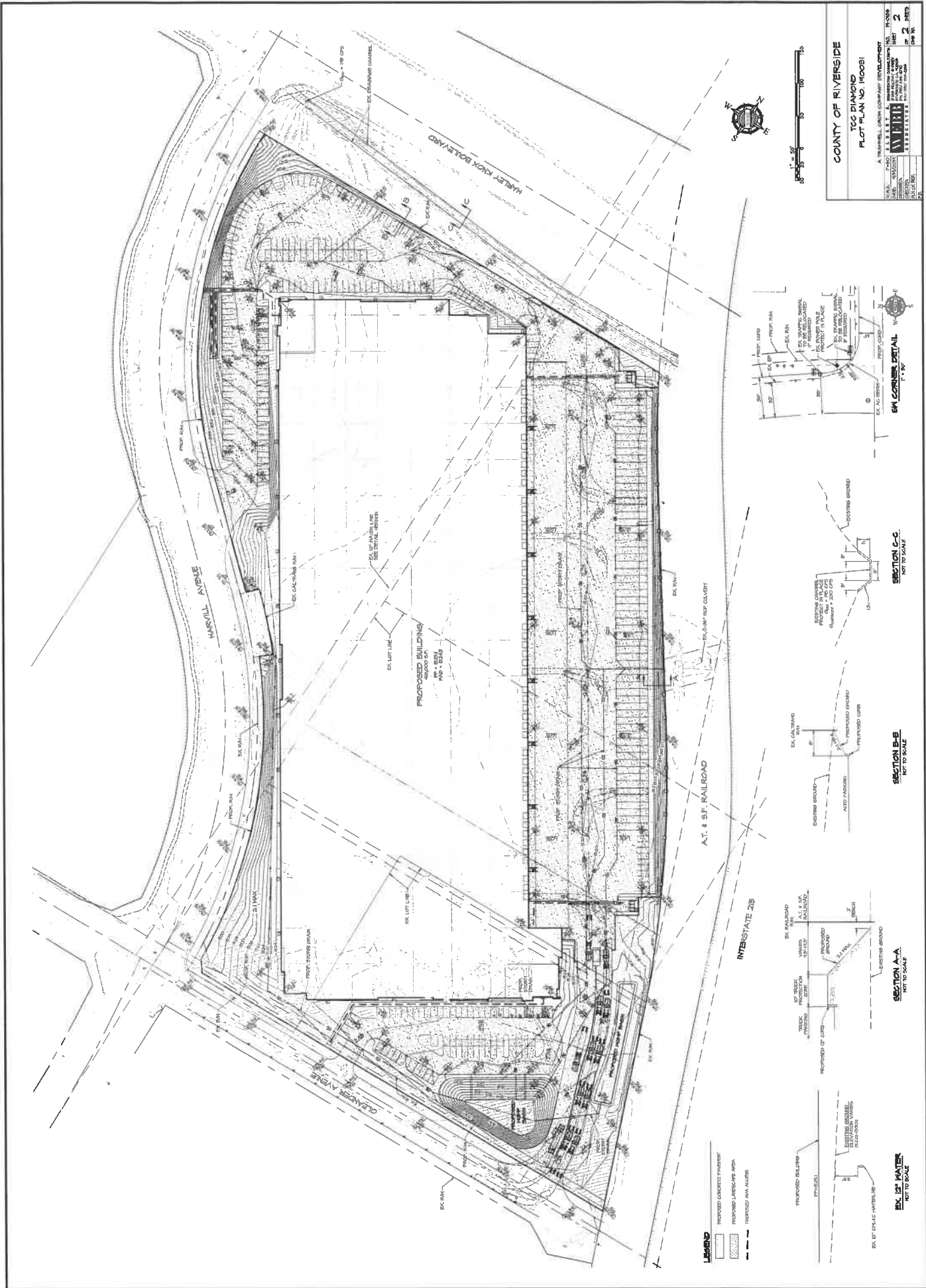
CONCEPT FLOOR PLAN 01-30-2020

Architects Orange

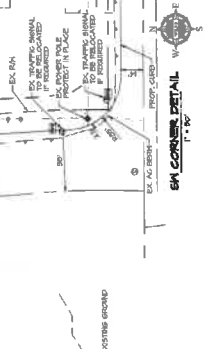
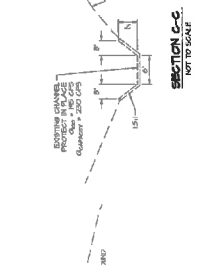
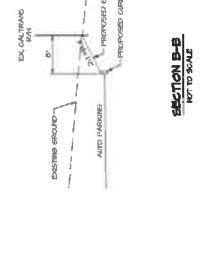
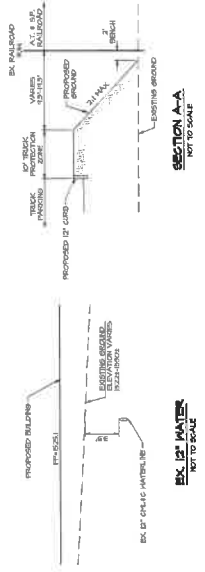
144 North Orange St. Orange, CA 92866 (714) 639-9860

A2  
AOR: 2019





**LEGEND**  
[Symbol] PROPOSED CONCRETE PAVEMENT  
[Symbol] PROPOSED LANDSCAPE AREA  
[Symbol] PROPOSED SIDEWALKS



**COUNTY OF RIVERSIDE**  
**155 DIAMOND**  
**PLOT PLAN NO. H0081**  
 A TRAVELLER GROUP COMPANY DEVELOPMENT  
 PROJECT NO. H0081  
 PREPARED BY: [Firm Name]  
 DATE: [Date]  
 SHEET NO. 2  
 OF 2

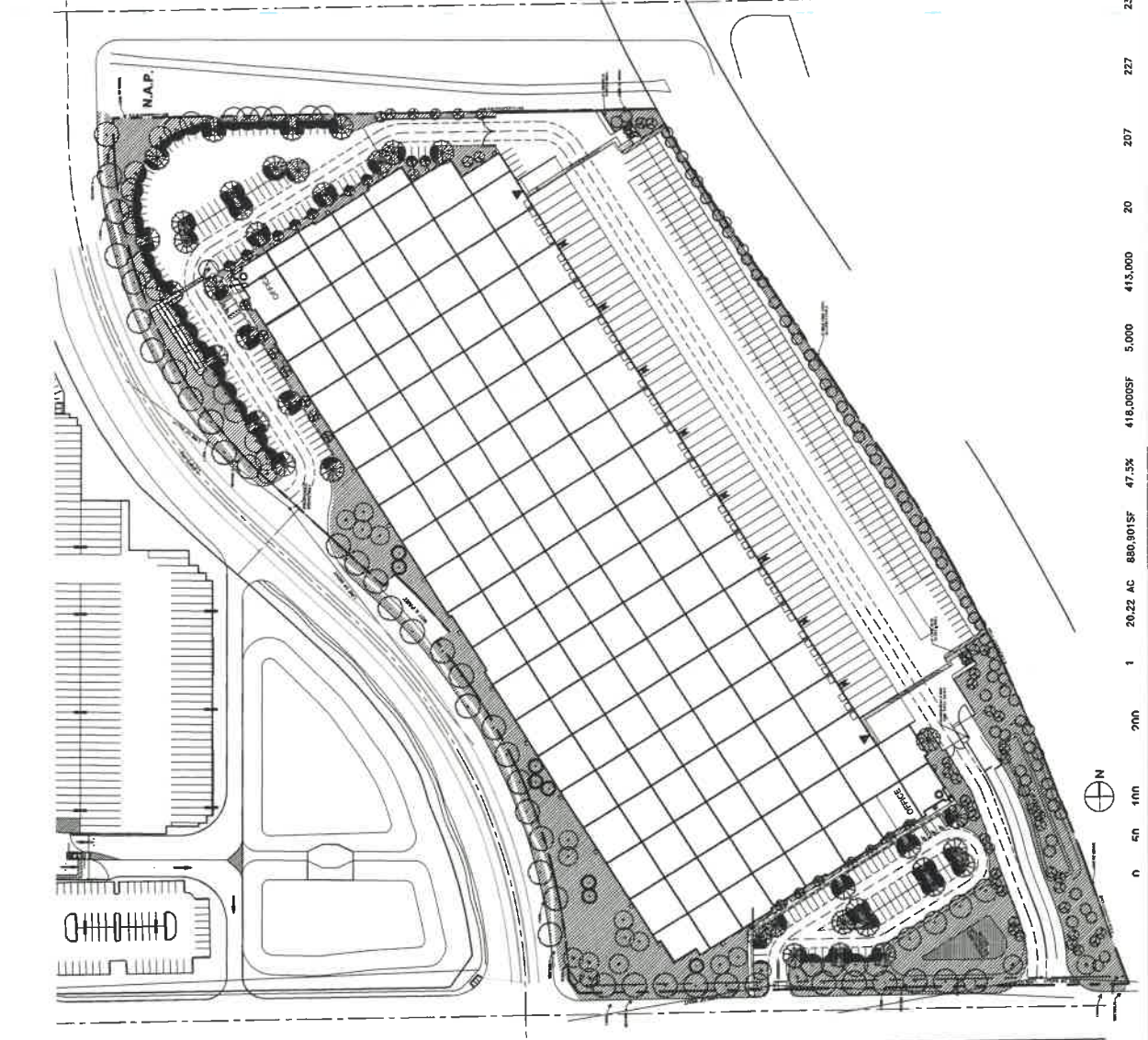
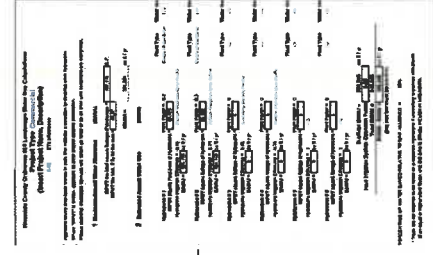
**NOTES:**

1. ALL PLANTING SHALL BE SUPPLIED BY THE CONTRACTOR.
2. ALL PLANTING SHALL BE INSTALLED ACCORDING TO THE SPECIFICATIONS AND PLANTING SCHEDULE.
3. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA WATERWAYS COMMISSION REGULATIONS.
4. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA WATERWAYS COMMISSION REGULATIONS.
5. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA WATERWAYS COMMISSION REGULATIONS.
6. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA WATERWAYS COMMISSION REGULATIONS.
7. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA WATERWAYS COMMISSION REGULATIONS.
8. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA WATERWAYS COMMISSION REGULATIONS.
9. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA WATERWAYS COMMISSION REGULATIONS.
10. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA WATERWAYS COMMISSION REGULATIONS.
11. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA WATERWAYS COMMISSION REGULATIONS.
12. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA WATERWAYS COMMISSION REGULATIONS.
13. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA WATERWAYS COMMISSION REGULATIONS.
14. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA WATERWAYS COMMISSION REGULATIONS.
15. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA WATERWAYS COMMISSION REGULATIONS.
16. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA WATERWAYS COMMISSION REGULATIONS.
17. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA WATERWAYS COMMISSION REGULATIONS.
18. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA WATERWAYS COMMISSION REGULATIONS.
19. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA WATERWAYS COMMISSION REGULATIONS.
20. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA WATERWAYS COMMISSION REGULATIONS.
21. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA WATERWAYS COMMISSION REGULATIONS.
22. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA WATERWAYS COMMISSION REGULATIONS.
23. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA WATERWAYS COMMISSION REGULATIONS.
24. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA WATERWAYS COMMISSION REGULATIONS.
25. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA WATERWAYS COMMISSION REGULATIONS.
26. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA WATERWAYS COMMISSION REGULATIONS.
27. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA WATERWAYS COMMISSION REGULATIONS.
28. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA WATERWAYS COMMISSION REGULATIONS.
29. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA WATERWAYS COMMISSION REGULATIONS.
30. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA WATERWAYS COMMISSION REGULATIONS.
31. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA WATERWAYS COMMISSION REGULATIONS.
32. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA WATERWAYS COMMISSION REGULATIONS.
33. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA WATERWAYS COMMISSION REGULATIONS.
34. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA WATERWAYS COMMISSION REGULATIONS.
35. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA WATERWAYS COMMISSION REGULATIONS.
36. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA WATERWAYS COMMISSION REGULATIONS.
37. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA WATERWAYS COMMISSION REGULATIONS.
38. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA WATERWAYS COMMISSION REGULATIONS.
39. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA WATERWAYS COMMISSION REGULATIONS.
40. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA WATERWAYS COMMISSION REGULATIONS.
41. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA WATERWAYS COMMISSION REGULATIONS.
42. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA WATERWAYS COMMISSION REGULATIONS.
43. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA WATERWAYS COMMISSION REGULATIONS.
44. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA WATERWAYS COMMISSION REGULATIONS.
45. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA WATERWAYS COMMISSION REGULATIONS.
46. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA WATERWAYS COMMISSION REGULATIONS.
47. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA WATERWAYS COMMISSION REGULATIONS.
48. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA WATERWAYS COMMISSION REGULATIONS.
49. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA WATERWAYS COMMISSION REGULATIONS.
50. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA WATERWAYS COMMISSION REGULATIONS.

**PLANTING LEGEND**

| SYMBOL   | DESCRIPTION      | QUANTITY |
|----------|------------------|----------|
| [Symbol] | Planting Item 1  | 100      |
| [Symbol] | Planting Item 2  | 200      |
| [Symbol] | Planting Item 3  | 300      |
| [Symbol] | Planting Item 4  | 400      |
| [Symbol] | Planting Item 5  | 500      |
| [Symbol] | Planting Item 6  | 600      |
| [Symbol] | Planting Item 7  | 700      |
| [Symbol] | Planting Item 8  | 800      |
| [Symbol] | Planting Item 9  | 900      |
| [Symbol] | Planting Item 10 | 1000     |

| SYMBOL   | DESCRIPTION      | QUANTITY |
|----------|------------------|----------|
| [Symbol] | Planting Item 11 | 1100     |
| [Symbol] | Planting Item 12 | 1200     |
| [Symbol] | Planting Item 13 | 1300     |
| [Symbol] | Planting Item 14 | 1400     |
| [Symbol] | Planting Item 15 | 1500     |
| [Symbol] | Planting Item 16 | 1600     |
| [Symbol] | Planting Item 17 | 1700     |
| [Symbol] | Planting Item 18 | 1800     |
| [Symbol] | Planting Item 19 | 1900     |
| [Symbol] | Planting Item 20 | 2000     |



**HARLEY KNOX CENTER**

CASE: PPT190031  
 EXHIBIT L: Project Concept Landscaping Plans  
 PLANNER: T. Wheeler  
 DATE: May 20, 2020

**Harley Knox Center**

19-079  
 05.24.19  
 02.24.20

HUNTER LANDSCAPE  
 711 FEE AVAL STREET  
 PLACENTIA, CA 92879  
 714.986.2400  
 FAX 714.986.2409

Riverside County, California





CONSULTANTS  
ENGINEERS  
L.P. No. 211042



1841 N. EMPORIA ST.  
CHANDLER, AZ 85224  
(480) 982-1794



These drawings must not be used for construction purposes without the approval of the Engineer. These drawings are the property of Gee Consultants Engineers, L.P. No. 211042. If reproduction or use for any other purpose is required, written permission must be obtained from the Engineer. The Engineer shall not be held responsible for any errors or omissions in these drawings. The Engineer's liability is limited to the services specifically stated in the contract documents. The Engineer shall not be held responsible for any damages or injuries resulting from the use of these drawings. The Engineer's liability is limited to the services specifically stated in the contract documents. The Engineer shall not be held responsible for any damages or injuries resulting from the use of these drawings.

PROJECT:  
TRAMMELL  
CROW  
COMPANY  
DIAMOND

TITLE:  
SITE LIGHTING PLAN

DATE:  
10/20/17

SCALE:  
1"=50'-0"

| NO. | DESCRIPTION       | DATE     |
|-----|-------------------|----------|
| 1   | ISSUED FOR PERMIT | 10/20/17 |
| 2   | AS BUILT          | 10/20/17 |
| 3   |                   |          |
| 4   |                   |          |
| 5   |                   |          |
| 6   |                   |          |
| 7   |                   |          |
| 8   |                   |          |
| 9   |                   |          |
| 10  |                   |          |

JOB NO.: 17030

TITLE:  
**ESL1**

**CAL GREEN BUG TABLE**

| WATTAGE PER FOOT | CFL  |      | LED |      |
|------------------|------|------|-----|------|
|                  | 100  | 150  | 100 | 150  |
| 10               | 1.2  | 1.8  | 0.8 | 1.2  |
| 15               | 1.8  | 2.7  | 1.2 | 1.8  |
| 20               | 2.4  | 3.6  | 1.6 | 2.4  |
| 25               | 3.0  | 4.5  | 2.0 | 3.0  |
| 30               | 3.6  | 5.4  | 2.4 | 3.6  |
| 35               | 4.2  | 6.3  | 2.8 | 4.2  |
| 40               | 4.8  | 7.2  | 3.2 | 4.8  |
| 45               | 5.4  | 8.1  | 3.6 | 5.4  |
| 50               | 6.0  | 9.0  | 4.0 | 6.0  |
| 55               | 6.6  | 9.9  | 4.4 | 6.6  |
| 60               | 7.2  | 10.8 | 4.8 | 7.2  |
| 65               | 7.8  | 11.7 | 5.2 | 7.8  |
| 70               | 8.4  | 12.6 | 5.6 | 8.4  |
| 75               | 9.0  | 13.5 | 6.0 | 9.0  |
| 80               | 9.6  | 14.4 | 6.4 | 9.6  |
| 85               | 10.2 | 15.3 | 6.8 | 10.2 |
| 90               | 10.8 | 16.2 | 7.2 | 10.8 |
| 95               | 11.4 | 17.1 | 7.6 | 11.4 |
| 100              | 12.0 | 18.0 | 8.0 | 12.0 |

**TITLE 24 ZONAL LUMEN TABLE**

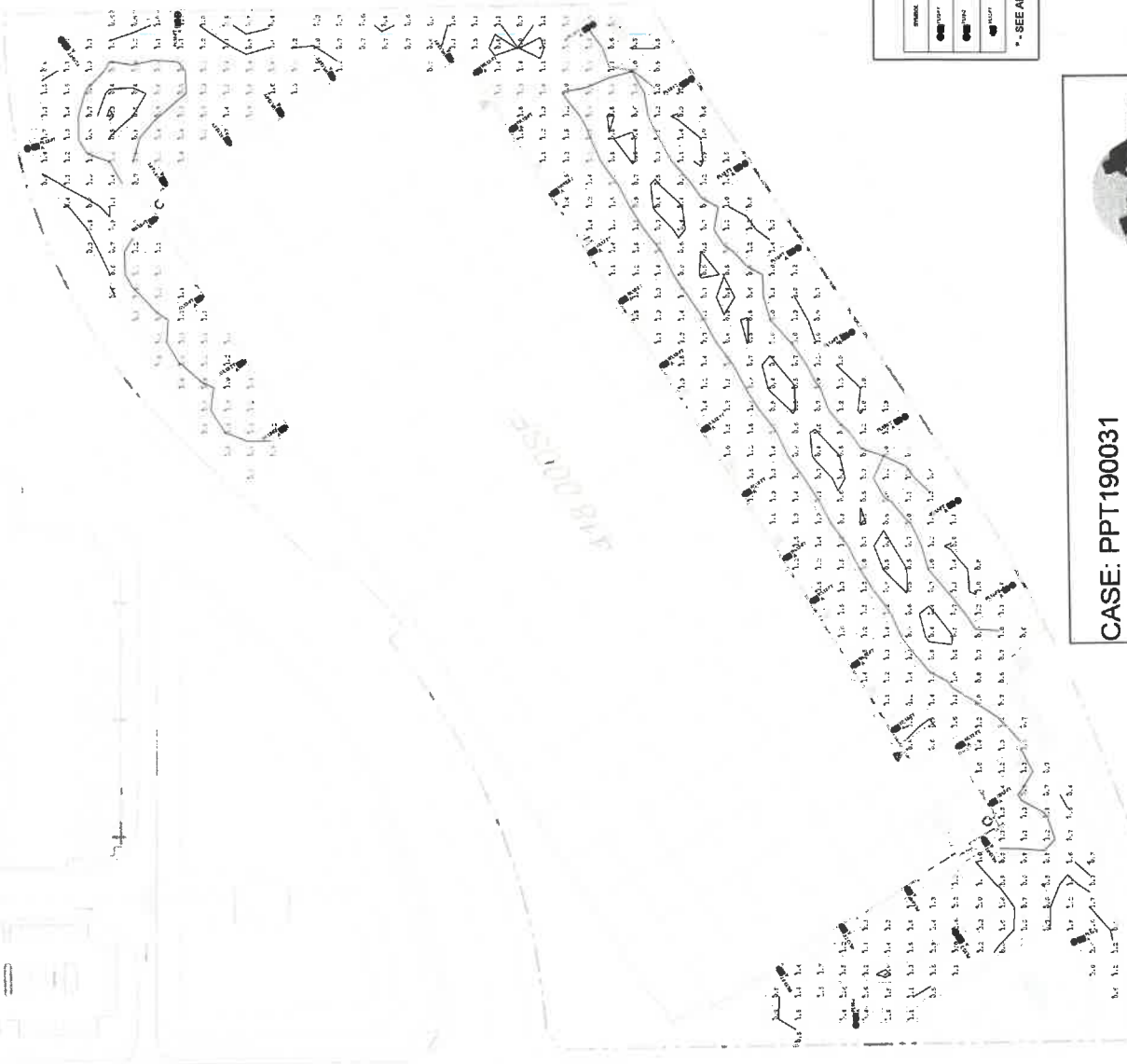
| LUMEN PER SQUARE FOOT | CFL  |      | LED |      |
|-----------------------|------|------|-----|------|
|                       | 100  | 150  | 100 | 150  |
| 10                    | 1.2  | 1.8  | 0.8 | 1.2  |
| 15                    | 1.8  | 2.7  | 1.2 | 1.8  |
| 20                    | 2.4  | 3.6  | 1.6 | 2.4  |
| 25                    | 3.0  | 4.5  | 2.0 | 3.0  |
| 30                    | 3.6  | 5.4  | 2.4 | 3.6  |
| 35                    | 4.2  | 6.3  | 2.8 | 4.2  |
| 40                    | 4.8  | 7.2  | 3.2 | 4.8  |
| 45                    | 5.4  | 8.1  | 3.6 | 5.4  |
| 50                    | 6.0  | 9.0  | 4.0 | 6.0  |
| 55                    | 6.6  | 9.9  | 4.4 | 6.6  |
| 60                    | 7.2  | 10.8 | 4.8 | 7.2  |
| 65                    | 7.8  | 11.7 | 5.2 | 7.8  |
| 70                    | 8.4  | 12.6 | 5.6 | 8.4  |
| 75                    | 9.0  | 13.5 | 6.0 | 9.0  |
| 80                    | 9.6  | 14.4 | 6.4 | 9.6  |
| 85                    | 10.2 | 15.3 | 6.8 | 10.2 |
| 90                    | 10.8 | 16.2 | 7.2 | 10.8 |
| 95                    | 11.4 | 17.1 | 7.6 | 11.4 |
| 100                   | 12.0 | 18.0 | 8.0 | 12.0 |

**FIXTURE LEGEND**

| SYMBOL | DESCRIPTION  | ZONAL LUMENS | HEIGHT | BEAM ANGLE |
|--------|--|--------------|--------|------------|
| ☉      | TYPE 11 (2x4) LUMENS 1000 (48" BASE) 2400LM (24" x 12" x 4") | 1000         | 12'    | 30°        |
| ☉      | TYPE 11 (2x4) LUMENS 1500 (48" BASE) 3600LM (24" x 12" x 4") | 1500         | 12'    | 30°        |
| ☉      | TYPE 11 (2x4) LUMENS 2000 (48" BASE) 4800LM (24" x 12" x 4") | 2000         | 12'    | 30°        |
| ☉      | TYPE 11 (2x4) LUMENS 2500 (48" BASE) 6000LM (24" x 12" x 4") | 2500         | 12'    | 30°        |

**SITE LIGHTING STATISTICS**

| STATISTICS              | VALUE |
|-------------------------|-------|
| TOTAL LUMENS            | 10000 |
| AVERAGE LUMENS PER FOOT | 100   |
| NUMBER OF FIXTURES      | 100   |
| AVERAGE HEIGHT          | 12'   |
| AVERAGE BEAM ANGLE      | 30°   |



CASE: PPT190031  
EXHIBIT P: Project Photometric Lighting Plans  
PLANNER: T. Wheeler  
DATE: May 20, 2020





CONTRACTORS  
ENGINEERS  
L.P. No. 207462



1011 W. EMPORIA ST.  
CHICAGO, IL 60622  
(312) 582-7794



These drawings must not be used for construction without the approval of Gregg Electric, Inc. These drawings are the property of Gregg Electric, Inc. and shall not be reproduced or used in any manner without the prior written consent of Gregg Electric, Inc. All rights reserved. No part of these drawings may be reproduced, stored in a retrieval system, or transmitted, in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Gregg Electric, Inc.

PROJECT:  
FRAMMELL  
CROW  
COMPANY  
DIAMOND  
WINNEBAGO COUNTY, IA

TITLE:  
LIGHTING EXTERIOR ELEVATIONS  
DRAWN BY:  
DATE:  
SCALE:  
PROJECT:

| NO. | DATE | BY | DESCRIPTION |
|-----|------|----|-------------|
| 1   |      |    |             |
| 2   |      |    |             |
| 3   |      |    |             |
| 4   |      |    |             |
| 5   |      |    |             |
| 6   |      |    |             |
| 7   |      |    |             |
| 8   |      |    |             |
| 9   |      |    |             |
| 10  |      |    |             |
| 11  |      |    |             |
| 12  |      |    |             |

SHEET:  
ESL2



LIGHTING EXTERIOR ELEVATIONS

### Slice Medium - SLM Outdoor LED Area Light



**Features & Specifications**

- Medium Duty LED Area Light with 5000K color temperature
- 100W power consumption, 10,000 hours life expectancy
- 150lm/w efficacy
- 120° beam angle
- 120V AC, 60Hz, 150W
- Dimensions: 12.5" L x 12.5" W x 5.5" H
- Cut-off height: 10-12 ft
- Weight: 1.5 lbs

**Product Dimensions:**



### Performance

| Light Type | Footcandle (FC) at 10 ft |           |           | Footcandle (FC) at 15 ft |           |           | Footcandle (FC) at 20 ft |           |           |
|------------|--------------------------|-----------|-----------|--------------------------|-----------|-----------|--------------------------|-----------|-----------|
|            | Beam Area                | Beam Area | Beam Area | Beam Area                | Beam Area | Beam Area | Beam Area                | Beam Area | Beam Area |
| 120°       | 1.1                      | 0.44      | 0.28      | 0.44                     | 0.18      | 0.11      | 0.18                     | 0.07      | 0.04      |
| 90°        | 4.4                      | 1.76      | 1.12      | 1.76                     | 0.70      | 0.45      | 0.70                     | 0.28      | 0.17      |
| 60°        | 11                       | 4.4       | 2.8       | 4.4                      | 1.76      | 1.12      | 1.12                     | 0.45      | 0.28      |

**Performance Notes:**

- All values are approximate and based on a 100W LED lamp with 100lm/w efficacy.
- Actual performance may vary based on mounting height, beam angle, and lamp quality.
- Values are based on a 100W LED lamp with 100lm/w efficacy.

### Region 6 Specifications (Cont.)

**Requirements:**

- LED lighting systems must be designed and installed in accordance with the International Electrical Code (IEC) and the manufacturer's instructions.
- All wiring must be done in accordance with the National Electrical Code (NEC).
- All components must be listed and labeled for the intended application.
- All components must be UL listed for the intended application.

**Notes:**

- This specification is for general information only. It does not constitute a contract.
- The contractor shall be responsible for obtaining all necessary permits and approvals.
- All work shall be done in accordance with the latest edition of the IEC and NEC.

### Slice Medium - SLM Outdoor LED Area Light

**Performance**

| Light Type | Footcandle (FC) at 10 ft |           |           | Footcandle (FC) at 15 ft |           |           | Footcandle (FC) at 20 ft |           |           |
|------------|--------------------------|-----------|-----------|--------------------------|-----------|-----------|--------------------------|-----------|-----------|
|            | Beam Area                | Beam Area | Beam Area | Beam Area                | Beam Area | Beam Area | Beam Area                | Beam Area | Beam Area |
| 120°       | 1.1                      | 0.44      | 0.28      | 0.44                     | 0.18      | 0.11      | 0.18                     | 0.07      | 0.04      |
| 90°        | 4.4                      | 1.76      | 1.12      | 1.76                     | 0.70      | 0.45      | 0.70                     | 0.28      | 0.17      |
| 60°        | 11                       | 4.4       | 2.8       | 4.4                      | 1.76      | 1.12      | 1.12                     | 0.45      | 0.28      |

**Notes:**

- All values are approximate and based on a 100W LED lamp with 100lm/w efficacy.
- Actual performance may vary based on mounting height, beam angle, and lamp quality.

### Slice Medium - SLM Outdoor LED Area Light

**Performance**

| Light Type | Footcandle (FC) at 10 ft |           |           | Footcandle (FC) at 15 ft |           |           | Footcandle (FC) at 20 ft |           |           |
|------------|--------------------------|-----------|-----------|--------------------------|-----------|-----------|--------------------------|-----------|-----------|
|            | Beam Area                | Beam Area | Beam Area | Beam Area                | Beam Area | Beam Area | Beam Area                | Beam Area | Beam Area |
| 120°       | 1.1                      | 0.44      | 0.28      | 0.44                     | 0.18      | 0.11      | 0.18                     | 0.07      | 0.04      |
| 90°        | 4.4                      | 1.76      | 1.12      | 1.76                     | 0.70      | 0.45      | 0.70                     | 0.28      | 0.17      |
| 60°        | 11                       | 4.4       | 2.8       | 4.4                      | 1.76      | 1.12      | 1.12                     | 0.45      | 0.28      |

**Notes:**

- All values are approximate and based on a 100W LED lamp with 100lm/w efficacy.
- Actual performance may vary based on mounting height, beam angle, and lamp quality.

### Ordering Guide

| Light Type | Beam Angle | Power (W) | Voltage (V) | Frequency (Hz) | Life (hrs) | Efficacy (lm/w) | Beam Area (sq ft) | Beam Area (m <sup>2</sup> ) | Notes    |
|------------|------------|-----------|-------------|----------------|------------|-----------------|-------------------|-----------------------------|----------|
| 120°       | 120°       | 100       | 120         | 60             | 100,000    | 100             | 12.5              | 1.1                         | Standard |
| 90°        | 90°        | 100       | 120         | 60             | 100,000    | 100             | 4.4               | 0.44                        | Standard |
| 60°        | 60°        | 100       | 120         | 60             | 100,000    | 100             | 1.1               | 0.11                        | Standard |

**Notes:**

- All values are approximate and based on a 100W LED lamp with 100lm/w efficacy.
- Actual performance may vary based on mounting height, beam angle, and lamp quality.

### Slice Medium - SLM Outdoor LED Area Light

**Performance**

| Light Type | Footcandle (FC) at 10 ft |           |           | Footcandle (FC) at 15 ft |           |           | Footcandle (FC) at 20 ft |           |           |
|------------|--------------------------|-----------|-----------|--------------------------|-----------|-----------|--------------------------|-----------|-----------|
|            | Beam Area                | Beam Area | Beam Area | Beam Area                | Beam Area | Beam Area | Beam Area                | Beam Area | Beam Area |
| 120°       | 1.1                      | 0.44      | 0.28      | 0.44                     | 0.18      | 0.11      | 0.18                     | 0.07      | 0.04      |
| 90°        | 4.4                      | 1.76      | 1.12      | 1.76                     | 0.70      | 0.45      | 0.70                     | 0.28      | 0.17      |
| 60°        | 11                       | 4.4       | 2.8       | 4.4                      | 1.76      | 1.12      | 1.12                     | 0.45      | 0.28      |

**Notes:**

- All values are approximate and based on a 100W LED lamp with 100lm/w efficacy.
- Actual performance may vary based on mounting height, beam angle, and lamp quality.

### Ordering Guide

| Light Type | Beam Angle | Power (W) | Voltage (V) | Frequency (Hz) | Life (hrs) | Efficacy (lm/w) | Beam Area (sq ft) | Beam Area (m <sup>2</sup> ) | Notes    |
|------------|------------|-----------|-------------|----------------|------------|-----------------|-------------------|-----------------------------|----------|
| 120°       | 120°       | 100       | 120         | 60             | 100,000    | 100             | 12.5              | 1.1                         | Standard |
| 90°        | 90°        | 100       | 120         | 60             | 100,000    | 100             | 4.4               | 0.44                        | Standard |
| 60°        | 60°        | 100       | 120         | 60             | 100,000    | 100             | 1.1               | 0.11                        | Standard |

**Notes:**

- All values are approximate and based on a 100W LED lamp with 100lm/w efficacy.
- Actual performance may vary based on mounting height, beam angle, and lamp quality.



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach*  
*Assistant TLMA Director*

## MITIGATED NEGATIVE DECLARATION

Project/Case Number: PPT190031 /CEQ190112

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: Tim Wheeler Title: Project Planner Date: April 13, 2020

Applicant/Project Sponsor: Trammell Crow So. Cal Development Inc. Date Submitted: October 11, 2019

**ADOPTED BY:** Planning Commission

Person Verifying Adoption: Tim Wheeler Date: June 3, 2020

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

Riverside County Planning Department 4080 Lemon Street, 12th Floor, Riverside, CA 92501

For additional information, please contact Tim Wheeler at 951-955-6060.

Please charge deposit fee case#: ZCEQ190112

**FOR COUNTY CLERK'S USE ONLY**



# DIAMOND WAREHOUSE PROJECT

**Admin Draft** Environmental Assessment/Mitigated  
Negative Declaration

**Lead Agency:**

County of Riverside  
Tim Wheeler, Project Planner  
4080 Lemon Street 12th Floor  
Riverside, CA 92502

**Project Applicant:**

Trammell Crow So. Cal Development Inc  
3501 Jamboree Road  
Suite 230  
Newport Beach, CA 92660

**CEQA Consultant:**

**ENVIRONMENT | PLANNING | DEVELOPMENT SOLUTIONS, INC.**  
2 Park Plaza, Suite 1120  
Irvine, CA 92614

April 2020

*Page intentionally left blank*

**Table of Contents**

**1.0 INTRODUCTION ..... 1**  
    1.1 PURPOSE OF THIS ENVIRONMENTAL ASSESSMENT ..... 1  
    1.2 DOCUMENT ORGANIZATION..... 1

**2.0 ENVIRONMENTAL SETTING ..... 3**  
    2.1 PROJECT LOCATION ..... 3  
    2.2 EXISTING LAND USES AND DESIGNATION OF THE PROJECT SITE ..... 3  
    2.3 SURROUNDING LAND USES AND ZONING DESIGNATIONS..... 3

**3.0 PROJECT DESCRIPTION ..... 1**  
    3.1 PROJECT LOCATION ..... 1  
    3.2 PROJECT CHARACTERISTICS ..... 1  
    3.2 DISCRETIONARY APPROVALS..... 10

**4.0 ENVIRONMENTAL ASSESSMENT FORM: ..... 4-1**

**5.0 PREPARERS AND PERSONS CONSULTED ..... 5-1**

**Figures**

Figure 1 Regional Location ..... 2-5  
 Figure 2 Local Vicinity ..... 2-7  
 Figure 3 Aerial Photograph ..... 2-9  
 Figure 4 Proposed Site Plan ..... 3-4  
 Figure 5 Proposed Project Elevations ..... 3-6  
 Figure 6 Conceptual Landscape Plan ..... 3-8  
 Figure A1: Sensitive Receptor Locations ..... 4-15  
 Figure N1: March ARB Noise Contours ..... 4-55  
 Figure N2: Construction Noise Source and Receiver Locations ..... 4-58  
 Figure N3: Operational Noise Sources and Receiver Locations ..... 4-60

**Tables**

Table 1 Summary of Proposed Building ..... 3-1  
 Table 2 Proposed Parking ..... 3-2  
 Table 3 Construction Activity and Equipment Schedule ..... 3-10  
 Table AQ-1 SCAQMD Regional Daily Emissions Thresholds ..... 4-12  
 Table AQ-2 Construction Emissions Summary ..... 4-12  
 Table AQ-3 Summary of Peak Operational Emissions ..... 4-13  
 Table AQ-4 Localized Significance Summary of Construction ..... 4-14  
 Table AQ-5 Localized Significance Summary of Operations ..... 4-16  
 Table E-1: Estimated Construction Equipment Fuel Consumption ..... 4-26  
 Table E-2: Estimated Construction Worker Fuel Consumption ..... 4-27  
 Table E-3: Estimated Construction Hauling Vendor Fuel Consumption (Medium High Duty Trucks) ..... 4-27  
 Table E-4: Estimated Construction Hauling Fuel Consumption (Heavy High Duty Trucks) ..... 4-27  
 Table E-5: Estimated Annual Operational Vehicle Fuel Consumption ..... 4-27  
 Table E-6: Estimated Annual Operational Natural Gas and Electricity Demand ..... 4-29  
 Table GHG-1 Greenhouse Gas Emissions ..... 4-38  
 Table GHG-2: Project Consistency with CAP Measures ..... 4-38  
 Table HWQ-1 Types of BMPs Incorporated into the Project Design ..... 4-49  
 Table N-1: Construction Reference Noise Levels ..... 4-57  
 Table N-2: Construction Noise Levels at Sensitive Receptors ..... 4-57  
 Table N-3: Project Operational Noise Levels ..... 4-59  
 Table N-4: Project Operational Ambient Noise Level Increases ..... 4-61  
 Table N-5: Project Off-Site Traffic Noise ..... 4-61  
 Table N-6: Construction Equipment Vibration Levels ..... 4-62  
 Table T-1: Existing Peak Hour Levels of Service ..... 4-70  
 Table T-2: Estimated Project Trip Generation ..... 4-70  
 Table T-3: Existing Plus Project Conditions ..... 4-71  
 Table T-4: Opening Year (2021) Plus Project Conditions ..... 4-71  
 Table T-5: Home-Based-Work Trip Length ..... 4-74

**Appendices**

Appendix A Air Quality Impact Analysis  
 Appendix B Mobile Source Health Risk Assessment  
 Appendix C Biological Resources Report  
 Appendix D Phase I Environmental Site Assessment and Limited Environmental Site Investigation  
 Appendix E Cultural Resources Assessment  
 Appendix F Energy Analysis  
 Appendix G Geotechnical Investigation  
 Appendix H Greenhouse Gas Analysis  
 Appendix I Preliminary Water Quality Management Plan

|            |                                      |
|------------|--------------------------------------|
| Appendix J | Noise Impact Analysis                |
| Appendix K | Paleontological Resources Assessment |
| Appendix L | Traffic Impact Analysis              |
| Appendix M | Burrowing Owl Survey Report          |

## 1.0 INTRODUCTION

### 1.1 PURPOSE OF THIS ENVIRONMENTAL ASSESSMENT

This Initial Study (referred to as an “Environmental Assessment” by Riverside County) has been prepared in accordance with the following:

- California Environmental Quality Act (CEQA) of 1970 (Public Resources Code Sections 21000 et seq.); and
- California Code of Regulations, Title 14, Division 6, Chapter 3 (State CEQA Guidelines, Sections 15000 et seq.).

Pursuant to CEQA, this Environmental Assessment (EA) has been prepared to analyze the potential for significant impacts on the environment resulting from implementation of the proposed project. As required by State CEQA Guidelines Section 15063, this Environmental Assessment is a preliminary analysis prepared by the Lead Agency, Riverside County, in consultation with other jurisdictional agencies, to determine if a Negative Declaration, Mitigated Negative Declaration (MND), or an Environmental Impact Report (EIR) is required for the project.

This EA informs Riverside County decision-makers, affected agencies, and the public of potentially significant environmental impacts associated with the implementation of the project. A “significant effect” on the environment means “*a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project*” (Guidelines §15382). The County determined that the EA and its supporting materials provide substantial evidence that an MND is the appropriate environmental document for the proposed project.

### 1.2 DOCUMENT ORGANIZATION

This EA/MND includes the following sections:

#### Section 1.0 Introduction

Provides information about CEQA and its requirements for environmental review and explains that an EA/MND was prepared by Riverside County to evaluate the proposed project’s potential to impact the physical environment.

#### Section 2.0 Environmental Setting

Provides information about the proposed project’s location and surrounding setting.

#### Section 3.0 Project Description

Includes a description of the proposed project’s location, physical features, and construction and operational characteristics.

#### Section 4.0 Environmental Checklist

Includes the County of Riverside Environmental Checklist and evaluates the proposed project’s potential to result in significant adverse effects to the physical environment.



Section 5.0 Preparers and Persons Contacted

Provides a list of people that prepared this MND and the associated technical studies, and people contacted in preparation of this document.

## 2.0 ENVIRONMENTAL SETTING

### 2.1 PROJECT LOCATION

The 20.32-acre gross (20.22 net) Diamond Warehouse Project ("project" or "proposed project") site is located within unincorporated Riverside County and consists of four parcels (APNs 295-310-049, 294-210-052, 294-210-057, 294-210-048). As depicted in Figure 1, *Regional Location*, the project site is located approximately 5 miles south of downtown Moreno Valley and 9 miles southeast of downtown Riverside.

As depicted on Figure 2, *Local Vicinity*, the project site is bounded by Harley Knox Boulevard to the north, Harvill Avenue to the west, Old Oleander Avenue to the south, and I-215 to the east. Regional access is provided via Interstate 215 (I-215), which is located directly adjacent to the project site after a Burlington Northern Santa Fe Railway (BNSF) railroad easement. Local access is provided by Harley Knox Boulevard, Harvill Avenue, and Old Oleander Avenue.

### 2.2 EXISTING LAND USES AND DESIGNATION OF THE PROJECT SITE

The northern (and majority) of the project site is vacant and undeveloped. The ground surface throughout the majority of the site consists of exposed soils; however, two areas of asphalt exist in the northeastern and western portions of the site and remnants of previous urban uses are scattered throughout the undeveloped area.

The southern portion of the project site contains a developed area with industrial uses that includes two industrial buildings with metal-frame construction and metal siding. The larger building is approximately 40,000 square feet and is being used by a wooden pallet manufacturer. The smaller building is approximately 10,000 square feet and is being used as a truck/trailer repair shop. The areas near the repair shop are being used for truck and trailer storage.

There are also five empty silos and associated infrastructure are located on the southern portion of the project site. The silos are 20 to 30 ± feet in diameter and approximately 30 feet tall. In addition, areas of asphalt parking are located on the developed southern portion of the site. Figure 3, *Aerial Photograph*, shows the project site and surrounding area.

The project site is located within the Mead Valley Area Plan of the Riverside County General Plan Land Use Element and is designated for Light Industrial uses (LI), which includes industrial and related uses including warehousing/distribution, assembly and light manufacturing, repair facilities, and supporting retail uses. Similarly, the site has a zoning designation of Manufacturing Medium (M-M). As described by the County's Municipal Code Section 17.104.010, the M-M zone is to promote and attract industrial and manufacturing activities which will provide jobs to local residents and strengthen the county's economic base; provide the necessary improvements to support industrial growth; insure the new industry is compatible with uses on adjacent lands, and protect industrial areas from encroachment by incompatible uses that may jeopardize industry.

### 2.3 SURROUNDING LAND USES AND ZONING DESIGNATIONS

As shown in Figure 3, the project site is bounded to the north by Harley Knox Boulevard, to the west by Harvill Avenue, to the south by Old Oleander Avenue (followed by a rail line spur and a rail support facility), and to the east by a railroad and the I-215 freeway. The existing development beyond the roadways includes industrial type uses. A residential home and truck storage yard are

located on the southwest corner of Harvill Avenue and Old Oleander, approximately 301 feet southwest of the project site. The next closest residence is located on the east side of the I-215, approximately 1,229 feet southeast of the project site, at the east end of Redwood Drive. The General Plan land uses and zoning designations of the areas surrounding the project site are listed below.

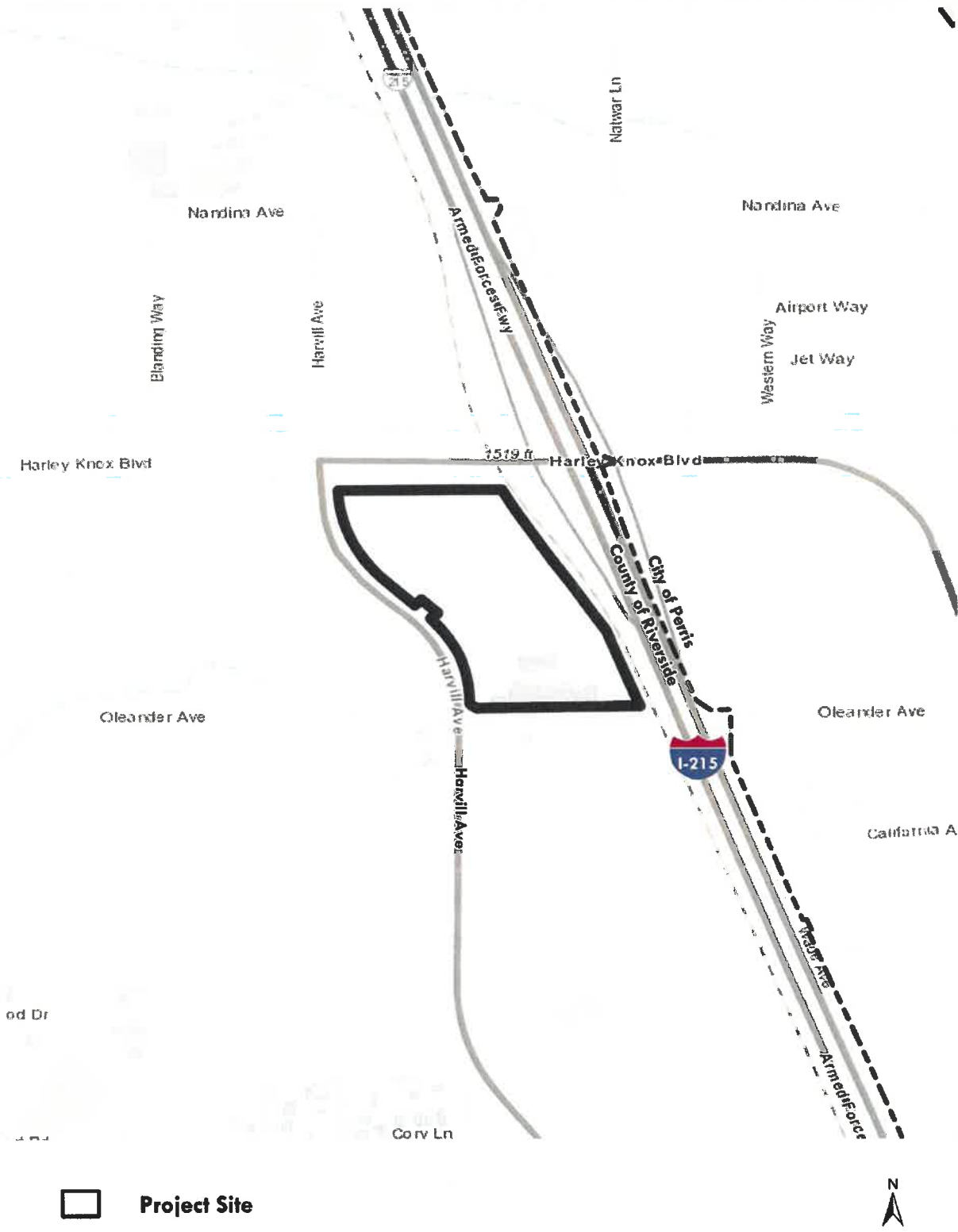
| <b>Direction</b> | <b>Land Use</b>                 | <b>General Plan Designation</b> | <b>Zoning Designation</b> |
|------------------|---------------------------------|---------------------------------|---------------------------|
| North            | Warehouse/Distribution          | Light Industrial                | I-P                       |
| South            | Rail Line Spur and Rail Support | Light Industrial                | M-H                       |
| East             | Rail line/I-215                 | N/A                             | N/A                       |
| West             | Warehouse/Distribution          | Light Industrial                | I-P                       |

# Regional Map



*Page intentionally left blank*

# Local Vicinity



*Page intentionally left blank*

# Aerial Photograph



 Project Site





*Page intentionally left blank*

### 3.0 PROJECT DESCRIPTION

#### 3.1 PROJECT LOCATION

As discussed in Section 2.1 above, the 20.32-acre project site is located within unincorporated Riverside County and consists of four parcels (APNs 295-310-049, 294-210-052, 294-210-057, 294-210-048). As depicted on Figure 2, *Local Vicinity*, the project site is bounded by Harley Knox Boulevard to the north, Harvill Avenue to the west, Old Oleander Avenue to the south, and I-215 to the east.

#### 3.2 PROJECT CHARACTERISTICS

##### Light Industrial Warehousing Uses

The proposed Diamond Warehouse project (“project”) would remove the existing improvements and storage areas on the project site and would develop the 20.32-acre project site with one 418,000 square-foot warehouse building. The building would have 50 loading docks that would be oriented toward the I-215 freeway, adjacent to the northeast of the project site. The site would also be developed with surface automobile and truck and trailer parking lots and an approximately 3,600 square foot storm water bio-retention basin located in the southeast corner of the site, as shown in Figure 4, *Proposed Site Plan*. The project would also include landscaping, driveways, vehicle travel lanes, walls/fencing, interior gates, and relevant infrastructure (gas, water, sewer, electricity, cable) to serve the site.

The building would be used for warehousing and office space, as detailed in Table 1, *Summary of Proposed Building*. The proposed building would have a maximum height of 50 feet. As shown in Figure 5, *Proposed Project Elevations*, roof top equipment would not extend above 50 feet.

**Table 1: Summary of Proposed Building**

| <b>Building Component</b>  | <b>Area (Square feet)</b> |
|----------------------------|---------------------------|
| Warehouse                  | 413,000                   |
| Office                     | 5,000                     |
| <b>Building Area Total</b> | <b>418,000</b>            |

The proposed structure would be painted concrete and have accented glass window and doors at the front entrance location. The building’s main entry would be identified by metal entry canopy and glass entry door. The overall color scheme of the building would include grays, beige, and off-white, with aluminum and blue glass accents. To vary the visual height of the 50-foot high building, the building’s roof would have architectural projections. In addition, the sides of the building would be articulated with windows and different setbacks, heights, and architectural projections to provide separation between different portions of the building.

##### Access and Circulation

The project site would be accessible via three driveways; a 40-foot wide truck access driveway from Old Oleander Avenue for access to the loading bays and trailer parking on the eastern portion of the project site, a 26-foot wide driveway from Old Oleander Avenue for passenger car access, and a 45-foot wide driveway for passenger car access from Harvill Avenue. Internal vehicular circulation would be provided around the north, east, and south sides of the building (as

shown in Figure 4, *Site Plan*), with turnarounds provided to the north and east of the building for truck circulation.

**Parking**

Truck and trailer parking and loading would be located on the eastern portion of the project site, accessible from the both the Old Oleander Avenue and Harvill Avenue access driveways. Passenger car parking would be available within the northern, western, and southern portions of the project site and would be provided at the following ratios pursuant to Riverside County Ordinance No. 348.4896 Section 18.12:

- Office: 1 parking space per 250 square feet
- Warehouse: 1 parking space per 2,000 square feet

The project also proposes a total of 62 trailer stalls and 6 electric vehicle charging stations. Total parking onsite is shown in Table 2, *Proposed Parking* below.

**Table 2: Proposed Parking**

| Parking Spaces                     | Required   | Provided   |
|------------------------------------|------------|------------|
| Standard Spaces                    | 207        | 226        |
| ADA Spaces                         | 7          | 7          |
| <b>Total Passenger Car Parking</b> | <b>227</b> | <b>233</b> |
| <b>Total Trailer Parking</b>       | <b>-</b>   | <b>62</b>  |
| <b>Total Parking Onsite</b>        | <b>227</b> | <b>295</b> |

**Solar Panels**

The project proposes to use photovoltaic (PV) solar panels onsite to offset its energy demand by 20 percent, in compliance with the County’s Climate Action Plan Measure R2-E10<sup>1</sup>. This would be accomplished through the provision of onsite renewable energy through the installation of onsite solar panels which would generate approximately 165,896 kilowatt (kW) hours per year or a total of 118 kW. The solar panels would be installed either on “carport” style mounting structures above portions of the planned parking areas to the northeast and southwest of the building, or on the building’s rooftop.

The carport structures would be constructed from finished tubular and I-beam steel columns, with lighting underneath the canopies to maintain parking area lighting and security. The solar arrays would be aligned with the proposed parking plan and curbs, using industry-standard spans, spacing and dimensions arrays. If rooftop mounted solar equipment is utilized, it would not extend above 50-foot building height limit.

**Landscaping and Screening**

The project would provide approximately 144,594 square feet of new ornamental landscaping throughout the project site that would include a variety of trees, shrubs, accent species, and ground covers. Overall, landscaping would cover approximately 16.6 percent of the project site, which would exceed the landscaped area requirement of 12 percent.

Landscaping would be installed within building setbacks and parking lot areas, as well as around the building perimeter to provide layered landscape screening for adjacent parcels and public

<sup>1</sup> It should be noted that in the County’s proposed CAP Update (November 2019), this measure has been renamed to R2-CE1.

right-of-way. New plant species would be drought-tolerant, non-invasive, and compliant with the Riverside County's landscaping requirements. The project's loading bays and trailer parking areas would be screened by 24-inch box and 15 gallon trees, which would be planted adjacent to a 8-foot tube steel security fence on the eastern portion of the project site. See Figure 6, *Conceptual Landscape Plan*.

In addition, all parking areas, excluding driveways and drive aisles, would be designed to receive a shading minimum of 50 percent (approximately 30,582 square feet) utilizing an assortment of evergreen and deciduous trees. As proposed, the parking areas would provide 30,972 square feet of shading for a total of 51 percent (assuming carport shade structures are not provided).

The project would provide water efficient irrigation that is compliant with California Title 24 and Riverside County Ordinance 859.3 related to water efficiency.

### **Infrastructure Improvements**

The project site is located within an area that contains existing infrastructure within the adjacent right-of-way. The proposed project would install onsite infrastructure that would connect to the existing infrastructure that surrounds the site as described below.

#### *Water*

The project would connect to and be served by the existing water infrastructure located in the adjacent right-of-way. Existing 12-inch water lines are located in Harvill Avenue, Old Oleander Avenue, and adjacent to the northern boundary of the project site.

#### *Sewer*

The project would connect to and be served by the existing sewer infrastructure located in the adjacent right-of-way. Existing 12-inch sewer lines are located in both Harvill Avenue and Old Oleander Avenue.

#### *Drainage*

The project would install an onsite storm water drainage system that would outlet to an existing concrete box storm drain that is adjacent to the east of the project site and conveys flows to the Perris Valley storm drain channel. Onsite storm water flows generated by the proposed project would flow to a water quality storage basin, before being pumped into an adjacent bio-retention basin located in the southeast corner of the project site.

The project would connect to existing dry utility infrastructure in the right of way of Old Oleander Avenue, including telephone, electrical, and cable. Dry utilities would be installed underground. The project would not connect to gas lines.

# Proposed Site Plan

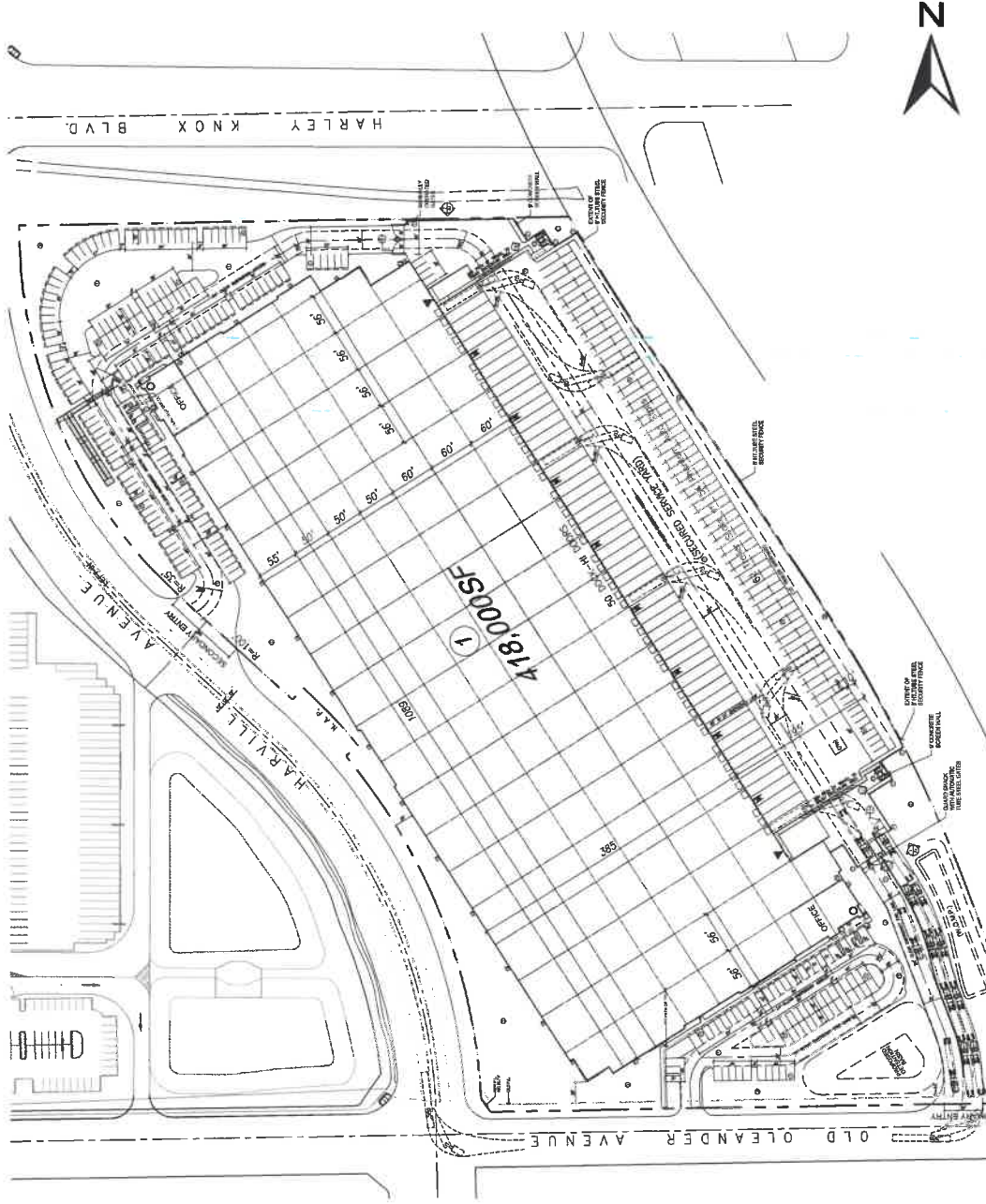


Figure 4

Diamond Warehouse Project  
Mitigated Negative Declaration



# Proposed Elevations

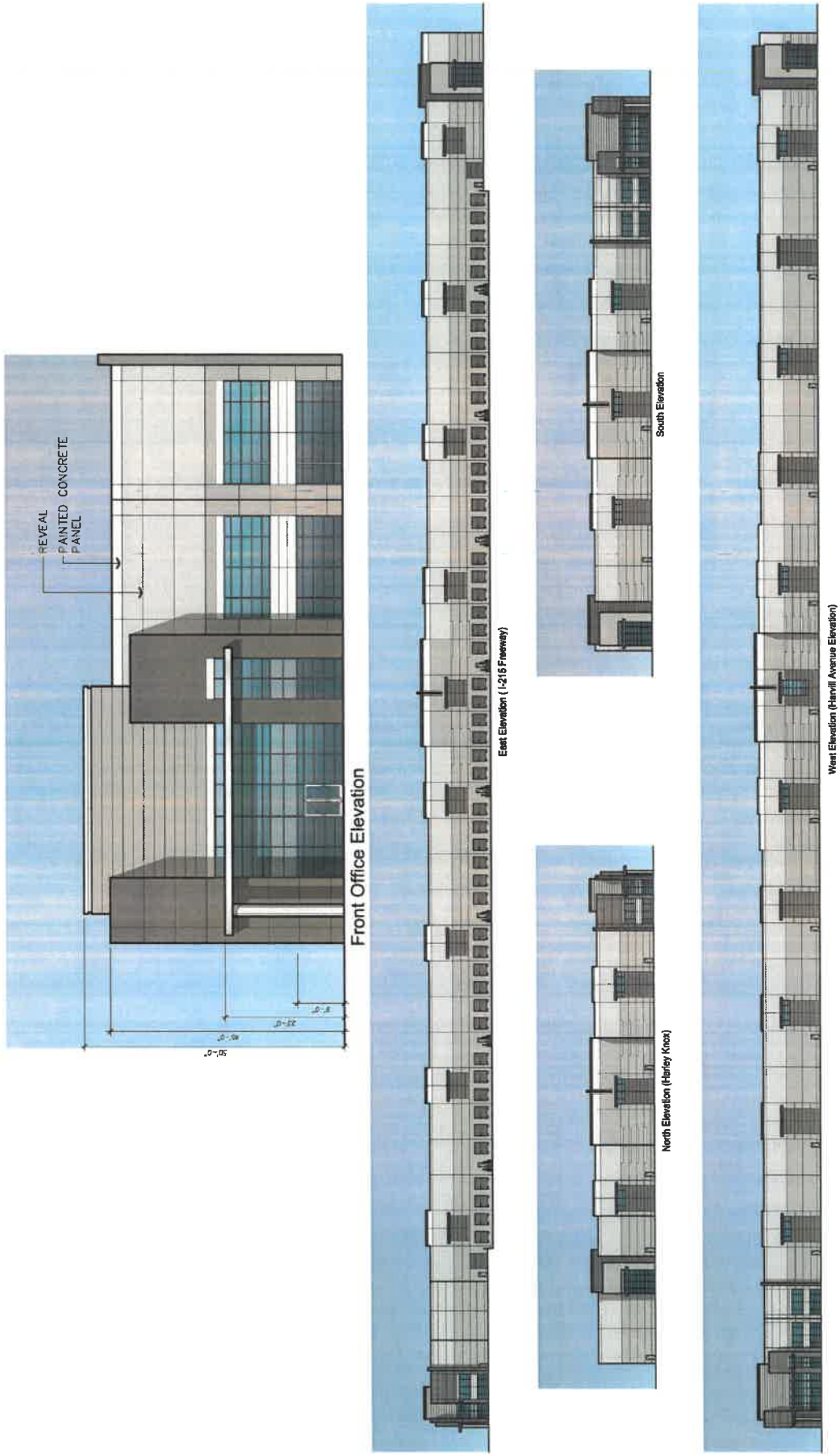


Figure 5





# Conceptual Landscape Plan

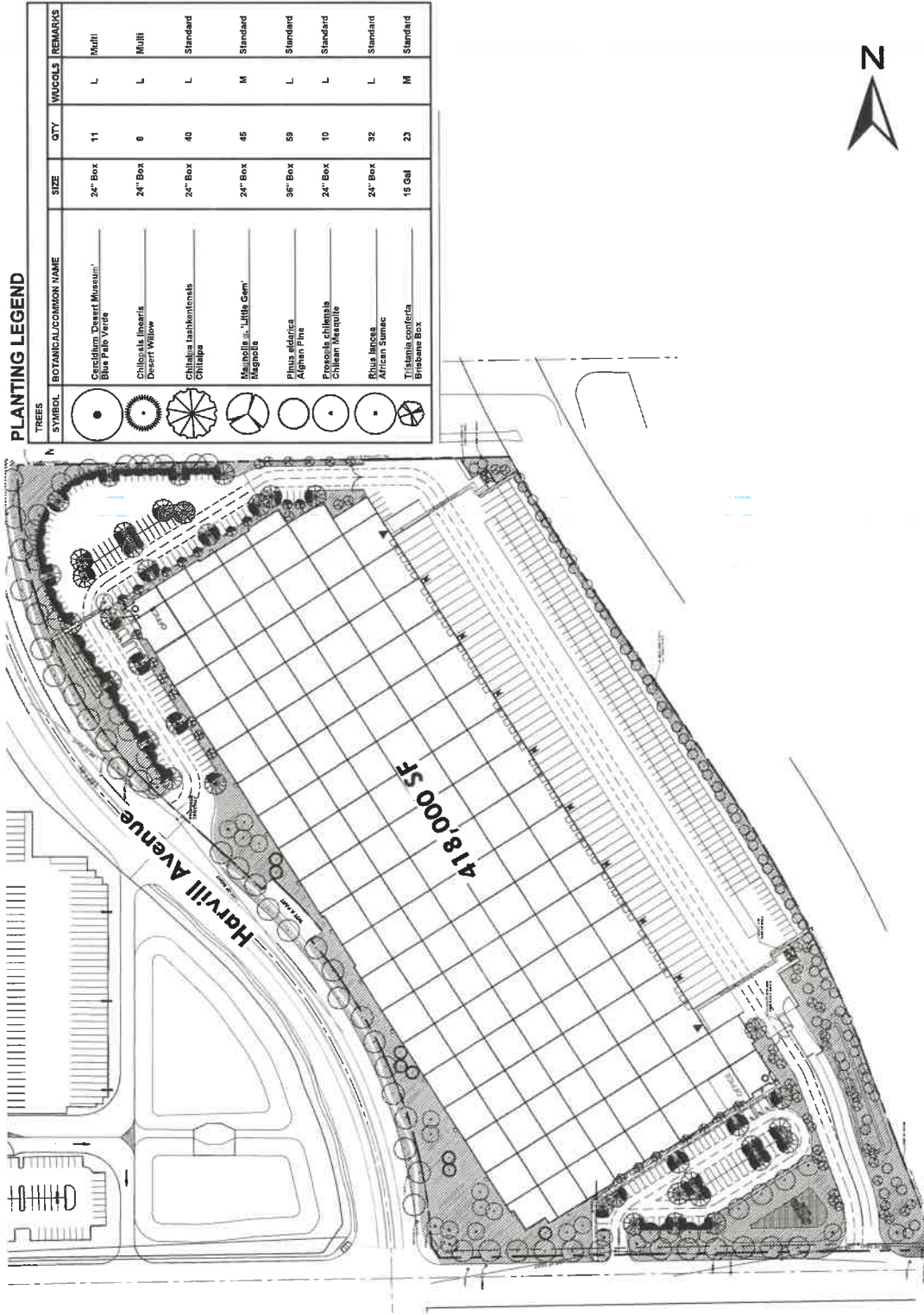


Figure 6



**Construction**

Project construction would take approximately 18 months and is anticipated to start in 2020 and be completed by 2021. Project construction would include demolition, grading, construction of infrastructure, followed by building construction. Table 3, *Construction Activity and Equipment Schedule* provides the anticipated equipment list and construction schedule.

**Table 3: Construction Activity and Equipment Schedule**

| Activity              | Equipment                | Amount | Work Days        |
|-----------------------|--------------------------|--------|------------------|
| Demolition            | Concrete/Industrial Saws | 1      | 20               |
|                       | Excavators               | 3      |                  |
|                       | Rubber Tired Dozers      | 2      |                  |
| Site Preparation      | Crawler Tractors         | 4      | 10               |
|                       | Rubber Tired Dozers      | 3      |                  |
| Grading               | Crawler Tractors         | 2      | 35               |
|                       | Excavators               | 2      |                  |
|                       | Graders                  | 1      |                  |
|                       | Rubber Tired Dozers      | 1      |                  |
|                       | Scrapers                 | 2      |                  |
| Building Construction | Cranes                   | 1      | 345              |
|                       | Crawler Tractors         | 3      |                  |
|                       | Forklifts                | 3      |                  |
|                       | Generator Sets           | 1      |                  |
|                       | Welders                  | 1      |                  |
| Paving                | Pavers                   | 2      | 40               |
|                       | Paving Equipment         | 2      |                  |
|                       | Rollers                  | 2      |                  |
| Architectural Coating | Air Compressors          | 1      | 20               |
| <b>Total Duration</b> |                          |        | <b>18 months</b> |

**Operations**

The proposed building is planned as a speculative light industrial warehouse building. The proposed project is anticipated to operate up to 7 days a week and 24 hours a day. Operations would primarily be conducted within the enclosed buildings, except for traffic movement, parking, and the loading and unloading of trucks at designated loading bays.

**3.2 DISCRETIONARY APPROVALS**

The following discretionary approval and permits are anticipated to be necessary for implementation of the proposed project:

**COUNTY OF RIVERSIDE**

- Adoption of Initial Study/EA and MND
- Grading, Building, Improvement, and Occupancy Permits
- Plot Plan

**OTHER AGENCIES**

This Initial Study/EA and Mitigated Negative Declaration would also provide environmental information to responsible agencies and other public agencies that may be required to grant approvals or coordinate with the County as part of project implementation. These agencies include, but are not limited to the following:

- Regional Water Quality Control Board for approval of a Stormwater Pollution Prevention Plan and a Water Quality Management Plan.
- Eastern Municipal Water District
- Riverside County Airport Land Use Commission
- Federal Aviation Administration

Riverside County

**4.0 COUNTY OF RIVERSIDE  
ENVIRONMENTAL ASSESSMENT FORM: MND**

**Environmental Assessment (CEQ / EA/Addendum) Number:**

**Project Case Type (s) and Number(s):** Plot Plan

**Lead Agency Name:** Riverside County Planning Department

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

**Contact Person:** Tim Wheeler

**Telephone Number:**

**Applicant's Name:** Trammell Crow So. Cal. Development, Inc.

**Applicant's Address:** 3501 Jamboree Road, Suite 230, Newport Beach, CA 92660

**I. PROJECT INFORMATION**

**Project Description:** Refer to previous section.

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

**B. Total Project Area:** 20.32 acres

|                                |                |                                       |                                    |
|--------------------------------|----------------|---------------------------------------|------------------------------------|
| <b>Residential Acres:</b>      | <b>Lots:</b>   | <b>Units:</b>                         | <b>Projected No. of Residents:</b> |
| <b>Commercial Acres:</b>       | <b>Lots:</b>   | <b>Sq. Ft. of Bldg. Area:</b>         | <b>Est. No. of Employees:</b>      |
| <b>Industrial Acres:</b> 20.35 | <b>Lots:</b> 1 | <b>Sq. Ft. of Bldg. Area:</b> 418,000 | <b>Est. No. of Employees:</b>      |
| <b>Other:</b>                  |                |                                       |                                    |

**C. Assessor's Parcel No(s):** 295-310-049, 294-210-052, 294-210-057, 294-210-048

**D. Street References:** The project site is located to the north of Old Oleander Avenue, to the east of Harvill Avenue, to the south of Harley Knox Avenue, and to the west of I-215

**E. Section, Township & Range Description or reference/attach a Legal Description:** 3SR4W SEC 35 SE and T3SR4W SEC 36 SW

**F. Brief description of the existing environmental setting of the project site and its surroundings:** Refer to previous section.

**II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS**

**A. General Plan Elements/Policies:**

**1. Land Use:** Light Industrial

**2. Circulation:** Access would be provided to the project site by three new driveways with access from Old Oleander Avenue and Harvill Avenue. As described herein, implementation of the project would not result in new impacts related to circulation. In addition, the project is planned with adequate internal circulation and is consistent with the Circulation Element of the General Plan.

**3. Multipurpose Open Space:** The project site has been planned for development and the proposed warehouse uses and does not require provision of open space for recreation or biological resource purposes, and no natural open space land would be affected by the

proposed project. The proposed project would not conflict with the Multipurpose Open Space Element.

4. **Safety:** The proposed project is not located within any special hazard zone (including fault zone, high liquefaction, dam inundation zone, high fire hazard area, etc.). The proposed project has allowed for sufficient provision of emergency response services to the future users of this project through the design and payment of development impact fees. The proposed project meets with all other applicable Safety Element policies.
5. **Noise:** The project would not generate noise levels in excess of standards established in the General Plan or noise ordinance. The project meets all other applicable Noise Element Policies.
6. **Housing:** The project would develop and operate warehouse uses on the project site, which has been planned for light industrial uses. The project would not require relocation of existing residential and does not include residential uses. Therefore, no impacts related to housing would result from the project.
7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities and would not exceed air quality emissions thresholds during either construction or operation of the project. The proposed project meets all other applicable Air Quality element policies.
8. **Healthy Communities:** The project would develop and operate warehouse uses on the project site. The project would not result in any air quality, hazardous materials, noise or other impacts that would affect Healthy Communities. Thus, the project would not result in conflicts with the Healthy Communities policies.

**B. General Plan Area Plan(s):** Mead Valley Area Plan

**C. Foundation Component(s):** N/A

**D. Land Use Designation(s):** Light Industrial (LI)

**E. Overlay(s), if any:** There are no General Plan Policy Overlays for the project site.

**F. Policy Area(s), if any:** N/A

**G. Adjacent and Surrounding:**

1. **General Plan Area Plan(s):** Mead Valley Area Plan

2. **Foundation Component(s):** N/A

3. **Land Use Designation(s):** Light Industrial (LI)

4. **Overlay(s), if any:** There are no General Plan Policy Overlays surrounding the project site.

5. **Policy Area(s), if any:** N/A

**H. Adopted Specific Plan Information**

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

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

I. Existing Zoning: M-M

J. Proposed Zoning, if any: N/A

K. Adjacent and Surrounding Zoning: M-M

### 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 type="checkbox"/> Hydrology / Water Quality            | <input type="checkbox"/> Transportation                     |
| <input type="checkbox"/> Air Quality                         | <input type="checkbox"/> Land Use / Planning                  | <input type="checkbox"/> Tribal Cultural Resources          |
| <input checked="" type="checkbox"/> Biological Resources     | <input type="checkbox"/> Mineral Resources                    | <input type="checkbox"/> Utilities / Service Systems        |
| <input checked="" type="checkbox"/> Cultural Resources       | <input type="checkbox"/> Noise                                | <input type="checkbox"/> Wildfire                           |
| <input type="checkbox"/> Energy                              | <input checked="" type="checkbox"/> Paleontological Resources | <input type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Geology / Soils                     | <input type="checkbox"/> Population / Housing                 |   |
| <input checked="" type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Public Services                      |   |

### IV. DETERMINATION

On the basis of this initial evaluation:

|   |
|---|
| <b>A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED</b>   |
| <input type="checkbox"/> I find that the proposed project <b>COULD NOT</b> have a significant effect on the environment, and a <b>NEGATIVE DECLARATION</b> 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. <b>A MITIGATED NEGATIVE DECLARATION</b> will be prepared. |
| <input type="checkbox"/> I find that the proposed project <b>MAY</b> have a significant effect on the environment, and an <b>ENVIRONMENTAL IMPACT REPORT</b> is required.   |

|   |
|---|
| <b>A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED</b>   |
| <input type="checkbox"/> I find that although the proposed project could have a significant effect on the environment, <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED</b> 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

Tim Wheeler

Printed Name

4/10/20

Date

Charissa Leach

For: Asst. TULMA Director

## V. ENVIRONMENTAL ISSUES ASSESSMENT

In accordance with the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000-21178.1), this Initial Study/ EA 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/EA 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/EA 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                           |
|--|--------------------------------|--|-------------------------------------|-------------------------------------|
| <b>AESTHETICS</b> Would the project:   |                                |  |                                     |                                     |
| <b>1. Scenic Resources</b>   |                                |  |                                     |                                     |
| 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"/>            |
| c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality? | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

**Source(s):** Riverside County General Plan Figure C-8 “Scenic Highways”, Mead Valley Area Plan Figure 10 “Scenic Highways”; California Scenic Highway Mapping System (Caltrans 2019). Accessed: [s/ https://dot.ca.gov/programs/design/lap-landscape-architecture-and-community-livability/lap-liv-i-scenic-highways](https://dot.ca.gov/programs/design/lap-landscape-architecture-and-community-livability/lap-liv-i-scenic-highways)

**a) No Impact.** The project site is not located along an officially designated scenic highway corridor. The closest highway is I- 215, which is approximately 110 feet east of the project site but is not designated as a scenic highway corridor. The closest “Officially Designated” State Scenic Highway is Highway 243, which is located approximately 23 miles east of the project site. State Highway 74, which is located approximately 9.5 miles south of the project site is identified as an Eligible State Scenic Highway – Not Officially Designated. The project site is not visible from either Highway 243 or State Highway 74. Due to the distance from scenic corridors, development of the project site would not result in impacts.

**b) Less Than Significant Impact.** The site does not contain and is not adjacent to any scenic resources. A majority of the site is vacant and undeveloped but contains remnants of previous urban uses scattered throughout the area. The southern (and developed portion of the site), contains two industrial buildings with metal-frame construction and metal siding. The larger building is approximately 42,000 square feet and is being used by a wooden pallet manufacturer. The smaller building is

approximately 11,000 square feet and is being used as a truck/trailer repair shop. The areas near the repair shop are being used for truck and trailer storage.

The site was used for grain milling between the 1960s and 1990s and there are five empty silos and associated infrastructure on the southern portion of the project site. The silos are 20 to 30 ± feet in diameter and approximately 30 feet tall. In addition, areas of asphalt parking are located on the developed southern portion of the site.

The project site is surrounded by roadways and rail lines. Beyond the roadways, areas are developed with light industrial uses, limited residential, and the I-215 freeway. The project area provides distant views of mountains and some nearby hills to the east depending on the weather conditions and viewing locations. The project site and vicinity does not include any unique visual features, significant rock outcropping, or landmark features; the project site does not exist within a prominent scenic vista. Thus, these types of resources would not be impacted by implementation of the proposed project. The project would develop a new 50-foot high industrial warehouse building that would be set back from the adjacent streets and would not encroach into the existing public long-distance views. Thus, the proposed project would not substantially damage scenic resources.

The proposed structure would be painted concrete and have accented glass window and doors at the front entrance location. The building's main entry would be identified by metal entry canopy and glass entry door. The overall color scheme of the building would include grays, beige, and off-white, with aluminum and blue glass accents. To vary the visual height of the 50-foot high building, the building's roof would have architectural projections. In addition, to visually reduce the size and bulk of the structure, the sides of the building would be articulated with windows and different setbacks, heights, and architectural projections to provide separation between different portions of the building. Parking and landscaping areas would be located in the setback space between roadways and the building, which would minimize the visual scale of the structure.

The proposed project would install landscaping onsite and along Harley Knox Boulevard, Harvill Avenue, Old Oleander Avenue, and behind the building toward the I-215 freeway. Areas adjacent to the building would be landscaped with trees and a variety of shrubs and ground covers. The size and height of these proposed trees (that include vertical growing species) would reduce the visual perception of the 50-foot high building and provide uniform landscaping onsite. Trees would be installed pursuant to the County's standard requirements for landscape screening (as verified during the permitting process) which states that landscaping around the perimeter of the proposed building shall be designed to be opaque up to a minimum height of 6-feet at maturity. Thus, a portion of the project frontage would be screened with landscaping. Additionally, the layering of landscaping between the proposed building and the surrounding roadways would provide visual depth and distance between the roadways and proposed structure. As a result, the project would not substantially damage scenic resources, 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. Thus, impacts would be less than significant.

**c) No Impact.** The project site is within an urbanizing area that is mostly developed with industrial uses, roadways, and rail lines. As described in the previous response, implementation of the proposed project would develop an industrial warehouse building on the partially undeveloped, but graded site. The project area provides distant views of mountains and hillsides to the east in certain locations. However, as described in the previous response, the project has been designed with architectural projections to visually reduce the size and bulk of the structure, the sides of the building would be articulated with different setbacks, heights to provide separation between different portions of the building. The building would be setback from the streets to reduce the visual scale. In addition, the site would be landscaped pursuant to the County's landscaping requirements and would be consistent with the Municipal Code standards for the M-M zone, which would be verified during the permitting process. Therefore, the proposed project would not substantially degrade the existing visual character or quality

of public views of the site and its surroundings, nor conflict with applicable zoning and other regulations governing scenic quality. Thus, impacts would not occur.

**2. Mt. Palomar Observatory**

a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?

**Source(s):** Riverside County General Plan, Ord. No. 655 (Regulating Light Pollution); Ord. No. 915 (Regulating Outdoor Lighting); Mead Valley Area Plan Figure 7 “Mt. Palomar Night Time Lighting Policy Area”

**a) Less than Significant Impact.** The proposed project site is approximately 42 miles northwest of the Mt. Palomar Observatory, and is within Zone B, as designated by Riverside County Ordinance No. 655. Zone B includes areas between 15 and 45 miles from the observatory. Areas within Zone B are required to meet specific lighting design standards to minimize light that could have a detrimental effect on astronomical observation and research. To ensure that lighting meets the required standards, the proposed project is required to submit lighting plans for approval as part of the project permitting process. Thus, through the County’s development review process and conditions of approval, the proposed project would be required to comply with Riverside County Ordinance No. 655 and No. 915, and potential project interference with nighttime use of the Mt. Palomar Observatory would be less than significant.

**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(s):** Riverside County Ord. No. 655 (Regulating Light Pollution), Ord. No. 915 (Regulating Outdoor Lighting); Owner’s Engineering Report for Solar Glare Hazard Analysis, Diamond PV Project Perris, California, Enertis 2019 (Enertis 2019).

**a) Less than Significant Impact.** The project site is largely undeveloped, and the existing sources of onsite nighttime lighting is limited to the southern portion of the site that is adjacent to Old Oleander Avenue and used for industrial uses, including a recycling center. In addition, areas nearby the project site provide sources of nighttime lighting including: security and parking lot lighting from developed parcels, offsite interior illumination from nearby uses passing through windows, and illumination from vehicle headlights along Harvill Avenue, Old Oleander Avenue, Harley Knox Boulevard, and I-215. Typical sensitive receptors relative to lighting and glare include residents, motorists, and pedestrians.

A residential home and truck storage yard are located on the southwest corner of Harvill Avenue and Old Oleander, approximately 301 feet southwest of the project site. The next closest residence is located on the east side of the I-215, approximately 1,229 feet southeast of the project site, at the east end of Redwood Drive. Light from operation of the freeway, including from vehicle headlights, electrified freeway lighting during the nighttime hours contribute to the ambient light on the project site. In addition, the number of pedestrians on the roadways surrounding the project site are limited.

The proposed project would include installation of new lighting sources on the project site including exterior lighting for security in the parking lot and along the building exterior; and interior lighting that could be visible through windows to the outside. The exterior security and parking lot lighting would be

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

hooded, appropriately angled to focus on the project site, and would comply with the County’s lighting ordinance and Building and Safety standards, as required by County Ordinances No. 655 and No. 915 to prevent light trespass. In addition, as described above, the proposed project would be required to submit lighting plans for approval as part of the project permitting process to ensure compliance with the Riverside County lighting requirements. Therefore, implementation of the project would not result in a substantial new source of light, and impacts would be less than significant.

Reflective light (glare) can be caused by sunlight or artificial light reflecting from finished surfaces such as window glass or other reflective materials. Buildings constructed of highly reflective materials from which the sun reflects at a low angle can cause adverse glare. However, the proposed industrial building would be concrete and would not be developed with reflective surfaces and would not include large areas of windows.

As discussed, the project proposes to use photovoltaic (PV) solar panels onsite to offset its building energy demand by 20 percent. The offset would be accomplished through the installation of onsite solar panels either on “carport” style mounting structures above portions of the planned parking areas to the northeast and southwest of the building, or as roof mounted solar arrays. The carport structures would be constructed from finished tubular and I-beam steel columns, with lighting underneath the canopies to maintain parking area lighting and security. The solar arrays would be aligned with the proposed parking plan and curbs, using industry-standard spans, spacing and dimensions arrays. The solar arrays are below the grade of all surrounding roadways and would not be visible from motorists, thereby avoiding glare impacts. If roof mounted, the solar equipment would be below the parapet, would not be visible to motorists, and would not exceed the 50-foot maximum building height. A Solar Glare Hazard Analysis was conducted demonstrating the project would not pose a risk aircraft for roof mounted or carport mounted solar.

Therefore, the proposed project would not generate substantial sources of glare, and impacts related to glare would be less than significant.

**b) No Impact.** As described above, the closest residence is located 301 feet southwest of the project site on an industrially zoned parcel. The next closest residence is approximately 1,229 feet southeast of the project site, on the east side of I-215 at the east end of Redwood Drive. Additionally, the project would adhere to all applicable Riverside County lighting regulations that specify lighting be hooded, and angled to focus on the project site, and away from residential uses. The proposed project would be required to submit lighting plans for approval as part of the project permitting process per Ordinances No. 655 and No.915 to ensure compliance with the Riverside County lighting requirements. No residential property would be exposed to unacceptable levels of light; and impacts related to unacceptable levels of light would not occur.

Conditions of Approval:

- **Lighting Plans:** All parking lot lights and other outdoor lighting shall be hooded and directed so as not to shine directly upon adjoining property or public rights-of-way, and 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.
- **Outdoor Lighting:** All outdoor luminaires in shall be appropriately located and adequately shielded and directed such that no direct light falls outside the parcel of origin, or onto the public right-of-way. In addition, outdoor luminaires shall not blink, flash, or rotate and shall be shown

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

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. 915.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**AGRICULTURE & FOREST RESOURCES** Would the project:

**4. Agriculture**

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?

c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?

d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?

**Source(s)**: Riverside County General Plan Figure OS-2 "Agricultural Resources", Mead Valley Area Plan Figure 3, Land Use Plan, and the Farmland Mapping and Monitoring Program (FMMP) California Important Farmland Finder. Accessed: <http://www.conservation.ca.gov/dlrp/fmmp> <http://maps.conservation.ca.gov/ciff/ciff.html>. Riverside County GIS Parcel Report. Accessed: [https://gis.countyofriverside.us/Html5Viewer/?viewer=MMC\\_Public](https://gis.countyofriverside.us/Html5Viewer/?viewer=MMC_Public)

**a) No Impact.** The project site is identified by the Farmland Mapping and Monitoring Program as both Farmland of Local Importance and Urban and Built-Up Land; and is not identified as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. Likewise, none of the lands nearby the project site are identified as Prime, Unique, or Farmland of Statewide importance. Therefore, implementation of the proposed project would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use; and impacts would not occur.

**b) No Impact.** The zoning code designation for the project site is Manufacturing Medium (M-M), and the site is surrounded by similarly zoned parcels. Therefore, a conflict with an agricultural zoning would not occur. In addition, the County GIS data shows that the project site and surrounding areas are not subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve. As a result, impacts related to conflict with agricultural zoning, agricultural use, a Williamson Act contract, or a Riverside County Agricultural Preserve from implementation of the proposed project would not occur.

**c) No Impact.** The zoning code designation for the project site is Manufacturing Medium (M-M), and the site is surrounded by similarly zoned parcels. There are no agriculturally zoned property within 300 feet of the project site. Therefore, impacts related to agriculture uses would not occur.

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

**d) No Impact.** As described above, there is no agriculturally zoned property or existing agriculture onsite or in the surrounding area. Thus, the development of the proposed project would not result in conversion of Farmland, to non-agricultural use, and impacts would not occur.

|   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <b>5. Forest</b>  | <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))? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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 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(s):** Riverside County General Plan Figure OS-3a "Forestry Resources Western Riverside County Parks, Forests, and Recreation Areas," Figure OS-3b "Forestry Resources Eastern Riverside County Parks, Forests, and Recreation Areas."

**a-c) No Impact.** The project site and surrounding lands are either vacant and undeveloped; or are areas developed with industrial uses, roadways, and rail lines. There is no existing forest land or timberland on the project site or in the project vicinity. The zoning code designation of the project site is Manufacturing Medium (M-M); and the zoning designations of the areas surrounding the project site do not include forest or timberland. The Mead Valley Area Plan (Figure 3) shows that there are no properties zoned for forest land or timberland surrounding the project site. Thus, the proposed project would not conflict with zoning or cause rezoning or any forest or timber land, result in the loss of forest land, or involve other changes that could result in the conversion of forest land to non-forest uses, and impacts would not occur.

Conditions of Approval

No conditions of approval related to agriculture and forest resources are required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

| <b>AIR QUALITY</b> Would the project:   |                          |                          |                                     |                                     |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| <b>6. Air Quality Impacts</b>   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| a) Conflict with or obstruct implementation of the applicable air quality plan?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| b) 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |

|  | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact        | No Impact                           |
|--|--------------------------------|--|-------------------------------------|-------------------------------------|
| c) Expose sensitive receptors, which are located within one (1) mile of the project site, to substantial pollutant concentrations? | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?                  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

**Source(s):** Riverside County General Plan, Riverside County Climate Action Plan (“CAP”) (November 2019), SCAQMD CEQA Air Quality Handbook; Air Quality Impact Analysis, prepared by Urban Crossroads, 2020 (Urban 2020) (Appendix A); Mobile Source Health Risk Assessment, prepared by Urban Crossroads, 2019 (Urban 2019) (Appendix B).

**a) No Impact.** The project site is located in the South Coast Air Basin, which is under the jurisdictional boundaries of the SCAQMD. The SCAQMD and SCAG are responsible for preparing the Air Quality Management Plan (AQMP), which addresses federal and state Clean Air Act (CAA) requirements. The AQMP details goals, policies, and programs for improving air quality in the Basin. In preparation of the AQMP, SCAQMD and SCAG use land use designations contained in General Plan documents to forecast, inventory, and allocate regional emissions from land use and development-related sources. As described in Chapter 12, Section 12.2 and Section 12.3 of the SCAQMD’s CEQA Air Quality Handbook (1993) and described in the Air Quality Analysis (Appendix A), if a proposed project would have a development density and vehicle trip generation that is substantially greater than what was anticipated in the General Plan, then the proposed project would conflict with the AQMP. On the other hand, if a project’s density is consistent with the General Plan, its emissions would be consistent with the assumptions in the AQMP, and the project would not conflict with SCAQMD’s attainment plans. In addition, the SCAQMD considers projects consistent with the AQMP if the project would not result in an increase in the frequency or severity of existing air quality violations or cause a new violation.

The project site is located with the Mead Valley Area Plan of the Riverside County General Plan and has a land use designation of Light Industrial (LI). This land use designation which includes industrial and related uses including warehousing/distribution, assembly and light manufacturing, repair facilities, and supporting retail uses. The project site has a zoning designation of Manufacturing Medium (M-M). This designation allows for industrial, warehousing, and manufacturing activities (the specific allowed uses are identified in Municipal Code Section 14.104.010). The Municipal Code does not identify a target density, density range, or Floor Area Ratio (FAR) for the M-M zone. The project proposes the construction of a 418,000 square-foot light industrial and warehousing building on the 20.35-acre site. The uses proposed by the project are consistent with the County’s land use designations. Therefore, the development density of the proposed project would also be consistent with the assumptions in the AQMP and would not conflict with SCAQMD’s attainment plans.

In addition, emissions generated by construction and operation of the project would not exceed thresholds as described in the analysis below, which are based on the AQMP and are designed to bring the Basin into attainment for the criteria pollutants for which it is in nonattainment. Therefore, because the project does not exceed any of the thresholds it would not conflict with SCAQMD’s goal of bringing the Basin into attainment for all criteria pollutants and, as such, is consistent with the AQMP. As a result, impacts related to conflict with the AQMP from the project would not occur.

**b) Less than Significant Impact.** 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, could cumulatively contribute to these pollutant violations. The methodologies from the SCAQMD CEQA Air Quality Handbook are



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

used in evaluating project impacts. SCAQMD has established daily mass thresholds for regional pollutant emissions, which are shown in Table AQ-1. The SCAQMD's CEQA Air Quality Handbook methodology describes that any projects that result in daily emissions that exceed any of these thresholds would have both an individually (project-level) and cumulatively significant air quality impact. If estimated emissions are less than the thresholds, impacts would be considered less than significant.

**Table AQ-1: SCAQMD Regional Daily Emissions Thresholds<sup>2</sup>**

| Pollutant         | Construction (lbs/day) | Operations (lbs/day) |
|-------------------|------------------------|----------------------|
| NOx               | 100                    | 55                   |
| VOC               | 75                     | 55                   |
| PM <sub>10</sub>  | 150                    | 150                  |
| PM <sub>2.5</sub> | 55                     | 55                   |
| SOx               | 150                    | 150                  |
| CO                | 550                    | 550                  |
| Lead              | 3                      | 3                    |

### Construction

Construction activities associated with the proposed project would generate pollutant emissions from the following: (1) demolition and removal of the existing onsite improvements and recycling debris; (2) grading and excavation; (3) construction workers traveling to and from project site; (4) delivery and hauling of construction supplies to, and debris from, the project site; (5) fuel combustion by onsite construction equipment; (6) building construction; application of architectural coatings; and paving. The amount of emissions generated on a daily basis would vary, depending on the intensity and types of construction activities occurring.

It is mandatory for all construction projects to comply with several SCAQMD Rules, including Rule 403 for controlling fugitive dust, PM<sub>10</sub>, and PM<sub>2.5</sub> emissions from construction activities. Rule 403 requirements include, but are not limited to, applying water in sufficient quantities to prevent the generation of visible dust plumes, applying soil binders to uncovered areas, reestablishing ground cover as quickly as possible, utilizing a wheel washing system to remove bulk material from tires and vehicle undercarriages before vehicles exit the proposed project site, covering all trucks hauling soil with a fabric cover and maintaining a freeboard height of 12-inches, and maintaining effective cover over exposed areas. Compliance with Rule 403 was accounted for in the construction emissions modeling. In addition, implementation of SCAQMD Rule 1113 that governs the VOC content in architectural coating, paint, thinners, and solvents, was accounted for in the construction emissions modeling.

**Table AQ-2: Construction Emissions Summary**

| Year          | Emissions (lbs/day) |       |       |      |                  |                   |
|---------------|---------------------|-------|-------|------|------------------|-------------------|
|               | VOC                 | NOx   | CO    | SOx  | PM <sub>10</sub> | PM <sub>2.5</sub> |
| <b>Summer</b> |                     |       |       |      |                  |                   |
| 2020          | 5.65                | 63.84 | 36.12 | 0.12 | 11.48            | 6.65              |
| 2021          | 59.06               | 63.38 | 54.45 | 0.16 | 8.34             | 3.79              |
| <b>Winter</b> |                     |       |       |      |                  |                   |
| 2020          | 5.64                | 63.84 | 33.75 | 0.12 | 11.48            | 6.65              |
| 2021          | 59.04               | 63.31 | 51.64 | 0.15 | 8.34             | 3.79              |

<sup>2</sup> Regional Thresholds presented in this table are based on the SCAQMD Air Quality Significance Thresholds, March 2015.

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

|                                |              |              |              |             |              |             |
|--------------------------------|--------------|--------------|--------------|-------------|--------------|-------------|
| <b>Maximum Daily Emissions</b> | <b>59.06</b> | <b>63.84</b> | <b>54.45</b> | <b>0.16</b> | <b>11.48</b> | <b>6.65</b> |
| SCAQMD Regional Threshold      | 75           | 100          | 550          | 150         | 150          | 55          |
| <b>Threshold Exceeded?</b>     | <b>No</b>    | <b>No</b>    | <b>No</b>    | <b>No</b>   | <b>No</b>    | <b>No</b>   |

Source: Urban Crossroads, 2020

As shown in Table AQ-2, CalEEMod results indicate that construction emissions generated by the proposed project would not exceed SCAQMD regional thresholds. Therefore, emissions from construction activities would not result in a new or increased impact.

### Operations

Implementation of the proposed light industrial warehousing building would result in long-term regional emissions of criteria air pollutants and ozone precursors associated with area sources, such as natural gas consumption, landscaping, applications of architectural coatings, and consumer products. However, operational vehicular emissions would generate a majority of the emissions generated from the project.

Operational emissions associated with the proposed project were modeled using CalEEMod and are presented in Table AQ-3. As shown, the proposed project would result in long-term regional emissions of the criteria pollutants that would be below the SCAQMD's applicable thresholds. Therefore, the project's operational emissions would not exceed the NAAQS and CAAQS, would not result in a cumulatively considerable net increase of any criteria pollutant impacts, and operational impacts would be less than significant.

**Table AQ-3: Summary of Peak Operational Emissions**

| Operational Summer Emissions (lbs/day) |              |                 |              |                 |                  |                   |
|--|--------------|-----------------|--------------|-----------------|------------------|-------------------|
|  | VOC          | NO <sub>x</sub> | CO           | SO <sub>x</sub> | PM <sub>10</sub> | PM <sub>2.5</sub> |
| Area Source                            | 9.54         | 9.60e-04        | 0.11         | 1.00e-05        | 3.80e-04         | 3.80e-04          |
| Energy Source                          | 0.02         | 0.16            | 0.13         | 9.60e-04        | 0.01             | 0.01              |
| Mobile Source (Passenger Cars)         | 1.35         | 1.16            | 19.62        | 0.06            | 5.88             | 1.58              |
| Mobile Source (Trucks)                 | 0.96         | 31.94           | 6.36         | 0.12            | 4.90             | 1.77              |
| Onsite Equipment Source                | 0.27         | 3.09            | 1.55         | 6.37e-03        | 0.10             | 0.10              |
| <b>Total Maximum Daily Emissions</b>   | <b>12.14</b> | <b>36.35</b>    | <b>27.77</b> | <b>0.18</b>     | <b>10.90</b>     | <b>3.45</b>       |
| SCAQMD Regional Threshold              | 55           | 55              | 550          | 150             | 150              | 55                |
| <b>Threshold Exceeded?</b>             | <b>No</b>    | <b>No</b>       | <b>No</b>    | <b>No</b>       | <b>No</b>        | <b>No</b>         |
| Operational Winter Emissions (lbs/day) |              |                 |              |                 |                  |                   |
|  | VOC          | NO <sub>x</sub> | CO           | SO <sub>x</sub> | PM <sub>10</sub> | PM <sub>2.5</sub> |
| Area Source                            | 9.54         | 9.60e-04        | 0.11         | 1.00e-05        | 3.80e-04         | 3.80e-04          |
| Energy Source                          | 0.02         | 0.16            | 0.13         | 9.60e-04        | 0.01             | 0.01              |
| Mobile Source (Passenger Cars)         | 1.20         | 1.20            | 15.89        | 0.05            | 5.88             | 1.58              |
| Mobile Source (Trucks)                 | 0.94         | 33.36           | 6.14         | 0.12            | 4.90             | 1.77              |
| Onsite Equipment Source                | 0.27         | 3.09            | 1.55         | 6.37e-03        | 0.10             | 0.10              |
| <b>Total Maximum Daily Emissions</b>   | <b>11.98</b> | <b>37.81</b>    | <b>23.82</b> | <b>0.18</b>     | <b>10.90</b>     | <b>3.45</b>       |
| SCAQMD Regional Threshold              | 55           | 55              | 550          | 150             | 150              | 55                |
| <b>Threshold Exceeded?</b>             | <b>No</b>    | <b>No</b>       | <b>No</b>    | <b>No</b>       | <b>No</b>        | <b>No</b>         |

Source: Urban Crossroads, 2020

**c) Less than Significant Impact.** The SCAQMD's *Final Localized Significance Threshold Methodology* (SCAQMD 2008) recommends the evaluation of localized NO<sub>2</sub>, CO, PM<sub>10</sub>, and PM<sub>2.5</sub> construction-related impacts to sensitive receptors in the immediate vicinity of the project site. Such an evaluation is referred to as a localized significance threshold (LST) analysis. According to the SCAQMD's *Final*

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

*Localized Significance Threshold Methodology*, “off-site mobile emissions from the project should not be included in the emissions compared to the LSTs” (SCAQMD 2008). SCAQMD has developed LSTs that represent the maximum emissions from a project that are not expected to cause or contribute to an exceedance of the most stringent applicable federal or state ambient air quality standards, and thus would not cause or contribute to localized air quality impacts. LSTs are developed based on the ambient concentrations of NO<sub>x</sub>, CO, PM<sub>10</sub>, and PM<sub>2.5</sub> pollutants for each of the 38 source receptor areas (SRAs) in the SCAB. The project site is located in SRA 23, Metropolitan Riverside County.

Sensitive receptors can include uses such as long-term health care facilities, rehabilitation centers, and retirement homes. Residences, schools, playgrounds, childcare centers, and athletic facilities can also be considered sensitive receptors. Although located on an industrially zoned parcel, the nearest sensitive receptor is an existing residence located approximately 301 feet southwest of the project site at 22980 Peregrine Way (Urban 2020). The next closest residence is approximately 1,229 feet southeast of the project site at 1330 California Avenue, on the east side of I-215. As such, the Air Quality Analysis utilizes a sensitive receptor distance of 301 feet, as measured in a straight line from the project site’s property line to receptor structure, as shown in Figure A-1, *Sensitive Receptor Locations*.

For evaluation of localized NO<sub>2</sub> and CO impacts, the nearest receptor location where an individual can remain onsite for a 1 or 8-hour period is the rail spur facility located 128 feet south of the project site. As such, a 128-foot distance is used to evaluate construction and operational air quality impacts for emissions of NO<sub>2</sub> and CO.

**Construction**

The localized thresholds from the mass rate look-up tables in SCAQMD’s Final Localized Significance Threshold Methodology document, were developed for use on projects that are less than or equal to 5-acres in size or have a disturbance of less than or equal to 5 acres daily. The Air Quality Impact Analysis (Appendix A) determined that the proposed project would disturb a maximum of 4 acres per day.

Table AQ-4 identifies the localized impacts at the nearest receptor location in the vicinity of the project. As shown, project construction-source emissions would not exceed the applicable SCAQMD LSTs for emissions of any criteria pollutant. Thus, implementation of the project would not result in a localized air quality impact.

**Table AQ-4: Localized Significance Summary of Construction**

| Onsite Demolition Emissions       | Emissions (lbs/day) |       |                  |                   |
|-----------------------------------|---------------------|-------|------------------|-------------------|
|                                   | NO <sub>x</sub>     | CO    | PM <sub>10</sub> | PM <sub>2.5</sub> |
| Maximum Daily Emissions           | 33.20               | 21.75 | 4.13             | 1.92              |
| SCAQMD Localized Threshold        | 135                 | 762   | 27               | 7                 |
| Threshold Exceeded?               | No                  | No    | No               | No                |
| Onsite Site Preparation Emissions | Emissions (lbs/day) |       |                  |                   |
|                                   | NO <sub>x</sub>     | CO    | PM <sub>10</sub> | PM <sub>2.5</sub> |
| Maximum Daily Emissions           | 63.79               | 22.39 | 11.28            | 6.59              |
| SCAQMD Localized Threshold        | 237                 | 1,504 | 46               | 12                |
| Threshold Exceeded?               | No                  | No    | No               | No                |
| Onsite Grading Emissions          | Emissions (lbs/day) |       |                  |                   |
|                                   | NO <sub>x</sub>     | CO    | PM <sub>10</sub> | PM <sub>2.5</sub> |
| Maximum Daily Emissions           | 60.88               | 32.40 | 6.47             | 3.74              |
| SCAQMD Localized Threshold        | 254                 | 1,641 | 49               | 13                |

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

|                            |           |           |           |           |
|----------------------------|-----------|-----------|-----------|-----------|
| <b>Threshold Exceeded?</b> | <b>No</b> | <b>No</b> | <b>No</b> | <b>No</b> |
|----------------------------|-----------|-----------|-----------|-----------|

Source: Urban Crossroads, 2020

Note: PM10 and PM2.5 emissions reflect reductions associated with implementation of SCAQMD Rule 403 via the "mitigation" option in CalEEMod.

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

Figure A1: Sensitive Receptor Locations



**LEGEND:**

- ⊕ Residential Receptor Location
- Non-Residential (Commercial/Industrial) Receptor Location
- Distance from Receptor (Residential or Non-Residential) to Project site boundary (in feet)

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

**Operations**

For operational LSTs, onsite passenger car and truck travel emissions were modeled. The SCAQMD has established that impacts to air quality are significant if there is a potential to contribute or cause localized exceedances of the federal and/or state Ambient Air Quality Standards. As shown on Table AQ-5, operational emissions would not exceed the SCAQMD’s localized significance thresholds for any criteria pollutant at the nearest sensitive receptor. Therefore, the project would not result in a localized air quality impact from operational activities.

**Table AQ-5: Localized Significance Summary of Operations**

| Operational Activity        | Emissions (pounds per day) |           |                  |                   |
|-----------------------------|----------------------------|-----------|------------------|-------------------|
|                             | NO <sub>x</sub>            | CO        | PM <sub>10</sub> | PM <sub>2.5</sub> |
| Maximum Daily Emissions     | 4.91                       | 3.09      | 0.66             | 0.28              |
| SCAQMD Localized Thresholds | 288                        | 1,914     | 13               | 4                 |
| <b>Threshold Exceeded?</b>  | <b>No</b>                  | <b>No</b> | <b>No</b>        | <b>No</b>         |

Source: Urban Crossroads, 2020

**Diesel Mobile Source Health Risk**

A Mobile Source Health Risk Assessment, included as Appendix B, was prepared for the project to evaluate the health risk impacts as a result of exposure to diesel particulate matter (DPM) as a result of heavy-duty diesel trucks entering and leaving the site during operation of the proposed project and exposing nearby sensitive receptors.

Onsite truck idling was estimated to occur as trucks enter and travel through the facility. Although the proposed uses are required to comply with CARB’s idling limit of 5 minutes, SCAQMD recommends that the onsite idling emissions should be estimated for 15 minutes of truck idling, which takes into account onsite idling that occurs while the trucks are waiting to pull up to the truck bays, idling at the bays, idling at check-in and check-out, etc. As such, this analysis estimated truck idling at 15 minutes, consistent with SCAQMD’s recommendation, although the project would be required to limit truck idling to no more than five minutes.

As described above, SCAQMD recommends using a 10 in one million as the cancer risk threshold. A risk level of 10 in one million implies a likelihood that up to 10 people, out of one million equally exposed people would contract cancer if exposed continuously (24 hours per day) to the levels of toxic air contaminants over a specified duration of time.

**Residential:** The nearest residential land use with the greatest potential exposure to project DPM source emissions is an existing residence located approximately 301 feet southwest of the project site. At 301 feet from the site, the maximum incremental cancer risk attributable to project DPM source emissions is calculated at 1.24 in one million, which is substantially less than the SCAQMD threshold of 10 in one million (Urban 2019). Additionally, non-cancer risks were calculated to be 0.0004, which would not exceed the applicable threshold of 1.0 (Urban 2019). At the next closest residence, located 1,229-feet southeast of the project site and across I-215, the maximum incremental cancer risk would be much less because emissions disperse with the increased distance. As such, the project would not cause a significant human health or cancer risk to adjacent residences, and impacts would be less than significant.

**Workers:** The nearest offsite workers with the greatest potential exposure to project DPM source emissions are located 128 feet south of the project site. At the maximally exposed worker (MEIW), the maximum incremental cancer risk impact at this location is 0.20 in one million which is less than the threshold of 10 in one million. Also, the non-cancer risks were calculated to be 0.0007, which would not

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

exceed the applicable threshold of 1.0 (Urban 2019). As such, the project would not cause a significant human health or cancer risk to nearby workers, and impacts would be less than significant. The SCAQMD guidance does not require assessment of the potential health risk to onsite workers. Onsite worker health and safety is regulated by the State of California Department of Industrial Relations, Division of Occupational Safety and Health (DOSH), better known as Cal/OSHA, protects

**School Children:** There are no schools located within a 0.25 mile of the project site. The closest school is the Perris Spanish Seventh-day Adventist Church located at 22905 Alviso Drive, more than 1-mile (5,280 feet) south of the project site. Due to the distance between the project site and the closest school, the project would not cause a significant human health or cancer risk to any school children, and impacts would be less than significant (Urban 2019).

**CO “Hot Spot” Analysis**

Regarding potential “hot spots” of CO that could result from the project, the Air Quality Impact Analysis describes that a daily traffic volume of 400,000 vehicles per day would not exceed the most stringent 1-hour CO standard (20 ppm).

With implementation of the project, the highest average daily trips on a segment of road would be much less than the volume of traffic required to generate a CO hot spot (Urban 2020). Thus, no impacts related to a CO hot spot would result from implementation of the proposed project.

**d) No Impact.** The proposed project would not generate other emissions, not described previously. The project site does not contain land uses typically associated with emitting objectionable odors. According to the SCAQMD CEQA Air Quality Handbook, land uses associated with odor issues include agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting activities, refineries, landfills, dairies, and fiberglass molding operations. The proposed project would develop and operate an industrial warehousing building, which would not involve the types of uses.

Potential odor sources associated with the proposed project may result from construction equipment exhaust and the application of asphalt and architectural coatings during construction activities and the temporary storage of typical solid waste (refuse) associated with the proposed project’s operational uses. Standard construction requirements would minimize odor impacts from construction. The construction odor emissions would be temporary, short-term, and intermittent in nature and would cease upon completion of construction; no impact would occur.

It is expected that project-generated refuse would be stored in covered containers and removed at regular intervals in compliance with the County’s solid waste regulations. The proposed project would also be required to comply with SCAQMD Rule 402 (included as a County condition of approval) to prevent occurrences of public nuisance odors. Therefore, other emissions (such as those leading to odors) that could adversely affect a substantial number of people would not occur from the proposed project.

Conditions of Approval

**Rule 402:** The project is required to comply with the provisions of South Coast Air Quality Management District (SCAQMD) Rule 402. The project shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property.

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

**Rule 403:** The project is required to comply with the provisions of South Coast Air Quality Management District (SCAQMD) Rule 403, which includes the following:

- All clearing, grading, earth-moving, or excavation activities shall cease when winds exceed 25 mph per SCAQMD guidelines in order to limit fugitive dust emissions.
- The contractor shall ensure that all disturbed unpaved roads and disturbed areas within the project are watered, with complete coverage of disturbed areas, at least 3 times daily during dry weather; preferably in the mid-morning, afternoon, and after work is done for the day.
- The contractor shall ensure that traffic speeds on unpaved roads and project site areas are reduced to 15 miles per hour or less.

**Rule 1113:** The project is required to comply with the provisions of South Coast Air Quality Management District Rule (SCAQMD) Rule 1113. Only “Low-Volatile Organic Compounds” paints (no more than 50 gram/liter of VOC) and/or High Pressure Low Volume (HPLV) applications shall be used.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

| <b>BIOLOGICAL RESOURCES</b> Would the project:   | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact                           |
|--|--------------------------------|--|------------------------------|-------------------------------------|
| <b>7. Wildlife &amp; Vegetation</b>  |                                |  |                              |                                     |
| a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?   | <input type="checkbox"/>       | <input checked="" type="checkbox"/>                | <input type="checkbox"/>     | <input type="checkbox"/>            |
| 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 Wildlife 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 or migratory wildlife corridors, or impede the use of native wildlife nursery sites?   | <input type="checkbox"/>       | <input checked="" type="checkbox"/>                | <input 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, and regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| f) Have a substantial adverse effect on State or federally protected wetlands (including, but not limited to,  | <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                           |
|---|--------------------------------|--|------------------------------|-------------------------------------|
| marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?                      |                                |  |                              |                                     |
| g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |

**Source(s):** Biological Resources Report, prepared by Hernandez Environmental Services (Hernandez 2019) (Appendix C). Burrowing Owl Survey Report prepared by Hernandez Environmental (Hernandez 2020) (Appendix M).

**a) Less than Significant Impact with Mitigation Incorporated.** The project site is located within the boundaries of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Mead Valley Area Plan. The project site is not located within or adjacent to a Plan Cell Group, Plan Criteria Cell, or Conservancy Area; and is not located within plan-defined areas requiring surveys for narrow endemic plant species, or criteria area plant species. However, the project is located within a designated area requiring surveys for burrowing owl (Hernandez 2019). As a result, the General Biological Assessment Report that was prepared for the project (Hernandez 2019) conducted the habitat assessment outlined by the MSHCP in *Step 1: Habitat Assessment*, which identified suitable habitat for burrowing owls.

Consistent with the MSHCP requirements, focused surveys were conducted pursuant to *Step II, Part B: Focused Burrowing Owl Surveys of the Burrowing Owl Survey Instructions for the Western Riverside Multiple Species Habitat Conservation Plan Area* (2006). The focused surveys were conducted on 8, March 9, March 30 and March 31, 2020. The focused survey effort resulted in the detection and mapping of 19 suitable burrows measuring four inches or greater in diameter within the Project and associated 150-meter buffer study area. No burrowing owls or sign were observed within the study area.

Because the burrowing owl is known to occur in the vicinity of the project site and because the species is migratory and could use/occupy the site prior to ground-disturbing construction activities, potential impacts to burrowing owl could occur. Thus, Mitigation Measure BIO-1 is provided to require preconstruction surveys to ensure that construction of the project would not result in impacts to burrowing owl.

Regarding MSHCP Section 6.1.2 Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools, the project site does not contain riparian/riverine habitat areas as defined in Section 6.1.2 of the Western Riverside County MSHCP. There are no depressions or areas where water would pool were observed within the project site. No vernal pools occur on the project site and there is no suitable habitat for fairy shrimp to occur. Further, none of the riparian/riverine species listed in Section 6.1.2 of the MSHCP were found within the project site. Thus, impacts related to MSHCP Section 6.1.2 would not occur from implementation of the project.

In addition, MSHCP Section 6.1.3 Protection of Narrow Endemic Plant Species is not applicable to the site because the project site is not within an MSHCP-defined Narrow Endemic Plant Species survey area (NEPSSA) or Criteria Area Species survey area (CASSA). Likewise, MSHCP Section 6.1.4 Guidelines Pertaining to the Urban/Wildlands Interface are not applicable to the project site because the guidelines are related to the MSHCP Conservation Area; and the project site is not within the vicinity of a conservation area. Thus, impacts related to MSHCP Section 6.1.4 would not occur from implementation of the project.

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

**b) Less than Significant Impact with Mitigation Incorporated.** The project site contains approximately 6.68 acres of disturbed, developed areas, 0.46 acre of ornamental vegetation, 3.60 acre of acres of disturbed coastal sage scrub habitat, and 9.26 acres of disturbed non-vegetated areas (Hernandez 2019). The ornamental vegetation occurs along the project site boundaries. The ornamental vegetation consists of wattle (*Acacia sp.*), Peruvian pepper tree (*Schinus molle*), tree tobacco (*Nicotiana glauca*), and oleander (*Nerium oleander*).

The disturbed coastal sage scrub contains a high percentage of invasive non-native plants predominantly italian thistle (*Carduus pycnocephalus*), fiddleneck (*Amsinckia menziesii*), filaree (*Erodium cicutarium*), black mustard (*Brassica nigra*), shortpod mustard (*Hirschfeldia incana*), foxtail brome (*Bromus madritensis ssp. rubens*). Other common plant species found in this habitat type include California buckwheat (*Eriogonum fasciculatum*), black sage (*Salvia mellifera*), goldenbush (*Isocoma menziesii*), deerweed (*Acmispon glaber*), California encelia (*Encelia californica*), and sweetbush (*Bebbia juncea*) and does not require mitigation (Hernandez 2019).

None of the plant species listed as state and/or federal Threatened, Endangered, or Candidate species have been found to have a potential to exist on the project site (Hernandez 2019). Four wildlife species listed as state and/or federal threatened, endangered, or candidate or for special consideration under the Western Riverside County MSHCP have the potential to exist on the project site, which include the following:

- California horned lark (*Eremophila alpestris actia*) is a CDFW watch list wildlife species. The species is found in marine intertidal and splash zone communities, meadow and seep. This species was observed on the project site during the field visit. However, this species is covered by the Western Riverside County MSHCP and is considered adequately conserved.
- Burrowing owl (*Athene cunicularia*) is a CDFW Species of Special Concern and a Western Riverside County MSHCP covered species. The species lives in dry open areas with no trees and short grass. The project site contains habitat for this species. As described in Response a), consistent with the MSHCP requirements, focused surveys were conducted pursuant to *Step II, Part B: Focused Burrowing Owl Surveys of the Burrowing Owl Survey Instructions for the Western Riverside Multiple Species Habitat Conservation Plan Area* (2006). The results of these surveys were negative. In addition, Mitigation Measure BIO-1 requires pre-construction burrowing owl surveys and the implementation of avoidance or exclusion measures if owls are found during the surveys. With implementation of Mitigation Measure BIO-1, potential conflict with the provisions of an adopted Habitat Conservation Plan related to Burrowing Owl would be less than significant.
- San Diego black-tailed jackrabbit (*Lepus californicus bennettii*) is CDFW Species of Special Concern. It is found in grasslands, Riversidean sage scrub, Riversidean alluvial fan sage scrub, Great Basin sagebrush, desert scrub, and juniper and oak woodlands. The project site contains habitat for this species, but the species was not observed during the field visit. This species is a Western Riverside County MSHCP covered species and is considered adequately conserved.
- Coast horned lizard (*Phrynosoma blainvillii*) is CDFW Species of Special Concern. It is found in coastal sage scrub, washes, and grasslands. The project site contains habitat for this species (Hernandez 2019) but the species was not observed during the field visit. However, as a Western Riverside County MSHCP covered species and is considered adequately conserved. Mitigation Measure BIO-3 requires a that three days prior to any ground disturbing activities or vegetation removal, a qualified biological monitor should conduct a preconstruction survey to

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

identify any sensitive biological resources to flag for avoidance. Any reptile species that may be present within the project area shall be relocated outside of the impact areas.

Therefore, impacts related to threatened and endangered species would be less than significant with implementation of mitigation.

**c) Less than Significant Impact with Mitigation Incorporated.** As described in the previous response, the focused burrowing owl surveys were conducted on March 8, March 9, March 30 and March 31, 2020. The focused survey effort resulted in the detection and mapping of 19 suitable burrows measuring four inches or greater in diameter within the Project and associated 150-meter buffer study area. No burrowing owls or sign were observed within the study area.

In addition, Mitigation Measure BIO-1 requires pre-construction burrowing owl surveys and the implementation of avoidance or exclusion measures if owls are found during the surveys, which are implemented as part of the building plancheck process. With implementation of MSHCP and Mitigation Measure BIO-1, potential conflict with the provisions of an adopted Habitat Conservation Plan related to burrowing owl would be less than significant.

The remainder of the special status wildlife species identified on the site are covered under the MSHCP. No additional special-status species not included for coverage under the MSHCP were observed or are expected to occur within the project site. Therefore, the project would result in a less than significant impact related to candidate, sensitive, or special status species in local or regional plans, or state regulations.

**d) Less than Significant Impact with Mitigation Incorporated.** Wildlife corridors are linear features that connect areas of open space and provide avenues for the migration of animals and access to additional areas of foraging. The project site does not contain, or is not adjacent to, any wildlife corridors. The project site is surrounded by roadways and rail lines. Areas of industrial, residential, undeveloped graded land, and additional roadways are located beyond the roadways adjacent to the site. Development of the site would not result in impacts related to established native resident or migratory wildlife corridor.

As described previously, the project site contains 0.46 acre of ornamental vegetation along the site boundaries and 3.60 acre of acres of disturbed coastal sage scrub habitat. The ornamental vegetation and coastal sage scrub habitat provide potentially suitable habitat for nesting birds. Therefore, if vegetation is required to be removed during nesting bird season, Mitigation Measure BIO-2 has been included to require a nesting bird survey to be conducted prior to initiating tree removal or vegetation clearing within 500 feet of a mature tree. With the implementation of Mitigation Measure BIO-2, impacts related to nesting birds would be reduced to a less than significant level.

**e) No Impact.** The Biological Resources Report describes that the project site does not contain any drainage, riparian, or riverine features. There are no CDFW, United States Army Corps of Engineers (USACE), or Regional Water Quality Control Board (RWQCB) jurisdictional waters within the project site boundaries. The project area does not contain any wetlands or vernal pools. Also, as described previously, the project site contains approximately 6.68 acres of disturbed, developed areas, 0.46 acre of ornamental vegetation, 3.60 acre of acres of disturbed coastal sage scrub habitat, and 9.26 acres of disturbed non-vegetated areas; none of which is a sensitive natural community (Hernandez 2019).

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

Therefore, the project would not result in impacts related to riparian habitat or other sensitive natural community.

**f) No Impact.** As described in the previous response, the project site does not include any wetlands or vernal pools. In addition, there are no CDFW, United States Army Corps of Engineers (USACE), or Regional Water Quality Control Board (RWQCB) jurisdictional waters within the project site boundaries. Therefore, the project would not impact federally protected wetlands.

**g) No Impact.** The proposed project would not conflict with any local policies or ordinances protecting biological resources. See prior discussions regarding compliance with the MSHCP. The County of Riverside has two tree management ordinances; one which manages the removal of oak trees, and the other that manages the removal of trees above 5,000 feet in elevation. The project does not include any oak trees. The proposed project site does not contain any oak trees and elevation of the project site ranges between 1,517 feet msl to 1,536 feet msl (Hernandez 2019). Thus, the proposed project would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance, and no impacts would not occur.

Conditions of Approval

**County Ordinance No. 810.** Prior to the issuance of any grading permits, fees required pursuant to Riverside County Ordinance No. 810 (Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Fee Program Ordinance) shall be submitted to the County. County Ordinance No. 810 requires a per-acre local development impact and mitigation fee payment prior to the issuance of a building permit.

Mitigation

**Mitigation Measure BIO-1: Burrowing Owl Pre-Construction.** Within 30 days of construction, conduct burrowing owl (BUOW) take avoidance surveys within the project site and the 150-meter survey area surrounding the project site for BUOW presence/absence, per guidelines specified in the Western Riverside County Regional Conservation Authority Burrowing Owl Survey Instructions for the Plan Area (2006).

If BUOW are observed to occupy the project site and/or adjacent areas during take avoidance surveys or incidentally during construction, the Riverside County Planning Department and the Environmental Programs Department will be notified, and avoidance measures shall be implemented during the breeding season (March 1 through August 31). If it is determined that the project site is occupied by BUOW, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act (MBTA). If burrowing owls are present during the non-breeding season (September 1 through February 28), burrowing owl exclusion measures may be implemented in accordance with the MSHCP. Relocation outside of the nesting season 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, in accordance with California Department of Fish and Wildlife (CDFW) guidelines. In the event that burrowing owls are occupying the Project site at the time of the pre-construction survey, passive relocation shall not be allowed. A grading permit may be issued once the species has been relocated. If the grading permit is not obtained within 30 days of the survey, a new survey shall be required.

**Mitigation Measure BIO-2: Nesting Bird Survey.** Vegetation removal should occur outside of the nesting bird season (generally between February 1 and August 31). If vegetation removal is required

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

during the nesting bird season, the applicant must conduct take avoidance surveys for nesting birds prior to initiating tree removal or vegetation clearing within 500 feet of a mature tree. Surveys will be conducted by a qualified biologist(s) within three days of vegetation removal. If active nests are observed, a qualified biologist will determine appropriate minimum disturbance buffers and other adaptive mitigation techniques (e.g., biological monitoring of active nests during construction-related activities, staggered schedules, etc.) to ensure that impacts to nesting birds are avoided until the nest is no longer active. At a minimum, construction activities will stay outside of a 300-foot buffer around the active nests. For raptor species, the buffer is to be expanded to 500 feet. The approved buffer zone shall be marked in the field with construction fencing, within which no vegetation clearing or ground disturbance shall commence until the qualified biologist and Riverside County Environmental Programs Department verify that the nests are no longer occupied and the juvenile birds can survive independently from the nests. Once the young have fledged and left the nest, or the nest otherwise becomes inactive under natural conditions, normal construction activities may occur.

**Mitigation Measure BIO-3: Sensitive Biological Resources Pre-Construction Survey.** Three days prior to any ground disturbing activities or vegetation removal, a qualified biological monitor should conduct a preconstruction survey to identify any sensitive biological resources to flag for avoidance. Any reptile species that may be present within the project area shall be relocated outside of the impact areas.

Monitoring

Prior to the issuance of any grading permits, the results of the preconstruction surveys shall be reviewed by the Riverside County Planning Department. If burrowing owls are identified onsite prior to initiation of grading activities, a Burrowing Owl Protection and Relocation Plan shall be prepared in accordance with the MSHCP prior to the issuance of any grading permits. If active nesting birds are observed, a qualified biologist will determine appropriate minimum disturbance buffers or other adaptive mitigation techniques

| <b>CULTURAL RESOURCES</b> Would the project:   |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <b>8. Historic Resources</b>   |                          |                          |                          |                                     |
| a) Alter or destroy a 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, pursuant to California Code of Regulations, Section 15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**Source(s):** Phase I Environmental Site Assessment (Phase 1 2019) (Appendix D); Cultural Resources Assessment, Prepared by Material Culture Consulting. 2019. (MCC 2019) (Appendix E).

**a) No Impact.** As described by the Phase I Environmental Site Assessment, the project site was undeveloped prior to the existing uses on the site, which are not historic resources. The existing buildings onsite consist of a one-story office building and large warehouses/sheds with concrete/asphalt floors and metal siding/roofs that are used for storage/manufacturing of wooden pallets/repair of diesel engines. Five empty silos , built sometime after 1978, and associated infrastructure are also located on the southern portion of the project site. There are no historic sites within the project site, and impacts related to historic sites would not occur from implementation of the project.

**b) No Impact.** As described by the previous response, the project site contains industrial uses that include a one-story office building, large warehouses/sheds with concrete/asphalt floors and metal

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

siding/roofs, and five empty silos and associated infrastructure, which are not historic resources. As the site does not include any historic resources, an impact related to the significance of a historical resource would not occur from implementation of the project.

| <b>9. Archaeological Resources</b>  |                          |                                     |                          |                                     |
|---|--------------------------|-------------------------------------|--------------------------|-------------------------------------|
| 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"/> |

**Source(s):** Cultural Resources Assessment, Prepared by Material Culture Consulting. 2019. (MCC 2019) (Appendix E).

**a) Less than Significant Impact with Mitigation Incorporated.** The project site is a partially developed and previously graded site. The Cultural Resources Assessment prepared for the project did not identify any previously recorded resources within the project site and the field survey yielded negative results for newly discovered resources. However, a total of 85 previously recorded cultural resources are located within a 1-mile radius of the project site. In addition, three significant cultural resources, all prehistoric bedrock milling features, are located within a 0.5-mile radius of the project, in an alluvial plain setting similar to the project site. Each of these resources have been identified during construction phase archaeological monitoring. Therefore, based on the results of the cultural resources records search and survey, the Cultural Resources Assessment determined that the project site has a moderate sensitivity for presence of archaeological deposits. Therefore, Mitigation Measure CUL-1 has been included to require a qualified professional archeologist to be present at the pre-grade meeting, archaeological monitoring for all initial ground disturbing activities, and for contractors to halt work within 50 feet in the event of uncovering a potential archaeological resource and to have the find evaluated by a qualified archaeologist. Because the Cultural Resources Assessment (including field survey) did not identify any previously recorded or new resources within the project site, no evidence exists of the presence of archaeological resources on the project site. Further, implementation of Mitigation Measure CUL-1 would ensure the proper treatment of any unknown resources that might be identified during construction activities. Therefore, impacts to archaeological sites would be less than significant with implementation of mitigation.

**b) Less than Significant Impact with Mitigation Incorporated.** As described in the previous response, the Cultural Resources Assessment (including field survey) prepared for the project did not identify any previously recorded or new resources within the project site. However, 85 previously recorded cultural resources are located within a 1-mile radius of the project site, and three significant cultural resources are located within a 0.5-mile radius of the project site, in an alluvial plain setting similar to the project. Thus, the project site has a moderate sensitivity for presence of archaeological deposits. Therefore, Mitigation Measure CUL-1 has been included to require a qualified professional archeologist to be present at the pre-grade meeting, archaeological monitoring for all initial ground disturbing activities, and for contractors to halt work within 50 feet in the event of uncovering a potential archaeological resource and to have the find evaluated by a qualified archaeologist. Because the Cultural Resources Assessment did not identify any previously recorded or new resources within the project site, no evidence exists of the presence of archaeological resources on the project site. Further, implementation of Mitigation Measure CUL-1 would ensure the proper treatment of any unknown

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

resources that might be identified during construction activities. Therefore, impacts to archaeological resources would be less than significant with implementation of mitigation.

**c) No Impact.** The project site has not been previously used as a cemetery. Thus, human remains are not anticipated to be uncovered during project construction. In addition, California Health and Safety Code Section 7050.5, CEQA Section 15064.5, and Public Resources Code Section 5097.98 mandate the process to be followed in the event of an accidental discovery of any human remains. Specifically, California Health and Safety Code Section 7050.5 requires that if human remains are discovered, disturbance of the site shall remain halted until the coroner has conducted an investigation into the circumstances, manner, and cause of death, and made recommendations concerning the treatment and disposition of the human remains to the person responsible for the excavation, or to his or her authorized representative, in the manner provided in Section 5097.98 of the Public Resources Code. If the coroner determines that the remains are not subject to his or her authority and if the coroner has reason to believe the human remains to be those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission. Compliance with existing law would ensure that significant impacts to human remains would not occur.

Conditions of Approval

**Human Remains.** Should human remains be discovered during project construction, the project would be required to comply with State Health and Safety Code Section 7050.5, which states that no further disturbance may occur in the vicinity of the body until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The County Coroner must be notified of the find immediately. If the remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission, which will determine the identity of and notify a Most Likely Descendant (MLD). With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The MLD must complete the inspection within 48 hours of notification by the NAHC.

Mitigation

**Mitigation Measure CUL-1: Inadvertent Discoveries.** Prior to the issuance of the first grading permit, the applicant shall provide a letter to the County Planning Department, or designee, from a qualified professional archeologist meeting the Secretary of Interior’s Professional Qualifications for Archaeology as defined at 36 CFR Part 61, Appendix A stating that the archeologists have been retained will be present at pre-grade meetings and for all initial ground disturbing activities. In addition, the developer shall provide an executed pre-excavation agreement for a Native American monitor during grading, protocols for treatment of Native American human remains, and the repatriation of Native American sacred items and artifacts.

In the event a previously unrecorded archaeological deposit is encountered during construction, all activity within 50 feet of the area of discovery shall cease and the County shall be immediately notified. The archeologist shall be contacted to flag the area in the field and shall determine if the archaeological deposits meet the CEQA definition of historical (State CEQA Guidelines 15064.5(a)) and/or unique archaeological resource (Public Resources Code 21083.2(g)).

If the find is considered a “resource” the archeologist in coordination with the Native American monitor shall pursue either protection in place or recovery, salvage and treatment of the deposits. Recovery, salvage and treatment protocols shall be developed in accordance with applicable provisions of Public

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

Resource Code Section 21083.2 and State CEQA Guidelines 15064.5 and 15126.4 in consultation with the County. Per CEQA Guidelines Section 15126.4(b)(3), preservation in place shall be the preferred means to avoid impacts to archaeological resources qualifying as historical resources. Consistent with CEQA Guidelines Section 15126.4(b)(3)(C). If unique archaeological resources cannot be preserved in place or left in an undisturbed state, recovery, salvage and treatment shall be required at the developer/applicant's expense.

**Monitoring**

Prior to the issuance of the first grading permit, the applicant shall provide a letter to the County Planning Department, or designee identifying that the qualified archaeologist has been retained for activities detailed in Mitigation Measure CUL-1.

| <b>ENERGY</b> Would the project:   |                          |                          |                                     |                                     |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| <b>10. Energy Impacts</b>  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| a) Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b) Conflict with or obstruct a State or Local plan for renewable energy or energy efficiency?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

**Source(s):** Riverside County General Plan, Riverside County Climate Action Plan (CAP) (November 2019), Energy Analysis, prepared by Urban Crossroads (Urban 2019) (Appendix F).

**a) Less than Significant Impact.**

**Construction**

During construction of the proposed project, energy would be consumed in three general forms:

1. Petroleum-based fuels used to power off-road construction vehicles and equipment on the project site, construction worker travel to and from the project site, as well as delivery truck trips;
2. Electricity associated with providing temporary power for lighting and electric equipment; and
3. Energy used in the production of construction materials, such as asphalt, steel, concrete, pipes, and manufactured or processed materials such as lumber and glass.

Based on these uses of energy during construction activities, the proposed building and the associated infrastructure would not be expected to result in demand for fuel greater on a per-unit-of-development basis than other development projects in Southern California. Construction does not involve any unusual or increased need for energy. In addition, the extent of construction activities that would occur is limited to an 18-month period, and the demand for construction-related electricity and fuels would be limited to that time frame.

Construction contractors are required to demonstrate compliance with applicable California Air Resources Board (CARB) regulations governing the accelerated retrofitting, repowering, or replacement of heavy-duty diesel on- and off-road equipment as part of the County's construction permitting process. In addition, compliance with existing CARB idling restrictions would reduce fuel combustion and energy



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

consumption. The energy modeling shows that project construction electricity usage over the 18-month construction period would be approximately 218,196 kWh. Also, as shown in Table E-1, the construction equipment used to develop the proposed project is estimated to result in the need for 93,265 gallons of diesel fuel.

**Table E-1: Estimated Construction Equipment Fuel Consumption**

| Activity/Duration   | Equipment                | HP Rating | Quantity | Usage Hours | Load Factor | HP-hrs/day | Total Fuel Consumption (gal. diesel fuel) |
|---|--------------------------|-----------|----------|-------------|-------------|------------|---|
| Demolition (20 days)  | Concrete/Industrial Saws | 81        | 1        | 8           | 0.73        | 473        | 511                                       |
|   | Excavators               | 158       | 3        | 8           | 0.38        | 1,441      | 1,558                                     |
|   | Rubber Tired Dozers      | 247       | 2        | 8           | 0.40        | 1,581      | 1,709                                     |
| Site Preparation (10 days)  | Crawler Tractors         | 212       | 4        | 8           | 0.43        | 2,917      | 1,577                                     |
|   | Rubber Tired Dozers      | 247       | 3        | 8           | 0.40        | 2,371      | 1,282                                     |
| Grading (35 days)   | Crawler Tractors         | 212       | 2        | 8           | 0.43        | 1,459      | 2,759                                     |
|   | Excavators               | 158       | 2        | 8           | 0.38        | 961        | 1,817                                     |
|   | Graders                  | 187       | 1        | 8           | 0.41        | 613        | 1,160                                     |
|   | Rubber Tired Dozers      | 247       | 1        | 8           | 0.40        | 790        | 1,495                                     |
|   | Scrapers                 | 367       | 2        | 8           | 0.48        | 2,819      | 5,332                                     |
| Building Construction (345 days)                                    | Cranes                   | 231       | 1        | 8           | 0.29        | 536        | 9,994                                     |
|   | Crawler Tractors         | 212       | 3        | 8           | 0.43        | 2,188      | 40,800                                    |
|   | Forklifts                | 89        | 3        | 8           | 0.20        | 427        | 7,967                                     |
|   | Generator Sets           | 84        | 1        | 8           | 0.74        | 497        | 9,274                                     |
| Paving (20 days)  | Welders                  | 46        | 1        | 8           | 0.45        | 166        | 3,088                                     |
|   | Pavers                   | 130       | 2        | 8           | 0.42        | 874        | 944                                       |
|   | Paving Equipment         | 132       | 2        | 8           | 0.36        | 760        | 822                                       |
| Architectural Coating (40 days)                                     | Rollers                  | 80        | 2        | 8           | 0.38        | 486        | 526                                       |
|   | Air Compressors          | 78        | 1        | 8           | 0.48        | 300        | 648                                       |
| <b>Total Construction Process Fuel Demand (Gallons Diesel Fuel)</b> |                          |           |          |             |             |            | <b>93,265</b>                             |

Source: Urban Crossroads, 2019

Table E-2 shows that construction workers would use approximately 61,199 gallons of fuel to travel to and from the project site. This is in addition to the construction equipment fuel listed in Table E-1. Tables E-3 and E-4 shows that approximately 17,514 gallons of fuel would be used by medium high duty trucks, and 26,630 gallons of fuel would be used for hauling by heavy high duty trucks during construction of the proposed project.

**Table E-2: Estimated Construction Worker Fuel Consumption**

| Construction Activity               | Worker Trips / Day | Trip Length (miles) | Vehicle Miles Traveled | Average Vehicle Fuel Economy (mpg) | Estimated Fuel Consumption (gallons) |
|-------------------------------------|--------------------|---------------------|------------------------|------------------------------------|--------------------------------------|
| <b>2020 Construction Activities</b> |                    |                     |                        |                                    |                                      |
| Demolition (20 days)                | 15                 | 14.7                | 4,410                  | 30.76                              | 143                                  |
| Site Preparation (10 days)          | 18                 | 14.7                | 2,646                  | 30.76                              | 86                                   |
| Grading (35 days)                   | 20                 | 14.7                | 10,290                 | 30.76                              | 335                                  |
| Building Construction (83 days)     | 367                | 14.7                | 447,777                | 30.76                              | 14,557                               |
| <b>2021 Construction Activities</b> |                    |                     |                        |                                    |                                      |

|   |     |      |           | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|-----|------|-----------|--------------------------------|--|------------------------------|-----------|
| Building Construction (261 days)                  | 367 | 14.7 | 1,408,069 | 31.59                          | 44,580   |                              |           |
| Paving (20 days)                                  | 15  | 14.7 | 4,410     | 31.59                          | 140  |                              |           |
| Architectural Coating (40 days)                   | 73  | 14.7 | 42,924    | 31.59                          | 1,359  |                              |           |
| <b>Total Construction Worker Fuel Consumption</b> |     |      |           |                                |  | <b>61,199</b>                |           |

Source: Urban Crossroads, 2019

**Table E-3: Estimated Construction Vendor Fuel Consumption (Medium High Duty Trucks)**

| Construction Activity                             | Vendor Trips / Day | Trip Length (miles) | Vehicle Miles Traveled | Average Vehicle Fuel Economy (mpg) | Estimated Fuel Consumption (gallons) |
|---|--------------------|---------------------|------------------------|------------------------------------|--------------------------------------|
| <b>2020 Vendor Trips</b>                          |                    |                     |                        |                                    |                                      |
| Building Construction (83 days)                   | 72                 | 6.9                 | 40,948                 | 9.56                               | 4,283                                |
| <b>2021 Vendor Trips</b>                          |                    |                     |                        |                                    |                                      |
| Building Construction (261 days)                  | 72                 | 6.9                 | 128,764                | 9.73                               | 13,230                               |
| <b>Total Construction Vendor Fuel Consumption</b> |                    |                     |                        |                                    | <b>17,514</b>                        |

Source: Urban Crossroads, 2019

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

**Table E-4: Estimated Construction Hauling Fuel Consumption (Heavy High Duty Trucks)**

| Construction Activity                                     | Vendor Trips / Day | Trip Length (miles) | Vehicle Miles Traveled | Average Vehicle Fuel Economy (mpg) | Estimated Fuel Consumption (gallons) |
|---|--------------------|---------------------|------------------------|------------------------------------|--------------------------------------|
| <b>2020 Vendor Trips</b>                                  |                    |                     |                        |                                    |                                      |
| Building Construction (83 days)                           | 72                 | 6.9                 | 40,948                 | 6.82                               | 6,002                                |
| <b>2021 Vendor Trips</b>                                  |                    |                     |                        |                                    |                                      |
| Building Construction (261 days)                          | 72                 | 6.9                 | 128,764                | 6.93                               | 18,575                               |
| <b>2020 Hauling Trips</b>                                 |                    |                     |                        |                                    |                                      |
| Demolition (20 days)                                      | 221                | 20                  | 88,400                 | 6.82                               | 12,958                               |
| <b>Total Construction Vendor/hauling Fuel Consumption</b> |                    |                     |                        |                                    | <b>37,536</b>                        |

Source: Urban Crossroads, 2019

Overall, construction activities would comply with all existing regulations, and would therefore not be expected to use fuel in a wasteful, inefficient, and unnecessary manner. Thus, no impacts related to construction energy usage would occur.

**Operation**

Once operational, the project would generate demand for electricity, natural gas, as well as gasoline for motor vehicle trips. Operational use of energy includes the heating, cooling, and lighting of the building, water heating, operation of electrical systems and plug-in appliances, parking lot and outdoor lighting, and the transport of electricity, natural gas, and water to the areas where they would be consumed. This use of energy is typical for urban development, no additional energy infrastructure would be required to be built to operate the project, and no operational activities would occur that would result in extraordinary energy consumption.

The proposed project would be required to meet the current Title 24 energy efficiency standards. The County's administration of the Title 24 requirements and the County's Climate Action Plan (CAP) includes review of design components and energy conservation measures that occurs during the permitting process, which ensures that all requirements are met. Typical Title 24 measures include insulation; use of energy-efficient heating, ventilation and air conditioning equipment (HVAC); solar-reflective roofing materials; energy-efficient indoor and outdoor lighting systems; reclamation of heat rejection from refrigeration equipment to generate hot water; and incorporation of skylights, etc. In complying with the Title 24 standards, impacts to peak energy usage periods would be minimized, and impacts on statewide and regional energy needs would be reduced. All development is required to comply with the adopted California Energy Code (Code of Regulations, Title 24 Part 6) and the California Green (CalGreen) Building Standards (included as a condition approval and is a standard requirement of any development project in the County). As discussed, the project proposes to use photovoltaic (PV) solar panels onsite to offset its energy demand by 20 percent, in compliance with the County's Climate Action Plan Measure R2-E10. This would be accomplished through the provision of onsite renewable energy generation with the installation of onsite solar panels which would generate approximately 165,896 kWh/year or a total of 118 kW. Thus, operation of the project would not use large amounts of energy or fuel in a wasteful manner, and no operational energy impacts would occur.

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

As detailed in Table E-5, operation of the proposed project is estimated to result in the annual use of 285,101 gallons of fuel.

**Table E-5: Estimated Annual Operational Vehicle Fuel Consumption**

| Vehicle Type          | Annual Vehicle Miles Traveled | Average Vehicle Fuel Economy (mpg) | Estimated Annual Fuel Consumption (gallons) |
|-----------------------|-------------------------------|------------------------------------|---|
| <b>Passenger Cars</b> |                               |                                    |   |
| LDA                   | 1,547,746                     | 31.59                              | 49,002                                      |
| LDT1                  | 107,286                       | 26.44                              | 4,058                                       |
| LDT2                  | 528,756                       | 24.76                              | 21,356                                      |
| MDV                   | 338,327                       | 19.93                              | 16,979                                      |
| <b>Trucks</b>         |                               |                                    |   |
| LHDT                  | 267,990                       | 14.09                              | 19,014                                      |
| MHDT                  | 359,386                       | 9.73                               | 36,927                                      |
| HHDT                  | 955,005                       | 6.93                               | 137,765                                     |
| <b>Total</b>          | <b>4,104,496</b>              | <b>-</b>                           | <b>285,101</b>                              |

Source: Urban Crossroads, 2019

In addition, Table E-6 details that operation of the proposed project would use approximately 597,740 thousand British thermal units (kBtu) per year of natural gas and that approximately 829,480 kilowatt-hour (kWh) per year of electricity would be used for operation.

**Table E-6: Estimated Annual Operational Natural Gas and Electricity Demand**

|   |                  |
|---|------------------|
| <b>Natural Gas Demand</b>               | <b>kBtu/year</b> |
| Other Non-Asphalt Surfaces              | 0                |
| Parking Lot                             | 0                |
| Warehouse                               | 597,740          |
| <b>Total Project Natural Gas Demand</b> | <b>597,740</b>   |
| <b>Electricity Demand</b>               | <b>kWh/year</b>  |
| Other Non-Asphalt Surfaces              | 0                |
| Parking Lot                             | 35,280           |
| Warehouse                               | 794,200          |
| <b>Total Project Electricity Demand</b> | <b>829,480</b>   |

Source: Urban Crossroads, 2019

**b) No Impact.** The proposed project would be required to meet the CCR Title 24/Calgreen energy efficiency standards in effect during permitting of the project. The County’s administration of the CCR Title 24 requirements includes review of design components and energy conservation measures that occurs during the permitting process, which ensures that all requirements are met. In addition, the project would not conflict with or obstruct opportunities to use renewable energy, such as solar energy. As discussed, the project proposes to use photovoltaic (PV) solar panels onsite to offset its energy demand by 20 percent, in compliance with the County’s Climate Action Plan Measure R2-E10. This would be accomplished through the provision of onsite renewable energy generation with the installation of onsite solar panels which would generate approximately 165,896 kWh/year or a total of 118 kW. The solar panels would be installed either on “carport” style mounting structures above portions of the planned parking areas to the northeast and southwest of the building, or on the building’s rooftop. As such, development of the site would not result in obstruction of opportunities for use of renewable

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

energy. Thus, the project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency, and impacts would not occur.

Conditions of Approval

**CalGreen Compliance:** The project is required to comply with the CalGreen Building Code as included in the County’s Municipal Code to ensure efficient use of energy. CalGreen specifications are required to be incorporated into building plans as a condition of building permit approval.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

| <b>GEOLOGY AND SOILS</b> Would the project directly or indirectly:  |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <b>11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones</b>  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| a) 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(s):** Riverside County General Plan Figure S-2 “Earthquake Fault Study Zones;” Geotechnical Investigation, prepared by Southern California Geotechnical, Inc. (Geo 2019) (Appendix G); California Geological Survey Earthquake Zones of Required Investigation, Accessed: <https://maps.conservation.ca.gov/cgs/EQZApp/App/>

**a) No Impact.** The project site is not located within an Alquist-Priolo Earthquake Fault zone (Geo 2019). The closest Alquist-Priolo Earthquake Fault zones are the San Jacinto Fault zone that is located 14 miles to the southwest, and the Elsinore Fault zone that is located 10 miles to the northeast of the project site. Due to the distance of the project site from the fault zones, impacts related to a fault zone would not occur from implementation of the proposed project.

|  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <b>12. Liquefaction Potential Zone</b>                                   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| a) Be subject to seismic-related ground failure, including liquefaction? |                          |                          |                                     |                          |

**Source(s):** Riverside County General Plan Figure S-3 “Generalized Liquefaction;” Geotechnical Investigation, prepared by Southern California Geotechnical, Inc. (Geo 2019) (Appendix G).

**a) Less than Significant Impact.** Liquefaction occurs when vibrations or water pressure causes soil particles to lose its friction properties. As a result, soil behaves like a liquid, has an inability to support weight, and can flow down very gentle slopes. This condition is usually temporary and is most often caused by an earthquake vibrating water-saturated fill or unconsolidated soil. However, effects of liquefaction can include sand boils, settlement, and structural foundation failures. Soils that are most susceptible to liquefaction are clean, loose, saturated, and uniformly graded fine-grained sands in areas where the groundwater table is within approximately 50 feet below ground surface.

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

The Riverside County GIS data indicates that the site is within an area of low liquefaction susceptibility. The Geotechnical Investigation describes that no groundwater was encountered during onsite borings to a depth of approximately 30 feet below the ground surface, and that the nearest groundwater monitoring well (located 3,400 feet southeast) indicates a high groundwater level of 72.64 feet below the ground surface in April 2019. Thus, groundwater is not anticipated to be within 50 feet of the ground surface. In addition, the site is underlain by medium dense to very dense older alluvial soils and bedrock. Therefore, the Geotechnical Investigation determined that the project site has a low liquefaction susceptibility potential (Geo 2019).

Additionally, all structures built in the County are required to be developed in compliance with the CBC (California Code of Regulations, Title 24, Part 2), which is adopted as Chapter 16.08 of the County's Municipal Code. Compliance with the CBC would require proper construction of building footings and foundations so that it would withstand the effects of potential ground movement, including liquefaction.

The Riverside County Department of Building and Safety reviews structural plans and geotechnical data prior to issuance of a grading permit and conducts inspections during construction, which would ensure that all required CBC measures are incorporated. Compliance with the CBC as included as a condition of approval and verified by the County's review process would ensure that impacts related to liquefaction are less than significant.

**13. Ground-shaking Zone**

a) Be subject to strong seismic ground shaking?

**Source(s):** Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map;" and Figures S-13 through S-21 (showing General Ground Shaking Risk); Geotechnical Investigation, prepared by Southern California Geotechnical, Inc. (Geo 2019) (Appendix G).

**a) Less than Significant Impact.** The project site, like most of southern California, could be subject to seismically related strong ground shaking. Ground shaking is a major cause of structural damage from earthquakes. The amount of motion expected at a building site can vary from none to forceful depending upon the distance to the fault, the magnitude of the earthquake, and the local geology.

The closest faults to the project site include the San Jacinto Fault zone that is located 14 miles to the southwest and the Elsinore Fault zone that is located 10 miles to the northeast of the project site. A major earthquake along either of these faults or another regional fault could cause substantial seismic ground shaking at the site. However, structures built in the County are required to be built in compliance with the CBC (California Code of Regulations, Title 24, Part 2) that provides provisions for earthquake safety based on factors including building occupancy type, the types of soils onsite, and the probable strength of ground motion. Compliance with the CBC would require the incorporation of: 1) seismic safety features to minimize the potential for significant effects as a result of earthquakes; 2) proper building footings and foundations; and 3) construction of the building structure so that it would withstand the effects of strong ground shaking.

The Riverside County Department of Building and Safety permitting process would ensure that all required CBC seismic safety measures are incorporated into the building. Compliance with the CBC as verified by the County's review process and included as a condition of approval, would reduce impacts related to strong seismic ground shaking to a less than significant level.

|   | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact        | No Impact                |
|---|--------------------------------|--|-------------------------------------|--------------------------|
| <b>14. Landslide Risk</b>   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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? | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**Source(s):** Riverside County General Plan Figure S-5 “Regions Underlain by Steep Slope;” Mead Valley Area Plan Figure 14, Steep Slopes; Geotechnical Investigation, prepared by Southern California Geotechnical, Inc. (Geo 2019) (Appendix G).

**a) Less than Significant Impact.** Landslides are the downhill movement of masses of earth and rock and are often associated with earthquakes; but other factors, such as the slope, moisture content of the soil, composition of the subsurface geology, heavy rains, and improper grading can influence the occurrence of landslides. The project site and the adjacent parcels are flat and do not contain any hills or steep slopes. The elevation of the project site ranges between 1,517 feet msl to 1,536 feet msl (Hernandez 2019), and no landslides on or adjacent to the project site would occur. Furthermore, the project area is not identified as an area having a risk of landslides on the Mead Valley Area Plan Figure 14, Steep Slopes. Therefore, impacts related to landslides or rock falls would not occur from implementation of the proposed project.

Lateral spreading is a type of liquefaction induced ground failure associated with the lateral displacement of surficial blocks of sediment resulting from liquefaction in a subsurface layer. Once liquefaction transforms the subsurface layer into a fluid mass, gravity plus the earthquake inertial forces may cause the mass to move downslope towards a free face (such as a river channel or an embankment). Lateral spreading may cause large horizontal displacements and such movement typically damages pipelines, utilities, bridges, and structures. As described previously, high groundwater does not exist in the project vicinity and the site is underlain by medium dense to very dense older alluvial soils and bedrock that are not liquefiable. Therefore, the Geotechnical Investigation determined that the project site has a low liquefaction susceptibility potential (Geo 2019). Similarly, the susceptibility for lateral spreading is also low, and less than significant with compliance with the mandatory CBC requirements.

In addition, the Geotechnical Investigation describes that the medium dense to very dense older alluvial soils have the potential for settlement of approximately 0.1 feet. However, the grading, foundation work, and compliance with the CBC as required through the County’s permitting process would ensure that settlement related impacts would be less than significant.

|   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <b>15. Ground Subsidence</b>  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**Source(s):** Riverside County General Plan Figure S-7 “Documented Subsidence Areas Map;” Geotechnical Investigation, prepared by Southern California Geotechnical, Inc. (Geo 2019) (Appendix G).

**a) Less than Significant Impact.** Ground subsidence is the gradual settling or sinking of the ground surface with little or no horizontal movement, and occur in areas with subterranean oil, gas, or groundwater. Effects of subsidence include fissures, sinkholes, depressions, and disruption of surface

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

drainage. The project site is located within a susceptible subsidence hazard zone as shown on Riverside County General Plan Figure S-7. However, due to the shallow bedrock underlying the site, the potential for subsidence to occur on this site is low. Also, groundwater extraction is managed by groundwater management plans, which limits the allowable withdrawal of water and potential of subsidence.

In addition, compliance with the CBC would be required by the Riverside County Department of Building and Safety, as implemented as a condition of approval. Compliance with the requirements of the CBC as part of the building plan check and development review process, would ensure that impacts related to subsidence would be less than significant.

**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"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Source(s):** Geotechnical Investigation, prepared by Southern California Geotechnical, Inc. (Geo 2019) (Appendix G).

**a) No Impact.** A seiche is the sloshing of a closed body of water from earthquake shaking. Seiches are of concern relative to water storage facilities because inundation from a seiche can occur if the wave overflows a containment wall, such as the wall of a reservoir, water storage tank, dam, or other artificial body of water. The nearest water body is the Perris Reservoir, which is located approximately 3.6 miles from the project site. Due to the distance of the closest water body an impact related to seiche would not occur from the project.

A mudflow is an earthflow consisting of material that is wet enough to flow rapidly and typically occurs in small, steep stream channels. The project site and the adjacent parcels are relatively flat. The elevation of the project site ranges between 1,517 feet msl to 1,536 feet msl (Hernandez 2019). The site does not contain steep slopes and is not adjacent to any steep slopes that could be subject to a mudflow. Therefore, the proposed project would not be subject to a mudflow, and no impacts would occur.

In addition, there are no known volcanoes in the project region. Thus, impacts related to volcanic hazards would not occur. Overall, the proposed project would not result in impacts related to seiche, mudflow, or volcanic hazards, and no impacts would occur.

**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(s):** Riv. Co. 800-Scale Slope Maps; Geotechnical Investigation, prepared by Southern California Geotechnical, Inc. (Geo 2019) (Appendix G).

**a) No Impact.** As described previously, the project site and the adjacent parcels are relatively flat. The elevation of the project site ranges between 1,517 feet msl to 1,536 feet msl (Hernandez 2019). The



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

site does not contain steep slopes and is not adjacent to any steep slopes. The proposed project would include excavation to a depth of approximately 2-feet below existing grade and to a depth of approximately 2-feet below the building pad subgrade elevation, whichever is greater. These areas would be backfilled with development of the building structure. Thus, the project would not change topography or ground surface relief features, and impacts would not occur.

**b) No Impact.** As described in the previous response, the project would include excavation to a depth of approximately 2-feet below existing grade and to a depth of approximately 2-feet below the building pad subgrade elevation, whichever is greater. Thus, the project would not create cut or fill slopes greater than 2:1 or higher than 10 feet, and impacts would not occur.

**c) No Impact.** The project includes installation of an onsite sewer system that would connect to the existing system in the adjacent roadway. The installation and grading of the site would be completed pursuant to the County's and service provider's required specifications for sewer installation such that the project would not negate the use of the sewage disposal systems. Therefore, no impacts would occur.

| 18. Soils  |                          |                          |                                     |                                     |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Result in substantial soil erosion or the loss of topsoil?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b) Be located on expansive soil, as defined in Section 1803.5.3 of the California Building Code (2019), creating substantial direct or indirect risks to life or property?       | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input 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(s):** U.S.D.A. Soil Conservation Service Soil Surveys, Geotechnical Investigation, prepared by Southern California Geotechnical, Inc. (Geo 2019) (Appendix G).

**a) Less than Significant Impact.** Construction of the proposed project has the potential to contribute to soil erosion and the loss of topsoil. Grading activities that would be required for the project would expose and loosen topsoil, which could be eroded by wind or water. However, the County's Municipal Code Chapter 13.12, Article 2 Stormwater Management and Discharge Controls implement the requirements of the California Regional Water Quality Control Board, Riverside County (RWQCB) National Pollutant Discharge Elimination System (NPDES) Storm Water Permit Order No. R8-2010-0033 (MS4 Permit) establishes minimum stormwater management requirements and controls that are required to be implemented for the project.

To reduce the potential for soil erosion and the loss of topsoil, a Stormwater Pollution Prevention Plan (SWPPP) is required by these County and RWQCB regulations to be developed by a QSD (Qualified SWPPP Developer), which would be implemented by the County's conditions of approval. The SWPPP is required to address site-specific conditions related to specific grading and construction activities that could cause erosion and the loss of topsoil and provide erosion control BMPs to reduce or eliminate the erosion and loss of topsoil. Erosion control BMPs include use of: silt fencing, fiber rolls, or gravel bags, stabilized construction entrance/exit, hydroseeding, etc. With compliance with the County's Municipal Code stormwater management requirements, RWQCB SWPPP requirements, and installation of BMPs,

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

which would be implemented by the County's project review by the Department of Building and Safety, construction impacts related to erosion and loss of topsoil would be less than significant.

The proposed project includes installation of landscaping adjacent to the proposed building and throughout the proposed parking areas. With this landscaping, areas of loose topsoil that could erode by wind or water, would not exist upon operation of the proposed project. In addition, as described in Section 25, Hydrology and Water Quality, the hydrologic features of the proposed project have been designed to slow, filter, and retain stormwater within landscaping and the proposed detention basin, which would also reduce the potential for stormwater to erode topsoil. Furthermore, implementation of the project requires County approval of a Water Quality Management Plan (WQMP), which would ensure that RWQCB requirements and appropriate operational BMPs would be implemented to minimize or eliminate the potential for soil erosion or loss of topsoil to occur. As a result, with implementation of existing requirements, impacts related to substantial soil erosion or loss of topsoil would be less than significant.

**b) Less than Significant Impact.** Expansive soils contain significant amounts of clay particles that swell when wet and shrink when dry. Foundations constructed on expansive soils are subjected to forces caused by the swelling and shrinkage of the soils. Without proper measures taken, heaving and cracking of both building foundations and slabs-on-grade could result.

The Geotechnical Investigation prepared for the project conducted soils testing, which determined that onsite soils have a low expansion index (Geo 2019). In addition, as described above, compliance with the CBC is a standard County practice and is included as a condition of approval. Therefore, compliance with the requirements of the CBC as part of the building plan check and development review process, would ensure that expansive soil related impacts would be less than significant.

**c) No Impact.** The project includes installation of an onsite sewer system that would connect to the existing system in the adjacent roadway and the project would not use septic tanks or alternative wastewater disposal systems. As a result, no impacts related to septic tanks or alternative wastewater disposal systems would not occur from implementation of the proposed project.

**19. Wind Erosion and Blows and from project either on or off site.**

a) Be impacted by or result in an increase in wind erosion and blows and, either on or off site?

**Source(s):** Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. No. 460, Article XV & Ord. No. 484

**a) No Impact.** Like the majority of the County, the project site is identified by the General Plan Safety Element Figure S-8 as having a moderate wind erosion susceptibility. The General Plan, Safety Element Policy for Wind Erosion requires buildings and structures to be designed to resist wind loads that are covered by the CBC. In addition, as described above, the proposed project includes installation of landscaping adjacent to the proposed building and throughout the parking areas. With this landscaping, areas of loose topsoil that could erode by wind, would not exist upon operation of the proposed project. As described previously, the proposed project would be developed in compliance with CBC regulations (included as condition of approval), which would be verified by the County Department of Building and Safety prior to approval of building permits. Therefore, the project would not result in an increase in wind erosion and blow sand, either on or off site, and impacts would not occur.

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

**Conditions of Approval**

**CBC Compliance.** The project is required to comply with the California Building Standards Code as included in the County’s Municipal Code Chapter 16.08 to preclude significant adverse effects associated with seismic and soils hazards. CBC related and geologist and/or civil engineer specifications for the proposed project are required to be incorporated into grading plans and building specifications as a condition of construction permit approval.

**Comply with NPDES.** Since this project is one acre or more, the permit holder shall comply with all of the applicable requirements of the National Pollutant Discharge Elimination System (NPDES) and shall conform to NPDES Best Management Practices for Stormwater Pollution Prevention Plans during the life of this permit.

**NPDES/SWPPP.** Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of submitting a Notice of Intent (NOI), develop and implement a Stormwater Pollution Prevention Plan (SWPPP) and a monitoring program and reporting plan for the construction site.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

| <b>GREENHOUSE GAS EMISSIONS</b> Would the project:   |                          |                                     |                          |                          |
|--|--------------------------|-------------------------------------|--------------------------|--------------------------|
| <b>20. Greenhouse Gas Emissions</b>  |                          |                                     |                          |                          |
| a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?      | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

**Source(s):** Riverside County General Plan, Riverside County Climate Action Plan (CAP); Greenhouse Gas Analysis, prepared by Urban Crossroads, 2020 (Urban 2020) (Appendix H).

**Thresholds**

The analysis methodologies from SCAQMD and the Riverside County Climate Action Plan (CAP) are used in evaluating potential impacts related to GHG from implementation of the proposed project.

**SCAQMD:** SCAQMD does not have approved thresholds; however, does have draft thresholds that provides a tiered approach to evaluate GHG impacts. The current interim SCAQMD thresholds consist of the following:

- Tier 1 consists of evaluating whether or not the project qualifies for any applicable exemption under CEQA.
- Tier 2 consists of determining whether the project is consistent with a GHG reduction plan. If a project is consistent with a qualifying local GHG reduction plan, it does not have significant GHG emissions.

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

- Tier 3 consists of screening values, which the lead agency can choose, but must be consistent with all projects within its jurisdiction. A project's construction emissions are averaged over 30 years and are added to the project's operational emissions. If a project's emissions are below one of the following screening thresholds, then the project is less than significant:
  - Residential and Commercial land use: 3,000 MTCO<sub>2</sub>e per year
  - Industrial land use: 10,000 MTCO<sub>2</sub>e per year
  - Based on land use type: residential: 3,500 MTCO<sub>2</sub>e per year; commercial: 1,400 MTCO<sub>2</sub>e per year; or mixed use: 3,000 MTCO<sub>2</sub>e per year
- Tier 4 has the following options:
  - Option 1: Reduce BAU emissions by a certain percentage; this percentage is currently undefined.
  - Option 2: Early implementation of applicable AB 32 Scoping Plan measures
  - Option 3, 2020 target for service populations (SP), which includes residents and employee: 4.8 MTCO<sub>2</sub>e/SP/year for projects and 6.6 MTCO<sub>2</sub>e/SP/year for plans;
  - Option 3, 2035 target: 3.0 MTCO<sub>2</sub>e/SP/year for projects and 4.1 MTCO<sub>2</sub>e/SP/year
- Tier 5 involves mitigation offsets to achieve target significance threshold.

In addition, SCAQMD methodology for project's construction are to average them over 30-years and then add them to the project's operational emissions to determine if the project would exceed the screening values listed above (Urban 2020).

**Climate Action Plan:** The County of Riverside adopted the CAP in December 8, 2015. The CAP was designed under the premise that Riverside County's emission reduction efforts should coordinate with the state strategies of reducing emissions in order to accomplish these reductions in an efficient and cost-effective manner.. The County of Riverside Climate Action Plan Update, November 2019 (CAP Update) establishes GHG emission reduction programs and regulations that correlate with and support evolving State GHG emissions reduction goals and strategies. The CAP Update includes reduction targets for year 2030 and year 2050. These reduction targets require the County to reduce emissions by at least 525,511 MT CO<sub>2</sub>e below the Adjusted Business As Usual (ABAU)<sup>3</sup> scenario by 2030 and at least 2,982,948 MT CO<sub>2</sub>e below the ABAU scenario by 2050 (CAP Update, p.7-1)

In order to evaluate consistency of development projects with the CAP, the CAP includes Screening Tables to aid in measuring the reduction of GHG emissions attributable to certain design and construction measures incorporated into development projects. The CAP contains a menu of measures potentially applicable to discretionary development that include energy conservation, water use reduction, increased residential density or mixed uses, transportation management and solid waste recycling. Individual sub-measures are assigned a point value within the overall screening table of GHG implementation measures. The point values are adjusted according to the amount of GHG emissions are reduced by the measures.

The CAP identifies a two-step approach in evaluating GHG emissions. First, a screening threshold of 3,000 MTCO<sub>2</sub>e per year is used to determine if additional analysis is required. Projects that exceed the 3,000 MTCO<sub>2</sub>e per year are required to quantify and disclose the anticipated GHG emissions then either 1) demonstrates GHG emissions at project buildout year levels of efficiency and includes project design

<sup>3</sup> Adjusted Business As Usual (ABAU) Scenario reflects GHG emissions reductions achieved through anticipated future State actions (CAP Update, p. 2-1).

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

features and/or mitigation measures to reduce GHG emissions or 2) garner 100 points through the Screening Tables.

Projects that garner at least 100 points (equivalent to an approximate 49 percent reduction in GHG emissions) are determined to be consistent with the reduction quantities anticipated in the CAP. As such, pursuant to the County’s CAP, projects that achieve a total of 100 points or more are considered to have a less than significant individual and cumulative impact on GHG emissions (Urban 2020).

**a) Less than Significant with Mitigation with Mitigation Incorporated.** Construction activities produce combustion emissions from various sources, such as site excavation, grading, utility engines, heavy-duty construction vehicles onsite, equipment hauling materials to and from the site, asphalt paving, and motor vehicles transporting the construction crew. Exhaust emissions from onsite construction activities would vary daily as construction activity levels change.

In addition, operation of the proposed industrial warehouse would result in area and indirect sources of operational GHG emissions that would primarily result from vehicle trips, electricity and natural gas consumption, water transport (the energy used to pump water), and solid waste generation. GHG emissions from electricity consumed by the building would be generated off-site by fuel combustion at the electricity provider. GHG emissions from water transport are also indirect emissions resulting from the energy required to transport water from its source.

The estimated operational GHG emissions that would be generated from implementation of the proposed project are shown in Table GHG-1. Additionally, in accordance with SCAQMD recommendation, the project’s amortized construction related GHG emissions are added to the operational emissions estimate in order to determine the project’s total annual GHG emissions.

**Table GHG-1: Greenhouse Gas Emissions**

| Emission Source   | Emissions (MT/yr) |                 |                  |                         |
|---|-------------------|-----------------|------------------|-------------------------|
|   | CO <sub>2</sub>   | CH <sub>4</sub> | N <sub>2</sub> O | Total CO <sub>2</sub> E |
| Annual construction-related emissions amortized over 30 years | 67.94             | 0.01            | 0.00             | 68.18                   |
| Area Source   | 0.03              | 7.00e-05        | 0.00             | 0.03                    |
| Energy Source   | 296.19            | 0.01            | 2.84e-03         | 297.32                  |
| Mobile Source (Passenger Car)                                 | 775.95            | 0.02            | 0.00             | 776.41                  |
| Mobile Source (Truck)   | 1,852.83          | 0.02            | 0.00             | 1,853.36                |
| Onsite Equipment  | 101.68            | 0.03            | 0.00             | 102.50                  |
| Waste   | 79.76             | 4.71            | 0.00             | 197.60                  |
| Water Usage   | 431.70            | 3.17            | 0.08             | 534.04                  |
| <b>Total CO<sub>2</sub>E (All Sources)</b>                    | <b>3,829.44</b>   |                 |                  |                         |

Source: Urban Crossroads, 2020.

As shown on Table GHG-1, the project would result in approximately 3,829.44 MTCO<sub>2</sub>e per year; exceeding the County’s screening threshold of 3,000 MTCO<sub>2</sub>e per year. Thus, the project is required to demonstrate compliance with the County’s CAP Screening Tables and achieve a minimum 100 points (Urban 2020).

As currently designed the project would achieve 110 points, as shown in Table GHG-2, which would exceed the required 100 point minimum. Mitigation Measure GHG-1, as listed below, would ensure application of the CAP measures. Therefore, impacts related to greenhouse gas emissions would be less than significant with mitigation.

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

**Table GHG-2: Project Consistency with CAP Measures**

| Feature   | Description  | Points          |
|---|--|-----------------|
| EE10.A.1<br>Insulation                          | Enhanced Insulation<br>(rigid wall insulation R-13, roof/attic R-38)   | 11              |
| EE10.A.2<br>Windows                             | Greatly Enhanced Window Insulation<br>(0.28 or less U-factor, 0.22 or less SHGC)   | 7               |
| EE10.A.4<br>Air Infiltration                    | Blower Door HERS Verified Envelope Leakage of equivalent   | 6               |
| EE10.B.1<br>Heating/Cooling Distribution System | Model Duct Insulation (R-6)  | 5               |
| EE10.B.2<br>Space Heating/Cooling Equipment     | Improved Efficiency HVAC (EER 14/78% AFUE or 8 HSPF)   | 4               |
| EE10B.4<br>Water Heaters                        | High Efficiency Water Heater (0.72 Energy Factor)  | 10              |
| EE10.B.6<br>Artificial Lighting                 | High Efficiency Lights (50% of in-unit fixtures are high efficiency)   | 7               |
| EE10.C.1<br>Building Placement                  | North/south alignment of building or other building placement such that the orientation of the buildings optimizes conditions for natural heating, cooling, and lighting.                            | 4               |
| W2.D.1<br>Water Efficient Landscaping           | Only low water using plants  | 3               |
| W2.E.2<br>Toilets                               | Water Efficient Toilets/Urinals (1.5 gpm)<br>Waterless Urinals<br>(note that commercial buildings having both waterless urinals and high efficiency toilets have a combined point value of 6 points) | 6               |
| W2.E.3<br>Faucets                               | Water Efficient faucets (1.28 gpm)   | 2               |
| T3.A.2<br>Cars/Vanpools                         | Car/vanpool program with preferred parking   | 2               |
| T3.A.2<br>Cars/Vanpools                         | Complete Sidewalk to residential within ½ mile   | 1               |
| T3.A.2<br>Cars/Vanpools                         | Bike Lockers and secure racks  | 1               |
| T1.F.1<br>Parking                               | Provide reserved preferential parking spaces for car-share, carpool, and ultra-low or zero emission vehicles   | 1               |
| T4.B.1<br>Electric Vehicle Recharging           | Install electric vehicle charging stations in garages/parking areas  | 40 <sup>4</sup> |
| <b>TOTAL POINTS</b>                             |  | <b>110</b>      |

Source: Urban Crossroads, 2020

**b) Less than Significant with Mitigation with Mitigation Incorporated.** The proposed project would result in development of an industrial warehouse. The design of the building would comply with state and federal programs that are designed to be energy efficient. The proposed project would comply with all mandatory measures under the California Title 24, California Energy Code, and the CALGreen Code, which would provide efficient energy and water consumption.

In addition, the project would be consistent with the County's CAP, as detailed in Table GHG-2. The project would comply with CAP Measure R2-E10, which requires that if any tentative tract map, plot plan, or conditional use permit that proposes to add more than 75 new dwelling units of residential development or one or more new building totaling more than 100,000 gross square feet of commercial, office, industrial or manufacturing development the project must offset its energy demands by 20 percent. This would be accomplished through the provision of onsite renewable energy.

<sup>4</sup> The project is anticipated to include 5 electric vehicle charging stations. Per the Screening Tables, each station is 8 points.

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

The project proposes to use photovoltaic (PV) solar panels onsite to offset its building energy demand by 20 percent. This would be accomplished through the installation of onsite solar panels which would generate approximately 165,896 kWh/year or a total of 118 kW. The solar panels would be installed either on "carport" style mounting structures above portions of the planned parking areas to the northeast and southwest of the building, or on the building's rooftop. The carport structures would be constructed from finished tubular and I-beam steel columns, with lighting underneath the canopies to maintain parking area lighting and security. Through the incorporation of energy reducing project design features, the proposed project would be in compliance with CAP Measure R2-E10.

As described previously, Mitigation Measure GHG-1 requires application of the CAP measures. In addition, Mitigation Measure GHG-2 requires project compliance with CAP Measure R2-E10 (Energy Use). As the CAP regulates GHG emissions from the project area, implementation of these mitigation measures would ensure that the proposed project would not conflict with existing plans, policies, and regulations adopted for the purpose of reducing the emissions of greenhouse gas.

Conditions of Approval

**CALGreen Code.** Listed previously in Section 10.

Mitigation

**Mitigation Measure GHG-1: Climate Action Plan Measures.** Prior to issuance of a building permit, the project applicant shall provide documentation to the County of Riverside Transportation Land Management Agency demonstrating that the improvements and/or buildings subject to a building permit application include the measures from the County of Riverside Climate Action Plan (CAP) GHG Emissions Screening Tables (Appendix D to the CAP), as needed to achieve a minimum of 100 points. Alternatively, with the exception of Measure R2-E10, specific measures may be substituted for other measures that achieve an equivalent amount of GHG reduction and achieves the minimum of 100 points under the screening tables, subject to County of Riverside Transportation Land Management Agency review.

**Mitigation Measure GHG-2: Energy Measures.** Prior to issuance of each building permit, the project applicant shall provide documentation to the County of Riverside Transportation Land Management Agency demonstrating implementation of CAP Measure R2-E10 (Energy Use), which includes onsite renewable energy production. This measure is required for any tentative tract map, plot plan, or conditional use permit that proposes development or one or more new buildings totaling more than 100,000 gross square feet of commercial, office, industrial, or manufacturing development to offset its energy demand. For industrial developments, measure R2-E10 requires a 20 percent offset in building energy demand.

Monitoring

Prior to issuance of each building permit, the project applicant shall provide documentation to the County of Riverside Transportation Land Management Agency demonstrating compliance with the CAP measures.

**HAZARDS AND HAZARDOUS MATERIALS** Would the project:

**21. Hazards and Hazardous Materials**

|  | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact        | No Impact                           |
|--|--------------------------------|--|-------------------------------------|-------------------------------------|
| 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?                                | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter (1/4) mile of an existing or proposed school?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 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? | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

**Source(s):** Phase I Environmental Site Assessment, prepared by Haley and Aldrich (Phase I 2019) and the Limited Environmental Site Investigation (Phase II 2019) (Appendix D).

**a) Less than Significant Impact.** A hazardous material is typically defined as any material that due to its quantity, concentration, or physical or chemical characteristics, poses a significant potential hazard to human health and safety or the environment if released. Hazardous materials may include, but are not limited to hazardous substances, hazardous wastes, and any material that would be harmful if released.

There are multiple state and local laws that regulate the storage, use, and disposal of hazardous materials. The Riverside County Department of Environmental Health Hazardous Materials Branch is the local administrative agency that coordinates regulatory programs that regulate use, storage, and handling of hazardous materials, including Hazardous Materials Business Plans. As required by the County's standard conditions of approval, should tenants of the proposed building utilize or transport hazardous materials, the tenant/business would also be required to comply with Riverside County Department of Environmental Health conditions, and if required, the California Accidental Release Program (CalARP). CalARP would require the tenant to provide a Risk Management Plan and allow site access for routine inspections of CalARP facilities.

**Construction**

Construction activities for the proposed project would involve routine transport, use, and disposal of hazardous materials such as paints, solvents, oils, grease, and calking. In addition, routine hazardous materials would be used for fueling and serving construction equipment onsite. These types of hazardous materials routinely used during construction are not acutely hazardous, and all storage, handling, use, and disposal of these materials are regulated by existing state and federal laws that the project is required to strictly adhere to. As a result, the routine transport, use or disposal of hazardous materials during construction activities for the proposed project would be less than significant.

**Operation**

The proposed project would operate an industrial warehouse, which generally uses limited hazardous materials, such as: cleaning agents, paints, pesticides, batteries, and aerosol cans. Normal routine use



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

of these products would not result in a significant hazard to residents or workers in the vicinity of the project.

Also, should any future business that occupies the proposed building handle acutely hazardous materials (as defined in Section 25500 of California Health and Safety Code, Division 20, Chapter 6.95) the business would require a permit from the Riverside County Department of Environmental Health Hazardous Materials Branch. Such businesses are also required to comply with California’s Hazardous Materials Release Response Plans and Inventory Law, which requires immediate reporting to the County Hazardous Materials Branch and the State Office of Emergency Services regarding any release or threatened release of a hazardous material, regardless of the amount handled by the business. In addition, any business handling at any one time, greater than 500 pounds of solid, 55 gallons of liquid, or 200 cubic feet of gaseous hazardous material, is required, under Assembly Bill 2185 (AB 2185), to file a Hazardous Materials Business Emergency Plan with the County. A Hazardous Materials Business Emergency Plan is a written set of procedures and information created to help minimize the effects and extent of a release or threatened release of a hazardous material. The intent of the Hazardous Materials Business Emergency Plan is to satisfy federal and state right-to-know laws and to provide detailed information for use by emergency responders.

Therefore, if future businesses that use or store hazardous materials occupy the proposed building, the business owners and operators would be required to comply with all applicable federal, state, and local regulations, as permitted by the County Department of Environmental Health Hazardous Materials Branch to ensure proper use, storage, and disposal of hazardous substances. Overall, operation of the proposed project would result in a less than significant impact related to the routine transport, use, or disposal of hazardous materials.

**b) Less than Significant Impact.**

**Construction**

As described previously, the southern portion of the site is currently being used for industrial uses, including a pallet manufacturer and a truck/trailer repair shop, both of which utilize hazardous materials. Therefore, a Phase I and Phase II Environmental Site Assessment that included soils and soil vapor testing was completed to identify the potential of hazardous materials that would need to be removed and disposed of during construction activities. As detailed in the Phase I and Phase II studies (Appendix D), the soil samples collected from soil borings did not contain detectable concentrations of VOCs or TPHg; metals concentrations were within naturally occurring background concentrations; and arsenic concentrations were either not detected or below naturally occurring background concentrations. Therefore, the Phase II study determined that based on the testing results, there are no concentrations of hazardous materials in onsite soils that are likely to pose a risk to human health for workers.

However, the Phase I study describes that buildings on the project site were constructed in the 1970s and 1980s when many structures were constructed with what are now recognized as hazardous building materials, such as lead and asbestos. Demolition of these structures could result in the release of hazardous materials. However, asbestos abatement contractors must follow state regulations contained in California Code of Regulations Sections 1529, and 341.6 through 341.14 as implemented by SCAQMD Rule 1403 to ensure that asbestos is removed during demolition and is transported and disposed of at an appropriate facility. The contractor and hauler of the material are required to file a Hazardous Waste Manifest which details the hauling of the material from the site and the disposal of it. Section 19827.5 of the California Health and Safety Code requires that local agencies not issue demolition permit until an applicant has demonstrated compliance with notification requirements under applicable federal regulations regarding hazardous air pollutants, including asbestos. These

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

requirements are implemented through a County condition of approval to ensure that the project applicant submits verification to the County that the appropriate activities related to asbestos have occurred, which would reduce the potential of impacts related to asbestos to a less than significant level.

Additionally, the lead exposure guidelines provided by the U.S. Department of Housing and Urban Development provide regulations related to the handling and disposal of lead-based products. Federal regulations to manage and control exposure to lead-based paint are provided in Code of Federal Regulations Title 29, Section 1926.62, and state regulations related to lead are provided in the California Code of Regulations Title 8 Section 1532.1, as implemented by Cal-OSHA. These regulations cover the demolition, removal, cleanup, transportation, storage and disposal of lead-containing material. The regulations outline the permissible exposure limit, protective measures, monitoring and compliance to ensure the safety of construction workers exposed to lead-based materials. Cal/OSHA's Lead in Construction Standard requires project applicants to develop and implement a lead compliance plan when lead-based paint would be disturbed during construction or demolition activities. The plan must describe activities that could emit lead, methods for complying with the standard, safe work practices, and a plan to protect workers from exposure to lead during construction activities. In addition, Cal/OSHA requires 24-hour notification if more than 100 square feet of lead-based paint would be disturbed. Implementation of the existing Cal/OSHA standards, which are verified prior to receipt of demolition permits through the County's plan check process, would ensure potential lead related impacts are less than significant.

Also as described previously, construction of the proposed project would involve the limited use and disposal of hazardous materials. Equipment that would be used in construction of the project has the potential to release gas, oils, greases, solvents; and spills of paint and other finishing substances. However, the amount of hazardous materials onsite would be limited, and construction activities would be required to adhere to all applicable regulations regarding hazardous materials storage and handling, as well as to implement construction BMPs (through implementation of a required SWPPP implemented by County conditions of approval) to prevent a hazardous materials release and to promptly contain and clean up any spills, which would minimize the potential for harmful exposures. With compliance to existing laws and regulations, which is mandated by the County through construction permitting, the project's construction-related impacts would be less than significant.

**Operation**

As described previously, operation of the proposed industrial warehouse includes use of limited hazardous materials, such as: cleaning agents, paints, pesticides, batteries, and aerosol cans. These types of hazardous materials are not acutely hazardous and regulated by existing laws that have been implemented to reduce risks related to the use of these substances. Similarly, should any future business that occupies the approved or proposed building handle acutely hazardous materials, it would be required to file a Hazardous Materials Business Plan and receive a permit from the County Department of Environmental Health Hazardous Materials Branch to ensure proper use, storage, and disposal of hazardous substances. As a result, operation of the proposed project would not create a reasonably foreseeable upset and accident condition involving the release of hazardous materials into the environment, and impacts would be less than significant.

**c) No Impact.** The County of Riverside has implemented a Multi-Jurisdictional Local Hazard Mitigation Plan (July 2018) that identifies risks by natural and human-made disasters and ways to minimize the damage from those disasters. The proposed project would operate an industrial warehouse that would be permitted and approved in compliance with existing safety regulations, such as the CBC and

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

California Fire Code to ensure that it would not conflict with implementation of the Multi-Jurisdictional Local Hazard Mitigation Plan.

**Construction**

The proposed construction activities, including equipment and supply staging and storage, would occur within the project site and would not restrict access of emergency vehicles to the project site or adjacent areas. During construction of the project driveways along Harvill Avenue and Old Oleander Avenue, the roadways would remain open to ensure adequate emergency access to the project area and vicinity, and impacts related to interference with an adopted emergency response of evacuation plan during construction activities would not occur.

**Operation**

Operation of the proposed project would also not result in a physical interference with an emergency response evacuation. Direct access to the project site would be provided from Harvill Avenue and Old Oleander Avenue, which are adjacent to the project site. The project is also required to design and construct internal access and provide fire suppression facilities (e.g., hydrants and sprinklers) in conformance with the County Municipal Code and the Riverside County Fire Department would review the development plans prior to approval to ensure adequate emergency access pursuant to the requirements in the International Fire Code and Section 503 of the California Fire Code (Title 24, California Code of Regulations, Part 9. As a result, the proposed project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan, and no impacts would occur.

**d) No Impact.** There are no schools located within a 0.25 mile of the project site. As such, there would be no impacts that would occur to any schools in the vicinity of the project. The closest school site is at the Perris Spanish Seventh-day Adventist Church, located at 22905 Alviso Drive, more than 1-mile (5,280 feet) south of the project site.

As described previously, the use of hazardous materials related to the proposed industrial warehouse uses would be limited and used and disposed of in compliance with federal, state, and local regulations, which would reduce the potential of accidental release into the environment. Also, the emissions that would be generated from construction and operation of the proposed project were evaluated in the air quality analysis presented in Section 3, and the emissions generated from the proposed project would not cause or contribute to an exceedance of the federal or state air quality standards. Thus, the proposed project would not emit hazardous or handle acutely hazardous materials, substances, or waste within 0.25 mile of school, and no impacts would occur.

**e) No Impact.** The Phase I Environmental Site Assessment conducted database searches to determine if the project area or any nearby properties are identified as currently having hazardous materials. The record searches determined that although the site has a history of various uses and identified as previously generating hazardous wastes and clean-up activities, the project site is not located on or near by a site which is included on a list of hazardous materials sites pursuant to Government Code Section 65962.5 (Phase I 2019).

In addition, the Phase I ESA did not identify any nearby or surrounding area sites that are included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, and as a result, impacts related to hazards from being located on or adjacent to a hazardous materials site would not occur from implementation of the proposed project.

|  | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact        | No Impact                           |
|--|--------------------------------|--|-------------------------------------|-------------------------------------|
| <b>22. Airports</b>  |                                |  |                                     |                                     |
| a) Result in an inconsistency with an Airport Master Plan?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b) Require review by the Airport Land Use Commission?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two (2) 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 checked="" type="checkbox"/> | <input 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(s):** Riverside County General Plan Figure S-20 "Airport Locations," Mead Valley Area Plan Figure 5 "March Air Reserve Base & Perris Valley Airport Influence Area," March Air Reserve Base / Inland Port Airport Land Use Compatibility Plan, 2014 (ALUCP 2014). Accessed: <http://www.rcaluc.org/Portals/13/17%20-%20Vol.%201%20March%20Air%20Reserve%20Base%20Final.pdf?ver=2016-08-15-145812-700>.

**a) Less than Significant Impact.** The project site is identified as within Compatibility Zones C1 and C2 in the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan (ALUCP). The C1 zone is identified as a primary approach/departure zone. The ALUCP restricts the number of people within the C1 zone to an average of 100 people per acre, with no more than 250 people in one acre. Prohibited used within the C1 Zone are children's schools, day care centers, libraries, hospitals, congregate care facilities, places of assembly, highly noise-sensitive outdoor non-residential uses and hazards to flight (such as tall objects, visual hazards, and electronic forms of interference with the safety of aircraft operations).

The C2 zone is identified as a flight corridor zone for March Air Reserve Base. The ALUCP restricts the number of people within the C2 zone to an average of 200 people per acre, with no more than 500 people in one acre. In addition, highly noise-sensitive outdoor non-residential uses and hazards to flight are prohibited. In addition, an airspace review is required for any objects taller than 70-feet in height within the C2 zone.

On February 13, 2020, the project was reviewed for consistency with the ALUCP by the Riverside County Airport Land Use Commission (ALUC). ALUC determined the project would be consistent with the ALUCP, subject to conditions of approval. With implementation of these conditions of approval listed below, impacts related to an inconsistency with an Airport Master Plan would be less than significant.

**b) Less than Significant Impact.** As described in the previous response, the project has been reviewed for consistency with the ALUCP by the Riverside County ALUC. ALUC determined the project would be consistent with the ALUCP, subject to conditions of approval. With implementation of these conditions of approval, impacts related to an inconsistency with an Airport Master Plan would be less than significant.

**c) Less than Significant Impact.** The March ARB is located approximately 0.5 mile north of the project site. As described previously, the project site is identified as within Compatibility Zones C1 and C2, which is a flight corridor zone. The project has been reviewed by the Riverside County ALUC. ALUC

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

determined the project would be consistent with the ALUCP, subject to conditions of approval. These conditions of approval include actions that would minimize the potential for harm to workers at the project site, such as a requirement for interior noise levels from aircraft operations to be attenuated to 45 dBA CNEL or less. With implementation of these conditions of approval, impacts related to a safety hazard for people residing or working in the project area would be less than significant.

**d) No Impact.** The project site is not located within the vicinity of a private airstrip and would not result in a safety hazard related to an airstrip for people residing or working in the project area.

Conditions of Approval

**SCAQMD Rule 1403.** Prior to issuance of demolition permits, the project applicant shall submit verification to the Riverside County Department of Building and Safety that an asbestos survey has been conducted at all existing buildings located on the project site. If asbestos is found, the project applicant shall follow all procedural requirements and regulations of South Coast Air Quality Management District Rule 1403. Rule 1403 regulations require that the following actions be taken: notification of SCAQMD prior to construction activity, asbestos removal in accordance with prescribed procedures, placement of collected asbestos in leak-tight containers or wrapping, and proper disposal.

**ALUC Conditions.** The project will be required to comply with the following conditions issued by the Airport Land Use Commission on February 13, 2020:

1. Any outdoor lighting installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The following uses/activities are not included in the proposed project and shall be prohibited at this site, in accordance with Note 1 on Table 4 of the Mead Valley Area Plan:
  - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
  - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
  - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.
  - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
3. The following uses are specifically prohibited at this location: trash transfer stations that are open on one or more sides; recycling centers containing putrescible wastes; construction and demolition debris facilities; wastewater management facilities; incinerators.
4. Additionally, the following uses are prohibited within the Compatibility Zone C1 portion of the site: Children's schools, day care centers, libraries, hospitals, skilled nursing and care facilities, congregate care facilities, places of assembly (including churches and theaters), and critical community infrastructure facilities.
5. A notice (attached to the February 15, 2020 ALUC staff report) shall be given to all prospective purchasers of the property and lessees/tenants of the building, and shall be recorded as a deed notice.
6. The proposed detention basin/water quality management basin on the site shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between

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

rainfalls. Vegetation in and around the detention basin that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature. Landscaping in and around the detention basin(s) shall not include trees or shrubs that produce seeds, fruits, or berries.

Landscaping in the detention basin, if not rip-rap, should be in accordance with the guidance provided in ALUC "LANDSCAPING NEAR AIRPORTS" brochure, and the "AIRPORTS, WILDLIFE AND STORMWATER MANAGEMENT" brochure available at RCALUC.ORG which list acceptable plants from Riverside County Landscaping Guide or other alternative landscaping as may be recommended by a qualified wildlife hazard biologist

7. March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air Base radio communications could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment inclusive of irrigation controllers, access gates, etc.
8. This project has been evaluated for a total of 418,000 square feet of manufacturing area. Any increase in building area or change in use other than for warehouse, office and manufacturing uses will require an amended review by the Airport Land Use Commission.
9. Solar panels shall incorporate smooth glass and shall be fixed with no rotation. Rooftop solar panels shall have a tilt of 25 degrees and orientation of 150 degrees and shall be limited to 167,200 square feet. Carport solar panels shall have a tilt of 10 degrees and shall be limited to 18,700 square feet. Carport Arrays 1 and 4 shall have an orientation of 180 degrees. Arrays 2 and 5 shall have an orientation of 150 degrees. Array 3 shall have an orientation of 240 degrees.
10. Any revisions to the solar panels will require a new solar glare analysis to ensure that the project does not create "yellow" or "red" level glare, and require ALUC review.
11. In the event that any incidence of glint, glare, or flash affecting the safety of air navigation occurs as a result of project operation, upon notification to the airport operator of an incidence, the airport operator shall notify the project operator in writing. Within 30 days of written notice, the project operator shall be required to promptly take all measures necessary to eliminate such glint, glare, or flash. An "incidence" includes any situation that results in an accident, incident, "near-miss," or specific safety complaint regarding an in-flight experience to the airport operator or to federal, state, or county authorities responsible for the safety of air navigation. The project operator shall work with the airport operator to prevent recurrence of the incidence. Suggested measures may include, but are not limited to, reprogramming the alignment of the panels, covering them at the time of day when incidences of glare occur, or wholly removing panels to diminish or eliminate the source of the glint, glare, or flash. For each such incidence made known to the project operator, the necessary remediation shall only be considered to have been fulfilled when the airport operator states in writing that the situation has been remediated to the airport operator's satisfaction.
12. In the event that any incidence of electrical interference affecting the safety of air navigation occurs as a result of project operation, upon notification to the airport operator of an incidence, the airport operator shall notify the project operator in writing. Within 30 days of written notice, the project operator shall be required to promptly take all measures necessary to eliminate such interference. An "incidence" includes any situation that results in an accident, incident, "near-

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

miss," report by airport personnel, or specific safety complaint to the airport operator or to federal, state, or county authorities responsible for the safety of air navigation. The project operator shall work with the airport operator to prevent recurrence of the incidence. For each such incidence made known to the project operator, the necessary remediation shall only be considered to have been fulfilled when the airport operator states in writing that the situation has been remediated to the airport operator's satisfaction.

13. The Federal Aviation Administration has conducted an aeronautical study of the proposed project (Aeronautical Study No. 2019-A WP-15181-0E) and has determined that neither marking nor lighting of the structure is necessary for aviation safety. However, if marking and/or lighting for aviation safety are accomplished on a voluntary basis, such marking and/or lighting (if any) shall be installed in accordance with FAA Advisory Circular 70/7460-1 L Change 2 and shall be maintained in accordance therewith for the life of the project.
14. The proposed building shall not exceed a height of 50 feet above ground level and a maximum elevation at top point of 1,581 feet above mean sea level.
15. The maximum height and top point elevation specified above shall not be amended without further review by the Airport Land Use Commission and the Federal Aviation Administration; provided, however, that reduction in structure height or elevation shall not require further review by the Airport Land Use Commission.
16. Temporary construction equipment used during actual construction of the structure(s) shall not exceed 50 feet in height and a maximum elevation of 1,581 feet above mean sea level, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.
17. Within five (5) days after construction of the proposed building reaches its greatest height, FAA Form 7460-2 (Part II), Notice of Actual Construction or Alteration, shall be completed by the project proponent or his/her designee and e-filed with the Federal Aviation Administration. (Go to <https://oeaaa.faa.gov> for instructions.) This requirement is also applicable in the event the project is abandoned or a decision is made not to construct the applicable structure.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

| <b>HYDROLOGY AND WATER QUALITY</b> Would the project:   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <b>23. Water Quality Impacts</b>  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

|   | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact        | No Impact                           |
|---|--------------------------------|--|-------------------------------------|-------------------------------------|
| of a stream or river or through the addition of impervious surfaces?  |                                |  |                                     |                                     |
| d) Result in substantial erosion or siltation on-site or off-site?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| e) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| f) Create or contribute runoff water which 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"/>            |
| g) Impede or redirect flood flows?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| h) In flood hazard, tsunami, or seiche zones, risk the release of pollutants due to project inundation?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| i) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

**Source(s):** Riverside County General Plan Figure S-9 “Special Flood Hazard Areas,” Figure S-10 “Dam Failure Inundation Zone,” Riverside County Flood Control District Flood Hazard Report; Preliminary Water Quality Management Plan, prepared by Webb Associates, 2019 (WQMP 2019) (Appendix I); Eastern Municipal Water District 2015 Urban Water Management Plan (UWMP 2015); Mead Valley Area Plan Figure 11, Special Flood Hazard Zones; Federal Emergency Management (FEMA) Flood Insurance Rate Map (FIRM) number 06065C1410G.

**a) Less than Significant Impact.** The project site is within the Santa Ana Watershed Region of Riverside County, within the San Jacinto Sub-Watershed and under the jurisdiction of the Santa Ana RWQCB, which sets water quality standards for all ground and surface waters within its region. Water quality standards are defined under the Clean Water Act (CWA) to include both the beneficial uses of specific water bodies and the levels of water quality that must be met and maintained to protect those uses (water quality objectives). Water quality standards for all ground and surface waters overseen by the Santa Ana RWQCB are documented in its Basin Plan, and the regulatory program of the Santa Ana RWQCB is designed to minimize and control discharges to surface and groundwater, largely through permitting, such that water quality standards are effectively attained.

The ground surface throughout the majority of the site consists of exposed soils; however, the site includes 278,610 square feet of impervious surfaces). Additionally, the site currently drains from west to the east (WQMP 2019).

### Construction

Construction of the proposed project would require demolition of the existing improvements on the site and excavation of soils, which would loosen sediment, and then have the potential to mix with surface water runoff and degrade water quality. Additionally, construction would require the use of heavy equipment and construction-related chemicals, such as concrete, cement, asphalt, fuels, oils, antifreeze, transmission fluid, grease, solvents and paints. These potentially harmful materials could be accidentally spilled or improperly disposed of during construction and, if mixed with surface water runoff could wash into and pollute waters.



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

These types of water quality impacts during construction of the project would be prevented through implementation of a grading and erosion control plan that is required by the Construction Activities General Permit (State Water Resources Board Order No. 2012-0006-DWQ, NPDES No. CAS000002), which requires preparation of a SWPPP by a Qualified SWPPP Developer, as discussed previously in Section 18. The SWPPP is required for plan check and approval by the County’s Building and Safety Division, prior to provision of permits for the project, and would include construction BMPs such as:

- Silt fencing, fiber rolls, or gravel bags
- Street sweeping and vacuuming
- Storm drain inlet protection
- Stabilized construction entrance/exit
- Vehicle and equipment maintenance, cleaning, and fueling
- Hydroseeding
- Material delivery and storage
- Stockpile management
- Spill prevention and control
- Solid waste management
- Concrete waste management

Adherence to the existing requirements and implementation of the appropriate BMPs per the permitting process would ensure that activities associated with construction would not violate any water quality standards. The project would be required to have an approved grading and erosion control plan and approval of a SWPPP, which would include construction BMPs to minimize the potential for construction related sources of pollution, per County conditions of approval, which would be implemented during construction to protect water quality. As a result, impacts related to the degradation of water quality during construction of the proposed project would be less than significant.

**Operation**

The proposed project would operate an industrial warehouse facility, which would introduce the potential for pollutants such as, chemicals from cleaners, pesticides and sediment from landscaping, trash and debris, and oil and grease from vehicles. These pollutants could potentially discharge into surface waters and result in degradation of water quality. However, in accordance with State Water Resources Board Order No. 2012-0006-DWQ, NPDES No. CAS000002 the proposed project would be required to incorporate a WQMP with post-construction (or permanent) Low Impact Development (LID) site design, source control, and treatment control BMPs. The LID site design would to minimize impervious surfaces and provide infiltration of runoff into landscaped areas.

The source control BMPs would minimize the introduction of pollutants that may result in water quality impacts; and treatment control BMPs that would treat stormwater runoff. The proposed project would install an onsite bio-retention basin in the southeast corner of the site to treat stormwater, which would remove coarse sediment, trash, and pollutants (i.e., sediments, nutrients, heavy metals, oxygen demanding substances, oil and grease, bacteria, and pesticides). The additional types of BMPs that would be implemented as part of the proposed project are listed in Table HWQ-1.

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

**Table HWQ-1: Types of BMPs Incorporated into the Project Design**

| Type of BMP              | Description of BMPs   |
|--------------------------|---|
| <b>LID Site Design</b>   | <u>Optimize the site layout:</u> The site has been designed so that runoff from impervious surfaces would flow over pervious surfaces or to the bio-retention basin. Runoff would be directed to the onsite bio-retention basin that would slow and retain runoff.  |
|                          | <u>Use pervious surfaces:</u> Landscaping and an onsite bio-retention basin is incorporated into the project design to increase the amount of pervious area and onsite retention of stormflows.   |
| <b>Source Control</b>    | <u>Storm Drain Stenciling:</u> All inlets/catch basins would be stenciled with the words “Only Rain Down the Storm Drain,” or equivalent message.   |
|                          | <u>Need for future indoor &amp; structural pest control:</u> The building would be designed to avoid openings that would encourage entry of pests.  |
|                          | <u>Landscape/outdoor pesticide use:</u> Final landscape plans would accomplish all of the following: <ul style="list-style-type: none"> <li>• Design landscaping to minimize irrigation and runoff, to promote surface infiltration where appropriate, and to minimize the use of fertilizers and pesticides that can contribute to storm water pollution.</li> <li>• Consider using pest-resistant plants, especially adjacent to hardscape.</li> <li>• To ensure successful establishment, select plants appropriate to site soils, slopes, climate, sun, wind, rain, land use, air movement, ecological consistency, and plant interactions</li> </ul> |
|                          | <u>Roofing, gutters and trim:</u> The architectural design would avoid roofing, gutters, and trim made of copper or other unprotected metals that may leach into runoff.  |
|                          | <u>Plazas, sidewalks and parking lots:</u> Plazas, sidewalks, and parking lots shall be swept regularly to prevent the accumulation of litter and debris. Debris from pressure washing would be collected to prevent entry into the storm drain system. Wash water containing any cleaning agent or degreaser would be collected and discharged to the sanitary sewer and not discharged to a storm drain.  |
| <b>Treatment Control</b> | <u>Biofiltration Systems:</u> The bio-retention basin proposed for the project would detain runoff, filter it prior to discharge.   |

With implementation of the operational source and treatment control BMPs that is outlined in the preliminary WQMP (Appendix I) that would be reviewed and approved by the County during the project permitting and approval process, potential pollutants would be reduced to the maximum extent feasible, and implementation of the proposed project would not substantially degrade water quality. Therefore, impacts would be less than significant.

**b) Less than Significant Impact.** The proposed project would not deplete groundwater supplies. The Eastern Municipal Water District provides water services to the project site and vicinity, which receives a large portion of water from imported sources (UWMP 2015). The project area overlies the Perris North Groundwater basin, which is located within the West San Jacinto Basin, and is managed through the West San Jacinto Groundwater Management Plan. The plan manages groundwater extraction, supply, and quality. Because the groundwater basin is managed through this plan, which limits the allowable withdrawal of water from the basin by water purveyors, and the project would not pump water from the

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

project area (as water supplies would be provided by EMWD), the proposed project would not result in a substantial depletion of groundwater supplies.

In addition, development of the proposed project would result in a large area of impervious surface on the project site. However, the project design includes a bio-retention basin that would capture and filter runoff. In addition, the project includes installation of landscaping that would infiltrate stormwater onsite. As a result, the proposed project would not decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin. The proposed project would have a less than significant impact.

**c) Less than Significant Impact.** The project site does not include or is adjacent to any river or stream. Thus, impacts related to alteration of the course of a stream or river would not occur. The stormwater runoff from the addition of impervious surfaces from development of the project would be conveyed to the bio-retention basin that would be developed in the southeast corner of the project site, which would filter, retain, and slowly discharge drainage into a storm drain, such that drainage would be controlled and would not result in substantial alteration of the drainage pattern. In addition, a WQMP is required to be developed, approved, and implemented to satisfy the requirements of the adopted NPDES program, which would be verified by the County’s Building and Safety Division through the County’s permitting process and through conditions of approval. Therefore, the proposed project would have a less than significant impact.

**d) Less than Significant Impact.** As described previously, existing RQWCB and County regulations require the project to implement a project specific SWPPP during construction activities, that would implement erosion control BMPs, such as silt fencing, fiber rolls, or gravel bags, stabilized construction entrance/exit, hydroseeding, etc. to reduce the potential for siltation or erosion. In addition, the project is required to implement a WQMP that would provide operational BMPs to ensure that operation of the industrial warehouse use would not result in erosion or siltation. With implementation of these regulations, impacts related to erosion or siltation onsite or off-site would be less than significant.

**e) Less than Significant Impact.** As detailed previously, runoff generated by the proposed project would be conveyed to a bio-retention basin that would be developed in the southeast corner of the project site, which would filter, retain, and slowly discharge drainage into a storm drain, such that drainage would be controlled and would not result in an increase in runoff that could result in on or off-site flooding. In addition, a WQMP is required to be developed, approved, and implemented to satisfy the requirements of the adopted NPDES program, which would be verified by the County’s Building and Safety Division through the County’s permitting process to ensure that the proposed project would meet the stormwater control requirements. Therefore, the proposed project would not increase the rate or amount of surface runoff in a manner which would result in flooding onsite or off-site, and impacts would be less than significant.

**f) Less than Significant Impact.** As described previously, the runoff generated by the proposed project would be conveyed to a bio-retention basin that would be developed in the southeast corner of the project site, which would filter, retain, and slowly discharge drainage into a storm drain. The basin has been sized to accommodate the anticipated flows, and would control drainage, such that it would not exceed the capacity of the stormwater drainage system. In addition, a WQMP is required to be developed, approved, and implemented to satisfy the requirements of the adopted NPDES program, which would be verified by the County’s Building and Safety Division through the County’s permitting process to ensure that the proposed project would not provide additional sources of polluted runoff. As listed previously in Section 18, implementation of a WQMP during the County’s standard review and

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

permitting process would result in less than significant impacts related to the stormwater drainage system and polluted runoff.

**g) No Impact.** The project would develop a largely vacant site into an industrial warehouse facility and install a bio-retention basin onsite that would retain and convey storm flows to the drainage system. According to the FEMA FIRM map (06065C1410G) and the Mead Valley Area Plan Figure 11, Special Flood Hazard Zones, the project site is not located within a flood zone. Thus, the proposed project would not impede or redirect flood flows, and no impacts would occur.

**h) No Impact.** As described above, the project is not located within a flood zone. Therefore, the project would not potentially risk the release of pollutants due to project inundation. The project site is located over 36 miles northeast of the Pacific Ocean and separated by the Santa Ana Mountains. Therefore, the project is not located within a tsunami zone and no impacts would occur. Similarly, a seiche is the sloshing of a closed body of water from earthquake shaking. Seiches are of concern relative to water storage facilities because inundation from a seiche can occur if the wave overflows a containment wall, such as the wall of a reservoir, water storage tank, dam, or other artificial body of water. There are no water bodies near enough to the project site to pose a flood hazard to the site resulting from a seiche. The nearest water body is the Perris Reservoir, which is located approximately 3.6 miles from the project site. Therefore, no seiche impacts would occur.

**i) No Impact.** As described previously, the project would be required to have an approved SWPPP, which would include construction BMPs to minimize the potential for construction related sources of pollution. For operations, the proposed project would be required to implement source control BMPs to minimize the introduction of pollutants; and treatment control BMPs to treat runoff. With implementation of the operational source and treatment control BMPs that would be required by the County during the project permitting and approval process, potential pollutants would be reduced to the maximum extent feasible, and implementation of the proposed project would not obstruct implementation of a water quality control plan.

Also as described previously, the project site overlies the Perris North Groundwater basin, which is located within the West San Jacinto Basin, and is managed through the WSJ Groundwater Management Plan. The plan limits the allowable withdrawal of water from the basin by water purveyors. Additionally, the project would not pump water and water supplies would be provided by EMWD. Thus, the proposed project would not conflict with or obstruct a groundwater management plan, and no impacts would occur.

Conditions of Approval

**Comply with NPDES.** Listed previously in Section 19.

**NPDES/SWPPP.** Listed previously in Section 19.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

|   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <b>LAND USE/PLANNING</b> Would the project: |                          |                          |                          |                                     |
| <b>24. Land Use</b>                         | <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                           |
|--|--------------------------------|--|------------------------------|-------------------------------------|
| a) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect? |                                |  |                              |                                     |
| b) 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(s):** Riverside County General Plan Land Use Element and Municipal Code. Riverside Board of Supervisors “Good Neighbor Policy” for Logistics and Warehouse/Distribution Uses Policy F-1.

**a) No Impact.** The project site is vacant except for the industrial uses in the southern portion of the site. The proposed project would remove the existing industrial uses and develop an industrial warehousing facility. The Riverside County General Plan Land Use Element designates the site for Light Industrial uses (LI) which includes industrial and related uses including warehousing/distribution, assembly and light manufacturing, repair facilities, and supporting retail uses. In addition, the site has a zoning designation of Manufacturing Medium (M-M). The County’s Municipal Code Section 14.104.010 states that the M-M zone is to promote and attract industrial and manufacturing activities which will provide jobs to local residents and strengthen the county’s economic base; provide the necessary improvements to support industrial growth; insure the new industry is compatible with uses on adjacent lands, and protect industrial areas from encroachment by incompatible uses that may jeopardize industry.

The proposed industrial warehousing facility would also comply with the Board of Supervisors “Good Neighbor Policy” for Logistics and Warehouse/Distribution Uses. The proposed industrial warehousing facility would be compatible with the allowable light industrial land uses allowed within a M-M zoned area. The project is designed so that sensitive receptors are more than 300 feet away from loading bays and dock doors, which are designed to be oriented away from the streets and towards I-215. The loading area would not be visible from sensitive receptors. As discussed in Section V1, *Aesthetics*, the proposed project would install landscaping onsite and along Harley Knox Boulevard, Harvill Avenue, Old Oleander Avenue, and behind the building toward the I-215 freeway. Adequate parking would be provided for both vehicles and trucks to avoid spill-over and queuing. In addition, there are separate access points for trucks and passenger vehicles into the site. Operation of the proposed project would involve trucks entering and exiting the project site from Old Oleander Avenue for access to the loading bays and trailer parking on the eastern portion of the project site via a 40-foot wide driveway that is designed to accommodate trucks. Passenger vehicles would enter and exit the site using a separate driveway on a driveway on Oleander Avenue and a driveway on Harvill Avenue. Finally, as discussed in Section V3 *Lighting*, outdoor lighting shall be hooded and directed so as not to shine directly upon adjoining property or public rights-of-way and shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County Comprehensive General Plan.

Therefore, the proposed project would be consistent with the site’s General Plan land use and zoning designations, and a conflict with a land use plan or policy adopted for the purpose of avoiding or mitigating an environmental effect would not occur from implementation of the project.

**b) No Impact.** As described in the previous response, the project site is vacant except for the industrial uses in the southern portion of the site. The site is surrounded by existing roadways and rail lines. Land uses across the roadways consist of industrial land uses and a freeway. As described in the previous response, the project site is designated for Light Industrial uses and the proposed project is consistent with the planned land uses for the site. In addition, the project does not involve development of

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

roadways or other infrastructure that could divide a community. No low-income or minority communities appear to be located within the project vicinity. Therefore, the proposed project would not disrupt or divide the physical arrangement of an established community, and no impact would occur.

Conditions of Approval

No conditions of approval related to land use and planning are required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

| <b>MINERAL RESOURCES</b> Would the project:   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <b>25. Mineral Resources</b>  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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?                                 | <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"/> |
| c) Potentially 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(s): Riverside County General Plan Figure OS-6 “Mineral Resources Area”

**a) No Impact.** The Riverside County General Plan Figure OS-5 “Mineral Resources Area” identifies the project site and vicinity as within MRZ-3 Mineral Resource Zone, which indicates that information related to mineral deposits is unknown. No mining activities occur within the project site or within the surrounding project vicinity. Thus, impacts related to the loss of availability of a known mineral resource that would be of value to the region or the residents of the state would not occur from implementation of the proposed project.

**b) No Impact.** The Riverside County General Plan Figure OS-5 “Mineral Resources Area” identifies the project site as within MRZ-3 Mineral Resource Zone, which indicates that information related to mineral deposits is unknown. Thus, impacts related to the loss of availability of a mineral resource recovery site delineated on a land use plan would not occur from implementation of the proposed project.

**c) No Impact.** There are no existing surface mines in the vicinity of the project site. Thus, impacts related to incompatible land uses in mine areas, and impacts related to exposure to hazards from quarries or mines would not occur from implementation of the proposed project.

Conditions of Approval

No conditions of approval related to mineral resources are required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

| <b>NOISE</b> Would the project result in:  |                          |                          |                                     |                                     |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| <b>26. Airport Noise</b>   |                          |                          |                                     |                                     |
| a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two (2) 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b) For a project located within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

**Source(s):** Riverside County General Plan Figure S-20 "Airport Locations," Mead Valley Area Plan Figure 5 "March Air Reserve Base & Perris Valley Airport Influence Area," March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, 2014 (ALUCP 2014); Noise Impact Analysis, prepared by Urban Crossroads, 2020 (Urban 2020) (Appendix J)

**a) Less than Significant Impact.** The March Air Reserve Base/Inland Port Airport (March ARB) is located approximately 0.5 mile north of the project site. The project site is located outside of the 60 dBA CNEL noise level contour boundary of the airport as shown in Figure N-1. Also, the March ARB Land Use Compatibility Plan (LUCP) includes the policies for determining the land use compatibility of development projects. The project site is located within Compatibility Zones C1 and C2, which prohibit children's schools, day care centers, libraries, hospitals, congregate care facilities, places of assembly, highly noise-sensitive outdoor non-residential uses (e.g., sports stadiums, concert halls) and hazards to flight. The County of Riverside guidelines indicate that industrial uses, such as the proposed project, are considered normally acceptable with exterior noise levels of up to 70 dBA CNEL. As the project is located outside of the airport's 60 dBA CNEL contour, the project would not expose people residing or working in the project area to excessive noise levels. Therefore, noise impacts related to March ARB would be less than significant.

**b) No Impact.** The project site is not located within the vicinity of a private airstrip and would not result in excessive noise related to an airstrip.

Conditions of Approval

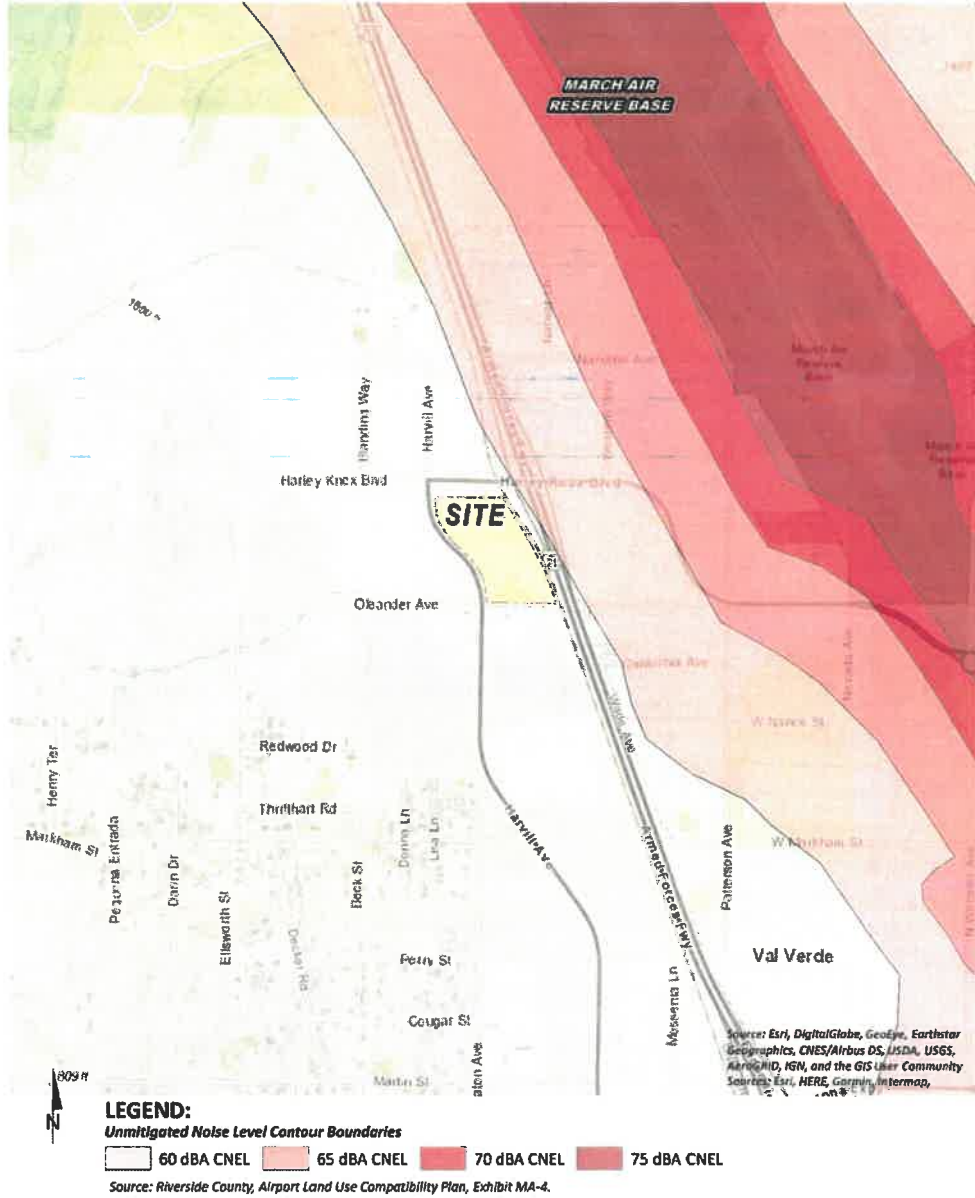
No conditions of approval related to airport noise is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

**Figure N-1: March ARB Noise Contours**





|   | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact        | No Impact                |
|---|--------------------------------|--|-------------------------------------|--------------------------|
| <b>27. Noise Effects by the Project</b>   |                                |  |                                     |                          |
| a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan, noise ordinance, or applicable standards of other agencies? | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Generation of excessive ground-borne vibration or ground-borne noise levels?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**Source(s):** Riverside County General Plan, Table N-1 (“Land Use Compatibility for Community Noise Exposure”), Noise Impact Analysis, prepared by Urban Crossroads, 2020 (Urban 2020) (Appendix J)

County Noise and Vibration Standards

**General Plan Noise Element Policy N 4.1:** The exterior noise limit not to be exceeded for a cumulative period of more than ten minutes in any hour of 65 dBA Leq for daytime hours of 7:00 a.m. to 10:00 p.m., and 45 dBA Leq during the noise-sensitive nighttime hours of 10:00 p.m. to 7:00 a.m.

**General Plan Noise Element Policy N 16.3:** Prohibit exposure of residential dwellings to perceptible ground vibration. Perceptible motion shall be presumed to be a motion velocity of 0.01 inches/second over a range of 1 to 100 Hz.

**Municipal Code Section 9.52.020, Construction Noise:** Noise associated with any private construction activity located within one-quarter of a mile from an inhabited dwelling is considered exempt between the hours of 6:00 a.m. and 6:00 p.m., during the months of June through September, and 7:00 a.m. and 6:00 p.m., during the months of October through May.

**a) Less than Significant Impact. Construction**

As described above, Ordinance No. 847 exempts construction noise between the hours of 6:00 a.m. and 6:00 p.m., during the months of June through September, and 7:00 a.m. and 6:00 p.m., during the months of October through May. The project would comply with the County’s construction hours regulations, as verified by standard County Conditions of Approval. A construction-related noise level threshold is applied from the Criteria for Recommended Standard: Occupational Noise Exposure prepared by the National Institute for Occupational Safety and Health (NIOSH). A division of the U.S. Department of Health and Human Services, NIOSH identifies a noise level threshold based on the duration of exposure to the source. To evaluate whether the project would generate potentially significant short-term noise levels at off-site sensitive receiver locations a construction-related NIOSH noise level threshold of 85 dBA Leq is used.

Noise generated by construction equipment would include a combination of trucks, power tools, concrete mixers, and portable generators that when combined can reach high levels. Construction is expected to occur in the following stages: demolition, excavation and grading, building construction, architectural coating, paving. Noise levels generated by heavy construction equipment can range from approximately 59.2 dBA to 73.5 dBA when measured at 50 feet, as shown on Table N-1.

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

**Table N-1: Construction Reference Noise Levels**

| ID | Noise Source                                    | Reference Noise Levels @ 50 Feet (dBA Leq) |
|----|---|--|
| 1  | Truck Pass-Bys & Dozer Activity                 | 59.2                                       |
| 2  | Dozer Activity                                  | 64.2                                       |
| 3  | Construction Vehicle Maintenance Activities     | 67.5                                       |
| 4  | Foundation Trenching                            | 68.2                                       |
| 5  | Rough Grading Activities                        | 73.5                                       |
| 6  | Framing   | 62.3                                       |
| 7  | Dozer Pass-By                                   | 79.6                                       |
| 8  | Concrete Mixer Truck Movements                  | 71.2                                       |
| 9  | Concrete Paver Activities                       | 65.6                                       |
| 10 | Concrete Mixer Pour & Paving Activities         | 65.9                                       |
| 11 | Concrete Mixer Backup Alarms & Air Brakes       | 71.6                                       |
| 12 | Concrete Mixer Pour Activities                  | 67.7                                       |
| 13 | Forklift, Jackhammer, & Metal Truck Bed Loading | 67.9                                       |

Source: Urban Crossroads, 2020.

The closest off-site sensitive receiver on the same side of the I-215 as the project site is an existing residence located on an industrially zoned site, approximately 301 feet to the southwest of the project site at 22980 Peregrine Way (Urban 2020), which is shown on Figure N-2. The next closest residence is located 1,229-feet southeast of the project site at 1330 California Avenue, on the east side of I-215. As such, the Noise Impact Analysis utilizes a sensitive receptor distance of 301 feet.

Construction noise would be temporary in nature as the operation of each piece of construction equipment would not be constant throughout the construction day, and equipment would be turned off when not in use. The typical operating cycle for a piece of construction equipment involves one or two minutes of full power operation followed by three or four minutes at lower power settings. As shown on Table N-2, construction noise at the nearby receiver locations would range from 49.0 to 64.0 dBA Leq, which would not exceed the 85 dba Leq daytime construction noise level threshold. Therefore, construction impacts would be less than significant.

**Table N-2: Construction Noise Levels at Sensitive Receptors**

| Receptor | Construction Noise Levels (dBA Leq) |           |         |                       |        |                       |                     | Threshold | Threshold Exceeded ? |
|----------|-------------------------------------|-----------|---------|-----------------------|--------|-----------------------|---------------------|-----------|----------------------|
|          | Demo                                | Site Prep | Grading | Building Construction | Paving | Architectural Coating | Highest Noise Level |           |                      |
| R1       | 44.1                                | 51.8      | 45.7    | 40.4                  | 39.7   | 43.8                  | 51.8                | 85        | No                   |
| R2       | 41.3                                | 49.0      | 42.9    | 37.6                  | 36.9   | 41.0                  | 49.0                | 85        | No                   |
| R3       | 56.3                                | 64.0      | 57.9    | 52.6                  | 51.9   | 56.0                  | 64.0                | 85        | No                   |

Source: Urban Crossroads, 2020.

**Operation**





The Noise Impact Analysis describes that the background ambient noise levels in the project area are dominated by the transportation-related noise associated with I-215, the March ARB, the rail line that is adjacent to the site; in addition to the existing industrial land use activities. The rail line located approximately 30 feet east of the project site currently serves 8 trains per day. The 24-hour noise level

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

**Figure N2: Construction Noise Source and Receiver Locations**



**LEGEND:**

-  N
-  Receiver Locations
-  Distance from receiver to Project site boundary (in feet)
-  Construction Activity

measurement completed by the Noise Impact Analysis shows that the existing 24-hour ambient noise in the project area is between 62.6 and 66.4 dBA CNEL (Urban 2020).

**Onsite Operational Noise.** The General Plan Noise Element establishes a noise standard for sensitive uses of 45 dBA Leq between 10:00 p.m. and 7:00 a.m. and 55 dBA Leq between 7:00 a.m. and 10:00 p.m. The Noise Impact Analysis prepared for the project evaluated potential impacts to ambient noise levels at the nearest sensitive receptors resulting from the proposed onsite noise sources such as idling trucks, delivery truck activities, backup alarms, loading and unloading of trucks, and roof-top air

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

conditioning units (Urban 2020). The receptor locations are shown in Figure N-3. As shown in Table N-3, the noise levels generated by the project would be less than the 55 dBA daytime maximum noise level and the 45 dBA nighttime maximum noise level at the closest sensitive receptors. Therefore, noise generated from operation of the proposed project would not exceed noise standards and would be less than significant.

**Table N-3: Project Onsite Operational Noise Levels**

| Receiver | Noise Source                     | Noise Levels (dBA Leq)       |                      |                              |  | Threshold Exceeded?  |                        |
|----------|----------------------------------|------------------------------|----------------------|------------------------------|--|----------------------|------------------------|
|          |                                  | Reference Noise Source Level | Distance Attenuation | Noise Level with Attenuation | Combined Operational Noise Levels with Attenuation | Daytime (55 dBA Leq) | Nighttime (45 dBA Leq) |
| R1       | Truck Unloading/Docking Activity | 67.2                         | -34.6                | 32.6                         | 34.8   | No                   | No                     |
|          | Entry Gate & Truck Movements     | 64.0                         | -36.6                | 27.4                         |  |                      |                        |
|          | Roof-Top Air Conditioning Units  | 77.2                         | -49.9                | 27.3                         |  |                      |                        |
|          | Parking Lot Vehicle Movements    | 52.2                         | -32.5                | 19.7                         |  |                      |                        |
| R2       | Truck Unloading/Docking Activity | 67.2                         | -36.8                | 30.4                         | 32.5   | No                   | No                     |
|          | Entry Gate & Truck Movements     | 64.0                         | -39.0                | 25.0                         |  |                      |                        |
|          | Roof-Top Air Conditioning Units  | 77.2                         | -52.3                | 24.9                         |  |                      |                        |
|          | Parking Lot Vehicle Movements    | 52.2                         | -34.3                | 17.9                         |  |                      |                        |
| R3       | Truck Unloading/Docking Activity | 67.2                         | -29.1                | 38.1                         | 40.1   | No                   | No                     |
|          | Entry Gate & Truck Movements     | 64.0                         | -32.5                | 31.5                         |  |                      |                        |
|          | Roof-Top Air Conditioning Units  | 77.2                         | -44.3                | 32.9                         |  |                      |                        |
|          | Parking Lot Vehicle Movements    | 52.2                         | -26.1                | 26.1                         |  |                      |                        |

Source: Urban Crossroads, 2020

In addition, the Noise Impact Analysis identified the project’s increase in ambient noise levels at the nearest sensitive receptor. As detailed in the Noise Impact Analysis prepared for the project (Appendix J), the Federal Interagency Committee on Noise (FICON) developed guidance to be used for the assessment of project-generated increases in noise levels that consider the ambient noise level, which is utilized in this analysis. FICON identifies a *readily perceptible* 5 dBA or greater project-related noise level increase as a significant impact when ambient noise is less than 60 dBA. Per the FICON, in areas where the without project noise levels range from 60 to 65 dBA, a 3 dBA *barely perceptible* noise level increase is identified as the threshold; and when the without project noise levels already exceed 65 dBA, a noise increase of 1.5 dBA or greater is considered a significant impact (Urban 2020).

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

**Figure N3: Operational Onsite Noise Sources and Receiver Locations**



**LEGEND:**

-  Receiver Locations
-  Roof-Top Air Conditioning Unit
-  Parking Lot Vehicle Movements
-  Entry Gate & Truck Movement Activity
-  Distribution/Warehouse Activity
-  Distance from receiver to noise source (in feet)

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

As shown on Table N-4, the project would generate a daytime operational noise level increase of up to 0.1 dBA Leq at the nearby receiver locations, which would be less than significant.

**Table N-4: Project Operational Ambient Noise Level Increases (dBA Leq)**

| Receiver   | Total Project Operational Noise Level | Measurement Location | Ambient Noise Levels | Combined Project and Ambient | Project Increase | Threshold | Threshold Exceeded? |
|--|---------------------------------------|----------------------|----------------------|------------------------------|------------------|-----------|---------------------|
| <b>Daytime Project Noise Level Contributions</b>   |                                       |                      |                      |                              |                  |           |                     |
| R1   | 34.8                                  | L1                   | 58.1                 | 58.1                         | 0.0              | 5.0       | No                  |
| R2   | 32.5                                  | L2                   | 58.5                 | 58.5                         | 0.0              | 5.0       | No                  |
| R3   | 40.1                                  | L3                   | 59.5                 | 59.5                         | 0.0              | 5.0       | No                  |
| <b>Nighttime Project Noise Level Contributions</b> |                                       |                      |                      |                              |                  |           |                     |
| R1   | 34.8                                  | L1                   | 55.6                 | 55.6                         | 0.0              | 5.0       | No                  |
| R2   | 32.5                                  | L2                   | 60.0                 | 60.0                         | 0.0              | 3.0       | No                  |
| R3   | 40.1                                  | L3                   | 57.4                 | 57.5                         | 0.1              | 5.0       | No                  |

Source: Urban Crossroads, 2020

**Off-Site Traffic Noise.** The proposed project would generate traffic related noise from operation. The proposed project provides access from Harvill Avenue and Old Oleander Avenue. Modeling of vehicular noise on area roadways was conducted in the Noise Impact Analysis (Appendix J). The tables below provide a summary of the exterior traffic noise levels for the 6 study area roadway segments in the without and with project conditions.

With operation of the project in the opening year 2021 traffic condition, Table N-5 shows that noise would range from 69.2 to 74.1 dBA CNEL. Implementation of the proposed project would generate a noise level increase of up to 0.5 dBA CNEL on the study area roadway segments, which is less than the 1.5 dBA CNEL threshold for areas above 65 dBA CNEL. Thus, off-site traffic noise impacts in the existing plus project condition would be less than significant.

**Table N-5: Project Off-Site Traffic Noise**

| ID | Road              | Segment               | Adjacent Land Use             | CNEL at Adjacent Land Use (dBA) |              |                  | Noise-Sensitive Land Use? | Threshold |           |
|----|-------------------|-----------------------|-------------------------------|---------------------------------|--------------|------------------|---------------------------|-----------|-----------|
|    |                   |                       |                               | No Project                      | With Project | Project Addition |                           | Limit     | Exceeded? |
| 1  | Harvill Av.       | s/o Harley Knox Blvd. | Light Industrial              | 73.6                            | 74.1         | 0.5              | No                        | 1.5       | No        |
| 2  | Harvill Av.       | n/o Oleander Ave.     | Light Industrial              | 71.2                            | 71.3         | 0.1              | No                        | 1.5       | No        |
| 3  | Harvill Av.       | s/o Oleander Ave.     | Light Industrial/ Residential | 69.8                            | 69.9         | 0.1              | Yes                       | 1.5       | No        |
| 4  | Harley Knox Blvd. | e/o Harvill Av.       | Light Industrial              | 72.3                            | 72.7         | 0.4              | No                        | 1.5       | No        |
| 5  | Oleander Ave.     | w/o Harvill Av.       | Light Industrial/ Residential | 69.1                            | 69.2         | 0.1              | Yes                       | 1.5       | No        |
| 6  | Oleander Ave.     | e/o Harvill Av.       | Light Industrial              | 69.7                            | 69.9         | 0.2              | No                        | 1.5       | No        |

Source: Urban Crossroads, 2020.

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

**b) Less than Significant Impact.**

**Construction**

Construction activity can cause varying degrees of ground vibration, depending on the equipment and methods used, the distance to receptors, and soil type. Construction vibrations are intermittent, localized intrusions. The use of heavy construction equipment, particularly large bulldozers, and large loaded trucks hauling materials to or from the site generate construction-period vibration impacts.

The Noise Impact Analysis prepared for the project evaluated construction equipment vibration levels at the closest sensitive receptors. As shown in Table N-6, at the closest sensitive receptor, which is 301 feet from project site construction activities, vibration levels are expected to be 0.002 in/sec RMS and would not exceed the County’s threshold of 0.01 in/sec RMS. Therefore, construction-related vibration impacts would be less than significant.

In addition, the project-related construction vibration levels do not represent levels capable of causing building damage to nearby residences. The FTA identifies construction vibration levels capable of building damage ranging from 0.12 to 0.5 in/sec PPV. The peak project-construction vibration level of 0.002 in/sec PPV, is below the FTA vibration levels for building damage. Furthermore, the vibration at the closest sensitive receivers would be limited and intermittent when heavy construction equipment is operating adjacent to the project site perimeter closest to the sensitive receiver.

**Table N-6: Construction Equipment Vibration Levels**

| Receiver | Distance to Const. Activity (Feet) | Receiver Levels (in/sec) PPV |             |               |                 |                | Velocity Levels (in/sec) RMS | Threshold (in/sec) RMS | Threshold Exceeded? |
|----------|------------------------------------|------------------------------|-------------|---------------|-----------------|----------------|------------------------------|------------------------|---------------------|
|          |                                    | Small Bulldozer              | Jack-hammer | Loaded Trucks | Large Bulldozer | Peak Vibration |                              |                        |                     |
| R1       | 1,229'                             | 0.000                        | 0.000       | 0.000         | 0.000           | 0.000          | 0.000                        | 0.01                   | No                  |
| R2       | 1,696'                             | 0.000                        | 0.000       | 0.000         | 0.000           | 0.000          | 0.000                        | 0.01                   | No                  |
| R3       | 301'                               | 0.000                        | 0.001       | 0.002         | 0.002           | 0.002          | 0.002                        | 0.01                   | No                  |

Source: Urban Crossroads, 2020.

**Operation**

The Noise Impact Analysis describes that the County of Riverside has a threshold for vibration of 0.01 in/sec root-mean-square (RMS). Truck vibration levels are dependent on vehicle characteristics, load, speed, and pavement conditions. According to the FTA Transit Noise Impact and Vibration Assessment, trucks rarely create vibration that exceeds 70 VdB or 0.003 in/sec RMS (unless there are frequent potholes in the road). Trucks transiting onsite would be travelling at very low speeds so it is expected that truck vibration impacts at nearby sensitive uses would satisfy the County of Riverside vibration threshold of 0.01 in/sec RMS. Therefore, operational vibration impacts would be less than significant.

Conditions of Approval

**Noise:** Comply with Ordinance No. 847

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

|  | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact                |
|--|--------------------------------|--|------------------------------|--------------------------|
| <b>PALEONTOLOGICAL RESOURCES:</b>  |                                |  |                              |                          |
| <b>28. Paleontological Resources</b>   | <input type="checkbox"/>       | <input checked="" type="checkbox"/>                | <input type="checkbox"/>     | <input type="checkbox"/> |
| a) Directly or indirectly destroy a unique paleontological resource, site, or unique geologic feature? | <input type="checkbox"/>       | <input checked="" type="checkbox"/>                | <input type="checkbox"/>     | <input type="checkbox"/> |

**Source(s):** Riverside County General Plan Figure OS-8 "Paleontological Sensitivity," Paleontological Resources Assessment, prepared by Material Culture Consulting, 2019 (MCC 2019a) (Appendix K).

**a) Less than Significant Impact with Mitigation Incorporated.** The Paleontological Resources Assessment describes that the entire project site is mapped as Quaternary alluvium (Q) within very old alluvial fan deposits (Qvofa). Quaternary very old alluvial fan deposits have the potential to produce scientifically important fossils of land mammals, invertebrates, and plants in the project region. Notably, the excavations to the southeast of the project site for the Diamond Valley Lake in Hemet produced exceptional specimens of Pleistocene animals including mammoths, horses, camels, and bison in units similar to these (MCC 2019a). In addition, the project site and vicinity are mapped in Riverside County Land Information System as High B, which identify geologic formations or mapped rock units that have high sensitivity for significant paleontological resources (MCC 2019a).

Because the entire project site is mapped as Quaternary alluvium (Q) within very old alluvial fan deposits (Qvofa), Mitigation Measure PAL-1 is included to require a Paleontological Resource Management Plan to be prepared and approved by the County Division of Building and Safety prior to grading permits. Based on the disturbed nature of the project site, the Paleontological Resources Assessment determined that uppermost layers of soil within the project site are disturbed Quaternary alluvium that is unlikely to contain significant fossil vertebrates (MCC 2019a). However, excavations below a depth of 5 feet into older and finer-grained Quaternary deposits may encounter significant fossil vertebrates. Therefore, construction excavation could impact paleontologically sensitive deposits. With implementation of Mitigation Measure PAL-1 requiring a Paleontological Resource Management Plan, impacts related to paleontological resources would be less than significant.

Mitigation

**Mitigation Measure PAL-1: Paleontological Resource Management Plan.** Prior to the issuance of the first grading permit, the applicant shall provide a letter to the County Planning Department, or designee, from a Riverside County Qualified Paleontologist stating that the paleontologist has been retained to oversee monitoring and the preparation of a Paleontological Resource Impact Mitigation Program (PRIMP). At a minimum, the PRIMP shall include the following items:

- A trained and qualified paleontological monitor should perform full-time monitoring of any excavations on the project that have the potential to impact paleontological resources in old alluvial fan deposits and undisturbed native sediments below 5 feet in depth. The monitor will have the ability to redirect construction activities to ensure avoidance of adverse impacts to paleontological resources.
- The project paleontologist may re-evaluate the necessity for paleontological monitoring after examination of the affected sediments during excavation, with approval from County and Client representatives.
- Any potentially significant fossils observed shall be collected and recorded in conjunction with best management practices and Society of Vertebrate Paleontology professional standards.



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

- Any fossils recovered during mitigation should be deposited in an accredited and permanent scientific institution for the benefit of current and future generations.
- A report documenting the results of the monitoring, including any salvage activities and the significance of any fossils, will be prepared and submitted to the appropriate County personnel.

Monitoring

Prior to the issuance of the first grading permit, the applicant shall provide a letter to the County Planning Department, or designee identifying that the qualified paleontologist has been retained for activities detailed in Mitigation Measure PAL-1.

| POPULATION AND HOUSING  | Would the project:       |                          |                                     |                                     |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| <b>29. Housing</b>  |                          |                          |                                     |                                     |
| a) Displace substantial numbers of existing people or 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 checked="" type="checkbox"/> | <input type="checkbox"/>            |
| c) Induce substantial unplanned 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(s):** Riverside County General Plan Housing Element, California Employment Development Department Labor Market info (EDD 2019), U.S. Census Factfinder (Census Factfinder 2019).

**a) No Impact.** The proposed project is partially undeveloped and partially used for industrial uses. The site does not contain any housing and has not been historically used for housing. The project site has a General Plan land use designation of Light Industrial uses (LI) and has a zoning designation of Manufacturing Medium (M-M) that does not provide for residential development. Thus, the project would not displace any housing and would not necessitate the construction of replacement housing. As a result, no impact would occur.

**b) Less than Significant Impact.** The proposed project would develop a 418,000 square-foot industrial warehouse. The project would generate the need for approximately 200 employees, which are anticipated to come from the region, as the unemployment rate was 4.7 percent in August 2019. Similarly, the unemployment rates for the City of Perris was 4.1 percent, City of Hemet was 5.1 percent, City of Moreno Valley was 3.8 percent, and the City of Menifee was at 3.6 percent (State Employment Development Department, October 2019). Note these values were prior to the massive job losses associated with the 2020 pandemic. Thus, it is anticipated that new employees at the project site would be within commuting distance and would not generate needs for any housing.

In addition, should project employees relocate to work at the proposed project, sufficient vacant housing is available within the region to fill the project's need. The County of Riverside had a vacancy rate of 14.5 percent in January 2019 (State Department of Finance 2019). The vacancy rate for the Cities of City of Perris was 10.1 percent, City of Hemet was 15.1 percent, City of Moreno Valley was 8.1 percent, and the City of Menifee was at 10.2 percent, in January 2019 (State Department of Finance 2019).

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

Thus, the proposed project would not create a demand for any housing, including housing affordable to households earning 80 percent or less of the County’s median income; impacts would be less than significant.

**c) Less than Significant Impact.** As described above, employees that would work at the proposed project are anticipated to come from the region, due to the steady unemployment rate. Any new employees to the region that would work at the proposed project would be accommodated by the existing vacant housing in the region. Furthermore, the project site has been planned for light industrial uses. As a result, growth related to development of the project site for employment generating uses is included in County General Plan planning projections. Thus, direct impacts related to population growth in an area would be less than significant. In addition, the proposed project does not include the extension of roads or other infrastructure. The project would be served by the existing adjacent roadway system, and utilities would be provided by the existing infrastructure that is located in adjacent roadways. Therefore, the proposed project would not extend roads or other infrastructure that could indirectly induce population growth. Overall, direct and indirect impacts related to population growth would be less than significant.

Conditions of Approval

No conditions of approval related to population and housing are required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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 following public services:

**30. Fire Services**

**Source(s):** Riverside County General Plan Safety Element, Riverside County Fire Department website (rvcfire.org).

**Less than Significant Impact.** The project site is located within 6 miles of two Riverside County Fire Stations, listed below:

- Riverside County Station 59, located at 21510 Pinewood Street, 3.5 miles from the project site
- Riverside County Station 1, located at 210 West San Jacinto Avenue, 5.9 miles from the project site

Implementation of the proposed project would be required to adhere to the California Fire Code, as included in the Riverside County Ordinance No. 787, Fire Code and would be reviewed by the County’s Department of Building and Safety to ensure that the project plans meet the fire protection requirements.

The new industrial warehouse and increase in 200 employees that would occur from implementation of the proposed project would result in an incremental increase in demand for fire protection and

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

emergency medical services. However, as there are two existing fire stations within 6 miles of the project site that currently serve the project vicinity. The closest station is 3.5 miles from the site. The increase in fire service demands from the project would not require construction of a new or physically altered fire station that could cause environmental impacts. Therefore, impacts related to fire protection services would be less than significant.

In addition, Riverside County Ordinance No. 659 sets forth policies, regulations, and fees related to the funding and construction of facilities necessary to address direct and cumulative environmental effects generated by new development. This includes fees for fire facilities for every acre of new industrial use. Overall, impacts related to fire services would be less than significant.

|                             |                          |                          |                                     |                          |
|-----------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <b>31. Sheriff Services</b> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|-----------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Source(s):** Riverside County General Plan, Riverside County Sheriff Department website ([www.riversidesheriff.org](http://www.riversidesheriff.org)).

**Less than Significant Impact.** The project site is located 6 miles from the Riverside County Sherriff Station in the City of Perris (137 N. Perris Boulevard), which currently serves the project region. The proposed project would result in additional onsite employees and goods that could create the need for sheriff services. Crime and safety issues during project construction may include: theft of building materials and construction equipment, malicious mischief, graffiti, and vandalism. Operation of the industrial warehouse may generate a typical range of sheriff service calls, such as burglaries, thefts, and employee disturbances.

However, to reduce the need for law enforcement services, security concerns are addressed in the project design by providing low-intensity security lighting and security cameras. Pursuant to the County's existing permitting process, the Sheriff's Department would review and approve the site plans to ensure that crime prevention and emergency access measures are incorporated appropriately to provide a safe environment.

Although an incremental increase could occur from implementation of the project, the need for law enforcement services from the project would not result in the need for, new or physically altered sheriff facilities. Thus, impacts related to sheriff services would be less than significant.

In addition, Riverside County Ordinance No. 659 sets forth policies, regulations, and fees related to the funding and construction of facilities necessary to address direct and cumulative environmental effects generated by new development. This includes fees for sheriff facilities per every acre of new and industrial use. Overall, impacts would be less than significant.

|                    |                          |                          |                                     |                          |
|--------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <b>32. Schools</b> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Less than Significant Impact.** The project would develop and operate an industrial warehouse facility that would not directly generate students. As described previously, the proposed project is not anticipated to generate a new population, as the employees needed to operate the project are anticipated to come from within the project region due to the steady unemployment rate; and substantial in migration of employees that could generate new students is not anticipated to occur. As required by all projects within the County, the proposed project is required to pay School Mitigation Impact fees. Impacts would be less than significant.

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

|                      |                          |                          |                                     |                          |
|----------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <b>33. Libraries</b> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|----------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Less than Significant Impact.** The project would develop and operate an industrial warehouse facility that would not directly generate a substantial new population that would utilize libraries. As described previously, the employees needed to operate the proposed project are anticipated to come from the project region and commute to the project site, due to the steady unemployment rate; and substantial in migration of employees that could generate substantial usage of library facilities is not anticipated to occur. Therefore, impacts would be less than significant.

Additionally, Riverside County Ordinance No. 659 sets forth policies, regulations, and fees related to the funding and construction of facilities necessary to address direct and cumulative environmental effects generated by new development. This includes fees for library facilities per every acre of new industrial use.

|                            |                          |                          |                                     |                          |
|----------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <b>34. Health Services</b> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|----------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Less than Significant Impact.** The project would develop and operate an industrial warehouse facility that would not directly generate a substantial new population that would need health services. As described previously, the employees needed to operate the proposed project are anticipated to come from the project region and commute to the project site, due to the steady unemployment rate; and substantial in migration of employees that could generate substantial need for health services is not anticipated to occur. Therefore, impacts would be less than significant.

Conditions of Approval

**Ordinance No. 659.** 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 projects, and it establishes the authorized uses of the fees collected.

**Schools.** Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall provide payment of the appropriate fees set forth by the Val Verde Unified School District related to the funding of school facilities pursuant to Government Code Section 65995 et seq.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

|                                      |  |  |  |  |
|--------------------------------------|--|--|--|--|
| <b>RECREATION</b> Would the project: |  |  |  |  |
|--------------------------------------|--|--|--|--|

|  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <b>35. Parks and Recreation</b>  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| a) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? |                          |                          |                                     |                          |

|   | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact        | No Impact                |
|---|--------------------------------|--|-------------------------------------|--------------------------|
| b) Increase 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 checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Be located within a Community Service Area (CSA) 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(s):** Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), Riverside County Community & Cultural Services Division, County Service Areas, Mead Valley, <https://rivcoccsd.org/csa/>

**a) Less than Significant Impact.** The proposed project would develop and operate an industrial warehouse facility, and the project does not include development of recreational facilities. In addition, as described previously, the proposed project is not anticipated to result in an influx of new residents, as the employees needed to operate the project are anticipated to come from the unemployed labor force in the region. Thus, the proposed project would not generate a substantial population that would require construction or expansion of recreational facilities, and impacts would be less than significant.

**b) Less than Significant Impact.** As described previously, the proposed project would develop and operate an industrial warehouse facility, which would not result in an influx of new residents, as the employees needed to operate the project are anticipated to come from the unemployed labor force in the region. Thus, the proposed project would not generate a substantial population that would generate significant use of existing neighborhood or regional parks and recreation facilities, such that substantial physical deterioration would occur or be accelerated, and impacts would be less than significant.

In addition, as described above, Riverside County Ordinance No. 659 sets forth policies, regulations, and fees related to the funding and construction of facilities necessary to address direct and cumulative environmental effects generated by new development. This includes fees for park and recreation facilities per every acre of new industrial use.

**c) No Impact.** The project site is not located within a CSA or recreation park district with a Community Park and Recreation Plan. Thus, no impacts related to a park district or recreation plan would occur from implementation of the proposed project

|   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <b>36. Recreational Trails</b>                              | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| a) Include the construction or expansion of a trail system? |                          |                          |                          |                                     |

**Source(s):** Riverside County General Plan Figure C-6 Trails and Bikeway System, Mead Valley Area Plan Figure 8 Trails and Bikeway System.

**a) No Impact.** The proposed project would develop and operate an industrial warehouse facility and does not include the construction or expansion of a trail system. Additionally, an existing multipurpose trail is located in the immediate vicinity of the project site, on the west side of Harvill Avenue and along the south side of Harley Knox Boulevard. As described previously, the proposed project is not anticipated to result in an influx of new residents, as the employees needed to operate the proposed industrial warehouse facility is anticipated to come from the unemployed labor force in the region. Thus,

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

the proposed project would not generate a substantial population that would use or require recreational trails, and impacts would be less than significant.

In addition, Riverside County Ordinance No. 659 sets forth policies, regulations, and fees related to the funding and construction of facilities necessary to address direct and cumulative environmental effects generated by new development. This includes fees for open space and recreational trail facilities per every acre of new industrial use.

**Conditions of Approval**

**Ordinance No. 659:** Listed previously in 34.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

| <b>TRANSPORTATION</b> Would the project:   |                          |                          |                                     |                                     |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| <b>37. Transportation</b>  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?  | <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 type="checkbox"/>            | <input checked="" type="checkbox"/> |
| c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| d) Cause an effect upon, or a need for new or altered maintenance of roads?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| e) Cause an effect upon circulation during the project's construction?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| f) Result in inadequate emergency access or access to nearby uses?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

**Source(s):** Riverside County General Plan Circulation Element; Mead Valley Area Plan; Traffic Impact Analysis, prepared by EPD Solutions, 2019 (EPD 2019) (Appendix L).

**General Plan Policy C 2.1As** described in the Riverside County General Plan Policy C 2.1, LOS D shall apply to all development proposals located within the Mead Valley Area Plan. Thus, the LOS threshold is LOS D. This is an existing requirement under the General Plan and goes to General Plan consistency. Based on updates to the State CEQA Guidelines, LOS is no longer deemed a physical environmental impact under CEQA.

**Traffic Study Area and Existing Conditions**

The roadways included in the traffic study area include Harvill Avenue, Old Oleander Avenue, and Harley Knox Boulevard. To identify the existing traffic conditions, traffic counts at the study intersections

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

were conducted on Tuesday, October 15, 2019. As shown in Table T-1, all of the study intersections operate at satisfactory LOS C or better during the weekday a.m. and p.m. peak hours under existing conditions.

**Table T-1: Existing Peak Hour Levels of Service**

| Intersection                    | Signal Control | AM Peak            |                  | PM Peak            |                  |
|---------------------------------|----------------|--------------------|------------------|--------------------|------------------|
|                                 |                | Delay <sup>1</sup> | LOS <sup>2</sup> | Delay <sup>1</sup> | LOS <sup>2</sup> |
| 1. Harvill Ave/Harley Knox      | Signal         | 26.9               | C                | 34.6               | C                |
| 2. Harvill Ave/Driveway         | TWSC           | -                  | -                | -                  | -                |
| 3. Harvill Ave/Old Oleander Ave | Signal         | 5.3                | A                | 4.2                | A                |

Source: EPD, 2019.  
 TWSC = Two-Way Stop Controlled  
<sup>1</sup> Delay in Seconds  
<sup>2</sup> Level of Service

**a) Less than Significant Impact.**

**Operation**

Table T-2 identifies the number of trips that would be generated by the project. The trip generation is broken out by vehicle type and passenger car equivalent (PCE) factors are applied to the truck trips to determine the PCE trip generation. Passenger car equivalent factors account for the additional roadway capacity utilized by trucks due to their larger size, slower acceleration and reduced maneuverability when compared to passenger cars. As shown, the project would generate 767 new net daily PCE trips, with 27 a.m. peak hour trips, and 53 p.m. peak hour trips.

**Table T-2: Estimated Project Trip Generation**

| Land Use   | Units          | Daily | AM Peak Hour |      |       | PM Peak Hour |      |       |
|--|----------------|-------|--------------|------|-------|--------------|------|-------|
|  |                |       | In           | Out  | Total | In           | Out  | Total |
| <b>Trip Rates</b>  |                |       |              |      |       |              |      |       |
| High-Cube Warehouse/Distribution Center <sup>1</sup>     | TSF            | 1.40  | 0.06         | 0.02 | 0.08  | 0.03         | 0.07 | 0.10  |
| <b>Existing Trip Generation (Total Vehicles)</b>         |                |       |              |      |       |              |      |       |
| Existing Warehouse <sup>2</sup>                          | 44.5 TSF       |       | 5            | 10   | 22    | 5            | 9    | 14    |
| <b>Vehicle Mix<sup>2</sup></b>                           |                |       |              |      |       |              |      |       |
| Passenger Vehicles                                       |                |       | 2            | 3    | 5     | 0            | 2    | 2     |
| 2-Axle Trucks  |                |       | 2            | 2    | 4     | 0            | 0    | 0     |
| 3-Axle Trucks  |                |       | 0            | 0    | 0     | 0            | 0    | 0     |
| 4+-Axle Trucks   |                |       | 1            | 1    | 2     | 0            | 0    | 0     |
|  |                |       | 5            | 6    | 11    | 0            | 2    | 2     |
| <b>PCE Trip Generation<sup>4</sup></b>                   |                |       |              |      |       |              |      |       |
| Passenger Vehicles                                       | PCE Factor 1.0 |       | 2            | 3    | 5     | 0            | 2    | 2     |
| 2-Axle Trucks  | 1.5            |       | 3            | 3    | 6     | 0            | 0    | 0     |
| 3-Axle Trucks  | 2.0            |       | 0            | 0    | 0     | 0            | 0    | 0     |
| 4+-Axle Trucks   | 3.0            |       | 3            | 3    | 6     | 0            | 0    | 0     |
| Total PCE Trip Generation                                |                |       | 8            | 9    | 17    | 0            | 2    | 2     |
| <b>Proposed Project Trip Generation (Total Vehicles)</b> |                |       |              |      |       |              |      |       |
| Warehouse Distribution Center                            | 418 TSF        | 585   | 26           | 8    | 33    | 12           | 30   | 42    |
| <b>Vehicle Mix<sup>3</sup></b>                           |                |       |              |      |       |              |      |       |
| Passenger Vehicles                                       | Percent 79.57% | 466   | 20           | 6    | 27    | 9            | 24   | 33    |
| 2-Axle Trucks  | 3.46%          | 20    | 1            | 0    | 1     | 0            | 1    | 1     |
| 3-Axle Trucks  | 4.64%          | 27    | 1            | 0    | 2     | 1            | 1    | 2     |
| 4+-Axle Trucks   | 12.33%         | 72    | 3            | 1    | 4     | 1            | 4    | 5     |
|  | 100%           | 585   | 26           | 8    | 33    | 12           | 30   | 42    |
| <b>PCE Trip Generation<sup>4</sup></b>                   |                |       |              |      |       |              |      |       |
| Passenger Vehicles                                       | PCE Factor 1.0 | 466   | 20           | 6    | 27    | 9            | 24   | 33    |

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

| Land Use                                 | Units | Daily      | AM Peak Hour |          |           | PM Peak Hour |           |           |
|--|-------|------------|--------------|----------|-----------|--------------|-----------|-----------|
|  |       |            | In           | Out      | Total     | In           | Out       | Total     |
| 2-Axle Trucks                            | 1.5   | 30         | 1            | 0        | 2         | 1            | 2         | 2         |
| 3-Axle Trucks                            | 2.0   | 54         | 2            | 1        | 3         | 1            | 3         | 4         |
| 4+-Axle Trucks                           | 3.0   | 216        | 10           | 3        | 12        | 4            | 11        | 15        |
| Total PCE Trip Generation                |       | 767        | 34           | 10       | 44        | 15           | 40        | 55        |
| <b>Total Net New PCE Trip Generation</b> |       | <b>767</b> | <b>26</b>    | <b>1</b> | <b>27</b> | <b>15</b>    | <b>38</b> | <b>53</b> |

Source: EPD, 2019.

TSF = Thousand Square Feet

PCE = Passenger Car Equivalent

Trip rates from the Institute of Transportation Engineers, Trip Generation, 10th Edition, 2017. Land Use Code 152 – High-Cube Warehouse/Distribution Center.

**Existing Plus Project:** An intersection operations analysis was conducted for the study area to evaluate the existing plus project weekday a.m. and p.m. peak hour conditions with the project. As shown in Table T-3, all study intersections are forecast to continue to operate at satisfactory LOS C or better during the weekday a.m. and p.m. peak hours with the addition of project traffic, and impacts would be less than significant in the existing plus project condition.

**Table T-3: Existing Plus Project Conditions**

| Intersection                    | Signal Control | Existing |     |         |     | Existing plus Project |     |         |     | Impact? |    |
|---------------------------------|----------------|----------|-----|---------|-----|-----------------------|-----|---------|-----|---------|----|
|                                 |                | AM Peak  |     | PM Peak |     | AM Peak               |     | PM Peak |     | AM      | PM |
|                                 |                | Delay    | LOS | Delay   | LOS | Delay                 | LOS | Delay   | LOS |         |    |
| 1. Harvill Ave/Harley Knox      | Signal         | 26.9     | C   | 34.6    | C   | 27.5                  | C   | 34.1    | C   | No      | No |
| 2. Harvill Ave/Driveway         | TWSC           | -        | -   | -       | -   | 10.9                  | B   | 9.3     | A   | No      | No |
| 3. Harvill Ave/Old Oleander Ave | Signal         | 5.3      | A   | 4.2     | A   | 6.5                   | A   | 8.2     | A   | No      | No |

Source: EPD, 2019.

TWSC = Two-Way Stop Controlled

Delay in Seconds; LOS = Level of Service

**Opening Year 2021 Plus Project:** Opening Year Baseline (2021) traffic volumes were developed by applying a growth rate of two percent per year to the existing (2019) traffic volumes and adding traffic generated by 19 other approved and pending development projects in the vicinity of the proposed project. As shown in Table T-4, all of the intersections are forecast to operate at satisfactory LOS C or better in the opening year 2021 plus project condition. Therefore, impacts would be less than significant.

**Table T-4: Opening Year (2021) Plus Project Conditions**

| Intersection                    | Signal Control | Existing |     |         |     | Existing plus Project |     |         |     | Impact? |    |
|---------------------------------|----------------|----------|-----|---------|-----|-----------------------|-----|---------|-----|---------|----|
|                                 |                | AM Peak  |     | PM Peak |     | AM Peak               |     | PM Peak |     | AM      | PM |
|                                 |                | Delay    | LOS | Delay   | LOS | Delay                 | LOS | Delay   | LOS |         |    |
| 1. Harvill Ave/Harley Knox      | Signal         | 31.3     | C   | 28.2    | C   | 33.3                  | C   | 29.1    | C   | No      | No |
| 2. Harvill Ave/Driveway         | TWSC           | -        | -   | -       | -   | 11.5                  | B   | 10.6    | B   | No      | No |
| 3. Harvill Ave/Old Oleander Ave | Signal         | 8.9      | A   | 12.6    | B   | 9.8                   | A   | 14.7    | B   | No      | No |

Source: EPD, 2019.

TWSC = Two-Way Stop Controlled

Delay in Seconds; LOS = Level of Service

### Construction

Construction activities of the project would generate vehicular trips from construction workers traveling to and from project site, delivery of construction supplies and import materials to, and export of debris from the project site. However, these activities would only occur for a period of 18 months. As shown in Table E-4 above, the demolition phase of construction, which is the most intensive, would generate 221 total daily trips. As shown in Table T-3, all study intersections are forecast to continue to operate at satisfactory LOS C or better in the Existing Plus Project condition during the weekday a.m. and p.m.



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

peak hours with the addition of the project’s operational trips of 767 new net daily PCE trips, with 27 a.m. peak hour trips, and 53 p.m. peak hour trips. The increase of trips during construction activities would be limited and would not exceed the number of operational trips. Therefore, the short-term vehicle trips from construction of the project would be less than significant.

**Vehicle Miles Traveled Analysis**

Senate Bill (SB) 743 was signed by Governor Brown in 2013 and required the Governor’s Office of Planning and Research (OPR) to amend the CEQA Guidelines to provide an alternative to LOS for evaluating Transportation impacts. SB743 specified that the new criteria should promote the reduction of greenhouse gas emissions, the development of multimodal transportation networks and a diversity of land uses. The bill also specified that delay-based level of service could no longer be considered an indicator of a significant impact on the environment. In response, Section 15064.3 was added to the CEQA Guidelines beginning January 1, 2019. Section 15064.3 - Determining the Significance of Transportation Impacts states that Vehicle Miles Traveled (VMT) is the most appropriate measure of transportation impacts and provides lead agencies with the discretion to choose the most appropriate methodology and thresholds for evaluating VMT. Section 15064.3(c) states that the provisions of the section shall apply statewide beginning on July 1, 2020.

The Western Riverside County Council of Governments has provided local agencies direction in implementing VMT via the *WRCOG SB743 Implementation Pathway Documentation Package*, prepared in March 2019. This series of documents provide a discussion of various tools to evaluate VMT and options for selecting a threshold for evaluation of VMT impacts. At this time, the County of Riverside has not adopted any thresholds for evaluation of VMT. The Implementation Pathway Documentation Package identified four options for local agencies when evaluating and adopting thresholds:

- Rely on the OPR Technical Advisory thresholds (15 percent below existing VMT per capita or employee for Residential and Office projects, or a net increase in total VMT for Retail projects)
- Set thresholds consistent with lead agency Air Quality, GHG Reduction, and Energy Conservation goals.
- Set thresholds consistent with RTP/SCS Future Year VMT Projections by Jurisdiction or sub-region.
- Set thresholds based on Baseline VMT performance (i.e. any increase over existing VMT per capita, employee or service population would be considered an impact).

In its simplest form, VMT is calculated by multiplying the daily trip generation of a project by the average trip length. For purposes of CEQA impact evaluation, VMT is calculated in terms of VMT per capita, employee, or service population and compared to the same measure for the entire region. CEQA Guidelines Section 15064.3(a) states that “vehicle miles traveled refers to the amount and distance of automobile travel attributable to a project.” This statement is further clarified in the *Technical Advisory on Evaluating Transportation Impacts in CEQA*, OPR 2018, which states “Here, the term ‘automobile’ refers to on-road passenger vehicles, specifically cars and light trucks. Heavy-duty truck VMT could be included for modeling convenience and ease of calculation (for example, where models or data provide combined auto and heavy truck VMT)”. Consistent with the State CEQA Guidelines, this VMT evaluation considers home-based-work trips generated by employees which would be composed of passenger vehicles and light trucks.

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

The home-based-work trip length for employees in the project area was taken from estimates used in the Diamond Property Greenhouse Gas Analysis (Urban Crossroads, 2020) and from the California Statewide Travel Demand Model. Table 1 shows the home-based-work trip length from each source, as well as the average which will be used for this analysis.

**Table T-5: Home-Based-Work Trip Length**

| Source                                   | Home-Based-Work Trip-Length |
|--|-----------------------------|
| Diamond Property GHG Analysis            | 16.6 miles                  |
| California Statewide Travel Demand Model | 14.59 miles                 |
| Average                                  | 15.6 miles                  |

The project trip generation (Table T-2) calculates that the project would generate 466 daily passenger car trips. Using the daily trip rate for warehousing from the Institute of Transportation Engineers, *Trip Generation*, 10<sup>th</sup> Edition, the existing warehouse would generate approximately 77 daily trips (44,500 square feet times 1.74 trips per thousand square feet). Therefore, the net new daily trip generation of the project would be 389 daily trips. The total daily VMT would be 6,068 (15.6 miles x 389 daily trips). The project is a speculative warehouse that would provide approximately 200 new jobs, resulting in a VMT/Employee of 30.34.

The California Statewide Travel Demand Model provides the VMT/Employee for 2010 and 2020. The baseline (2020) VMT/Employee was calculated using linear interpolation between 2010 and 2020 data for Riverside County. Based on this data, the baseline (2020) VMT/Employee for Riverside County is 34.4. The project VMT/Employee of 30.34 is 4.06 VMT/Employee lower than the Riverside County baseline (2020) of 34.4 VMT/Employee. Therefore, the proposed project would have a less than significant impact related to VMT.

**b) No Impact.** Every county in California is required to develop a Congestion Management Program (CMP) that looks at the links between land use, transportation, and air quality. The Riverside County Transportation Commission (RCTC) prepares and periodically updates the Riverside County CMP to meet federal Congestion Management System guidelines as well as state CMP legislation. The Riverside County CMP does not require traffic impact assessments for development projects with less than 100 peak hour vehicle trips, such as the proposed project (EPD 2019). The project would generate 27 a.m. peak hour trips, and 53 p.m. peak hour trips. Therefore, the project would not result in a conflict with an applicable congestion management program, and no impacts would occur.

**c) No Impact.** The proposed project includes only an industrial warehouse facility. There are no proposed uses that would be incompatible. The project would also not increase any hazards related to a design feature. Operation of the proposed project would involve trucks entering and exiting the project site from Old Oleander Avenue for access to the loading bays and trailer parking on the eastern portion of the project site via a 40-foot wide driveway that is designed to accommodate trucks. Passenger vehicles would enter and exit the site using a separate driveway on a driveway on Oleander Avenue and a driveway on Harvill Avenue. The onsite circulation design prepared for the project provides fire truck accessibility and turning ability throughout the site. Thus, no impacts related to vehicular circulation design features would occur from the proposed project.

**d) No Impact.** The proposed project would not result in the altered need for road maintenance; however, as described above, the proposed project would generate 767 net new daily PCE trips, which would

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

contribute to the need for regular maintenance of roads. To provide for public facility maintenance needs, Riverside County Ordinance No. 659 sets forth policies, regulations, and fees related to the funding and construction of facilities necessary to address direct and cumulative environmental effects generated by new development. This includes fees for road improvements and maintenance, which are levied per every acre of new industrial use. In addition, the taxes generated from the proposed uses on the project site would support regular road maintenance. Thus, the project would provide funding for future roadway maintenance needs, and impacts would not occur.

**e) Less than Significant Impact.** As described in Response 37 A, construction activities of the project would generate vehicular trips from construction workers traveling to and from the project site, delivery of construction supplies and import materials to, and export of debris from the project site. However, these activities would only occur for a period of 18 months. The increase of trips during construction activities would be limited and are not anticipated to exceed the number of operational trips, which as detailed previously, would not result in a significant impact related to traffic. Therefore, the short-term vehicle trips from construction of the project would be less than significant.

**f) No Impact.**

**Construction**

The proposed construction activities, including equipment and supply staging and storage, would occur within the project site and would not restrict access of emergency vehicles to the project site or adjacent areas. During construction of the project driveways along Harvill Avenue and Old Oleander Avenue, the roadways would remain open to ensure adequate emergency access to the project area and vicinity, and impacts related to inadequate emergency access during construction activities would not occur.

**Operation**

Operation of the proposed project would also not result in inadequate emergency access or access to nearby uses. Direct access to the project site would be provided from Harvill Avenue and Old Oleander Avenue, which are adjacent to the project site. The project is also required to design and construct internal access and provide fire suppression facilities (e.g., hydrants and sprinklers) in conformance with the County Municipal Code and the Riverside County Fire Department would review the development plans prior to approval to ensure adequate emergency access pursuant to the requirements in the International Fire Code and Section 503 of the California Fire Code (Title 24, California Code of Regulations, Part 9). As a result, the proposed project would not result in inadequate emergency access or access to nearby uses, and no impacts would occur.

Conditions of Approval

**Ordinance No. 659.** Listed previously in 34.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**38. Bike Trails**

a) Include the construction or expansion of a bike system or bike lanes?

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

**Source(s):** Riverside County General Plan

**a) No Impact.** The proposed project would develop and operate an industrial warehouse facility and does not include the construction or expansion of a bike system or bike lanes. As described previously, the proposed project is not anticipated to result in an influx of new residents, as the employees needed to operate the proposed industrial warehouse facility is anticipated to come from the unemployed labor force in the region. Thus, the proposed project would not generate a substantial population that would use or require a bike system or bike lanes, and impacts would be less than significant.

In addition, Riverside County Ordinance No. 659 sets forth policies, regulations, and fees related to the funding and construction of facilities necessary to address direct and cumulative environmental effects generated by new development.

Conditions of Approval

**Ordinance No. 659.** Listed previously in 34.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**TRIBAL CULTURAL RESOURCES** Would the project cause a substantial adverse change in the significance of a Tribal Cultural Resource, defined in Public Resources Code section 21074 as either a site, feature, place, or cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is:

| 39. Tribal Cultural Resources  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1 (k)?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? (In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**Source(s):** Cultural Resources Assessment, Prepared by Material Culture Consulting, 2019 (MCC 2019) (Appendix E).

**a) Less than Significant Impact.** Assembly Bill (AB) 52 requires meaningful consultation between lead agencies and California Native American tribes regarding potential impacts on tribal cultural resources (TCRs). TCRs are sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either eligible or listed in the California Register of

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

Historical Resources or local register of historical resources (PRC Section 21074). To identify if any tribal cultural resources are potentially located within the project site, a Sacred Lands File search was requested from the California Native American Heritage Commission (NAHC) on August 20, 2019. The NAHC responded on September 12, 2019, stating that there are no known sacred lands within a 1-mile radius of the project site and requested that 17 Native American tribes or individuals be contacted for further information regarding the general area vicinity. Thus, letters were sent to these individuals on September 13, 2019. Six responses were received, of which two Native American tribes, the Soboba Band of Luiseño Indians and the Morongo Band of Mission Indians, request to proceed with AB 52 consultation.

The project site is largely undeveloped, and the existing industrial uses are not tribal cultural resources. The existing buildings onsite consist of a one-story office building and large warehouses/sheds with concrete/asphalt floors and metal siding/roofs that are used for storage/manufacturing of wooden pallets/repair of diesel engines. Five empty silos and associated infrastructure are also located on the southern portion of the project site.

There are no known historic resources or tribal cultural resources within the project site that are listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources. However, as described in Section 8, Cultural Resources, three significant resources, all prehistoric bedrock milling features, are located within a 0.5-mile radius of the project, and the potential exists to expose unknown TCRs during construction. Standard County conditions of approval require a Native American Monitor to be present for all initial ground disturbing activities, and have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of resources. Because the project site contains no known sites, features, places, cultural landscapes, sacred places, or objects that are eligible or listed in the California Register of Historical Resources or local register of historical resources, and because the County's conditions of approval 60-Planning-CUL 2 (Inadvertent Discoveries) and 60-Planning- CUL 3 (Native American Monitor) require a Native American Monitor to be present for all initial ground disturbing activities to monitor for any unexpected resources that may be unearthed during ground disturbing activities, impacts to a tribal cultural resource would be less than significant.

**b) Less than Significant Impact.** According to Public Resources Code (PRC) Section 5024.1(c), a resource is considered historically significant if it meets at least one of the following criteria:

- 1) Associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States;
- 2) Associated with the lives of persons important to local, California or national history;
- 3) Embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values; or
- 4) Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation.

The project site does not meet any of the criteria listed above from PRC Section 5024.1(c). As described in the previous response, although resources have been located within a 0.5-mile radius of the project, there are no known historic resources or tribal cultural resources on the project site. Two Native American tribes, the Soboba Band of Luiseño Indians and the Morongo Band of Mission Indians, request to proceed with AB 52 consultation, which concluded on February 27, 2020 and did not result in substantial evidence that there is a potential for resources on the project site. Standard County

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

conditions of approval require a Native American Monitor to be present for all initial ground disturbing activities, and have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of resources. Because the project site contains no known resources significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, and because the County's conditions of approval 60-Planning-CUL 2 and 60-Planning- CUL 3 require a Native American Monitor to be present for all initial ground disturbing activities to monitor for any unexpected resources that may be unearthed during ground disturbing activities, a Native American Monitor will be present onsite during ground disturbing activities per County condition of approval the project will not have a significant effect on tribal cultural resources. Impacts to a tribal cultural resource resulting from inadvertent discoveries of tribal cultural resources would be less than significant.

As discussed in the Cultural Resources, Item 9, in the unlikely event that human remains are encountered during grading or soil disturbance activities, the California Health and Safety Code Section 7050.5 Compliance with the established regulatory framework (i.e., California Health and Safety Code Section 7050.5 and Public Resources Code Section 5097.98) would provide that any potential impacts to human remains and tribal cultural resources would be less than significant.

Standard Conditions of Approval

**Human Remains.** Listed previously in Cultural Resources, Item 9, Archaeological Resources.

**Native American Monitor.** Prior to the issuance of grading permits, the developer/permit applicant shall enter into an agreement with the consulting tribe(s) for a Native American monitor. The Native American monitor shall be onsite during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading and trenching. In conjunction with the archaeological monitor, the Native American 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. The developer/permit applicant shall submit a fully executed copy of the agreement to the County archaeologist to ensure compliance with this condition of approval.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Prior to the issuance of the first grading permit, the applicant shall provide a letter to the County Planning Department, or designee identifying that the agreement for the Native American monitor for activities detailed in County condition of approval 60-Planning-CUL 2 (Inadvertent Discoveries) and 60-Planning- CUL 3 (Native American Monitor) has been completed.

**UTILITIES AND SERVICE SYSTEMS** Would the project:

**40. Water**

a) Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage systems, whereby the construction or relocation would cause significant environmental effects?

|  | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact        | No Impact                |
|--|--------------------------------|--|-------------------------------------|--------------------------|
| b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years? | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**Source(s):** Eastern Municipal Water District 2015 Urban Water Management Plan (UWMP 2015). Eastern Municipal Water District Sanitary Sewer System Planning & Design Guide (EMWD 2006). Accessed: [https://www.emwd.org/sites/main/files/file-attachments/emwdsewer\\_system\\_design.pdf](https://www.emwd.org/sites/main/files/file-attachments/emwdsewer_system_design.pdf). Eastern Municipal Water District Water System Planning & Design Principal Guidelines Criteria (EMWD 2007) Accessed: [https://www.emwd.org/sites/main/files/file-attachments/emwdwater\\_system\\_design.pdf](https://www.emwd.org/sites/main/files/file-attachments/emwdwater_system_design.pdf).

**a) Less than Significant Impact.**  
**Water Infrastructure**

The proposed project would develop the site for a new industrial warehouse facility. Existing 12-inch water lines are located in Harvill Avenue, Old Oleander Avenue, and adjacent to the northern boundary of the project site. The proposed project would connect to the existing water infrastructure, and existing off-site water infrastructure would not be required to be constructed to serve the proposed project. Installation of the onsite water infrastructure and connection to the existing water supply lines is part of construction of the proposed project would not result in any physical environmental effects beyond those described throughout this document.

The Eastern Municipal Water District (EMWD) provides water supplies to the project area. In addition to treated water that is delivered to EMWD by the Metropolitan Water District, EMWD operates two microfiltration plants that filter raw imported water to achieve potable water standards. The two treatment plants, the Perris Water Filtration Plant and the Hemet Water Filtration Plant, are located in Perris and Hemet, respectively. These two water treatment plants provide a portion of the water supplied by EMWD (UWMP 2015). Because the site's proposed use is consistent with the existing land use designation, the project's water demand projection is included in the UWMP and the EMWD would have sufficient water supplies and has adequate planned infrastructure to serve the project from existing entitlements/resources. Therefore, no new or expanded water treatment facilities would be required as a result of the proposed project and impacts related to water infrastructure would be less than significant.

**Wastewater Treatment**

The proposed project would develop and operate a new industrial warehouse facility that would generate an increase in wastewater generated from the project site. Existing 12-inch sewer lines are located in both Harvill Avenue and Old Oleander Avenue. The project would connect to the existing sewer infrastructure and would not require relocation or construction of new or expanded offsite sewers to serve the proposed project. Installation of the onsite sewer infrastructure and connection to the existing offsite sewers is part of construction of the proposed project would not result in any physical environmental effects beyond those described throughout this document.

EMWD provides wastewater treatment to the project area. EMWD has four wastewater treatment facilities located throughout its service area that are interconnected to provide for operational flexibility, improved reliability, and deliveries of recycled water. The Perris Valley Regional Water Reclamation Facility is closest to the project site and has a treatment capacity of 22 million gallons per day (mgd), and in 2015 treated an average of 13,806 mgd (UWMP 2015). In addition, the facility has a planned ultimate capacity of 100 mgd. Industrial uses generate approximately 1,700 per acre of wastewater for light industrial land uses, and thus, the proposed Project would generate approximately 34,544 gallons

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

(0.034 million gallons) of wastewater per day (1,700 gpd per acre × 20.32 acres = 28,560 gpd) (EMWD, 2006, Table 1). Under existing conditions, the Perris Valley Regional Water Reclamation Facility has an excess treatment capacity of approximately 8.2 million mgd. Implementation of the project would utilize approximately 0.004 percent of the Perris Valley Regional Water Reclamation Facility daily excess treatment capacity (0.034 mgd ÷ 8.2 mgd = 0.004 percent).

Thus, the wastewater treatment plant has ample capacity, and the project would not create the need for any new or expanded wastewater facility (such as conveyance lines, treatment facilities, or lift stations) to serve the proposed project. Therefore, impacts related to wastewater infrastructure would be less than significant.

**Stormwater Drainage**

The project includes installation of an onsite drainage system that would route storm water runoff to a water quality storage basin, before being pumped into an adjacent bio-retention basin located in the southeast corner of the project site, which would slowly discharge into an existing concrete box storm drain that is adjacent to the east of the project site and flows to the Perris Valley storm drain channel. The existing off-site drainage systems is designed and sized appropriately and would be able to accommodate the proposed project. Thus, the project would not require or result in the relocation or construction of new or expanded off-site drainage systems. The proposed onsite stormwater drainage infrastructure is included as part of the construction of the proposed project and would not result in any physical environmental effects beyond those identified in other sections of this document. Therefore, impacts related to drainage infrastructure would be less than significant.

**b) Less than Significant Impact.** Water supplies to the project site are provided by EMWD, which serves 555 square miles of western Riverside County (UWMP 2015). In 2015, EMWD had a water demand of 146,090 acre feet (AF), and projects a demand of 197,901 AF in 2020, which is a 35 percent increase over 2015 demands (an increase of 51,811 AF) (UWMP 2015). The UWMP identified increases in imported water to meet this increase in demand. The UWMP details the District’s reliable and drought-resilient water supply capable of meeting projected demands over the next 25 years and beyond (UWMP 2015). The UWMP describes that the District has a projected supply of 197,901 AFY in 2020, and a predicted supply of 268,200 AFY in 2040. To ensure that planning efforts for future growth are comprehensive, the Urban Water Management Planning Act requires water purveyors to incorporate regional projections and land uses in UWMPs.

The project site has a General Plan Land Use designation of Light Industrial. EMWD uses a water generation rate of 2,000 gpd per acre generation rate for non-residential land uses (EMWD 2007). The proposed project would develop 20.32 acres, which would generate a demand of 40,640 gpd (45.52acre-feet per year). The 2015 UWMP identifies water supply and demands through 2040 (268,200 AFY) and indicates it would be able to meet all of the anticipated water supply needs. The proposed project is consistent with the land use designations for the site and therefore the existing growth projections included in the UWMP. In addition, County Ordinance No. 859 requires compliance with the County’s Water Efficient Landscape Ordinance. Therefore, the proposed project would have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years, and impacts would be less than significant.

**41. Sewer**

a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or



|  | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact        | No Impact                |
|--|--------------------------------|--|-------------------------------------|--------------------------|
| expansion of existing facilities, whereby the construction or relocation 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(s):** Eastern Municipal Water District 2015 Urban Water Management Plan (UWMP 2015). Eastern Municipal Water District Sanitary Sewer System Planning & Design Guide (EMWD 2006). Accessed: [https://www.emwd.org/sites/main/files/file-attachments/emwdsewer\\_system\\_design.pdf](https://www.emwd.org/sites/main/files/file-attachments/emwdsewer_system_design.pdf). Eastern Municipal Water District Water System Planning & Design Principal Guidelines Criteria (EMWD 2007) Accessed: [https://www.emwd.org/sites/main/files/file-attachments/emwdwater\\_system\\_design.pdf](https://www.emwd.org/sites/main/files/file-attachments/emwdwater_system_design.pdf).

**a) Less than Significant Impact.** As described previously, the proposed project would develop and operate a new industrial warehouse facility that would generate an increase in wastewater generated from the project site. Existing 12-inch sewer lines are located in both Harvill Avenue and Old Oleander Avenue. The project would connect to the existing sewer infrastructure and would not require relocation or construction of new or expanded offsite sewers to serve the proposed project. Installation of the onsite sewer infrastructure and connection to the existing offsite sewers is part of construction of the proposed project would not result in any physical environmental effects beyond those described throughout this document.

EMWD provides wastewater treatment to the project area. EMWD has four wastewater treatment facilities located throughout its service area that are interconnected to provide for operational flexibility and reliability. As discussed above, the Perris Valley Regional Water Reclamation Facility is closest to the project site and has ample capacity to serve the project. Thus, the project would not require expansion to serve the proposed project and impacts related to wastewater infrastructure would be less than significant.

**b) No Impact.** As described in previous response 40a, under existing conditions, the Perris Valley Regional Water Reclamation Facility has an excess treatment capacity of approximately 8.2 mgd. Implementation of the project would utilize approximately 0.004 percent of the Perris Valley Regional Water Reclamation Facility daily excess treatment capacity. Therefore, the proposed project would not result in impacts related to wastewater treatment plant capacity.

|   |                          |                          |                                     |                                     |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| <b>42. Solid Waste</b>  |                          |                          |                                     |                                     |
| a) Generate solid waste in excess of State or Local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b) Comply with federal, state, and local management and reduction statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?       | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

**Source(s):** Riverside County General Plan, CalRecycle Facility Database, accessible at: <https://www2.calrecycle.ca.gov/SWFacilities/Directory/>.

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

**a) Less than Significant Impact.** The closest landfill to the project site that is permitted to operate into the future is the El Sobrante Sanitary Landfill, which is located at 10910 Dawson Canyon Road and is approximately 17 miles from the project site. The landfill is permitted to accept 16,054 tons per day of solid waste and is permitted to operate through 2051 (CalRecycle 2019). In October 2019, the landfill averaged 10,918 tons per day (CalRecycle 2019); thus, having an average capacity for 5,136 additional tons of daily solid waste.

Based on a solid waste generation of 6 pounds per 1,000 square feet per day, identified in the CalRecycle Solid Waste Information System Database, the 418,000 square foot industrial warehouse building would generate approximately 2,508 pounds per day, or 12,540 pounds (6.27 tons) of solid waste per week (based on a five-day work week).

Based on the year 2020 recycling requirements, which require diversion of 75 percent of solid waste away from landfills, the proposed project would result in 1.57 tons of solid waste per week, which is within the existing permitted capacity of the El Sobrante Sanitary Landfill. Therefore, the existing landfill has sufficient permitted capacity to accommodate the project's solid waste disposal need, and impacts would be less than significant.

**b) No Impact.** The proposed project would comply with all regulations related to solid waste. Beginning in 2020 all construction would be required to divert 65 percent of construction waste and operations of development would be required to divert 75 percent of solid waste pursuant to state regulations. Implementation of the proposed project would be required to be consistent with all mandatory federal, state and County regulations related to solid waste. All projects in the County undergo development review prior to permit approval, which includes an analysis of project compliance with these regulations as well as the County Integrated Waste Management Plan. Therefore, impacts related to compliance with solid waste regulations would not occur.

### 43. Utilities

Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects?

|   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Electricity?                                       | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Natural gas?                                       | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Communications systems?                            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Street lighting?                                   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Maintenance of public facilities, including roads? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Other governmental services?                       | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**Source(s):** Riverside County General Plan

**a-f) No Impact.** Because the project site is largely vacant and undeveloped, it currently generates a limited demand for utilities, implementation of the proposed project would result in an incremental increase in demand for electricity, natural gas, communication systems, street lighting, maintenance of public facilities, and potentially other governmental services. The proposed project would connect into the existing utility grid that is available adjacent to the site. The streetlights, curb, gutter, sidewalk, water, electrical, gas, and telecommunication lines all already exist surrounding the site. The project would be required to comply with the conditions of the service provider terms and connection specifications prior to service connections. Therefore, all utility infrastructures is existing, and the project would not result

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

in the construction of new utility facilities that could cause significant environmental effects. Therefore, no impacts would occur.

Conditions of Approval

**County Ordinance No. 859.** Project plans and specifications shall comply with Riverside County Ordinance No. 859, Water Efficient Landscape Ordinance.

**AB 341:** This state law becomes effective in 2020 and requires diversion of 75 percent of solid waste from landfills.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**WILDFIRE** If located in or near a State Responsibility Area (“SRA”), lands classified as very high fire hazard severity zone, or other hazardous fire areas that may be designated by the Fire Chief, would the project:

| 44. Wildfire Impacts   | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact                           |
|--|--------------------------------|--|------------------------------|-------------------------------------|
| a) Substantially impair an adopted emergency response plan or emergency evacuation plan?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment? | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| e) Expose people or structures either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |

**Source(s):** Riverside County General Plan Figure S-11 “Wildfire Susceptibility”, Mead Valley Area Plan, Figure 12 “Wildfire Susceptibility”; County of Riverside Multi-Jurisdictional Hazard Mitigation Plan, 2012; CAL Fire, California Fire Hazard Severity Zone Map Update Project, Accessed: <http://egis.fire.ca.gov/FHSZ/>

**a) No Impact.** The California Fire Hazard Severity Zone Mapping, the County of Riverside GIS database, and the County General Plan Figures show that the project site and adjacent areas are not within a High Fire Severity Zone. As described previously in the Hazards and Hazardous Materials analysis section, the County of Riverside has implemented a Multi-Jurisdictional Local Hazard Mitigation

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

Plan that identifies risks by natural and human-made disasters and ways to minimize the damage from those disasters.

**Construction**

The proposed construction activities, including equipment and supply staging and storage, would occur within the project site and would not restrict access of emergency vehicles to the project site or adjacent areas. During construction, Harvill Avenue, Old Oleander Avenue, and Harley Knox Boulevard would remain open to ensure adequate emergency access to the project area and vicinity, and no impacts related to interference with an adopted emergency response or evacuation plan during construction activities would occur.

**Operation**

The proposed project would construct and operate an industrial warehousing facility that would be permitted and approved in compliance with the California Fire Code and the Riverside County Ordinance No. 787, Fire Code, which provides requirements related to emergency access, reduction of fire potential including vegetation management, construction materials and methods, installation of automatic sprinkler systems, assurance of fire flows. Compliance with these requirements would be verified by the County prior to approving building permits for the project. In addition, the proposed project structure would consist mostly of concrete, which is a non-flammable material.

Direct access to the project site would be provided from Harvill Avenue and Old Oleander Avenue, which are adjacent to the project site. As a result, the proposed project would not impair an adopted emergency response plan or emergency evacuation plan, and no impacts would occur.

**b) No Impact.** The project site and the adjacent parcels are flat and do not contain any hills or steep slopes and is identified by the General Plan Safety Element Figure S-8 as having a moderate wind susceptibility. In addition, the project would be required to comply with California Fire Code Chapter 47 and the Riverside County Ordinance No. 787, Fire Code, which provides requirements to reduce the potential of fires that include vegetation management, construction materials and methods, installation of automatic sprinkler systems, fire flows (the quantity of water available for fire-protection purposes). Compliance with these requirements would be verified by the County prior to approving building permits for the project. In addition, the proposed project structure would consist mostly of concrete, which is a non-flammable material. Overall, the project would not exacerbate wildfire risks, and no impacts would occur.

**c) No Impact.** The proposed project would construct a concrete building, which would be nonflammable and would not exacerbate the fire risk to the environment. The project does not include installation or maintenance of infrastructure related to roads, fuel breaks, emergency water sources, or power lines that could exacerbate wildfire risk. In addition, the project would be required to meet the specific standards and regulations outlined by the California Fire Code Chapter 47 and the Riverside County Ordinance No. 787, Fire Code, which would be verified during the County’s permitting process. Therefore, no impacts would occur.

**d) No Impact.** The project site is not within a High Fire Hazard Severity Zone and there is no indication of landslides, slumps, rock fall hazard, debris flow or slope instability surrounding the project site. The project site and surrounding area are flat with no steep slopes. As the project site and vicinity are not within a wildfire hazard zone, wildfire hazards are not anticipated to occur. The project would not expose people or structures to downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes. Therefore, no impacts would occur.

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

**e) No Impact.** As described previously, the project site is not located within a High Fire Hazard Severity Zone, and the project would be required to comply with California Fire Code and the Riverside County Ordinance No. 787, Fire Code, which provides requirements to reduce the potential of fires that include vegetation management, construction materials and methods, installation of automatic sprinkler systems, and provision of fire flows. Compliance with these requirements would be verified during the permitting process. In addition, the proposed project structure would consist of concrete, which is a non-flammable material. Overall, the location and design of the proposed project in addition to compliance with state and County fire regulations, would provide that no impacts related to wildland fire hazards would occur.

Conditions of Approval

**Fire Code:** The project shall comply with the California Fire Code and the Riverside County Ordinance No. 787, Fire Code.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required

**MANDATORY FINDINGS OF SIGNIFICANCE** Does the Project:

**45.** 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, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?

**Source(s):** County of Riverside General Plan, Municipal Code, the Mead Valley Area Plan, Biological Resources Report, prepared by Hernandez Environmental Services (Hernandez 2019) (Appendix C); Cultural Resources Assessment, Prepared by Material Culture Consulting, 2019 (MCC 2019) (Appendix E).

**Less than Significant Impact with Mitigation Incorporated.** The Biological Resources Report identified that four wildlife species listed as state and/or federal threatened, endangered, or candidate or for special consideration under the Western Riverside County MSHCP have the potential to exist on the project site; three of which are covered by the Western Riverside County MSHCP and is considered adequately conserved. However, the project site includes potentially suitable habitat for burrowing owl, which is a special status species. As a result, consistent with the MSHCP requirements, Mitigation Measure BIO-1 has been included to conduct preconstruction surveys. With implementation of this mitigation, impacts related to special status species would not occur from implementation of the proposed project.

Additionally, if vegetation is required to be removed during nesting bird season, Mitigation Measure BIO-2 requires a nesting bird survey to be conducted within 100-feet of areas proposed for vegetation removal. With the implementation of the mitigation, impacts related to nesting birds would be reduced to a less than significant level.

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

Also, as described above in Sections 8 and 9, the project site does not contain any historic resources and has been disturbed from past activities. However, three significant cultural resources, all prehistoric bedrock milling features, are located within a 0.5-mile radius of the project. Mitigation Measure CUL-1 requires a qualified professional archeologist to be present at the pre-grade meeting, archaeological monitoring for all initial ground disturbing activities, and for contractors to halt work within 50 feet in the event of uncovering a potential archaeological resource and to have the find evaluated by a qualified archeologist. Likewise, County condition of approval 60–Planning–CUL 3 requires a Native American Monitor to be present for all initial ground disturbing activities, and have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of resources. Condition 60–Planning–CUL 2 (Inadvertent Discoveries) also states that the developer shall have a Native American Monitor and protocols during grading for the treatment of Native American human remains and the repatriation of Native American sacred items and artifacts. With implementation of these mitigation measures and conditions of approval, impacts related to important examples of the major periods of California history or prehistory would be less than significant.

Therefore, with implementation of mitigation 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.

|  |                          |                                     |                          |                          |
|--|--------------------------|-------------------------------------|--------------------------|--------------------------|
| 46. 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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|-------------------------------------|--------------------------|--------------------------|

**Source(s):** County of Riverside General Plan, Municipal Code, the Mead Valley Area Plan, and the technical studies and sources listed previously.

**Less than Significant Impact with Mitigation Incorporated.** The project would develop an industrial warehouse facility within a partially developed area. As described above, all of the potential impacts related to implementation of the project would be less than significant or reduced to a less than significant level with implementation of mitigation measures that are imposed by the County of Riverside and effectively reduce environmental impacts.

The cumulative effect of the proposed project taken into consideration with other development projects in the area would be limited, because the project would develop the site in consistency with the General Plan land use designation, zoning designation, and municipal code, and would not result in substantial effects to any environmental resource topic, as described though out this document. Furthermore, the proposed project would develop an area that has been subject to previous urban uses, is disturbed, and is surrounded by roadways and rail lines.

As discussed in Section V.6 Air Quality, SCAQMD’s CEQA Air Quality Handbook methodology describes that any projects that result in daily emissions that exceed any of these thresholds would have both an individually (project-level) and cumulatively significant air quality impact. If estimated emissions are less than the thresholds, impacts would be considered less than significant. As shown in Table AQ-2, CalEEMod results indicate that construction emissions generated by the proposed project

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

would not exceed SCAQMD regional thresholds. Operational emissions associated with the proposed project were modeled using CalEEMod and are presented in Table AQ-3. As shown, the proposed project would result in long-term regional emissions of the criteria pollutants that would be below the SCAQMD's applicable thresholds. Therefore, the project's operational emissions would not exceed the NAAQS and CAAQS, would not result in a cumulatively considerable net increase of any criteria pollutant impacts, and operational impacts would be less than significant.

As discussed in Section V.20, Greenhouse Gas Emissions, global climate change occurs as the result of global emissions of GHGs. An individual development project does not have the potential to result in direct and significant global climate change effects in the absence of cumulative sources of GHGs. The project's total annual GHG emissions at buildout would exceed the Riverside County CAP's annual GHG emissions threshold of 3,000 MTCO<sub>2e</sub>. As shown on Table GHG-1, the project would result in approximately 3,829.44 MTCO<sub>2e</sub> per year. Thus, the project is required to demonstrate compliance with the County's CAP Screening Tables and achieve a minimum 100 points (Urban 2020). As currently designed the project would achieve 110 points, as shown in Table GHG-2, which would exceed the required 100 point minimum. Mitigation Measure GHG-1 would ensure application of the CAP measures. Therefore, with implementation of project design features and adherence to applicable regulations, the project would not cause a significant impact due to a conflict with the County's CAP and impacts would be reduced to a direct and cumulatively considerable basis.

As discussed in Section V. 37, Transportation, the project would not contribute cumulatively considerable traffic volumes to area intersections. Opening Year Baseline (2021) traffic volumes were developed by applying a growth rate of two percent per year to the existing (2019) traffic volumes and adding traffic generated by 19 other approved and pending development projects in the vicinity of the proposed project. As shown in Table T-4, all of the intersections are forecast to operate at satisfactory LOS C or better in the opening year 2021 plus project condition. In addition, to provide for public facility maintenance needs, Riverside County Ordinance No. 659 sets forth policies, regulations, and fees related to the funding and construction of facilities necessary to address direct and cumulative environmental effects generated by new development. This includes fees for road improvements and maintenance, which are levied per every acre of new industrial use. In addition, the taxes generated from the proposed uses on the project site would support regular road maintenance. Thus, the project would provide funding for future roadway maintenance needs, and impacts would not occur. As shown in Section V.37, the project VMT/Employee of 30.34 is 4.06 VMT/Employee lower than the Riverside County baseline (2020) of 34.4 VMT/Employee. Therefore, the proposed project would have a less than significant cumulative impact related to VMT. Therefore, cumulatively considerable transportation related impacts would be less than significant.

Thus, impacts to environmental resources or issue areas would not be cumulatively considerable; and cumulative impacts would be less than significant with implementation of the previously identified County conditions of approval and mitigation measures.

---

47. Have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?

---

**Source(s):** County of Riverside General Plan, Municipal Code, the Mead Valley Area Plan, and the technical studies and sources listed previously.

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

**Less than Significant Impact with Mitigation Incorporated.** The project proposes the construction and operation of an industrial warehouse building. The project would not consist of any use or any activities that would result in a substantial negative affect on persons in the vicinity. All resource topics associated with the proposed project have been analyzed in accordance with CEQA and the State CEQA Guidelines and were found to pose no impacts or less-than-significant impacts with implementation of mitigation measures and existing plans, programs, or policies that are required by the County. Consequently, the proposed project would in environmental effects that would cause substantial adverse effects on human beings directly or indirectly, and impacts would be less than significant with mitigation.



## Section 5.0 Preparers and Persons Consulted

### **Riverside County**

Kevin Tsang, Senior Civil Engineer  
Jason Killebrew, Principal Planner

### **E|P|D Solutions, Inc.**

Jeremy Krout, AICP  
Konnice Dobrevá, JD  
Renee Escario  
Meghan Macias, TE  
Alex Garber  
Norah Jaffan  
Andrea Arcilla

### **ForgeSolar, Glare Analysis**

Mark Burton

### **Haley & Aldrich, Inc., Phase I and Phase II ESA**

Mathew T. Raithel  
Robert K. Scott

### **Hernandez Environmental, Biological Assessment**

Juan Hernandez  
Shawn Gatchel-Hernandez

### **Material Culture Consulting, Paleontological Investigation and Cultural Resources Assessment**

Tria Belcourt, M.A., Registered Professional Archaeologist  
Jennifer Kelly, M. Sc., Geology, Professional Paleontologist  
Sonia Sifuentes, M.Sc., Registered Professional Archaeologist  
Julia Carvajal, B.S.

### **Urban Crossroads, Air Quality Impact Analysis**

Haseeb Qureshi

### **Urban Crossroads, Greenhouse Gas Analysis**

Haseeb Qureshi

### **Urban Crossroads, Noise Impact Analysis**

Bill Lawson, PE, INCE

### **Southern California Geotechnical, Inc., Geotechnical Investigation, Stormwater Infiltration**

Daniel W. Nielsen, RCE77915



**COUNTY OF RIVERSIDE  
TRANSPORTATION AND LAND MANAGEMENT AGENCY**

Juan C. Perez  
Agency Director



03/30/20, 4:07 pm

PPT190031

**ADVISORY NOTIFICATION DOCUMENT**

The following notifications are included as part of the recommendation of approval for PPT190031. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

**Advisory Notification**

**Advisory Notification. 1 AND - Preamble**

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plan (PPT190031) and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

**Advisory Notification. 2 AND - Project Description & Operational Limits**

Plot Plan No. 190031 proposes a 418,000 sqft industrial warehouse building consisting of 5,000 sqft of office space and 413,000 of warehouse storage with 50 docking bay doors. Parking to consist of 233 parking spaces, including 7 disabled person and 6 electric vehicle spaces, and 62 truck trailer stalls within the docking bay area. Additionally, the project is proposing a guard shack and 2 basins. Truck entry will be from Oleander Avenue.

The project is located south of Harley Knox Boulevard, east of Harvill Avenue, north of Oleander Avenue, and west of the 215 Freeway.

**Advisory Notification. 3 AND - Exhibits**

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT(S)

Exhibit A (Site Plan), dated February 27, 2020  
Exhibit B (Elevations & Details), dated February 27, 2020  
Exhibit C (Floor Plans), dated February 27, 2020  
Exhibit G (Conceptual Grading Plan), dated February 27, 2020  
Exhibit L (Conceptual Landscaping and Irrigation Plans), dated March 3, 2020  
Exhibit P (Photometric Plan), dated February 27, 2020

**ADVISORY NOTIFICATION DOCUMENT****Advisory Notification****Advisory Notification. 4 AND - Federal, State & Local Regulation Compliance**

1. Compliance with applicable Federal Regulations, including, but not limited to:
  - National Pollutant Discharge Elimination System (NPDES)
  - Clean Water Act
  - Migratory Bird Treaty Act (MBTA)
  
2. Compliance with applicable State Regulations, including, but not limited to:
  - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
  - Government Code Section 66020 (90 Days to Protest)
  - Government Code Section 66499.37 (Hold Harmless)
  - State Subdivision Map Act
  - Native American Cultural Resources, and Human Remains (Inadvertent Find)
  - School District Impact Compliance
  - current California Building Code (CBC)
  
3. Compliance with applicable County Regulations, including, but not limited to:
  - Ord. No. 348 (Land Use Planning and Zoning Regulations)
  - Ord. No. 413 (Regulating Vehicle Parking)
  - Ord. No. 457 (Building Requirements)
  - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)
  - Ord. No. 460 (Division of Land)
  - Ord. No. 461 (Road Improvement Standards)
  - Ord. No. 484 (Control of Blowing Sand)
  - Ord. No. 655 (Regulating Light Pollution)
  - Ord. No. 671 (Consolidated Fees)
  - Ord. No. 787 (Fire Code)
  - Ord. No. 847 (Regulating Noise)
  - Ord. No. 857 (Business Licensing)
  - Ord. No. 859 (Water Efficient Landscape Requirements)
  - Ord. No. 915 (Regulating Outdoor Lighting)
  - Ord. No. 916 (Cottage Food Operations)
  - Ord. No. 928 (Clarifying County Prohibition on Mobile Marijuana Dispensaries and Deliveries)
  
4. Mitigation Fee Ordinances
  - Ord. No. 659 Development Impact Fees (DIF)
  - Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
  - Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
  - Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)

**ADVISORY NOTIFICATION DOCUMENT****Advisory Notification****Advisory Notification. 5 AND - Hold Harmless**

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

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the Plot Plan, or its associated environmental documentation; and, (b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the Plot Plan, including, but not limited to, decisions made in response to California Public Records Act requests; and

(a) and (b) above are hereinafter collectively referred to as "LITIGATION."

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

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

Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the Project, applicant/permittee shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). Applicant/permittee shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. To the extent such costs are not recoverable under the California Public Records Act from the records requestor, applicant/permittee agrees that deposits under this section may also be used to cover staff time incurred by the COUNTY to compile, review, and redact records in response to a Public Records Act request made by a petitioner in any legal challenge to the Project when the petitioner is using the Public Records Act request as a means of obtaining the administrative record for LITIGATION purposes. Within ten (10) days of written notice from COUNTY, applicant/permittee shall make such additional deposits.

**Advisory Notification. 6 AND - IS-MND Mitigation Measures**

Mitigation Measures from the Project Initial Study/Mitigated Negative Declaration have been incorporated as conditions of approval of this project where appropriate. Beyond these conditions of approval that have been incorporated, development of the project shall conform to the analysis, conclusions, and mitigation measures of the Project Initial Study/Mitigated Negative Declaration.

ADVISORY NOTIFICATION DOCUMENT

BS-Plan Check

BS-Plan Check. 1 Gen - Custom

NOTIFICATIONS:

ACCESSIBLE PATH OF TRAVEL:

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

- 1. Accessible path construction type (Asphalt or concrete).
- 2. Accessible path width.
- 3. Accessible path directional slope % and cross slope %.
- 4. All accessible ramp and curb cut-out locations and details where applicable. The Accessible path of travel shall:
  - 1. Connect to the public R.O.W.
  - 2. Connect to all building(s).
  - 3. Connect to all accessible parking loading/unloading areas.
  - 4. Connect to accessible sanitary facilities.
  - 5. Connect to areas of public accommodation. Please be aware that the approved site plan with accessibility requirements should be included with any building plan submittal. The plan review staff may have additional comments depending on the additional information or revisions provided during the plan review process. Additional accessible requirements within the structure shall be reviewed during the building plan review.

2- Relocate the ADA parking to comply with the following: Parking spaces complying with 11B- 502 (Parking Spaces) that serve a particular building or facility shall be located on the shortest accessible route from parking to an entrance

3-Where parking serves more than one accessible entrance, parking spaces complying with 11B-502 (Parking Spaces) shall be dispersed and located on the shortest accessible route to the accessible entrances.

EV PARKING: Revise the site plan to show the required designated EV parking per CGC. DISABLED ACCESS GUIDELINE:

EVCS are not considered parking spaces by the code. In addition, the required accessible parking spaces shall not double as required EVCS. 11B-208.1. Required Number of Accessible EVCS Where EVCS are provided for public use or common use, accessible EVCS shall be provided in accordance with the table below. (11B-228.3.1) (11B-228.3.2) (11B-228.3.2.1)

Electric Vehicle Charging Stations for Public Use and Common Use

Total Number of EVCS at a Facility1 Minimum Number (by type) of Accessible EVCS Required:

| Van Accessible | / | Standard Accessible | / | Ambulatory |
|----------------|---|---------------------|---|------------|
| 1 to 4 = 1     |   | 0                   |   | 0          |
| 5 to 25 = 1    |   | 0                   |   | 0          |
| 26 to 50 = 1   |   | 1                   |   | 1          |
| 51 to 75 = 1   |   | 2                   |   | 2          |
| 76 to 100 = 1  |   | 3                   |   | 3          |

**ADVISORY NOTIFICATION DOCUMENT****BS-Plan Check****BS-Plan Check. 1 Gen - Custom (cont.)**

*\*Please Note - 101 and over 1, plus 1 for each 300, or fraction thereof, over 100 3, plus 1 for each 60, or fraction thereof, over 100 3, plus 1 for each 50, or fraction thereof, over 100. EV PARKING: Revise the site plan to show the required designated EV parking per CGC. DISABLED ACCESS: EVCS are not considered parking spaces by the code. In addition, the required accessible parking spaces shall not double as required EVCS. 11B-208.1. Required Number of Accessible EVCS Where EVCS are provided for public use or common use, accessible EVCS shall be provided in accordance with the table below. (11B-228.3.1) (11B-228.3.2) (11B-228.3.2.1)*

**Electric Vehicle Charging Stations for Public Use and Common Use**

EVCS Locations Accessible EVCS that serve a particular building or facility shall be located on an accessible route to an accessible entrance. (11B-812.5.1) (11B-812.5.1) Where EVCS do not serve a particular building or facility, accessible EVCS shall be located on an accessible route to an accessible pedestrian entrance of the EV charging facility. (11B-812.5.1) (11B-812.5.1) Vehicle spaces and access aisles shall be designed so that persons using them are not required to travel behind vehicle spaces or parking spaces other than the vehicle space in which their vehicle has been left to charge. (11B-812.5.4)

CODE/ORDINANCE REQUIREMENTS: The applicant shall obtain the required building permit(s) from the building department prior to any construction on the property. All building plans and supporting documentation shall comply with current adopted California Building Codes, Riverside County Ordinances regulations in effect at the time of building plan submittal and fee payment to the Building Department. All Building Department plan submittal and fee requirements shall apply. NOTE: The new updated 2019 California Building Codes will be in effect as of January 1st 2020, as mandated by the state of California. Any building plan and fee payment submitted to the building department on or after January 1st, 2020 will be subject to the new updated California Building Code(s).

PERMIT ISSUANCE: Per section 105.1 (2019 California Building Code, CBC): Where any owner or authorized agent intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert, or replace any electrical, gas, mechanical, or plumbing system, the regulation of which is governed by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. The applicant shall obtain the required building permit(s) from the building department prior to any construction or placement of any building, structure or equipment on the property. The applicant shall obtain an approved final building inspection and certificate of occupancy from the building department prior to any use or occupancy of the building, or structure. At no time shall the approval of the planning case exhibit allow for the construction or use of any building, structure, or equipment. In residential applications, each separate structure will require a separate building permit.

**ADVISORY NOTIFICATION DOCUMENT****E Health****E Health. 1****ECP COMMENTS**

Based on the information provided in the environmental assessment documents submitted for this project and with the provision that the information was accurate and representative of site conditions, RCDEH-ECP (Riverside County Department of Environmental Health – Environmental Cleanup Program) concludes no further environmental assessment is required for this project.

If previously unidentified contamination or the presence of a naturally occurring hazardous material is discovered at the site, assessment, investigation, and/or cleanup may be required. Contact Riverside County Environmental Health - Environmental Cleanup Programs at (951) 955-8980, for further information.

**E Health. 2****Gen - Water/Sewer**

Water and sewer will serves received 11/6/2019 It is the responsibility of the applicant to ensure that all requirements to obtain potable water service and sanitary sewer service are met with the appropriate purveyors, as well as, all other applicable agencies.

**Fire****Fire. 1****Fire - Advisory**

ACCESS Fire Department emergency vehicle apparatus access road locations and design shall be in accordance with the California Fire Code, Riverside County Ordinance 460, Riverside County Ordinance 787, and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.

WATER Fire Department water system(s) for fire protection shall be in accordance with the California Fire Code, Riverside County Ordinance 787 and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.

FIRE CONSTRUCTION PERMITS REQUIRED Submittal to the Office of the Fire Marshal for development, construction, installation and operational use permitting will be required.

**ADVISORY NOTIFICATION DOCUMENT****Flood****Flood. 1****Flood Haz. Report**

2/20/2020

Plot Plan (PP) 190031 is a proposal for a 418,000 sq.ft. industrial warehouse building on a 19.88-acre site in Mead Valley Area. The project is located on the southeast corner of Harley Knox Boulevard and Harvill Avenue. The railroad and Interstate 215 bound the site to the west. Two APNs of PP190031, 294-210-048 and 295-310-049, are within Community Facilities District (CFD) 88-8 of Riverside County. These two APNs were also part of District previously reviewed PP 26174. APNs 294210052 and 294210057 are located at the southern portion of the site, and they are currently occupied by a rental business.

This site is located within the Perris Valley Master Drainage Plan (MDP) where District proposed Perris Valley MDP Line B and Lateral B-8 to alleviate flooding, convey flows to the east of I-215 and eventually to Perris Valley Channel via Caltrans RCB.

The topography of the site is a west-to eastly slope. The immediate upstream development to the west improved the drainage system and constructed District maintained Perris Valley MDP Laterals B-8 and B-8A (Proj. No.s 4-0-00457 & 00458, Dwg. No. 4-1060) in Harley Knox Road and at west of the development building to capture and convey the flows from the west. Per Dwg 4-1060, the downstream end of Lateral B-8 connects to a Riverside County Transportation Department (RCTD) maintained trapezoidal channel at northwest corner of PP190031 and releases 100-year flow rate of 195.3CFS. The channel runs adjacent to the north property line of PP190031 and conveys the flow to a double 42-in culvert at northeast corner of the site.

PP190031 is currently subject to street runoffs from Harvill Avenue due to the east side of Harvill Avenue is not improved with curb and gutter. On the project site, a well-defined watercourse traverses the project site in a west-east direction from a Transportation maintained culvert under Harvill Avenue to an existing double 36-in pipe culvert under railway approximately 450-ft south of the northeast corner of the site. With the existing drainage infrastructure, the project site is considered free from ordinary storm flood hazard except for nuisance nature local runoff. However, a storm of unusual magnitude could cause some damage. PP190031 will not construct any District facility this time.

The District has reviewed the submitted exhibits for PP 190031 dated January 30, 2020.

The plan shows curb and gutter are proposed along the east side of Harvill Avenue to convey street runoffs. The project calculated RCTD maintained trapezoidal channel capacity by using field topo; the result shows the channel has the capacity for 100-year flow rate of 195.3CFS from Lateral B-8. However, the debris and sediments in channel may reduce channel capacity, and any overflow from the channel will likely enter the site from the north and cause damage. The project should consider implementing prevention method to protect the site from offsite flows.

PP190031 proposes two (2) basins, water quality storage Basin A and bio-retention basin, are proposed by the applicant. Both basins are located in the southeast corner of the site. Onsite 2-yr 24-hr runoffs will be conveyed to Basin A via proposed surface drainage system, underground storm drain pipes and then pumped to the bio-retention basin. Any runoff higher than 2-yr, 24-hr will be outlet at the project



## ADVISORY NOTIFICATION DOCUMENT

### Flood

#### Flood. 1

#### Flood Haz. Report (cont.)

property line then overland flow to the previously mentioned double 36-in pipe culvert at railroad. This double 36-in pipe culvert connects to Caltrans RCB and has an adequate conveyance to Perris Valley Channel and therefore, this development does not need to mitigate for the incremental increase of peak flow rates for the District's facilities. However, the discharge from PP190031 shall not exceed Caltrans' drainage facility or any downstream drainage facility hydraulic capacity or induce any impair to downstream properties.

PP 190031 is located within the boundaries of the Perris Valley Area Drainage Plan (ADP) for which the Board of Supervisors has adopted drainage fees pursuant to Ordinance No. 460. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to issuance of grading or building permits for this project whichever occurs first. The current fee for this ADP is \$8,875 per acre which includes \$7,805 per acre for local facilities and \$1,070 per acre for Perris Valley Channel. Per CFD 88-8, in which APNs 294-210-048 and 295-310-049 are located, the ADP credit is greater than the corresponding obligation for the local facilities and the \$7,805 per acre fee has been satisfied in these two parcels. However, the Perris Valley Channel portion still applies to all properties within CFD 88-8. The fee due will be based on the fee in effect for Perris Valley Channel at the time of payment. Drainage fees shall be paid with cashier's check or money order only to the District prior to the issuance of the grading permits or issuance of the building permits if grading permits are not issued.

Every effort has been made to identify all potential areas of concern for which the District will recommend conditions of approval should this case be filed. However, if during further review of the site and development proposal, additional public safety and health issues are discovered, the District reserves the right to bring such issues to the attention of the hearing body.

Any questions pertaining to this project can be directed to Han Yang at 951.955.1348 or [hyang@rivco.org](mailto:hyang@rivco.org).

### Planning

#### Planning. 1

#### ALUC General Conditions

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

**ADVISORY NOTIFICATION DOCUMENT****Planning****Planning. 1****ALUC General Conditions (cont.)**

(c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.

(d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.

3. The following uses/activities are specifically prohibited at this site: trash transfer stations that are open on one or more sides; recycling centers containing putrescible wastes; construction and demolition debris facilities; wastewater management facilities; incinerators.

4. Additionally, the following uses are prohibited within the Compatibility Zone C1 portion of the site: Children's schools, day care centers, libraries, hospitals, skilled nursing and care facilities, congregate care facilities, places of assembly (including churches and theaters), and critical community infrastructure facilities.

5. The attached notice shall be given to all prospective purchasers of the property and lessees/tenants of the building, and shall be recorded as a deed notice.

6. Any proposed detention basins or facilities shall be designed and maintained to provide for a maximum 48-hour detention period following the design storm, and remain totally dry between rainfalls. Vegetation in and around the detention basins that would provide food or cover for birds would be incompatible with airport operations and shall not be utilized in project landscaping. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature. Landscaping in and around the detention basin(s) shall not include trees or shrubs that produce seeds, fruits, or berries.

Landscaping in the detention basin, if not rip-rap, should be in accordance with the guidance provided in ALUC "LANDSCAPING NEAR AIRPORTS" brochure, and the "AIRPORTS, WILDLIFE AND STORMWATER MANAGEMENT" brochure available at RCALUC.ORG which list acceptable plants from Riverside County Landscaping Guide or other alternative landscaping as may be recommended by a qualified wildlife hazard biologist.

7. March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air Base radio communications could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment inclusive of irrigation controllers, access gates, etc.

8. This project has been evaluated for a total of 418,000 square feet of manufacturing area. Any increase in building area or change in use other than for warehouse, office and manufacturing uses will require an amended review by the Airport Land Use Commission.

9. Solar panels shall incorporate smooth glass and shall be fixed with no rotation. Rooftop solar panels shall have a tilt of 25 degrees and orientation of 150 degrees and shall be limited to 167,200 square feet. Carport solar panels shall have a tilt of 10 degrees and shall be limited to 18,700 square feet. Carport Arrays 1 and 4 shall have an orientation of 180 degrees. Arrays 2 and 5 shall have an orientation of 150 degrees. Array 3 shall have an orientation of 240 degrees.

**ADVISORY NOTIFICATION DOCUMENT****Planning****Planning. 1****ALUC General Conditions (cont.)**

10. Any revisions to the solar panels will require a new solar glare analysis to ensure that the project does not create "yellow" or "red" level glare, and require ALUC review.

11. In the event that any incidence of glint, glare, or flash affecting the safety of air navigation occurs as a result of project operation, upon notification to the airport operator of an incidence, the airport operator shall notify the project operator in writing. Within 30 days of written notice, the project operator shall be required to promptly take all measures necessary to eliminate such glint, glare, or flash. An "incidence" includes any situation that results in an accident, incident, "near-miss," or specific safety complaint regarding an in-flight experience to the airport operator or to federal, state, or county authorities responsible for the safety of air navigation. The project operator shall work with the airport operator to prevent recurrence of the incidence. Suggested measures may include, but are not limited to, reprogramming the alignment of the panels, covering them at the time of day when incidences of glare occur, or wholly removing panels to diminish or eliminate the source of the glint, glare, or flash. For each such incidence made known to the project operator, the necessary remediation shall only be considered to have been fulfilled when the airport operator states in writing that the situation has been remediated to the airport operator's satisfaction.

12. In the event that any incidence of electrical interference affecting the safety of air navigation occurs as a result of project operation, upon notification to the airport operator of an incidence, the airport operator shall notify the project operator in writing. Within 30 days of written notice, the project operator shall be required to promptly take all measures necessary to eliminate such interference. An "incidence" includes any situation that results in an accident, incident, "near-miss," report by airport personnel, or specific safety complaint to the airport operator or to federal, state, or county authorities responsible for the safety of air navigation. The project operator shall work with the airport operator to prevent recurrence of the incidence. For each such incidence made known to the project operator, the necessary remediation shall only be considered to have been fulfilled when the airport operator states in writing that the situation has been remediated to the airport operator's satisfaction.

13. The Federal Aviation Administration has conducted an aeronautical study of the proposed project (Aeronautical Study No. 2019-AWP-15181-OE) and has determined that neither marking nor lighting of the structure is necessary for aviation safety. However, if marking and/or lighting for aviation safety are accomplished on a voluntary basis, such marking and/or lighting (if any) shall be installed in accordance with FAA Advisory Circular 70/7460-1 L Change 2 and shall be maintained in accordance therewith for the life of the project.

14. The proposed building shall not exceed a height of 50 feet above ground level and a maximum elevation at top point of 1,581 feet above mean sea level.

15. The maximum height and top point elevation specified above shall not be amended without further review by the Airport Land Use Commission and the Federal Aviation Administration; provided, however, that reduction in structure height or elevation shall not require further review by the Airport Land Use Commission.

**ADVISORY NOTIFICATION DOCUMENT****Planning****Planning. 1 ALUC General Conditions (cont.)**

16. Temporary construction equipment used during actual construction of the structure(s) shall not exceed 50 feet in height and a maximum elevation of 1,581 feet above mean sea level, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.

17. Within five (5) days after construction of the proposed building reaches its greatest height, FAA Form 7460-2 (Part II), Notice of Actual Construction or Alteration, shall be completed by the project proponent or his/her designee and e-filed with the Federal Aviation Administration. (Go to <https://oeaaa.faa.gov> for instructions.) This requirement is also applicable in the event the project is abandoned or a decision is made not to construct the applicable structure.

**Planning. 2 Causes for Revocation**

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.

**Planning. 3 Ceased Operations**

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.

**Planning. 4 Construction Traffic Control**

Project construction activities are required to comply with the California Manual on Uniform Traffic Control Devices, which specify that temporary traffic controls shall be provided during construction, such as a flag person, during all phases of construction to facilitate the flow of construction traffic on streets abutting the Project site.

**Planning. 5 Expiration Date Use Case**

This approved permit shall be used within NINE (9) years from the approval date; otherwise, the permit shall be null and void.

The term used shall mean the beginning of construction pursuant to a validly issued building permit for the use authorized by this approval. Prior to the expiration of the 9 years, the permittee/applicant may request an extension of time to use the permit. The extension of time may be approved by the Assistant TLMA Director upon a determination that a valid reason exists for the permittee not using the permit within the required period. If an extension is approved, the total time allowed for use of the permit shall not exceed ten (10) years.

## ADVISORY NOTIFICATION DOCUMENT

### Planning

#### Planning. 6

#### Fugitive Dust

The Project is required to comply with the provisions of the SCAQMD Rule 403 "Fugitive Dust." Rule 403 requires implementation of best available dust control measures during construction activities that generate fugitive dust, such as earth moving, grading, and construction equipment travel on unpaved roads. To comply with Rule 403, and prior to grading permit issuance, the County of Riverside shall verify that notes are specified on the Project's grading plans requiring Rule 403 compliance. Project construction contractors would be required to ensure compliance with the notes and permit periodic inspection of the construction site by County of Riverside staff or its designee to confirm compliance. To comply with Rule 403:

- In order to limit fugitive dust emissions, all clearing, grading, earth-moving, or excavation activities shall cease when winds exceed 25 miles per hour (mph) per SCAQMD guidelines.
- The construction contractor(s) shall ensure that all distributed unpaved roads and disturbed areas within the Project site are watered at least three (3) times daily during dry weather. Watering, with complete coverage of disturbed areas, shall occur at least three (3) times a day, preferably in the mid-morning, afternoon, and after work is done for the day.
- The construction contractor(s) shall ensure that traffic speeds on unpaved roads and the Project site area are reduced to 15 miles per hour or less.

#### Planning. 7

#### Industrial Occupant Change

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.

#### Planning. 8

#### Landscape Requirement

This condition applies to both onsite and offsite (ROW) landscaping:

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.

**ADVISORY NOTIFICATION DOCUMENT****Planning****Planning. 8****Landscape Requirement (cont.)**

- 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.

**Planning. 9****Logistics/Warehouse – General/Operational Measures**

The following measures shall be complied with generally through design/permitting of the project and through continued operation of the project.

1. On-site speed bumps shall not be allowed. Truck loading bays and drive aisles shall be designed to minimize truck noise.
2. Facility operators shall prohibit truck drivers from idling more than five (5) minutes and require operators to turn off engines when not in use, in compliance with the California Air Resources Board regulations.
3. All lighting used in conjunction with a warehouse/distribution facility operations, shall be directed down into the interior of the site and not spill over onto adjacent properties.
4. Facility operators shall maintain records of their facility owned and operated fleet equipment and ensure that all diesel-fueled Medium-Heavy Duty Trucks ("MHDT") and Heavy-Heavy Duty ("HHD") trucks with a gross vehicle weight rating greater than 19,500 pounds accessing the site use year CARB compliant 2010 or newer engines. The records should be maintained on-site and be made available for inspection by the County.
5. Facility operators shall train their managers and employees on efficient scheduling and load management to eliminate unnecessary queuing and idling of trucks.
6. Facility operators shall coordinate with CARB and SCAQMD to obtain the latest information about regional air quality concentrations, health risks, and trucking regulations.
7. Facility operators shall establish specific truck routes between the facility and regular destinations, identifying the most direct routes to the nearest highway/freeway and avoid traveling near sensitive receptors.
8. Facility operators shall require their drivers to park and perform any maintenance of trucks in designated on-site areas and not within the surrounding community or on public streets.
9. Facility operators for sites that exceed 250 employees shall establish a rideshare program, in accordance with AQMD rule 2202, with the intent of discouraging single-occupancy vehicle trips and promote alternate modes of transportation, such as carpooling and transit where feasible.
10. If a public address (PA) system is being used in conjunction with a warehouse/distribution facility operations, the PA system shall be oriented away from sensitive receptors and the volume set at a level not readily audible past the property line.

**ADVISORY NOTIFICATION DOCUMENT****Planning****Planning. 9                      Logistics/Warehouse – General/Operational Measures (cont.)**

11. Facility Operation shall comply with the exterior noise decibel levels as required by Ord. 847 (Noise Ordinance), which includes a maximum exterior decibel level of 55 dba (between 7:00 a.m. and 10:00 p.m.) and 45 dba (between 10:00 p.m. and 7:00 a.m.) as measured on adjacent occupied residences, or as modified by the most current version of Ordinance No. 847.

12. Each Facility shall designate a Compliance Officer responsible for implementing the measures described herein and/or in the project conditions of approval and mitigation measures. Contact information should be provided to the County and updated annually, and signs should be posted in visible locations providing the contact information for the Compliance Officer to the surrounding community. These signs shall also identify the website and contact information for the South Coast Air Quality Management District.

13. On-site equipment, such as forklifts, shall be electric with the necessary electrical charging stations provided.

**Planning. 10                      No Outdoor Advertising**

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.

**Planning. 11                      No Resident Occupancy**

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.

**Planning. 12                      Noise Monitoring Reports**

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).

**Planning. 13                      PM 10 – Street Sweeper**

The Project's construction activities are required to comply with the provisions of the SCAQMD Rule 1186 "PM10 Emissions from Paved and Unpaved Roads and Livestock Operations," which requires the use of a street sweeper certified by the SCAQMD, and the use of non-toxic chemical stabilizers for dust control.

**ADVISORY NOTIFICATION DOCUMENT****Planning****Planning. 14 Reclaimed Water**

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.

**Planning. 15 SCAQMD Rule 402**

The Project is required to comply with the provisions of the SCAQMD Rule 402, "Nuisance" which requires that a person shall not discharge air contaminants or other materials that would cause health or safety hazards to any considerable number of persons or the public.

**Planning. 16 Void Related Projects**

Any approval for use of or development on the parcels associated with the proposed project, that was made pursuant to Plot Plan No. 190031 shall become null and void upon final approval of Plot Plan No. 190031 by the County of Riverside

**Planning-CUL****Planning-CUL. 1 HUMAN REMAINS**

If human remains are found on this site, the developer/permit holder or any successor in interest shall comply with State Health and Safety Code Section 7050.5.

**Planning-CUL. 2 TRIBAL CULTURAL SENSITIVITY TRAINING**

Tribal Cultural Sensitivity Training – Prior to ground disturbance, the developer/permit applicant shall enter into an agreement with the consulting tribe(s) to provide Cultural Sensitivity Training. A representative designated by the consulting Tribe(s) shall provide Cultural Sensitivity Training for all construction personnel. Training will include a brief review of the cultural sensitivity of the Project and the surrounding area; what resources could potentially be identified during earthmoving activities; the protocols that apply in the event unanticipated cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols. This is a mandatory training and all construction personnel must attend prior to beginning work on the project site. A copy of the agreement and a copy of the sign-in sheet shall be submitted to the County Archaeologist to ensure compliance with this condition of approval.

**Planning-CUL. 3 UNANTICIPATED RESOURCES**

The developer/permit holder or any successor in interest shall comply with the following for the life of this permit. If during ground disturbance activities, unanticipated cultural resources\* are discovered, the following procedures shall be followed: All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource.



## ADVISORY NOTIFICATION DOCUMENT

### Planning-CUL

#### Planning-CUL. 3                      UNANTICIPATED RESOURCES (cont.)

A meeting shall be convened between the developer, the project archaeologist\*\*, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc) for the cultural resource. Resource evaluations shall be limited to nondestructive analysis. Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished. \* A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other. \*\* If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the significance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary.

### Planning-GEO

#### Planning-GEO. 1                      GEO190040 ACCEPTED 12/11/19

County Geologic Report GEO No. 190040, submitted for the project (PPT190031), was prepared by Southern California Geotechnical, Inc. The report is titled; "Geotechnical Investigation, Proposed Harley Knox Center, SEC Harley Knox and Harvill Avenue, Unincorporated Riverside County, California," dated September 24, 2019. In addition, the applicant has submitted the following report: "Response to County of Riverside Review Comments, County Geologic Report No. 190040, Proposed Harley Knox Center, SEC Harley Knox and Harvill Avenue, Unincorporated Riverside County, California," dated November 21, 2019.

GEO190040 concluded:

1. No active faults are known to traverse the site and the site is not located within an Alquist-Priolo Earthquake Fault Zone. The possibility of significant fault rupture at the site is considered to be low.
2. Based on the Riverside County mapping, and the subsurface conditions encountered at the borings, as well as a lack of groundwater in the borings, liquefaction is not considered to be a significant design concern for this project.
3. The potential for other geologic hazards such as seismically induced settlement, lateral spreading, tsunamis, inundation, seiches, flooding, and subsidence affecting the site is considered low.
4. Laboratory testing performed on a representative sample of the near-surface materials indicate that they possess a low expansion potential (EI = 30).
5. The existing near surface soils are not considered suitable for support of the new structure and will require remedial grading.

GEO190040 recommended:

1. Demolition of the existing pavements, buildings, silos and associated improvements will be required in order to facilitate the construction of the proposed development.
2. Based on conditions encountered at the boring locations, the existing soils within the proposed building area are recommended to be overexcavated to a depth of at least 2 feet below existing grade, and to a depth of at least 2 feet below proposed pad subgrade elevation, whichever is greater.
3. Soils suitable to serve as the structural fill subgrade within the building areas should possess an in-situ density equal to at least 85 percent of the ASTM D 1557 maximum dry density. These materials should be moisture conditioned to 2 to 4 percent above optimum moisture content prior to placement of any new fill soils.

**ADVISORY NOTIFICATION DOCUMENT****Planning-GEO****Planning-GEO. 1                    GEO190040 ACCEPTED 12/11/19 (cont.)**

4. The overexcavation should extend at least 5 feet beyond the building foundations and perimeter. If the proposed structures incorporate any exterior columns (such as for a canopy or overhang) the area of overexcavation should also encompass these areas.
5. Post-construction total and differential settlements of shallow foundations designed and constructed in accordance with the previously presented recommendations are estimated to be less than 1.0 and 0.5 inches, respectively. Differential movements are expected to occur over a 30-foot span, thereby resulting in an angular distortion of less than 0.002 inches per inch.

GEO No. 190040 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 190040 is hereby accepted for planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County of Riverside upon application for grading and/or building permits.

**Planning-PAL****Planning-PAL. 1                    PDP01638 ACCEPTED**

County Paleontological Report (PDP) No. 1638, submitted for this case (PPT190031), was prepared by Material Culture Consulting, Inc. (MCC) and is entitled: "Phase I Paleontological Resources Assessment, EPD Diamond Mead Valley Project, Near the City of Perris, Unincorporated Riverside County, California", dated October 2019. PDP01638 concluded: Based on the results of this assessment, the proposed area is considered to have high sensitivity for the potential to impact paleontological resources during construction activities at or below 5 feet in undisturbed sedimentary deposits. PDP01638 recommended: MCC recommends preparation of a PRIMP in order to mitigate any potential impact to non-renewable fossil resources to a less than significant level. PDP01638 satisfies the requirement for a Paleontological Resource Assessment for CEQA purposes. PDP01638 is hereby accepted for PPT190031. A PRIMP shall be required prior to issuance of a grading permit for this project.

**ADVISORY NOTIFICATION DOCUMENT****Transportation****Transportation. 1****RCTD - GENERAL**

1. With respect to the conditions of approval for the referenced tentative exhibit, 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. The County of Riverside applicable 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.
2. The Project shall submit a preliminary soils and pavement investigation report addressing the construction requirements within the road right-of-way.
3. A signing and striping plan is required for this project. The Project shall be responsible for any additional paving and/or striping removal caused by the striping plan or as approved by the Director of Transportation.
4. Alternations to natural drainage patterns shall require protecting downstream properties by means approved by the Transportation Department.
5. If the Transportation Department allows the use of streets for drainage purposes, the 10-year discharge shall be contained in the top of curb or asphalt concrete dikes, and the 100-year discharge shall be contained in the street right-of-way.
6. The Project shall install street name sign(s) in accordance with County Standard No. 816 and as directed by the Transportation Department.
7. All corner cutbacks shall be applied per Standard 805, Ordinance 461.
8. All centerline intersections shall be at 90 degrees, plus or minus 5 degrees.
9. The project shall comply with the most current ADA requirements. Ramps shall be constructed at all 4 legs of 4-way intersections per draft Standard No. 403, sheets 1 through 7 of Ordinance 461 and as directed by the Director of Transportation.
10. Vacating/abandoning excess public rights-of-way requires a separate request from the Project that is approved by the Board of Supervisors. If said excess public rights-of-way is also County owned land, it may be necessary to enter into an agreement with the County for its purchase or exchange.
11. The Project shall obtain approval of street improvement plans from the Transportation Department.  
Improvement plans shall be based upon a design profile extending a minimum of 300 feet beyond the project limits.
12. 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.

**ADVISORY NOTIFICATION DOCUMENT****Transportation****Transportation. 2****RCTD-USE - General Conditions**

1. With respect to the conditions of approval for the referenced tentative exhibit, 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. The County of Riverside applicable 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.
2. The Project shall submit a preliminary soils and pavement investigation report addressing the construction requirements within the road right-of-way.
3. A signing and striping plan is required for this project. The Project shall be responsible for any additional paving and/or striping removal caused by the striping plan or as approved by the Director of Transportation.
4. Alterations to natural drainage patterns shall require protecting downstream properties by means approved by the Transportation Department.
5. If the Transportation Department allows the use of streets for drainage purposes, the 10-year discharge shall be contained in the top of curb or asphalt concrete dikes, and the 100-year discharge shall be contained in the street right-of-way.
6. The Project shall install street name sign(s) in accordance with County Standard No. 816 and as directed by the Transportation Department.
7. All corner cutbacks shall be applied per Standard 805, Ordinance 461.
8. All centerline intersections shall be at 90 degrees, plus or minus 5 degrees.
9. The project shall comply with the most current ADA requirements. Ramps shall be constructed at all 4 legs of 4-way intersections per draft Standard No. 403, sheets 1 through 7 of Ordinance 461 and as directed by the Director of Transportation.
10. Vacating/abandoning excess public rights-of-way requires a separate request from the Project that is approved by the Board of Supervisors. If said excess public rights-of-way is also County owned land, it may be necessary to enter into an agreement with the County for its purchase or exchange.
11. The Project shall obtain approval of street improvement plans from the Transportation Department. Improvement plans shall be based upon a design profile extending a minimum of 300 feet beyond the project limits.
12. 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.

## ADVISORY NOTIFICATION DOCUMENT

### Transportation

#### Transportation. 3                      RCTD-USE-TS - Conditions

The Transportation Department has reviewed the traffic study submitted for the referenced project. The study has been prepared in accordance with County-approved guidelines. We generally concur with the findings relative to traffic impacts.

The General Plan circulation policies require development proposals to maintain a Level of Service 'C', except that Level of Service 'D' shall apply to all development proposals located within any of the following Area Plans: Eastvale, Jurupa, Highgrove, Reche Canyon/Badlands, Lakeview/Nuevo, Sun City/Menifee Valley, Harvest Valley/Winchester, Southwest Area, The Pass, San Jacinto Valley, Western Coachella Valley and those Community Development Areas of the Elsinore, Lake Mathews/Woodcrest, Mead Valley and Temescal Canyon Area Plans.

The study indicates that it is possible to achieve adequate levels of service for the following intersections based on the traffic study assumptions.

Harvill Avenue(NS) at: Harley Knox Blvd. (EW) Project Access (EW) Old Oleander Avenue (EW)

As such, the proposed project is consistent with this General Plan policy.

The associated conditions of approval incorporate mitigation measures identified in the traffic study, which are necessary to achieve or maintain the required level of service.

### Waste Resources

#### Waste Resources. 1                      Advisory Notices

PAR advisory notices:

1. AB 1826 requires businesses and multifamily complexes to arrange for organic waste recycling services. Those subject to AB 1826 shall take at least one of the following actions in order to divert organic waste from disposal:

- -Source separate organic material from all other recyclables and donate or self-haul to a permitted organic waste processing facility.
- -Enter into a contract or work agreement with gardening or landscaping service provider or refuse hauler to ensure the waste generated from those services meet the requirements of AB 1826.

2. AB 341 focuses on increased commercial waste recycling as a method to reduce greenhouse gas

**ADVISORY NOTIFICATION DOCUMENT****Waste Resources****Waste Resources. 1            Advisory Notices (cont.)**

(GHG) emissions. The regulation requires businesses and organizations that generate four or more cubic yards of waste per week and multifamily units of 5 or more, to recycle. A business shall take at least one of the following actions in order to reuse, recycle, compost, or otherwise divert commercial solid waste from disposal:

- Source separate recyclable and/or compostable material from solid waste and donate or self-haul the material to recycling facilities.
- Subscribe to a recycling service with their waste hauler.
- Provide recycling service to their tenants (if commercial or multi-family complex).
- Demonstrate compliance with the requirements of California Code of Regulations Title 14.

For more information, please visit:

[www.rivcowm.org/open/cms/recycling/recycling\\_and\\_compost\\_business.html#mandatory](http://www.rivcowm.org/open/cms/recycling/recycling_and_compost_business.html#mandatory)

3. Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division, at 1.888.722.4234.

- Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.
- The use of mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries is recommended. 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.

Plan: PPT190031

Parcel: 295310049

## 60. Prior To Grading Permit Issuance

### BS-Grade

**060 - BS-Grade. 1                      EASEMENTS/PERMISSION                      Not Satisfied**

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. A notarized letter of permission and/or recorded easement from the affected property owners or easement holders shall be provided in instances where off site grading is proposed as part of the grading plan. In instances where the grading plan proposes drainage facilities on adjacent off site property, the owner/applicant shall provide a copy of the recorded drainage easement or copy of Final Map.

**060 - BS-Grade. 2                      IF WQMP IS REQUIRED                      Not Satisfied**

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the Final Water Quality Management Plan (WQMP) site plan for comparison to the grading plan.

**060 - BS-Grade. 3                      IMPROVEMENT SECURITIES                      Not Satisfied**

Prior to issuance of a Grading Permit, the applicant may be required to post a Grading and/or Erosion Control Security. Please contact the Riverside County Transportation Department for additional information and requirements.

### Flood

**060 - Flood. 1                      Mitcharge - Use                      Not Satisfied**

This project is located within the limits of the Perris Valley Area Drainage Plan (ADP). The County Board of Supervisors has adopted this ADP to establish a drainage fee within the plan area.

This project may require earlier construction of downstream ADP facilities. Therefore, the District recommends that this project be required to pay a flood mitigation fee. The mitigation charge for this project shall be equal to the prevailing ADP fee rate multiplied by the area of the new development. Fees shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits. Drainage fees shall be paid directly to the District. Personal or corporate checks will not be accepted for payment.

The current fee for this ADP is \$8,875 per acre which includes \$7,805 per acre for local facilities and \$1,070 per acre for Perris Valley Channel. Per CFD 88-8, in which northern portion of this project is located, the ADP credit is greater than the corresponding obligation for the local facilities and the \$7,805 per acre fee has been satisfied. However, the Perris Valley Channel portion still applies to all properties within CFD 88-8. The fee due will be based on the fee in effect for Perris Valley Channel at the time of payment. The site was previously graded, the ADP fee obligation for Perris Valley channel may have been paid previously. Provide the District with proof of payment if already paid.

Plan: PPT190031

Parcel: 295310049

## 60. Prior To Grading Permit Issuance

### Planning-CUL

#### 060 - Planning-CUL. 1 CULTURAL RESOURCE MONITORING PROGRAM (CRMP) Not Satisfied

Prior to issuance of grading permits: The applicant/developer shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist has been contracted to implement a Cultural Resource Monitoring Program (CRMP). A CRMP shall be developed that addresses the details of all activities and provides procedures that must be followed in order to reduce the impacts to cultural and historic resources to a level that is less than significant as well as address potential impacts to undiscovered buried archaeological resources associated with this project. This document shall be provided to the County Archaeologist for review and approval prior to issuance of the grading permit. The CRMP shall contain at a minimum the following:

**Archaeological Monitor** An adequate number of qualified archaeological monitors shall be onsite to ensure all earth moving activities are observed for areas being monitored. This includes all grubbing, grading and trenching onsite and for all offsite improvements. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined and directed by the Project Archaeologist.

**Cultural Sensitivity Training** - The Project Archaeologist and if required, a representative designated by the Tribe shall attend the pre-grading meeting with the contractors to provide Cultural Sensitivity Training for all construction personnel. Training will include a brief review of the cultural sensitivity of the Project and the surrounding area; the areas to be avoided during grading activities; what resources could potentially be identified during earthmoving activities; the requirements of the monitoring program; the protocols that apply in the event unanticipated cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols. This is a mandatory training and all construction personnel must attend prior to beginning work on the project site. A sign-in sheet for attendees of this training shall be included in the Phase IV Monitoring Report.

**Unanticipated Resources** - In the event that previously unidentified potentially significant cultural resources are discovered, the Archaeological and/or Tribal Monitor(s) shall have the authority to divert or temporarily halt ground disturbance operations in the area of discovery to allow evaluation of potentially significant cultural resources. The Project Archaeologist, in consultation with the Tribal monitor, shall determine the significance of the discovered resources. The County Archaeologist must concur with the evaluation before construction activities will be allowed to resume in the affected area. Further, before construction activities are allowed to resume in the affected area, the artifacts shall be recovered and features recorded using professional archaeological methods. The Project Archaeologist shall determine the amount of material to be recovered for an adequate artifact sample for analysis. Isolates and clearly non-significant deposits shall be minimally documented in the field and the monitored grading can proceed. **Artifact Disposition**- the landowner(s) shall relinquish ownership of all cultural resources that are unearthed on the Project property during any ground-disturbing activities, including previous investigations and/or Phase III data recovery. The Professional Archaeologist may submit a detailed letter to the County of Riverside during grading requesting a modification to the monitoring program if circumstances are encountered that reduce the need for monitoring

#### 060 - Planning-CUL. 2 Mitigation Measure - Inadvertent Discoveries. Not Satisfied

Prior to the issuance of the first grading permit, the applicant shall provide a letter to the County Planning Department, or designee, from a qualified professional archeologist meeting the Secretary of Interior's Professional Qualifications for Archaeology as defined at 36 CFR Part 61, Appendix A stating that the archeologists have been retained will be present at pre-grade meetings and for all initial ground disturbing activities.



Plan: PPT190031

Parcel: 295310049

## 60. Prior To Grading Permit Issuance

### Planning-CUL

#### **060 - Planning-CUL. 2 Mitigation Measure - Inadvertent Discoveries. (cont.) Not Satisfied**

In addition, the developer shall provide an executed pre-excavation agreement for a Native American monitor during grading, protocols for treatment of Native American human remains, and the repatriation of Native American sacred items and artifacts. In the event a previously unrecorded archaeological deposit is encountered during construction, all activity within 50 feet of the area of discovery shall cease and the County shall be immediately notified. The archeologist shall be contacted to flag the area in the field and shall determine if the archaeological deposits meet the CEQA definition of historical (State CEQA Guidelines 15064.5(a)) and/or unique archaeological resource (Public Resources Code 21083.2(g)). If the find is considered a "resource" the archeologist in coordination with the Native American monitor shall pursue either protection in place or recovery, salvage and treatment of the deposits. Recovery, salvage and treatment protocols shall be developed in accordance with applicable provisions of Public Resource Code Section 21083.2 and State CEQA Guidelines 15064.5 and 15126.4 in consultation with the County. Per CEQA Guidelines Section 15126.4(b)(3), preservation in place shall be the preferred means to avoid impacts to archaeological resources qualifying as historical resources. Consistent with CEQA Guidelines Section 15126.4(b)(3)(C). If unique archaeological resources cannot be preserved in place or left in an undisturbed state, recovery, salvage and treatment shall be required at the developer/applicant's expense.

#### **060 - Planning-CUL. 3 NATIVE AMERICAN MONITOR Not Satisfied**

Prior to the issuance of grading permits, the developer/permit applicant shall enter into an agreement with the consulting tribe(s) for a Native American Monitor. The Native American 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 and trenching. In conjunction with the Archaeological Monitor(s), the Native American 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. The developer/permit applicant shall submit a fully executed copy of the agreement to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Archaeologist shall clear this condition. This agreement shall not modify any condition of approval or mitigation measure. Tribal Cultural Sensitivity Training – Prior to ground disturbance, the developer/permit applicant shall enter into an agreement with the consulting tribe(s) to provide Cultural Sensitivity Training. A representative designated by the consulting Tribe(s) shall provide Cultural Sensitivity Training for all construction personnel. Training will include a brief review of the cultural sensitivity of the Project and the surrounding area; what resources could potentially be identified during earthmoving activities; the protocols that apply in the event unanticipated cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols. This is a mandatory training and all construction personnel must attend prior to beginning work on the project site. A copy of the agreement and a copy of the sign-in sheet shall be submitted to the County Archaeologist to ensure compliance with this condition of approval.

#### **060 - Planning-CUL. 4 PROJECT ARCHAEOLOGIST Not Satisfied**

Prior to issuance of grading permits: The applicant/developer shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist (Project Archaeologist) has been contracted to implement a Cultural Resource Monitoring Program (CRMP). A Cultural Resource Monitoring Plan shall be developed that addresses the details of all activities and

Plan: PPT190031

Parcel: 295310049

## 60. Prior To Grading Permit Issuance

### Planning-CUL

#### **060 - Planning-CUL. 4 PROJECT ARCHAEOLOGIST (cont.) Not Satisfied**

provides procedures that must be followed in order to reduce the impacts to cultural and historic resources to a level that is less than significant as well as address potential impacts to undiscovered buried archaeological resources associated with this project. A fully executed copy of the contract and a wet-signed copy of the Monitoring Plan shall be provided to the County Archaeologist to ensure compliance with this condition of approval. Working directly under the Project Archaeologist, an adequate number of qualified Archaeological Monitors shall be present to ensure that all earth moving activities are observed and shall be on-site during all grading activities for areas to be monitored including off-site improvements. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist.

### Planning-EPD

#### **060 - Planning-EPD. 1 30-Day Burrowing Owl Pre-Construction Survey - EPD Not Satisfied**

Pursuant to Objectives 6 & 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), within 30 days prior to the issuance of a rough grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results 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 (February 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. A grading permit may be issued once the species has been relocated. When the requested documents/studies are completed and ready for EPD review, please upload them to our Secure File Transfer server to ensure prompt response and review. If you are unfamiliar with the process for uploading biological documents to the FTP site, please contact Matthew Poonamallee at mpoonama@rivco.org and Melissa Manzo at melmanzo@rivco.org for instructions. Biological reports not uploaded to the FTP site may result in delayed review and approval.

#### **060 - Planning-EPD. 2 MBTA Nesting Bird Survey - EPD Not Satisfied**

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted.

Prior to issuance of a permit for rough grading, the project's consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a rough grading permit.

When the requested documents/studies are completed and ready for EPD review, please upload them to our

Plan: PPT190031

Parcel: 295310049

## 60. Prior To Grading Permit Issuance

### Planning-EPD

**060 - Planning-EPD. 2 MBTA Nesting Bird Survey - EPD (cont.) Not Satisfied**

Secure File Transfer server to ensure prompt response and review. If you are unfamiliar with the process for uploading biological documents to the FTP site, please contact Matthew Poonamallee at mpoonama@rivco.org and Melissa Manzo at melmanzo@rivco.org for instructions. Biological reports not uploaded to the FTP site may result in delayed review and approval.

### Planning-PAL

**060 - Planning-PAL. 1 PRIMP Not Satisfied**

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 to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).
2. The project paleontologist retained shall review the approved development plan and grading plan and 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 approval prior to issuance of a Grading Permit. Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:
  1. A corresponding County Grading Permit (BGR) Number must be included in the title of the report. PRIMP reports submitted without a BGR number in the title will not be reviewed.
  2. Description of the proposed site and planned grading operations.
  3. Description of the level of monitoring required for all earth-moving activities in the project area.
  4. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
  5. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
  6. Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.
  7. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
  8. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
  9. Procedures and protocol for collecting and processing of samples and specimens.
  10. Fossil identification and curation procedures to be employed.
  11. Identification of the permanent repository to receive any recovered fossil material. \*Pursuant the County "SABER Policy", paleontological fossils found in the County should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.
  12. All pertinent exhibits, maps and references.
  13. Procedures for reporting of findings.
  14. Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

Plan: PPT190031

Parcel: 295310049

## 60. Prior To Grading Permit Issuance

### Planning-PAL

**060 - Planning-PAL. 1 PRIMP (cont.) Not Satisfied**

15. All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. PG), as appropriate. One original signed copy of the report(s) shall be submitted to 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, Plan Check staff, Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP.

Safeguard Artifacts Being Excavated in Riverside County (SABER)

### Transportation

**060 - Transportation. 1 RCTD-MAP-WQ - Santa Ana Region - FINAL WQMP Not Satisfied**

The project is located in the Santa Ana watershed. An approved Water Quality Management Plan (WQMP) is required prior to recordation of a final map or issuance of a grading permit. The project shall submit a single PDF on two CD/DVD copies, in accordance with the latest version of the WQMP manual, found at <https://rctlma.org/trans/Land-Development/WQMP>. In addition, the project proponent shall ensure that the effects of increased peak flowrate for the 1, 3, 6, 24-hour storm events for the 2, 5, and 10-year return periods from the project are mitigated. All details necessary to build BMPs per the WQMP shall be included on the grading plans.

**060 - Transportation. 2 RCTD-USE - File L&LMD Application Not Satisfied**

File an application with the Transportation Department, L&LMD Section, 8th Floor, 4080 Lemon Street, Riverside, CA, for required annexation.

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

**060 - Transportation. 3 RCTD-USE - Submit Grading Plans Not Satisfied**

The project proponent shall submit two sets of grading plans (24" x 36") to the Transportation Department for review and approval. If road right-of-way improvements are required, the project proponent shall submit street improvement plans for review and approval, open an IP account, and pay for all associated fees in order to clear this condition. The Standard plan check turnaround time is 10 working days. Approval is required prior to issuance of a grading permit.

## 70. Prior To Grading Final Inspection

### Planning-CUL

**070 - Planning-CUL. 1 ARTIFACT DISPOSITION Not Satisfied**

Prior to Grading Permit Final Inspection, the landowner(s) shall relinquish ownership of all cultural resources that are unearthed on the Project property during any ground-disturbing activities, including previous investigations and/or Phase III data recovery.

Plan: PPT190031

Parcel: 295310049

**70. Prior To Grading Final Inspection**

**Planning-CUL**

**070 - Planning-CUL. 1      ARTIFACT DISPOSITION (cont.)      Not Satisfied**

Historic Resources- all historic archaeological materials recovered during the archaeological investigations (this includes collections made during an earlier project, such as testing of archaeological sites that took place years ago), shall be curated at the Western Science Center, a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines

Prehistoric Resources- One of the following treatments shall be applied.

a. Reburial of the resources on the Project property. The measures for reburial shall include, at least, the following: Measures to protect the reburial area from any future impacts. Reburial shall not occur until all required cataloguing, analysis and studies have been completed on the cultural resources, with an exception that sacred items, burial goods and Native American human remains are excluded. Any reburial processes shall be culturally appropriate. Listing of contents and location of the reburial shall be included in the confidential Phase IV Report. The Phase IV Report shall be filed with the County under a confidential cover and not subject to a Public Records Request.

b. If reburial is not agreed upon by the Consulting Tribes then the resources shall be curated at a culturally appropriate manner at the Western Science Center, a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees necessary for permanent curation. Evidence of curation in the form of a letter from the curation facility stating that subject archaeological materials have been received and that all fees have been paid, shall be provided by the landowner to the County. There shall be no destructive or invasive testing on sacred items, burial goods and Native American human remains.

**070 - Planning-CUL. 2      PHASE IV MONITORING REPORT      Not Satisfied**

Prior to Grading Permit Final Inspection, a Phase IV Cultural Resources Monitoring Report shall be submitted that complies with the Riverside County Planning Department’s requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The report shall include results of any feature relocation or residue analysis required as well as evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting and evidence that any artifacts have been treated in accordance to procedures stipulated in the Cultural Resources Management Plan.

**80. Prior To Building Permit Issuance**

**BS-Grade**

**080 - BS-Grade. 1      NO BUILDING PERMIT W/O GRADING PERMIT      Not Satisfied**

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

Plan: PPT190031

Parcel: 295310049

## 80. Prior To Building Permit Issuance

### BS-Grade

080 - BS-Grade. 2

ROUGH GRADE APPROVAL

Not Satisfied

Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The Building and Safety Department must approve the completed grading of your project before a building permit can be issued. Rough Grade approval can be accomplished by complying with the following: 1. Submitting a "Wet Signed" copy of the Grading Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project. 2. Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan. 3. Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector. 4. Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage or other means of site stabilization as approved by the County Inspector prior to receiving a rough grade permit final. Prior to release for building permit, the applicant shall have met all rough grade requirements to obtain Building and Safety Department clearance.

### Fire

080 - Fire. 1

Prior to permit

Not Satisfied

-Minimum fire flow for the construction of all commercial buildings is required per CFC Appendix B and Table B105.1. Prior to building permit issuance, the applicant/developer shall provide documentation to show there exists a water system capable of delivering the fire flow based on the information given (4000 gpm for 4 hours at 20 psi). Subsequent design changes may increase or decrease the required fire flow. -The minimum number of fire hydrants required, as well as the location and spacing of fire hydrants, shall comply with the C.F.C. and NFPA 24. Fire hydrants shall be located no closer than 40 feet from a building. A fire hydrant shall be located within 50 feet of the fire department connection for buildings protected with a fire sprinkler system. The size and number of outlets required for the approved fire hydrants are (6" x 4" x 2 1/2" x 2 1/2") (CFC 507.5.1, 507.5.7, Appendix C, NFPA 24-7.2.3) -Prior to issuance of Certificate of Occupancy or Building Final, "Blue Reflective Markers" shall be installed to identify fire hydrant locations in accordance with City specifications. (CFC 509.1) -Existing fire hydrants on public streets are allowed to be considered available. Existing fire hydrants on adjacent properties shall not be considered available unless fire apparatus access roads extend between properties and easements are established to prevent obstruction of such roads. (CFC 507, 501.3)

080 - Fire. 2

Prior to permit

Not Satisfied

- Prior to building construction, fire apparatus access roads extending beyond 150 feet which have not been completed shall have a turnaround capable of accommodating fire apparatus. (CFC 503.2.5) - Prior to issuance of Building Permits, an approved site plan for fire apparatus access roads and signage shall be submitted and approved by the Office of the Fire Marshal. (CFC 501.3) - The Fire Apparatus Access Road shall be (all weather surface) capable of sustaining an imposed load of 75,000 lbs. GVW. The fire apparatus access road or temporary access road shall be reviewed and approved by the Office of the Fire Marshal and in place during the time of construction. (CFC 501.4) - Fire apparatus access roads shall have an unobstructed width of not less than twenty-four (24) feet as approved by the Office of the Fire Marshal and an unobstructed vertical clearance of not less than thirteen (13) feet six (6) inches or 15 feet if project is located in a State Responsibility Area Fire Hazard Zone. (CFC 503.2.1)

Plan: PPT190031

Parcel: 295310049

## **80. Prior To Building Permit Issuance**

### **Fire**

#### **080 - Fire. 3**

**Prior to permit**

**Not Satisfied**

- Prior to issuance of Building Permits, the applicant/developer shall furnish one copy of the water system plans to the Office of the Fire Marshal for review and approval. The required water system, including fire hydrants, shall be installed, made serviceable, and be accepted by the Office of the Fire Marshal prior to beginning construction. They shall be maintained accessible.

### **Flood**

#### **080 - Flood. 1**

**Mitcharge - Use**

**Not Satisfied**

This project is located within the limits of the Perris Valley Area Drainage Plan (ADP). The County Board of Supervisors has adopted this ADP to establish a drainage fee within the plan area.

This project may require earlier construction of downstream ADP facilities. Therefore, the District recommends that this project be required to pay a flood mitigation fee. The mitigation charge for this project shall be equal to the prevailing ADP fee rate multiplied by the area of the new development. Fees shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits. Drainage fees shall be paid directly to the District. Personal or corporate checks will not be accepted for payment.

The current fee for this ADP is \$8,875 per acre which includes \$7,805 per acre for local facilities and \$1,070 per acre for Perris Valley Channel. Per CFD 88-8, in which northern portion of this project is located, the ADP credit is greater than the corresponding obligation for the local facilities and the \$7,805 per acre fee has been satisfied. However, the Perris Valley Channel portion still applies to all properties within CFD 88-8. The fee due will be based on the fee in effect for Perris Valley Channel at the time of payment. The site was previously graded, the ADP fee obligation for Perris Valley channel may have been paid previously. Provide the District with proof of payment if already paid.

### **Planning**

#### **080 - Planning. 1**

**ALUC – Detention Basins**

**Not Satisfied**

The proposed detention basins on the site (including water quality management basins) shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basins that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.

#### **080 - Planning. 2**

**AQ Building Plan Notes**

**Not Satisfied**

The Project is required to comply with the provisions of the SCAQMD Rule 1113 "Table of Standards" pertaining to VOC emissions by using Low-Volatile Organic Compounds paints (no more than 100 gram/liter of VOC) and/or High-Pressure Low Volume (HPLV) applications. Prior to building permit final inspection, the County of Riverside shall verify a note requiring Rule 1113 compliance is specified on all building plans. Project contractors would be required to comply with the note and maintain written records of such compliance that can be inspected by the County of Riverside or its designee upon request.

Plan: PPT190031

Parcel: 295310049

## **80. Prior To Building Permit Issuance**

### **Planning**

#### **080 - Planning. 3 Break Areas Not Satisfied**

Prior to initial building permit the break areas shown on APPROVED EXHIBIT A shall be shown on proposed building plans and final landscape plans as applicable.

Additionally, prior to initial building permit or tenant improvement building permit (including subsequent tenant improvements), the project proponent shall consider the provision of additional outdoor break areas or patios to accommodate the number of separate tenants and number of employees anticipated in the building since the type of tenant and amount of employees may vary. These additional areas may reduce the amount of landscape areas or parking areas on the site as long as the minimum landscape and parking is provided pursuant to Ordinance No. 348.

#### **080 - Planning. 4 Building Color/Accent Not Satisfied**

Prior to initial building permit or subsequent tenant improvement building permits, the plans shall indicate what colors or additional architectural enhancements or details are provided to enhance the elevations as shown on APPROVED EXHIBIT B. The elevations as shown on APPROVED EXHIBIT B are a base elevation and are not intended to be constructed as shown. The intent is to provide additional varied colors at prominent areas of the building facing Harvill and/or at building corners, in particular those with pedestrian entrances to incorporate desired colors or enhancements that are consistent with the color desires of a particular tenant.

#### **080 - Planning. 5 CAP Screening Table Measures Not Satisfied**

Prior to issuance of a building permit, the project applicant shall provide documentation to the County of Riverside Transportation Land Management Agency demonstrating that the improvements and/or buildings subject to a building permit application include the measures from the County of Riverside Climate Action Plan (CAP) GHG Emissions Screening Tables (Appendix D to the CAP), as needed to achieve a minimum of 100 points. Alternatively, with the exception of Measure R2-E10, specific measures may be substituted for other measures that achieve an equivalent amount of GHG reduction, subject to County of Riverside Transportation Land Management Agency review.

#### **080 - Planning. 6 Conform to Elevations/Floor Plans Not Satisfied**

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

#### **080 - Planning. 7 Landscape Screening Not Satisfied**

Final landscape plans shall show that the site is densely screened with landscaping along all bordering streets and adjacent sensitive receptors, with trees spaced no further apart than 25 feet on center. Fifty percent of the landscape screening shall include a minimum of 36-inch box trees. Facility operators will be responsible to establish a long-term maintenance mechanism to assure that the landscaping remains in place and functional in accordance with the approved landscaping plan. This shall apply to landscaping along Harvill Avenue for this project unless otherwise deemed acceptable by the TLMA Director.



Plan: PPT190031

Parcel: 295310049

## **80. Prior To Building Permit Issuance**

### **Planning**

#### **080 - Planning. 8**

#### **Lighting Plans**

**Not Satisfied**

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.

#### **080 - Planning. 9**

#### **Logistics/Warehouse – Building Plan Design**

**Not Satisfied**

Prior to building permit issuance, the following measures shall be incorporated into the building design and appropriately noted: 1. Warehouse/distribution facilities shall install electrical panels and conduit to facilitate future electrical connections, to eliminate idling of main and auxiliary engines during the loading and unloading process. At all cold storage facilities electrical connections shall be provided to each dock.

2. All lighting used in conjunction with a warehouse/distribution facility operations, shall be directed down into the interior of the site and not spill over onto adjacent properties.

3. A minimum of 5% or as required by the Cal Green Code, whichever is greater of employee parking spaces shall be designated for electric or other alternative fueled vehicles.

4. On-site equipment, such as forklifts, shall be electric with the necessary electrical charging stations provided.

#### **080 - Planning. 10**

#### **Logistics/Warehouse – Building Plan Notes**

**Not Satisfied**

Prior to building permit issuance, the following measures shall be noted on building plans and shall be complied with during grading operations:

1. During construction of the warehouse/distribution facility, all heavy duty haul trucks accessing the site shall have CARB-Compliant 2010 engines or newer approved CARB engine standards.

2. All diesel fueled off-road construction equipment greater than 50 horsepower, including but not limited to excavators, graders, rubber-tired dozers, and similar “off-road” construction equipment shall be equipped with CARB Tier 4 Compliant engines. If the operator lacks Tier 4 equipment, and it is not available for lease or short-term rental within 50 miles of the project site, Tier 3 or cleaner off-road construction equipment may be utilized subject to County approval.

3. The maximum daily disturbance area (actively graded area) shall not exceed 10 acres per day. Non-Grading construction activity in areas greater than 10 acres is allowed.

4. Construction contractors shall utilize construction equipment, with properly operating and maintained mufflers, consistent with manufacturers’ standards.

5. Construction contractors shall locate or park all stationary construction equipment so that the emitted noise is directed away from sensitive receptors nearest the project site, to the extent practicable.

6. The surrounding streets shall be swept on a regular basis to remove any construction related debris and dirt.

7. Appropriate dust control measures that meet the SCAQMD standards shall be implemented for grading and construction activity.

Plan: PPT190031

Parcel: 295310049

## 80. Prior To Building Permit Issuance

### Planning

**080 - Planning. 10                      Logistics/Warehouse – Building Plan Notes (cont.)                      Not Satisfied**

8. Construction equipment maintenance records and data sheets, which includes equipment design specifications and equipment emission control tier classifications, as well as any other records necessary to verify compliance with the items above, shall be kept onsite and furnished to the County upon request.

9. During construction, the Transportation & Land Management Agency representative shall conduct an on-site inspection with a facility representative to verify compliance with these policies, and to identify other opportunities to reduce construction impacts.

10. Facility construction shall comply with the hours of operation and exterior noise decibel levels as required by Riverside County Ordinance No. 847 ("Noise Ordinance")

**080 - Planning. 11                      Logistics/Warehouse – Building Traffic Control Plan                      Not Satisfied**

Prior to building permit issuance, a "Traffic Control Plan" shall be prepared, which details the locations of equipment staging areas, material stockpiles, proposed road closures, and hours of construction operations. This is in addition to a Traffic Impact Study as may be required for the environmental review process.

**080 - Planning. 12                      Mitigation Measure GHG - Energy Measures                      Not Satisfied**

Prior to issuance of each building permit, the project applicant shall provide documentation to the County of Riverside Transportation Land Management Agency demonstrating implementation of CAP Measure R2-E10 (Energy Use), which includes onsite renewable energy production. This measure is required for any tentative tract map, plot plan, or conditional use permit that proposes development or one or more new buildings totaling more than 100,000 gross square feet of commercial, office, industrial, or manufacturing development to offset its energy demand. For industrial developments, measure R2-E10 requires a 20 percent offset in building energy demand.

The energy demand shall be determined at the initial building permit stage if the tenant/particular use is known at that time. If the tenant or particular use is not known at that time, this condition should be deferred to the tenant improvement building permit and to any subsequent tenant improvement permits as tenants may change.

Utilizing the energy demand calculated, the appropriate amount of solar panels shall be included with the related building permits to ensure their installation and operation.

As it relates to the initial building permit, the roof shall be designed to accommodate rooftop mounted solar panels.

ALUC approval shall be required for rooftop mounted solar panels related glare prior to building permit issuance based on their separate conditions of approval and determination of consistency for this project.

Plan: PPT190031

Parcel: 295310049

## 80. Prior To Building Permit Issuance

### Planning

**080 - Planning. 13 Parcel Merger Not Satisfied**

Prior to the issuance of a building permit, the applicant, in accordance with Ordinance No. 460, shall obtain an approved Parcel Merger establishing the whole site as one parcel. Documentation showing the recordation of the Parcel Merger shall be submitted to the Planning Department prior to issuance of the first building permit for Plot Plan No. 190031. The proposed parcel or parcels shall comply with all applicable development standards for the parcel's zone classification as provided in Ordinance No. 348.

**080 - Planning. 14 Parking Spaces Verification Not Satisfied**

Prior to issuance of any tenant improvement building permit, a plan for parking and trailer stalls including striping and other measures as may be appropriate shall be provided to show that adequate standard vehicle parking will be provided onsite based on applicable parking rates.

**080 - Planning. 15 Plans Showing Bike Racks Not Satisfied**

Bike rack spaces or bike lockers shall be shown on the project's parking and landscaping plan submitted to the Planning Department for approval.

**080 - Planning. 16 Renewable Energy Generation R2-CE1 Not Satisfied**

In accordance with measure R2-CE1 of the County's Climate Action Plan, the proposed project shall be required to offset its energy demand by 20 percent through provision of renewable energy generation. This is anticipated to be accommodated through solar panels mounted on the building rooftops.

The energy demand shall be determined at the initial building permit stage if the tenant/particular use is known at that time. If the tenant or particular use is not known at that time, this condition should be deferred to the tenant improvement building permit and to any subsequent tenant improvement permits as tenants may change.

Utilizing the energy demand calculated, the appropriate amount of solar panels shall be included with the related building permits to ensure their installation and operation.

As it relates to the initial building permit, the roof shall be designed to accommodate rooftop mounted solar panels.

ALUC approval shall be required for rooftop mounted solar panels related glare prior to building permit issuance based on their separate conditions of approval and determination of consistency for this project.

**080 - Planning. 17 Roof Equipment Shielding Not Satisfied**

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

**080 - Planning. 18 School Mitigation Not Satisfied**

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

Plan: PPT190031

Parcel: 295310049

## 80. Prior To Building Permit Issuance

### Planning

**080 - Planning. 19 Wall/Fencing Plan Required Not Satisfied**

A wall and fencing plan shall be submitted showing 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. This plan shall be in substantial conformance with the wall/fence locations and designs shown on APPROVED EXHIBIT A and APPROVED EXHIBIT L.

### Survey

**080 - Survey. 1 RCTD-USE - Survey Monuments Not Satisfied**

1. The Project shall install survey monumentation as directed by the Transportation Department, or bond and enter into an agreement with the Transportation Department.
2. The project proponent, by his/her design, is requesting a vacation of the existing dedicated rights of way along Oleander Avenue (project side). The project proponent shall apply under a separate application with the County Surveyor for a conditional vacation of Oleander Avenue, and receive a Board of Supervisors decision. Should the Board of Supervisors fail to approve said vacation request, the project proponent shall re-design the project, utilizing the existing rights-of-way.

### Transportation

**080 - Transportation. 1 RCTD-USE - Annex into L&LMD or Other District Not Satisfied**

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 Harvill Avenue, Harley Knox Boulevard, and Oleander Avenue. (2) Streetlights. (3) Graffiti abatement of walls and other permanent structure. (4) Street sweeping.

For street lighting, the project proponent shall contact the Transportation Department L&LMD 89-1-C Administrator and submit the following: (1) Completed Transportation Department application. (2) Appropriate fees for annexation. (3) Two (2) sets of street lighting plans approved by Transportation Department. (4) Streetlight Authorization form from SCE or other electric provider.

**080 - Transportation. 2 RCTD-USE - Fair Share Not Satisfied**

The project proponent has submitted a Fair Share analysis that identifies striping improvements necessary to address deficient queuing on the Harley Knox Blvd. bridge between the I-215 on and off-ramps. The analysis titled, Fair Share Memo at I-215/Harley Knox Ramp Intersection, was prepared by EPD Solutions Inc. and dated March 25, 2020. It identifies the project' fair share of 1.04% for the following restriping improvement:

I-215 Southbound Ramps/Harley Knox Boulevard:

Plan: PPT190031

Parcel: 295310049

## 80. Prior To Building Permit Issuance

### Transportation

**080 - Transportation. 2 RCTD-USE - Fair Share (cont.) Not Satisfied**

- Northbound: N/A - Southbound: One shared left-through lane and one right-turn lane - Eastbound: One through lane and one shared through-right turn lane - Westbound: Restripe to provide a 200-foot left-turn lane and one through lane

I-215 Northbound Ramps/Harley Knox Boulevard: - Northbound: One shared left-through lane and one right-turn lane - Southbound: N/A - Eastbound: Restripe to provide a 200-foot left-turn lane and two through lanes - Westbound: one through lane and one shared through-right turn lane

Because the project would contribute traffic to the existing deficiencies, the project proponent shall participate in the above improvements through a fair-share payment.

**080 - Transportation. 3 RCTD-USE - Landscaping Design Plans Not Satisfied**

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 Harvill Avenue, Harley Knox Boulevard, and Oleander Avenue (along project boundaries) and submitted to the Transportation Department. Landscaping Plans shall be submitted on standard County format (24" x 36"). Landscaping plans shall with the street improvement plans.

**080 - Transportation. 4 RCTD-USE - Lighting Plan Not Satisfied**

A separate street light plan shall be approved by the Transportation Department. Street lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No. 1000 or No. 1001.

**080 - Transportation. 5 RCTD-USE - Utility Plan Not Satisfied**

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

**080 - Transportation. 6 RCTD-USE-TS - Design Not Satisfied**

The project proponent shall be responsible for the design of traffic signal(s) at the intersections of:

Harvill Avenue (NS) at Old Oleander Avenue (EW) (signal modification)

Or as approved by the Transportation Department.

Plan: PPT190031

Parcel: 295310049

## **80. Prior To Building Permit Issuance Transportation**

### **080 - Transportation. 7 RCTD-USE-TS - Geometrics Not Satisfied**

The intersection of Harvill Avenue (NS) at Old Oleander Avenue (EW) shall be improved to provide the following geometrics:

Northbound: one left-turn lane, one through lane, one shared through/right-turn lane Southbound: one left-turn lane, one through lane, 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

or as approved by the Transportation Department.

All improvements listed are requirements for interim conditions only. Full right-of-way and roadway half sections adjacent to the property for the ultimate roadway cross-section per the County's Road Improvement Standards and Specifications must be provided.

Any off-site widening required to provide these geometrics to meet code/standards, shall be the responsibility of the landowner/developer.

### **080 - Transportation. 8 RCTD-USE-WQ - ESTABLISH WQMP MAINT ENTITY Not Satisfied**

A maintenance plan and signed WQMP/BMP maintenance agreement shall be submitted to the Transportation Department shall be approved and recorded against the property. A maintenance organization will be established with a funding source for the permanent maintenance.

### **080 - Transportation. 9 RCTD-USE-WQ - IMPLEMENT WQMP Not Satisfied**

The Project shall construct BMP facilities described in the approved Final County WQMP prior to the issuance of a building permit to the satisfaction of County Grading Inspection Section. The Project is responsible for performing all activities described in the County WQMP and that copies of the approved Final County WQMP are provided to future owners/occupants.

## **Waste Resources**

### **080 - Waste Resources. 1 Gen - Recyclables Collection and Loading Area Not Satisfied**

Trash Enclosures - prior to building permit issuance

Prior to issuance of a building permit, the applicant shall submit one electronic (1) copy of a Recyclables Collection and Loading Area plot plan to the Riverside County Department of Waste Resources for review and approval. The plot plan shall conform to Design Guidelines for Recyclables Collection and Loading Areas, provided by the Department of Waste Resources, and shall show the location of and access to the collection area for recyclable materials, shall demonstrate space allocation for trash and recyclable materials and have the adequate signage indicating the location of each bin in the trash enclosure.

The project applicant is advised that clearance of the Recyclables Collection and Loading Area plot plan only satisfies the Waste Resources' conditions for Recyclables Collection and Loading Areas space allocation and other Recyclables Collection and Loading Area Guideline items. Detailed drawings of the

Plan: PPT190031

Parcel: 295310049

## 80. Prior To Building Permit Issuance

### Waste Resources

#### 080 - Waste Resources. 1 Gen - Recyclables Collection and Loading Area (cont.) Not Satisfied

Trash Enclosure and its particular construction details, e.g., building materials, location, construction methods etc., should be included as part of the Project plan submittal to the Riverside County Department of Building and Safety.

#### 080 - Waste Resources. 2 Gen - Waste Recycling Plan Not Satisfied

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

## 90. Prior to Building Final Inspection

### BS-Grade

#### 090 - BS-Grade. 1 PRECISE GRADE APPROVAL Not Satisfied

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following: 1. Requesting and obtaining approval of all required grading inspections. 2.

Submitting a "Wet Signed" copy of the Grading Report from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for the sub-grade and base of all paved areas. 3. Submitting a "Wet Signed" copy of the Sub-grade (rough) Certification from a Registered Civil Engineer certifying that the sub-grade was completed in conformance with the approved grading plan. 4.

Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan. Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building and Safety Department clearance.

### E Health

#### 090 - E Health. 1 Hazmat BUS Plan Not Satisfied

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.

Plan: PPT190031

Parcel: 295310049

## 90. Prior to Building Final Inspection

### Flood

**090 - Flood. 1 Facility Completion - Use Not Satisfied**

The District will not release occupancy permits for any commercial lots prior to the District's acceptance of the drainage system for operation and maintenance.

### Planning

**090 - Planning. 1 Accessible Parking Not Satisfied**

A minimum of seven (7) 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.

**090 - Planning. 2 CAP Screening Table Measures Not Satisfied**

Prior to building permit final/occupancy, appropriate pre-operation measures shall apply to achieve the minimum 100 points on the Riverside County Climate Action Plan Commercial Screening Tables. The conceptual measures anticipated for the project are included as an appendix to the project Initial Study/Mitigated Negative Declaration. The conceptual measures may be replaced with other measures as listed in the table included with the project Initial Study/Mitigated Negative Declaration, as long as they are replaced at the same time with other measures that in total achieve a minimum of 100 points on the screening table.

**090 - Planning. 3 Curbs Along Planters Not Satisfied**

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.

**090 - Planning. 4 ELECTRICAL VEHICLE PARKING Not Satisfied**

A minimum of six (6) electrical vehicle parking spaces for shall be provided for the project per Ordinance 348, Section 18.12.A2.c1 and 2: Requirements: All development projects that require fifty (50) or more parking spaces shall designate three (3) spaces for electrical vehicles, and designate one (1) additional space for electrical vehicles for each additional fifty (50) parking spaces. All electrical vehicle parking spaces shall be serviced by an electrical vehicle charging station. If capable, a charging station may



Plan: PPT190031

Parcel: 295310049

## 90. Prior to Building Final Inspection

### Planning

**090 - Planning. 4                      ELECTRICAL VEHICLE PARKING (cont.)                      Not Satisfied**

service more than one electrical vehicle parking space. Signage and Charging Station Location Signage shall be installed designating spaces for electric vehicles only. Charging stations shall be installed in locations easily accessible to service an electrical vehicle. Charging stations and associated equipment or materials shall not encroach into the minimum required areas for driveways, parking spaces, garages or vehicle maneuvering.

**090 - Planning. 5                      Logistics/Warehouse – Signs                      Not Satisfied**

Prior to Final Inspection, the following measures shall be implemented: 1. Signs should be posted in the appropriate locations that trucks should not idle for more than five (5) minutes and that truck drivers should turn off their engines when not in use.

2. Signs should be posted in the appropriate locations that clearly show the designated entry and exit points for trucks and service vehicles.

3. Signs should be posted in the appropriate locations that state parking and maintenance of all trucks is to be conducted within designated areas and not within the surrounding community or on public streets.

4. Signs should be posted in the appropriate locations and/or handouts should be provided that show the locations of nearest food options, fueling, truck maintenance services, and other similar convenience services, if these services are not available onsite.

5. Each Facility shall designate a Compliance Officer responsible for implementing the measures described herein and/or in the project conditions of approval and mitigation measures. Contact information should be provided to the County and updated annually, and signs should be posted in visible locations providing the contact information for the Compliance Officer to the surrounding community. These signs shall also identify the website and contact information for the South Coast Air Quality Management District.

6. Signs shall be posted in accordance with Ordinance No. 348, which may be amended from time to time.

**090 - Planning. 6                      Parking Paving Material                      Not Satisfied**

A minimum of 233 parking spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department and pursuant to the prior condition of approval titled Parking Spaces Verification and any approved parking plan. The parking area shall be surfaced with asphaltic concrete or concrete to current standards as approved by the Department of Building and Safety.

**090 - Planning. 7                      Parking Spaces Verification                      Not Satisfied**

Prior to occupancy of any tenant improvement building permit, verification on implementation of the plan for parking and trailer stalls shall be provided to show that adequate standard vehicle parking will be provided onsite based on applicable parking rates.

**090 - Planning. 8                      Renewable Energy Generation R2-CE1 Installed                      Not Satisfied**

In accordance with measure R2-CE1 of the County's Climate Action Plan, the proposed project shall

Plan: PPT190031

Parcel: 295310049

## 90. Prior to Building Final Inspection

### Planning

**090 - Planning. 8 Renewable Energy Generation R2-CE1 Installed (cont.) Not Satisfied**

be required to offset its energy demand by 20 percent through provision of renewable energy generation. In accordance with the prior condition titled "Renewable Energy Generation R2-CE1", prior to occupancy for any tenant improvement building permit, the renewable energy facility as approved with the prior condition shall be installed and ready for operation.

**090 - Planning. 9 Roof Equipment Shielding Not Satisfied**

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

### Transportation

**090 - Transportation. 1 RCTD-USE - Complete Annexation into L&LMD or Other Not Satisfied**

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. A Streetlight Authorization form from SCE, or other electric provider required in order to complete the annexation process.

**090 - Transportation. 2 RCTD-USE - Existing Maintained Not Satisfied**

Approval of the Street Improvement plans by the Transportation Department will clear this condition. The Project shall provide the following improvements:

1. Harvill Avenue along project boundary is designated as a MAJOR HIGHWAY and shall be improved with 38" half-width AC pavement, 8" concrete curb and gutter, and concrete sidewalk (project side) and MUST match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determine by the Director of Transportation within the 59" half-width dedicated right-of-way in accordance with County Standard No. 93, Ordinance 461.

Note: a. A 5" meandering concrete sidewalks shall be improved within the 21" parkways.

b. A 40" wide, maximum, commercial driveway shall be constructed in accordance with County Standard No. 207(A), Ordinance 461.

c. Truck access shall be prohibited to the driveway and shall be enforced through the installation of signs.

2. Oleander Avenue along project boundary shall be improved as an Industrial Collector road with 44' full-width AC pavement (14' project side and 30' on the south side of the survey centerline), 6" concrete curb and gutter, concrete sidewalk (project side), and 6" AC Dike (south side) and MUST match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determine by the Director of Transportation within the 73' full-width (29' project side from survey centerline and 44' on the south side of the survey centerline) dedicated right-of-way in accordance with Standard No. 104, Section (A), Ordinance 461.

Plan: PPT190031

Parcel: 295310049

## 90. Prior to Building Final Inspection

### Transportation

**090 - Transportation. 2 RCTD-USE - Existing Maintained (cont.) Not Satisfied**

Note: a. A 6" concrete sidewalks shall be adjacent to the curb line within the 15' parkways.

b. Driveways shall be constructed in accordance with County Standard No. 207(A), Ordinance 461 and as directed by the Director of Transportation.

c. A 6" AC Dike shall be improved along the south side of the edge of pavement.

**090 - Transportation. 3 RCTD-USE - Landscaping Installation Completion Not Satisfied**

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 Harvill Avenue, Harley Knox Boulevard, and Oleander Avenue.

**090 - Transportation. 4 RCTD-USE - Payment of Transportation Fees Not Satisfied**

Prior to the time of issuance of a Certificate of Occupancy or upon final inspection, whichever occurs first, the Project shall pay fees in accordance with the fee schedule in effect at the time of payment:

- Transportation Uniform Mitigation Fees (TUMF) in accordance with Ordinance No. 824.

**090 - Transportation. 5 RCTD-USE - Streetlight Install Not Satisfied**

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

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

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

**090 - Transportation. 6 RCTD-USE - Traffic Signal Plan/Restriping Not Satisfied**

The existing traffic signal split phasing and header located at Harvill Avenue and Harley Knox Boulevard shall be relocated and Harvill Avenue and Harley Knox Boulevard intersection and beyond shall be restriped based on the conceptual striping plan prepared by Architects Orange dated 02/27/2020, as directed by the Director of Transportation.

The Project shall be responsible for any additional paving and/or striping removal caused by the striping plan or as approved by the Director of Transportation.

Note: The project proponent may elect to pay cash in lieu for required improvements.

**090 - Transportation. 7 RCTD-USE - Truck Turning Template Not Satisfied**

The street design shall demonstrate the truck swept paths do not conflict. All components of street design shall comply with road standard requirements per Ordinance 461 to the satisfaction of the Director of Transportation.

Plan: PPT190031

Parcel: 295310049

## **90. Prior to Building Final Inspection**

### **Transportation**

**090 - Transportation. 7 RCTD-USE - Truck Turning Template (cont.) Not Satisfied**

If additional road widening, ADA ramp reconstruction/modifications, signal poles and pull boxes relocations, etc. needed to ensure for the safe truck maneuvering, the project proponent shall perform the required additional improvements as directed by the Director of Transportation. This may include acquisition of off-site road right-of-way which will be the responsibility of the project proponent.

**090 - Transportation. 8 RCTD-USE - Utility Install Not Satisfied**

Electrical power, telephone, communication, street lighting, and cable television lines shall be installed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. This also applies to all overhead lines below 34 kilovolts along the project frontage and all offsite overhead lines in each direction of the project site to the nearest offsite pole. A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion for clearance.

In addition, the Project shall ensure that streetlights are energized and operational along the streets where the Project is seeking Building Final Inspection (Occupancy).

**090 - Transportation. 9 RCTD-USE-TS - Installation Not Satisfied**

The project proponent shall be responsible for the design and construction of traffic signal(s) at the intersections of:

Harvill Avenue (NS) at Old Oleander Avenue (EW) (signal modification)

Or as approved by the Transportation Department.

**090 - Transportation. 10 RCTD-USE-WQ - WQMP COMPLETION Not Satisfied**

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

### **Waste Resources**

**090 - Waste Resources. 1 Form D – Mandatory Commercial Recycling and Organics Not Satisfied**

Form D – Mandatory Commercial Recycling and Organics Recycling Prior to final building inspection, applicants shall complete a Mandatory Commercial Recycling and Organics Recycling Compliance form (Form D). Form D requires applicants to identify programs or plans that address commercial and organics recycling, in compliance with State legislation/regulation. Once completed, Form D shall be submitted to the Recycling Section of the Department of Waste Resources for approval. To obtain Form D, please contact the Recycling Section at 951-486-3200, or email to: [Waste-CompostingRecycling@rivco.org](mailto:Waste-CompostingRecycling@rivco.org)

Plan: PPT190031

Parcel: 295310049

## **90. Prior to Building Final Inspection**

### **Waste Resources**

**090 - Waste Resources. 2 Gen - Recyclables Collection & Loading Area Inspection Not Satisfied**

Trash Enclosures – prior to final inspection

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

**090 - Waste Resources. 3 Gen - Waste Reporting Form and Receipts Not Satisfied**

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



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.  
Assistant TLMA Director

## DEVELOPMENT ADVISORY COMMITTEE (“DAC”) INITIAL CASE TRANSMITTAL RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE PO Box 1409 Riverside, 92502-1409

DATE: October 21, 2019

TO:

Riv. Co. Transportation Dept.  
Riv. Co. Environmental Health Dept.  
Riverside County Flood Control  
Riv. Co. Fire Department (Riv. Office)  
Riv. Co. Building & Safety – Grading  
Riv. Co. Building & Safety – Plan Check  
Riv. Co. Regional Parks & Open Space

P.D. Environmental Programs Division  
P.D. Geology Section  
Riv. Co. Trans. Dept. – Landscape Section  
P.D. Archaeology Section  
Riv. Co. Waste Resources Management Dept.  
Riv. Co. Airport Land Use Commission

Board of Supervisors - Supervisor: Kevin Jeffries  
Planning Commissioner: Carl Bruce Shaffer  
City of Perris Sphere of Influence  
Eastern Municipal Water District (EMWD)  
CALTRANS District # 8

**PLOT PLAN NO. 190031** – CEQ190112 – Applicant: Trammell Crow Company – Engineer/Representative: EPD Solutions - First Supervisorial District - March Zoning Area – Mead Valley Area Plan: Community Development: Light Industrial (CD: LI) – Location: South of Harley Knox Boulevard, East of Harvill Avenue, North of Oleander Avenue, and West of the 215 Freeway – 19.88 Acres - Zoning: Manufacturing – Medium (M-M) - **REQUEST:** Plot Plan No. 190031 proposes a 418,000 sqft industrial warehouse building consisting of 5,000 sqft of office space and 413,000 of warehouse storage with 51 docking bay doors. Parking to consist of 228 parking spaces (including 8 disabled person spaces) and 71 truck trailer stall within the docking bay area. Additionally, the project is proposing a guard shack and 2 basins. Truck entry will be from Oleander Avenue. APN(s) 294-210-048, 052, 057, and 295-310-049 - Previous Cases: PP26174 – **BBID: 979-196-306**

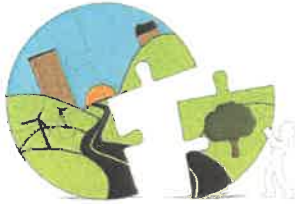
**DAC staff members and other listed Riverside County Agencies, Departments and Districts staff:**  
A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Public Land Use System (PLUS) on or before the indicated DAC 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 PLUS routing on or before the above date. This case is scheduled for a **DAC meeting on November 14, 2019**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

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 PLANNING DEPARTMENT

*Charissa Leach, P.E.  
Assistant TLMA Director*

## DEVELOPMENT ADVISORY COMMITTEE (“DAC”) SECOND CASE TRANSMITTAL RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE PO Box 1409 Riverside, 92502-1409

DATE: February 6, 2020

**TO:**

Riv. Co. Transportation Dept.  
Riv. Co. Environmental Health Dept.  
Riverside County Flood Control  
Riv. Co. Fire Department (Riv. Office)  
Riv. Co. Building & Safety – Grading

Riv. Co. Building & Safety – Plan Check  
P.D. Environmental Programs Division  
P.D. Geology Section  
Riv. Co. Trans. Dept. – Landscape Section  
P.D. Archaeology Section

Riv. Co. Airport Land Use Commission  
Board of Supervisors - Supervisor: Kevin  
Jeffries  
Planning Commissioner: Carl Bruce Shaffer

**PLOT PLAN NO. 190031, 2<sup>nd</sup> Submittal** – CEQ190112 – Applicant: Trammell Crow Company – Engineer/Representative: EPD Solutions - First Supervisorial District - March Zoning Area – Mead Valley Area Plan: Community Development: Light Industrial (CD: LI) – Location: South of Harley Knox Boulevard, East of Harvill Avenue, North of Oleander Avenue, and West of the 215 Freeway – 20.22 Net Acres - Zoning: Manufacturing – Medium (M-M) - **REQUEST:** Plot Plan No. 190031 proposes a 418,000 sqft industrial warehouse building consisting of 5,000 sqft of office space and 413,000 of warehouse storage with 51 docking bay doors. Parking to consist of 233 parking spaces, including 7 disabled person and 6 electric vehicle spaces, and 62 truck trailer stalls within the docking bay area. Additionally, the project is proposing a guard shack and 2 basins. Truck entry will be from Oleander Avenue. APN(s) 294-210-048, 052, 057, and 295-310-049 - Previous Cases: PP26174 – **BBID: 979-196-306**

**DAC staff members and other listed Riverside County Agencies, Departments and Districts staff:**  
A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Public Land Management System (PLUS) on or before the indicated DAC 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 PLUS routing on or before the above date. This case is scheduled for a **DAC internal review on February 27, 2020**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

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.*



# AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

February 20, 2020

Mr. Tim Wheeler, Project Planner  
County of Riverside Planning Department  
4080 Lemon Street, 12<sup>th</sup> Floor  
Riverside CA 92501  
(VIA HAND DELIVERY)

**CHAIR**  
Steve Manos  
Lake Elsinore

**VICE CHAIR**  
Russell Betts  
Desert Hot Springs

**COMMISSIONERS**

Arthur Butler  
Riverside

John Lyon  
Riverside

Steven Stewart  
Palm Springs

Richard Stewart  
Moreno Valley

Gary Youmans  
Temecula

**STAFF**

**Director**  
Simon A. Housman

John Guerin  
Paul Rull  
Barbara Santos

County Administrative Center  
4080 Lemon St., 14th Floor.  
Riverside, CA 92501  
(951) 955-5132

[www.rcaluc.org](http://www.rcaluc.org)

**RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW**

File No.: ZAP1391MA19  
Related File Nos.: PPT190031 (Plot Plan)  
Compatibility Zone: Zones C1 and C2  
APNs: 294-210-048, 294-210-052, 294-210-057, 295-310-049

Dear Mr. Wheeler:

On February 13, 2020, the Riverside County Airport Land Use Commission (ALUC) found County of Riverside Case No. PPT190031 (Plot Plan), a proposal to construct a 418,000 square foot industrial manufacturing building with up to 167,200 square feet of rooftop solar panels and up to 18,700 square feet of solar panels atop five carports on 20.32 acres located easterly of Harvill Avenue, northerly of Oleander Avenue, westerly of Interstate 215, and southerly of Harley Knox Boulevard in the unincorporated community of Mead Valley, **CONSISTENT** with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, subject to the following conditions.

**CONDITIONS:**

1. Any outdoor lighting installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The following uses/activities are not included in the proposed project and shall be prohibited at this site, in accordance with Note A on Table 4 of the Mead Valley Area Plan:
  - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
  - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
  - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.
  - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.



3. The following uses/activities are specifically prohibited at this site: trash transfer stations that are open on one or more sides; recycling centers containing putrescible wastes; construction and demolition debris facilities; wastewater management facilities; incinerators.
4. Additionally, the following uses are prohibited within the Compatibility Zone C1 portion of the site: Children's schools, day care centers, libraries, hospitals, skilled nursing and care facilities, congregate care facilities, places of assembly (including churches and theaters), and critical community infrastructure facilities.
5. The attached notice shall be given to all prospective purchasers of the property and lessees/tenants of the building, and shall be recorded as a deed notice.
6. Any proposed detention basins or facilities shall be designed and maintained to provide for a maximum 48-hour detention period following the design storm, and remain totally dry between rainfalls. Vegetation in and around the detention basins that would provide food or cover for birds would be incompatible with airport operations and shall not be utilized in project landscaping. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature. Landscaping in and around the detention basin(s) shall not include trees or shrubs that produce seeds, fruits, or berries.  
  
Landscaping in the detention basin, if not rip-rap, should be in accordance with the guidance provided in ALUC "LANDSCAPING NEAR AIRPORTS" brochure, and the "AIRPORTS, WILDLIFE AND STORMWATER MANAGEMENT" brochure available at RCALUC.ORG which list acceptable plants from Riverside County Landscaping Guide or other alternative landscaping as may be recommended by a qualified wildlife hazard biologist.
7. March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air Base radio communications could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment inclusive of irrigation controllers, access gates, etc.
8. This project has been evaluated for a total of 418,000 square feet of manufacturing area. Any increase in building area or change in use other than for warehouse, office and manufacturing uses will require an amended review by the Airport Land Use Commission.
9. Solar panels shall incorporate smooth glass and shall be fixed with no rotation. Rooftop solar panels shall have a tilt of 25 degrees and orientation of 150 degrees and shall be limited to 167,200 square feet. Carport solar panels shall have a tilt of 10 degrees and shall be limited to 18,700 square feet. Carport Arrays 1 and 4 shall have an orientation of 180 degrees. Arrays 2 and 5 shall have an orientation of 150 degrees. Array 3 shall have an orientation of 240 degrees.
10. Any revisions to the solar panels will require a new solar glare analysis to ensure that the project does not create "yellow" or "red" level glare, and require ALUC review.
11. In the event that any incidence of glint, glare, or flash affecting the safety of air navigation occurs as a result of project operation, upon notification to the airport operator of an incidence, the airport operator shall notify the project operator in writing. Within 30 days of written notice, the project operator shall be required to promptly take all measures necessary to eliminate such glint, glare, or flash. An "incidence" includes any situation that results in an accident, incident, "near-miss," or specific safety complaint regarding an

in-flight experience to the airport operator or to federal, state, or county authorities responsible for the safety of air navigation. The project operator shall work with the airport operator to prevent recurrence of the incidence. Suggested measures may include, but are not limited to, reprogramming the alignment of the panels, covering them at the time of day when incidences of glare occur, or wholly removing panels to diminish or eliminate the source of the glint, glare, or flash. For each such incidence made known to the project operator, the necessary remediation shall only be considered to have been fulfilled when the airport operator states in writing that the situation has been remediated to the airport operator's satisfaction.

12. In the event that any incidence of electrical interference affecting the safety of air navigation occurs as a result of project operation, upon notification to the airport operator of an incidence, the airport operator shall notify the project operator in writing. Within 30 days of written notice, the project operator shall be required to promptly take all measures necessary to eliminate such interference. An "incidence" includes any situation that results in an accident, incident, "near-miss," report by airport personnel, or specific safety complaint to the airport operator or to federal, state, or county authorities responsible for the safety of air navigation. The project operator shall work with the airport operator to prevent recurrence of the incidence. For each such incidence made known to the project operator, the necessary remediation shall only be considered to have been fulfilled when the airport operator states in writing that the situation has been remediated to the airport operator's satisfaction.
13. The Federal Aviation Administration has conducted an aeronautical study of the proposed project (Aeronautical Study No. 2019-AWP-15181-OE) and has determined that neither marking nor lighting of the structure is necessary for aviation safety. However, if marking and/or lighting for aviation safety are accomplished on a voluntary basis, such marking and/or lighting (if any) shall be installed in accordance with FAA Advisory Circular 70/7460-1 L Change 2 and shall be maintained in accordance therewith for the life of the project.
14. The proposed building shall not exceed a height of 50 feet above ground level and a maximum elevation at top point of 1,581 feet above mean sea level.
15. The maximum height and top point elevation specified above shall not be amended without further review by the Airport Land Use Commission and the Federal Aviation Administration; provided, however, that reduction in structure height or elevation shall not require further review by the Airport Land Use Commission.
16. Temporary construction equipment used during actual construction of the structure(s) shall not exceed 50 feet in height and a maximum elevation of 1,581 feet above mean sea level, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.
17. Within five (5) days after construction of the proposed building reaches its greatest height, FAA Form 7460-2 (Part II), Notice of Actual Construction or Alteration, shall be completed by the project proponent or his/her designee and e-filed with the Federal Aviation Administration. (Go to <https://oeaaa.faa.gov> for instructions.) This requirement is also applicable in the event the project is abandoned or a decision is made not to construct the applicable structure.

Supporting documentation was provided to the Airport Land Use Commission and is available online at [www.rcaluc.org](http://www.rcaluc.org), click Agendas 2-13-20 Agenda, Bookmark Agenda Item No. 2.1.

The written communication from the Deputy Base Civil Engineer at March Air Reserve Base, representing the U.S. Air Force Reserve Command, was not available at the time the agenda was posted, and was presented at the meeting. Therefore, a copy of that communication is included herewith.

If you have any questions, please contact Paul Rull, ALUC Principal Planner, at (951) 955-6893.

Sincerely,

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Simon A. Housman, ALUC Director

Attachments: Notice of Airport in Vicinity  
Communication from Deputy Base Civil Engineer, March Air Reserve Base

cc: Trammell Crow So. Cal Development Inc. (applicant)  
Norah Jaffan, EPD Solutions (representative)  
ADJ Holdings/Bradley Family Rentals (property owners)  
Gary Gosliga, March Inland Port Airport Authority  
Doug Waters, Deputy Base Civil Engineer, March Air Reserve Base  
ALUC Case File

Y:\AIRPORT CASE FILES\March\ZAP1391MA19\ZAP1391MA19.LTR.doc

# NOTICE OF AIRPORT IN VICINITY

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

**Rull, Paul**

---

**From:** WATERS, DOUGLAS S GS-13 USAF AFRC 452 MSG/CEV <douglas.waters.2@us.af.mil>  
**Sent:** Thursday, February 6, 2020 10:46 AM  
**To:** Rull, Paul; Pacino, Brian  
**Cc:** Housman, Simon; Guerin, John  
**Subject:** RE: Glare study projects pending with ALUC near March ARB.

Paul,

I just got word that Operations has no comments, so we have no objections to those four actions.

Doug Waters, PE, CEM,  
Deputy Base Civil Engineer  
452 MSG/CE  
US Air Force Reserve Command  
610 Meyer Dr., Bldg 2403  
March ARB, CA 92518-2188

Douglas.waters.2@us.af.mil  
Office- 951-655-4852/4851  
Cell- 928-304-2451  
DSN- 447-4852

**From:** Rull, Paul <PRull@RIVCO.ORG>  
**Sent:** Monday, February 3, 2020 12:08 PM  
**To:** Pacino, Brian <Brian.Pacino@jacobs.com>; WATERS, DOUGLAS S GS-13 USAF AFRC 452 MSG/CEV <douglas.waters.2@us.af.mil>  
**Cc:** Housman, Simon <shousman@rivco.org>; Guerin, John <JGUERIN@RIVCO.ORG>  
**Subject:** [Non-DoD Source] RE: Glare study projects pending with ALUC near March ARB.

Good Morning Brian,

I am just following up with you and the Air Force regarding pending comments/clearances for the following projects scheduled for next Thursday's February 13 ALUC hearing meeting:

- ZAP1391MA19 (continued from ALUC's January meeting)
- ZAP1393MA19 (continued from ALUC's January meeting)
- ZAP1396MA19
- ZAP1398MA19

Thanks.

If you have any questions, please feel free to contact me.

**Paul Rull**  
ALUC Principal Planner



# RIVERSIDE COUNTY

---

# PLANNING DEPARTMENT

*Charissa Leach, P.E.*  
*Assistant TLMA Director*

December 12, 2019

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PPT190031)**

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request within 30 days of receipt of this notice to [Dljones@Rivco.org](mailto:Dljones@Rivco.org) and CC: [vslopez@rivco.org](mailto:vslopez@rivco.org). To ensure an effective and good faith consultation effort, Planning asks that the request for consultation also indicate the following:

- Whether there are TCR's in project area. If so, what specifically is the TCR? The Tribe must provide County with substantial evidence to support this and if the TCR consists of a "landscape", the Tribe must also geographically define the landscape in terms of size and scope of the project.
- Is the Project causing a substantial adverse impact to a TCR? If so, what is that impact?

**Project Description:**

**PLOT PLAN NO. 190031** – CEQ190112 – Applicant: Trammell Crow Company – Engineer/Representative: EPD Solutions - First Supervisorial District - March Zoning Area – Mead Valley Area Plan: Community Development: Light Industrial (CD: LI)

**LOCATION:** South of Harley Knox Boulevard, East of Harvill Avenue, North of Oleander Avenue, and West of the 215 Freeway – 19.88 Acres - Zoning: Manufacturing – Medium (M-M)

**REQUEST:** Plot Plan No. 190031 proposes a 418,000 sqft industrial warehouse building consisting of 5,000 sqft of office space and 413,000 of warehouse storage with 51 docking bay doors. Parking to consist of 228 parking spaces (including 8 disabled person spaces) and 71 truck trailer stall within the docking bay area. Additionally, the project is proposing a guard shack and 2 basins. Truck entry will be from Oleander Avenue. APN(s) 294-210-048, 052, 057, and 295-310-049 - Previous Cases: PP26174 - Project Planner: Tim Wheeler at 951-955-6060 or email at [twheeler@rivco.org](mailto:twheeler@rivco.org).

Sincerely,

PLANNING DEPARTMENT

Dave Jones, Chief Engineering Geologist

Project Planner:

Email CC:

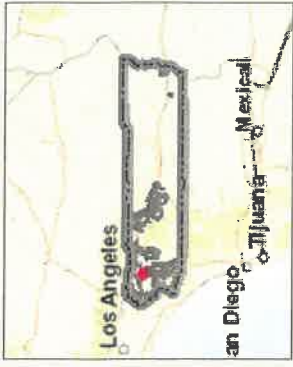
Attachment: Project Vicinity Map and Project Aerial

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

Desert Office · 77588 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7040

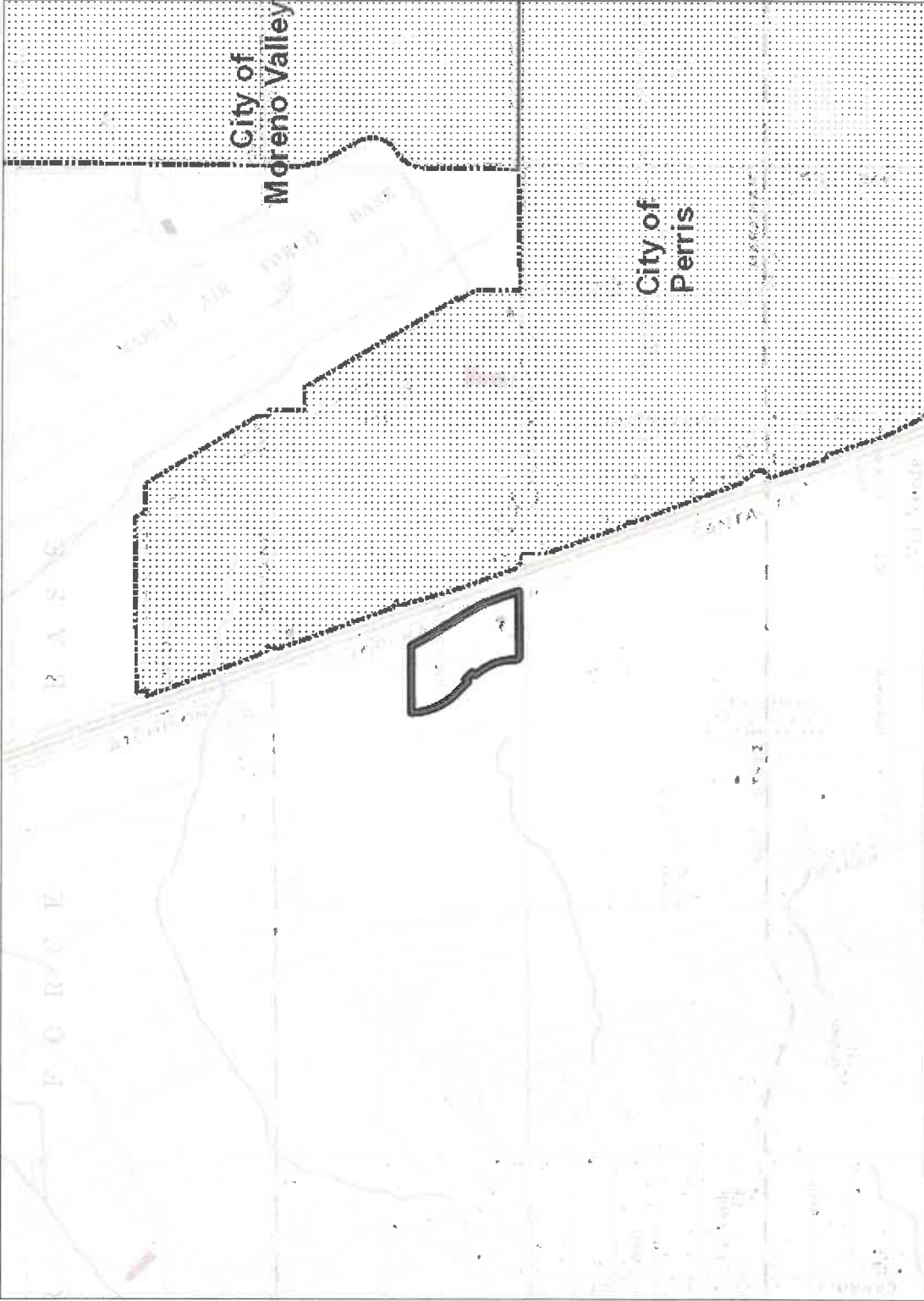
# Map My County Map

Topo PPT190031



## Legend

- Blueline Streams
- City Areas



**\*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... 12/12/2019 4:46:55 PM

© Riverside County GIS

## Notes

## **Wheeler, Timothy**

---

**From:** Lopez, Valentina  
**Sent:** Thursday, December 12, 2019 4:55 PM  
**To:** anthonymad2002@gmail.com; CRITTHPO (CRITTHPO@crit-nsn.gov); culturaldirector@cahuilla.net; dcolocho@rincontribe.org; Ebru Ozdil - Pechanga (eozdil@pechanga-nsn.gov); emartinez@rincontribe.org; Joseph Ontiveros (jontiveros@soboba-nsn.gov); Juan Ochoa; JValdez (JValdez@soboba-nsn.gov); Molly Earp-Escobar (mescobar@pechanga-nsn.gov); sgaughen@palatribe.com; thpo@morongo-nsn.gov  
**Cc:** Wheeler, Timothy; Jones, David  
**Subject:** PPT190031 AB52 Formal notification  
**Attachments:** Aerial PPT190031.pdf; Topo PPT190031.pdf; AB52 Formal PPT190031.pdf

Good Afternoon please see the attached Formal AB52 notification for the above project.

Thank You

Valentina Lopez





**PECHANGA CULTURAL RESOURCES**  
*Temecula Band of Luiseño Mission Indians*

Post Office, Box 2183 • Temecula, CA 92593  
Telephone (951) 770-6300 • Fax (951) 506-9491

January 3, 2020

Chairperson:  
Neal Ibanez

Vice Chairperson:  
Bridgett Barcello

Committee Members:  
Andrew Masiel, Sr.  
Darlene Miranda  
Evie Gerber  
Richard B. Searce, III  
Robert Villalobos

Director:  
Gary DuBois

Coordinator:  
Paul Macarro

Planning Specialist:  
Tuba Ebru Ozdil

**VIA E-MAIL and USPS**

David Jones, Chief Engineering Geologist  
Riverside County Planning Department  
4080 Lemon Street, 12<sup>th</sup> Floor  
P.O. Box 1409, Riverside, CA 92502-1409

**PECHANGA TRIBE REQUEST FOR CONSULTATION PURSUANT TO AB 52 FOR PPT190031.**

Dear Mr. Jones,

This letter is written on behalf of the Pechanga Band of Luiseño Indians (hereinafter, "the Tribe") a federally recognized Indian tribe and sovereign government in response to the AB 52 notice provided by the PPT190031.

This letter serves as the Tribe's formal request to begin consultation under AB 52 for this Project. Per AB 52, we intend to assist the County in determining the type of environmental document that should be prepared for this Project (i.e. EIR, MND, ND); with identifying potential tribal cultural resources (TCRs); determining whether potential substantial adverse effects will occur to them; and to develop appropriate preservation, avoidance and/or mitigation measures, as appropriate. Preferred TCR mitigation is always avoidance and the Tribe requests that all efforts to preserve sensitive TCRs be made as early in the development process as possible.

Please add the Tribe to your distribution list(s) for public notices and circulation of all documents, including environmental review documents, archaeological reports, development plans, conceptual grading plans (if available), and all other applicable documents pertaining to this Project. The Tribe further requests to be directly notified of all public hearings and scheduled approvals concerning this Project, and that these comments be incorporated into the record of approval for this Project.

The Pechanga Tribe asserts that the Project area is part of 'Atáaxum (Luiseño), and therefore the Tribe's, aboriginal territory as evidenced by the existence of cultural resources, named places, *tóota yixélval* (rock art, pictographs, petroglyphs), and an extensive 'Atáaxum artifact record in the vicinity of the Project. This culturally sensitive area is affiliated with the Pechanga Band of Luiseño Indians because of the Tribe's cultural ties to this area as well as our extensive history with the County and other projects within the area. During our consultation we

Pechanga Comment Letter to the County of Riverside  
Re: Pechanga Tribe Request: AB 52 Re PPT190031  
January 3, 2020  
Page 2

will provide more specific, confidential information on potential TCRs that may be impacted by the proposed Project.

As you know, the AB 52 consultation process is ongoing and continues until appropriate mitigation has been agreed upon for the TCRs that may be impacted by the Project. As such, under both AB 52 and CEQA, we look forward to working closely with the County on ensuring that a full, comprehensive environmental review of the Project's impacts is completed, including addressing the culturally appropriate and respectful treatment of human remains and inadvertent discoveries. At this time, we are requesting archaeological, geotechnical, and conceptual grading plans.

In addition to those rights granted to the Tribe under AB 52, the Tribe reserves the right to fully participate in the environmental review process, as well as to provide further comment on the Project's impacts to cultural resources and potential mitigation for such impacts.

The Pechanga Tribe looks forward to working together with the County of Riverside in protecting the invaluable Pechanga cultural resources found in the Project area. The formal contact person for this Project will be Ebru Ozdil. Please contact her at 951-770-6313 or at [eozdil@pechanga-nsn.gov](mailto:eozdil@pechanga-nsn.gov) within 30 days of receiving these comments so that we can begin the consultation process. Thank you.

Sincerely,



Tuba Ebru Ozdil  
Cultural Analyst

Cc Pechanga Office of the General Counsel

*Pechanga Cultural Resources • Temecula Band of Luiseño Mission Indians  
Post Office Box 2183 • Temecula, CA 92592*

*Sacred Is The Duty Trusted Unto Our Care And With Honor We Rise To The Need*

## Wheeler, Timothy

---

**From:** Juan Ochoa <jochoa@pechanga-nsn.gov>  
**Sent:** Friday, January 17, 2020 5:04 PM  
**To:** Jones, David; Wheeler, Timothy; Lopez, Valentina  
**Cc:** Ebru Ozdil; Molly Earp-Escobar; Paul Macarro; Michele Fahley  
**Subject:** RE: Pechanga Tribe AB52 Comments On PPT190031

**Importance:** High

Greetings,

The Tribe is touching base with you regarding your request for consultation. At this time, we are short a team-member that is part of our legal representation. Please note that we anticipate resuming consultation process sometime in mid to late February pending on our team member's post-surgery recovery. The Tribe will reach out with dates of availability as soon as possible.

In the meantime, please provide us (if not submitted) your project's site plans, grading plans, cultural report, and geotech reports for our review pre-consultation. When submitting project reports and plans, please include Ebru Ozdil, Molly Earp-Escobar, and myself (they have been included on this email). If you have any further questions, please feel free to reach out to us.

Regards,

Juan Ochoa  
Assistant Tribal Historic Preservation Officer  
Pechanga Cultural Resources Department  
P.O. Box 2183  
Temecula, CA 92593

Office:(951)-770-6308  
[jochoa@pechanga-nsn.gov](mailto:jochoa@pechanga-nsn.gov)

**CONFIDENTIALITY NOTE:** *"This message and any documents or files attached to it contains confidential information and may be legally privileged. Recipients should not file copies of this message and/or attachments with publicly accessible records. If you are not the intended recipient or authorized agent for the intended recipient, you have received this message and attachments in error, and any review, dissemination, or reproduction is strictly prohibited. If you are not the intended recipient, please immediately notify us by reply email or by telephone at 951-770-6308, and destroy the original transmission and its attachments without reading them or saving them."*

**From:** Juan Ochoa  
**Sent:** Friday, January 03, 2020 4:43 PM  
**To:** Jones, David <DLJONES@RIVCO.ORG>; twheeler@rivco.org  
**Cc:** Andrea Fernandez <afernandez@pechanga-nsn.gov>; Ebru Ozdil <eozdil@pechanga-nsn.gov>; Molly Earp-Escobar <mescobar@pechanga-nsn.gov>  
**Subject:** Pechanga Tribe AB52 Comments On PPT190031

Dear Mr. Jones,

Electronically attached are the Pechanga Tribe's AB52 comments regarding the above named project. Please respond to this e-mail for confirmation of receipt. A hard copy will also follow via USPS.

We look forward to beginning consultation with County of Riverside within 30 days of receipt of these comments. Unless this project is time sensitive, we would be happy to discuss the project further with you via teleconference or in a regularly scheduled meeting.

Please do not hesitate to contact me if you have any questions or comments.

Respectfully,

Juan Ochoa  
Assistant Tribal Historic Preservation Officer  
Pechanga Cultural Resources Department  
P.O. Box 2183  
Temecula, CA 92593

Office:(951)-770-6308  
[jochoa@pechanga-nsn.gov](mailto:jochoa@pechanga-nsn.gov)

**CONFIDENTIALITY NOTE:** *“This message and any documents or files attached to it contains confidential information and may be legally privileged. Recipients should not file copies of this message and/or attachments with publicly accessible records. If you are not the intended recipient or authorized agent for the intended recipient, you have received this message and attachments in error, and any review, dissemination, or reproduction is strictly prohibited. If you are not the intended recipient, please immediately notify us by reply email or by telephone at 951-770-6308, and destroy the original transmission and its attachments without reading them or saving them.”*

## Wheeler, Timothy

---

**From:** Lopez, Valentina  
**Sent:** Monday, March 9, 2020 2:33 PM  
**To:** Ebru Ozdil - Pechanga (eozdil@pechanga-nsn.gov); Molly Earp-Escobar (mescobar@pechanga-nsn.gov); Juan Ochoa; Paul Macarro  
**Cc:** Edgington, Darren; Wheeler, Timothy  
**Subject:** FW: County concludes RE: Conditions of Approval PPT190031  
**Attachments:** PPT190031-Concept. Grading(Plot) Plan 2.27.20.pdf

Ebru,

Riverside County (County) sent Pechanga AB52 notification for this project (PPT190031) 12/12/2019. Pechanga requested consultation 1/03/2020 and the County initiated consultation the same day. The County has sent Pechanga email requesting input on tribal cultural resource (TCRs) that may be associated with this project . On 01/09/2020 a Phase I, report was sent for Pechanga's review. On 1/17/2020 the County received email from Juan Ochoa, stating consultation would need to be push out till mid or late February. Meeting has not been scheduled as of yet, due to medical leave and staff changes.

On 2/10/2020, the County emailed Pechanga the COA's and inquired if the tribe had any input on TCR and ask if Pechanga concurred with the mitigations measures set forth, hoping to move forward and concluded AB52 consultation.

As of the date of this email, the County has received no further input from Pechanga regarding this project. Therefore, the County will be moving forward with final preparation of the environmental document with the information currently in-hand. You are welcome to provide comments on this project during the CEQA review and comment period.

## Valentina Lopez

Office Assistant III

COUNTY OF RIVERSIDE

Planning Department

4080 Lemon St., 12th Fl., Riverside, CA 92501

Tel. #: (951) 955-8632

[vslopez@rivco.org](mailto:vslopez@rivco.org)

TOGETHER. Everybody Counts!



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

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

**From:** Lopez, Valentina  
**Sent:** Monday, February 10, 2020 1:14 PM

**To:** Ebru Ozdil - Pechanga ([eozdil@pechanga-nsn.gov](mailto:eozdil@pechanga-nsn.gov)) <[eozdil@pechanga-nsn.gov](mailto:eozdil@pechanga-nsn.gov)>; Molly Earp-Escobar ([mescobar@pechanga-nsn.gov](mailto:mescobar@pechanga-nsn.gov)) <[mescobar@pechanga-nsn.gov](mailto:mescobar@pechanga-nsn.gov)>; Juan Ochoa <[jochoa@pechanga-nsn.gov](mailto:jochoa@pechanga-nsn.gov)>; Paul Macarro <[pmacarro@pechanga-nsn.gov](mailto:pmacarro@pechanga-nsn.gov)>  
**Subject:** Conditions of Approval PPT190031

Good Afternoon,

As per recommendations by the consulting tribes and lead agency ( County of Riverside ), I have conditioned above subject project with our standard set of condition. Which includes, archaeological and tribal monitoring, during ground disturbing activities. I have also attached a copy of these conditions of approval (COA's) for your review.

If you would like to schedule another meeting to consult on any Tribal Cultural Resources (TCR) that may be impacted by this project, please let me know as soon as possible. If the COA's are sufficient for addressing TCR's for the subject project, we would like your concurrence so we may conclude AB52 consultation.

*Valentina Lopez*

*Office Assistant III*

COUNTY OF RIVERSIDE

Planning Department

4080 Lemon St., 12th Fl., Riverside, CA 92501

Tel. #: (951) 955-8632

[vslopez@rivco.org](mailto:vslopez@rivco.org)

TOGETHER. Everybody Counts!



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

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

## Wheeler, Timothy

---

**From:** Lopez, Valentina  
**Sent:** Monday, February 10, 2020 12:57 PM  
**To:** Joseph Ontiveros (jontiveros@soboba-nsn.gov); JValdez (JValdez@soboba-nsn.gov)  
**Cc:** Jones, David; Wheeler, Timothy  
**Subject:** PPT190031 Conditions of Approval  
**Attachments:** PL\_Conditions\_Of\_Approval-2-5-2020 4.58.24 PM.PDF

Good afternoon Joe,

As per recommendations by the consulting tribes and lead agency ( County of Riverside ), I have conditioned above subject project with our standard set of condition. Which includes, archaeological and tribal monitoring, during ground disturbing activities. I have also attached a copy of these conditions of approval (COA's) for your review.

If you would like to schedule another meeting to consult on any Tribal Cultural Resources (TCR) that may be impacted by this project, please let me know as soon as possible. If the COA's are sufficient for addressing TCR's for the subject project, we would like your concurrence so we may conclude AB52 consultation.

## *Valentina Lopez*

*Office Assistant III*

COUNTY OF RIVERSIDE

Planning Department

4080 Lemon St., 12th Fl., Riverside, CA 92501

Tel. #: (951) 955-8632

[vslopez@rivco.org](mailto:vslopez@rivco.org)

**TOGETHER, Everybody Counts!**



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

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

# Rincon Band of Luiseño Indians

## CULTURAL RESOURCES DEPARTMENT

One Government Center Lane | Valley Center | CA 92082  
(760) 749-1051 | Fax: (760) 749-8901 | rincon-nsn.gov



January 20, 2020

Tim Wheeler  
Riverside County  
P.O. Box 1409  
Riverside, CA 92502-1409

Sent via email:  
[twheeler@rivco.org](mailto:twheeler@rivco.org)

### Re: PPT 190031 – Cultural Resources Assessment

Dear Mr. Wheeler,

This letter is written on behalf of the Rincon Band of Luiseño Indians. Thank you for providing us with the Phase I Cultural Resources Assessment for the above referenced project. The identified location is within the Territory of the Luiseño people, and is also within Rincon's specific area of Historic interest.

We have reviewed the provided document and we are in agreement with the recommendation to develop and implement a Mitigation Monitoring and Reporting Program (MMRP) to ensure Luiseño tribal monitoring, and address protocols for discovery of cultural materials and human remains.

The Rincon Band reserves its right to continue to fully participate in the environmental review process and to review and submit additional information during the public review process. If you have additional questions or concerns, please do not hesitate to contact our office at your convenience at (760) 297-2635 or via electronic mail at [cmadrigal@rincon-nsn.gov](mailto:cmadrigal@rincon-nsn.gov).

Thank you for the opportunity to protect and preserve our cultural assets.

Sincerely,



Cheryl Madrigal  
Tribal Historic Preservation Officer  
Cultural Resources Manager

Bo Mazzetti  
Chairman

Tishmall Turner  
Vice Chair

Laurie E. Gonzalez  
Council Member

Alfonso Kolb, Sr.  
Council Member

John Constantino  
Council Member



## Wheeler, Timothy

---

**From:** Lopez, Valentina  
**Sent:** Monday, February 10, 2020 1:13 PM  
**To:** Rincon ; Cheryl Madrigal  
**Cc:** Jones, David; Wheeler, Timothy  
**Subject:** Conditions of Approval PPT190031  
**Attachments:** PL\_Conditions\_Of\_Approval-2-5-2020 4.58.24 PM.PDF

Good Afternoon Cheryl,

As per recommendations by the consulting tribes and lead agency ( County of Riverside ), I have conditioned above subject project with our standard set of condition. Which includes, archaeological and tribal monitoring, during ground disturbing activities. I have also attached a copy of these conditions of approval (COA's) for your review.

If you would like to schedule another meeting to consult on any Tribal Cultural Resources (TCR) that may be impacted by this project, please let me know as soon as possible. If the COA's are sufficient for addressing TCR's for the subject project, we would like your concurrence so we may conclude AB52 consultation.

*Valentina Lopez*

*Office Assistant III*

COUNTY OF RIVERSIDE

Planning Department

4080 Lemon St., 12th Fl., Riverside, CA 92501

Tel. #: (951) 955-8632

[vslopez@rivco.org](mailto:vslopez@rivco.org)

TOGETHER, Everybody Counts!



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

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



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.  
Assistant TLMA Director

## APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- PLOT PLAN                       PUBLIC USE PERMIT                       VARIANCE  
 CONDITIONAL USE PERMIT                       TEMPORARY USE PERMIT  
 REVISED PERMIT    Original Case No. PPT 1900.31

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

### APPLICATION INFORMATION

Applicant Name: Trammell Crow So. Cal Development Inc

Contact Person: Neal Holdridge                      E-Mail: nholdridge@trammellcrow.com

Mailing Address: 3501 Jamboree Rd #230  
Newport Beach CA 92660  
Street City State ZIP

Daytime Phone No: (      )                                           Fax No: (      )                     

Engineer/Representative Name: EPD Solutions

Contact Person: Norah Jaffan                      E-Mail: norah@epdsolutions.com

Mailing Address: 2 Park Plaza, Suite 1120  
Irvine CA 92614  
Street City State ZIP

Daytime Phone No: (      ) 949-226-1854                      Fax No: (      )                     

Property Owner Name: ADJ Holdings ( 295-310-049, ~~295-210-040~~ <sup>294-210-048</sup> ) and Family Rentals Bradley (APN 294-210-052, 057)

Contact Person: Tina Lovato-Woods                      E-Mail: twoods@hilltopgroupinc.com

Mailing Address: 807 E Mission Rd  
San Marcos CA 92069  
Street City State ZIP

Daytime Phone No: ( 760 ) 744-9040                      Fax No: ( 760 ) 744-9041

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

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

*"Planning Our Future... Preserving Our Past"*

**APPLICATION FOR LAND USE AND DEVELOPMENT**

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the use permit type and number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

**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, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

(If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the use permit is ready for public hearing.)

ADJ Holdings, LLC By: Arie de Jong, Jr., Manager

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

Bradley Family Rentals ~~Bradley~~, LLC By: Tina Lovato-Woods, Manager

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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 applicant 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 this application, the applicant 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.

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 294-210-048, 052, 057, ~~294-310-049~~ <sup>295-310-049</sup>

Approximate Gross Acreage: 20 ac

General location (nearby or cross streets): North of Old Oleander, South of Harley Knox Blvd, East of Harvill, West of I-215.

**APPLICATION FOR LAND USE AND DEVELOPMENT**

**PROJECT PROPOSAL:**

Describe the proposed project.

\_\_\_\_\_

An approximately 420,000 SF speculative industrial building within the M-M zone.

\_\_\_\_\_

Identify the applicable Ordinance No. 348 Section and Subsection reference(s) describing the proposed land use(s): \_\_\_\_\_

Number of existing lots: 4

| EXISTING Buildings/Structures: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |             |        |         |              |                          |                  |
|--|-------------|--------|---------|--------------|--------------------------|------------------|
| No.*   | Square Feet | Height | Stories | Use/Function | To be Removed            | Bldg. Permit No. |
| 1  |             |        |         |              | <input type="checkbox"/> |                  |
| 2  |             |        |         |              | <input type="checkbox"/> |                  |
| 3  |             |        |         |              | <input type="checkbox"/> |                  |
| 4  |             |        |         |              | <input type="checkbox"/> |                  |
| 5  |             |        |         |              | <input type="checkbox"/> |                  |
| 6  |             |        |         |              | <input type="checkbox"/> |                  |
| 7  |             |        |         |              | <input type="checkbox"/> |                  |
| 8  |             |        |         |              | <input type="checkbox"/> |                  |
| 9  |             |        |         |              | <input type="checkbox"/> |                  |
| 10   |             |        |         |              | <input type="checkbox"/> |                  |

*Place check in the applicable row, if building or structure is proposed to be removed.*

| PROPOSED Buildings/Structures: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |             |        |         |                            |
|--|-------------|--------|---------|----------------------------|
| No.*   | Square Feet | Height | Stories | Use/Function               |
| 1  | 418,000     |        |         | speculative industrial use |
| 2  |             |        |         |                            |
| 3  |             |        |         |                            |
| 4  |             |        |         |                            |
| 5  |             |        |         |                            |
| 6  |             |        |         |                            |
| 7  |             |        |         |                            |
| 8  |             |        |         |                            |
| 9  |             |        |         |                            |
| 10   |             |        |         |                            |

| PROPOSED Outdoor Uses/Areas: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |             |              |
|--|-------------|--------------|
| No.*   | Square Feet | Use/Function |
| 1  |             |              |
| 2  |             |              |
| 3  |             |              |
| 4  |             |              |
| 5  |             |              |

**APPLICATION FOR LAND USE AND DEVELOPMENT**

|    |  |  |
|----|--|--|
| 6  |  |  |
| 7  |  |  |
| 8  |  |  |
| 9  |  |  |
| 10 |  |  |

\* Match to Buildings/Structures/Outdoor Uses/Areas identified on Exhibit "A".

Check this box if additional buildings/structures exist or are proposed, and attach additional page(s) to identify them.)

Related cases filed in conjunction with this application:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Are there previous development applications filed on the subject property: Yes  No

If yes, provide Application No(s). PP14485  
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) EA38411 EIR 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 signed copy(ies): geo

Is the project located within 1,000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resources Code, and within an urbanized area as defined by Government Code Section 65944? Yes  No

Is this an application for a development permit? Yes  No

If the project located within either the Santa Ana River/San Jacinto Valley watershed, the Santa Margarita River watershed, or the Whitewater River watershed, check the appropriate checkbox below.

*If not known, please refer to [Riverside County's Map My County website](#) to determine if the property is located within any of these watersheds (search for the subject property's Assessor's Parcel Number, then select the "Geographic" Map Layer – then select the "Watershed" sub-layer)*

If any of the checkboxes are checked, click on the adjacent hyperlink to open the applicable Checklist Form. Complete the form and attach a copy as part of this application submittal package.

[Santa Ana River/San Jacinto Valley](#)

[Santa Margarita River](#)

[Whitewater River](#)

**APPLICATION FOR LAND USE AND DEVELOPMENT**

If the applicable Checklist has concluded that the application requires a preliminary project-specific Water Quality Management Plan (WQMP), such a plan shall be prepared and included with the submittal of this application.

**HAZARDOUS WASTE AND SUBSTANCES STATEMENT**

The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to Section 65962.5 of the Government Code. Accordingly, the project applicant is required to submit a signed statement that contains the following information:

Name of Applicant: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone number: \_\_\_\_\_  
Address of site (street name and number if available, and ZIP Code): \_\_\_\_\_  
Local Agency: County of Riverside  
Assessor's Book Page, and Parcel Number: \_\_\_\_\_  
Specify any list pursuant to Section 65962.5 of the Government Code: \_\_\_\_\_  
Regulatory Identification number: \_\_\_\_\_  
Date of list: \_\_\_\_\_  
Applicant: \_\_\_\_\_ Date \_\_\_\_\_

**HAZARDOUS MATERIALS DISCLOSURE STATEMENT**

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

1. Compliance will be needed with the applicable requirements of Section 25505 and Article 2 (commencing with Section 25531) of Chapter 6.95 of Division 20 of the Health and Safety Code or the requirements for a permit for construction or modification from the air pollution control district or air quality management district exercising jurisdiction in the area governed by the County. Yes  No
2. The proposed project will have more than a threshold quantity of a regulated substance in a process or will contain a source or modified source of hazardous air emissions. Yes  No

I (we) certify that my (our) answers are true and correct.

Owner/Authorized Agent (1) *Arie de Jong* Date 9-25-2019  
ADJ Holdings, LLC By: Arie de Jong, Jr., Manager  
Owner/Authorized Agent (2) *Bradley Woods* Date 9-25-19  
Bradley Family Holdings, LLC  
By: Terri Lovato-Woods, Manager

## **APPLICATION FOR LAND USE AND DEVELOPMENT**

---

**This completed application form, together with all of the listed requirements provided on the Land Use and Development Application Filing Instructions Handout, are required in order to file an application with the County of Riverside Planning Department.**

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\Land Use and Development Condensed application.docx  
Created: 04/29/2015 Revised: 08/03/2018

BRADLEY FAMILY RENTALS, LLC  
807 East Mission Road, San Marcos, CA 92069  
Telephone (760) 744-9040 • Fax (760) 744-9041

Sept 24, 2019

County of Riverside  
Planning Department  
4080 Lemon Street 12<sup>th</sup> Floor  
Riverside CA 92501

RE: Authorized Representative

To Whom it May Concern,

Please accept this letter as authorization for EPD Solutions or any of its associates to act on our behalf to process and manage all necessary approval documents required for assessor's parcel numbers 294-210-052, 057. Should you have any questions or concerns please feel free to contact me direct.

Sincerely,



Tina Lovato-Woods, Manager  
Bradley Family Rentals, LLC



**RESOLUTION APPOINTING MANAGER  
BRADLEY FAMILY RENTALS, LLC,  
A CALIFORNIA LIMITED LIABILITY COMPANY**

The undersigned, constituting all the Members ("Members") of Bradley Family Rentals, LLC, a California limited liability company ("Company"), hereby adopt the following resolution as of this 2<sup>nd</sup> day of July, 2018:

WHEREAS, the current Manager anticipates being unavailable to manage the business of the Company;

WHEREAS, the Members desire to appoint a new Manager to manage the Company;

RESOLVED, that Tina Lovato-Woods shall be the Manager of the Company; and

FURTHER RESOLVED, that as the Manager, Tina Lovato-Woods shall have all rights, powers and duties as provided in the Company's operating agreement and applicable law.

There being no further business before the meeting, on motion duly made, seconded and carried the meeting was adjourned.

**MEMBERS:**

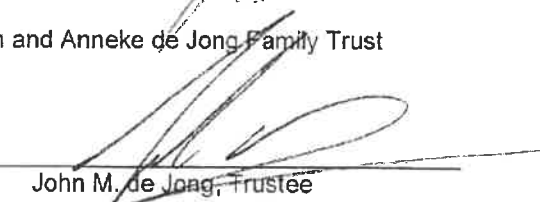
Arie E. de Jong, III and Silva de Jong Family Trust

By: \_\_\_\_\_

  
Eric de Jong, Trustee

John and Anneke de Jong Family Trust

By: \_\_\_\_\_

  
John M. de Jong, Trustee

Michael and Serena Carlson Family Trust

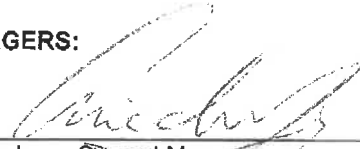
By: \_\_\_\_\_

  
Serena Carlson, Trustee



Dorinda C. Vander Pol, individually and as Trustee, Trustor and Beneficiary of the Revoked Ned and Dorinda Vander Pol Family Trust

**MANAGERS:**



Eric de Jong, Current Manager



Tina Lovato-Woods, Newly Appointed Manager

Adj  
807 East Mission Road, San Marcos, CA 92069  
Telephone (760) 744-9040 • Fax (760) 744-9041

Sept 24, 2019

County of Riverside  
Planning Department  
4080 Lemon Street 12<sup>th</sup> Floor  
Riverside CA 92501

RE: Authorized Representative

To Whom it May Concern,

Please accept this letter as authorization for Trammell Crow So. Cal Development Inc or any of its associates to act on our behalf to process and manage all necessary approval documents required for assessor's parcel numbers 295-310-049 and 295-210-048. Should you have any questions or concerns please feel free to contact me direct.

Sincerely,

A handwritten signature in blue ink that reads "Arie de Jong". The signature is fluid and cursive, with a long horizontal stroke at the end.

Arie de Jong, Jr., Manager

ADJ Holdings, LLC

**SECOND AMENDMENT TO OPERATING AGREEMENT  
OF  
ADJ HOLDINGS, LLC**

This Second Amendment ("Amendment") to the Operating Agreement of ADJ Holdings, a California limited liability company (the "Company"), is made effective as of December 31, 2005, by and among the members of the Company signatory to this Amendment (each a "Member" and, collectively, the "Members"). This Amendment may be signed in counterparts.

**RECITALS**

A. The Members are parties to an Operating Agreement for the Company dated February 2, 2000, as amended by a First Amendment dated January 19, 2001 (the "Operating Agreement").

B. The Members have agreed to modify the Operating Agreement as set forth herein.

Now, therefore, in consideration of the mutual promises herein contained, the parties agree that:

**1. Conflict.**

In the event of any conflict between the terms of the Operating Agreement, the First Amendment and this Amendment, the terms of this Amendment shall prevail and govern the respective rights and duties of the parties.

**2. Office.**

The principal office of the Company shall be located at 807 East Mission Road, San Marcos, CA 92069.

**3. Management.**

The Company shall be managed by Arie de Jong, Jr. In the event that the Manager is no longer willing or able to serve as Manager, the Members shall either select a new manager or act as the managers of the Company. The Manager shall have full and complete authority, power and discretion to execute any and all documents on behalf of the Company and to act for and bind the Company, including, without limitation, the power to exercise on behalf and in the name of the Company all of the powers described in Act Section 17003. The Manager may delegate any of his functions to any Member to carry out any act on behalf of the Company, including, without limitation, the execution of documents on behalf of and binding the Company. The Manager shall have the power to act hereunder through an agent or attorney-in-fact, by and under powers of attorney duly executed by the Manager, in carrying out any of the powers and duties herein authorized.

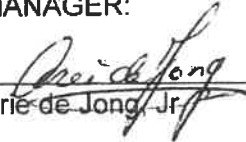
Wherever the Operating Agreement references the Managing Member, it shall be replaced with the Manager.

4. **Full Force and Effect.**

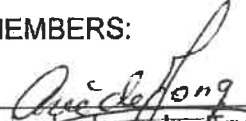
Except as otherwise expressly provided herein, all of the terms and conditions of the Operating Agreement and the First Amendment shall remain in full force and effect.

IN WITNESS WHEREOF, the parties have executed this Amendment as of the day and year first above written and remains in full force and effect.

MANAGER:

  
\_\_\_\_\_  
Arie de Jong, Jr.

MEMBERS:

  
\_\_\_\_\_  
Arie de Jong Jr., Trustee of the Arie de Jong Jr. Family Trust dated 10/4/77

  
\_\_\_\_\_  
Anna P. de Jong, Trustee of the Arie de Jong Jr. Family Trust dated 10/4/77



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.,  
Assistant TLMA Director

## INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

The owner(s) of the property, at their own expense, agree to defend, indemnify and hold harmless the County of Riverside and its agents, officers, and employees from and against any lawsuit, claim, action, or proceeding (collectively referred to as "proceeding") brought against the County of Riverside, its agents, officers, attorneys and employees to attack, set aside, void, or annul the County's decision to approve any tentative map (tract or parcel), revised map, map minor change, reversion to acreage, conditional use permit, public use permit, surface mining permit, WECS permit, hazardous waste siting permit, temporary outdoor event permit, plot plan, substantial conformance, revised permit, variance, setback adjustment, general plan amendment, specific plan, specific plan amendment, specific plan substantial conformance, zoning amendments, and any associated environmental documents. This defense and indemnification obligation shall include, but not limited to, damages, fees and/or costs awarded against the County, if any, and cost of suit, attorney's fees and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by applicant, property owner, the County, and/or the parties initiating or bringing such proceeding.

Property Owner(s) Signature(s) and Date

Bradley Family Rentals LLC By: Tina Lovato-Woods, Manager

Printed Name of Owner

*If the property is owned by multiple owners, the paragraph above must be signed by each owner. Attach additional sheets of this page, if necessary.*

*If the property owner is a corporate entity, Limited Liability Company, partnership or trust, the following documentation must also be submitted with this application:*

- *If the property owner is a limited partnership, provide a copy of the LP-1, LP-2 (if an amendment) filed with the California Secretary of State.*
- *If the property owner is a general partnership, provide a copy of the partnership agreement documenting who has authority to bind the general partnership and to sign on its behalf.*
- *If the property owner is a corporation, provide a copy of the Articles of Incorporation and/or a corporate resolution documenting which officers have authority to bind the corporation and to sign on its behalf. The corporation must also be in good standing with the California Secretary of State.*
- *If the property owner is a trust, provide a copy of the trust certificate.*

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

Desert Office · 77-588 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7040

## **INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS**

- *If the property owner is a Limited Liability Corporation, provide a copy of the operating agreement for the LLC documenting who has authority to bind the LLC and to sign on its behalf.*

*If the signing entity is also a corporate entity, Limited Liability Company, partnership or trust, the above documentation must also be submitted with this application. For any out of State legal entities, provide documentation showing registration with the California Secretary of State.*

*In addition to the above, provide a copy of a Preliminary Title Report for the property subject to this application. The Preliminary Title Report must be issued by a title company licensed to conduct business in the State of California and dated less than six months prior to the date of submittal of this application. The Assistant TLMA Director may waive the requirement for a Preliminary Title Report if it can be shown to the satisfaction of the Assistant TLMA Director that the property owner(s) has owned the property consistently for at least the last five years.*

*If the application is for a plot plan for a Wireless Communication Facility, the property owner(s) and the cellular service provider must sign the indemnification paragraph above. If the application is for a plot plan for a wireless communication co-location, only the co-locating service provider needs to sign the indemnification paragraph above.*



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach, P.E.,  
Assistant TLMA Director*

## INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

The owner(s) of the property, at their own expense, agree to defend, indemnify and hold harmless the County of Riverside and its agents, officers, and employees from and against any lawsuit, claim, action, or proceeding (collectively referred to as "proceeding") brought against the County of Riverside, its agents, officers, attorneys and employees to attack, set aside, void, or annul the County's decision to approve any tentative map (tract or parcel), revised map, map minor change, reversion to acreage, conditional use permit, public use permit, surface mining permit, WECS permit, hazardous waste siting permit, temporary outdoor event permit, plot plan, substantial conformance, revised permit, variance, setback adjustment, general plan amendment, specific plan, specific plan amendment, specific plan substantial conformance, zoning amendments, and any associated environmental documents. This defense and indemnification obligation shall include, but not limited to, damages, fees and/or costs awarded against the County, if any, and cost of suit, attorney's fees and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by applicant, property owner, the County, and/or the parties initiating or bringing such proceeding.

  
\_\_\_\_\_  
Property Owner(s) Signature(s) and Date

ADJ Holdings, LLC                      By: Arie de Jong, Jr., Manager  
\_\_\_\_\_  
Printed Name of Owner

*If the property is owned by multiple owners, the paragraph above must be signed by each owner. Attach additional sheets of this page, if necessary.*

*If the property owner is a corporate entity, Limited Liability Company, partnership or trust, the following documentation must also be submitted with this application:*

- *If the property owner is a limited partnership, provide a copy of the LP-1, LP-2 (if an amendment) filed with the California Secretary of State.*
- *If the property owner is a general partnership, provide a copy of the partnership agreement documenting who has authority to bind the general partnership and to sign on its behalf.*
- *If the property owner is a corporation, provide a copy of the Articles of Incorporation and/or a corporate resolution documenting which officers have authority to bind the corporation and to sign on its behalf. The corporation must also be in good standing with the California Secretary of State.*
- *If the property owner is a trust, provide a copy of the trust certificate.*

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

Desert Office • 77-588 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 • Fax (760) 863-7040



## **INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS**

- *If the property owner is a Limited Liability Corporation, provide a copy of the operating agreement for the LLC documenting who has authority to bind the LLC and to sign on its behalf.*

*If the signing entity is also a corporate entity, Limited Liability Company, partnership or trust, the above documentation must also be submitted with this application. For any out of State legal entities, provide documentation showing registration with the California Secretary of State.*

*In addition to the above, provide a copy of a Preliminary Title Report for the property subject to this application. The Preliminary Title Report must be issued by a title company licensed to conduct business in the State of California and dated less than six months prior to the date of submittal of this application. The Assistant TLMA Director may waive the requirement for a Preliminary Title Report if it can be shown to the satisfaction of the Assistant TLMA Director that the property owner(s) has owned the property consistently for at least the last five years.*

*If the application is for a plot plan for a Wireless Communication Facility, the property owner(s) and the cellular service provider must sign the indemnification paragraph above. If the application is for a plot plan for a wireless communication co-location, only the co-locating service provider needs to sign the indemnification paragraph above.*

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

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider a proposed project in the vicinity of your property, as described below:

**PLOT PLAN NO. 190031 – Intent to Adopt a Mitigated Negative Declaration – CEQ190112 – Applicant:** Trammell Crow So. Cal Development Inc. – **Engineer/Representative:** EPD Solutions – **First Supervisorial District – March Zoning Area – Mead Valley Area Plan:** Community Development: Light Industrial (CD-LI) – **Location:** Southerly of Harley Knox Boulevard, easterly of Harvill Avenue, northerly of Oleander Avenue, and westerly of the 215 Freeway – **20.22 Net Acres – Zoning:** Manufacturing – Medium (M-M) – **REQUEST:** Plot Plan No. 190031 proposes an industrial warehouse building consisting of 5,000 sq. ft. of office space and 413,000 sq. ft. of warehouse storage, with 50 docking bay doors. Parking would consist of 233 parking spaces, including seven (7) accessible parking and six (6) electric vehicle spaces, and 62 truck trailer stalls within the docking bay area. Additionally, the project is proposing a guard shack and two (2) basins. Truck entry would be from Oleander Avenue.

|                   |   |
|-------------------|---|
| TIME OF HEARING:  | 9:00 a.m. or as soon as possible thereafter.  |
| DATE OF HEARING:  | <b>MAY 6, 2020</b>  |
| PLACE OF HEARING: | RIVERSIDE COUNTY ADMINISTRATIVE CENTER<br>BOARD CHAMBERS, 1ST FLOOR<br>4080 LEMON STREET, RIVERSIDE, CA 92501 |

Information on how to participate in the hearing will be available on the Planning Department website at: <https://planning.rctlma.org/>. For further information regarding this project please contact Project Planner Tim Wheeler at (951) 955-6060 or email at [twheeler@rivco.org](mailto:twheeler@rivco.org), or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a mitigated negative declaration. The Planning Commission will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration may be viewed Monday through Friday, 8:30 a.m. to 5:00 p.m., at the County of Riverside Planning Department, 4080 Lemon Street 12<sup>th</sup> Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

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

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

Please send all written correspondence to:  
RIVERSIDE COUNTY PLANNING DEPARTMENT  
Attn: Tim Wheeler  
P.O. Box 1409, Riverside, CA 92502-1409

**PROPERTY OWNERS CERTIFICATION FORM**

I, VINNIE NGUYEN certify that on March 23, 2020,

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

APN (s) or case numbers PPT190031 for

Company or Individual's Name RCIT - GIS,

Distance buffered 1400'

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

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

TITLE: GIS Analyst

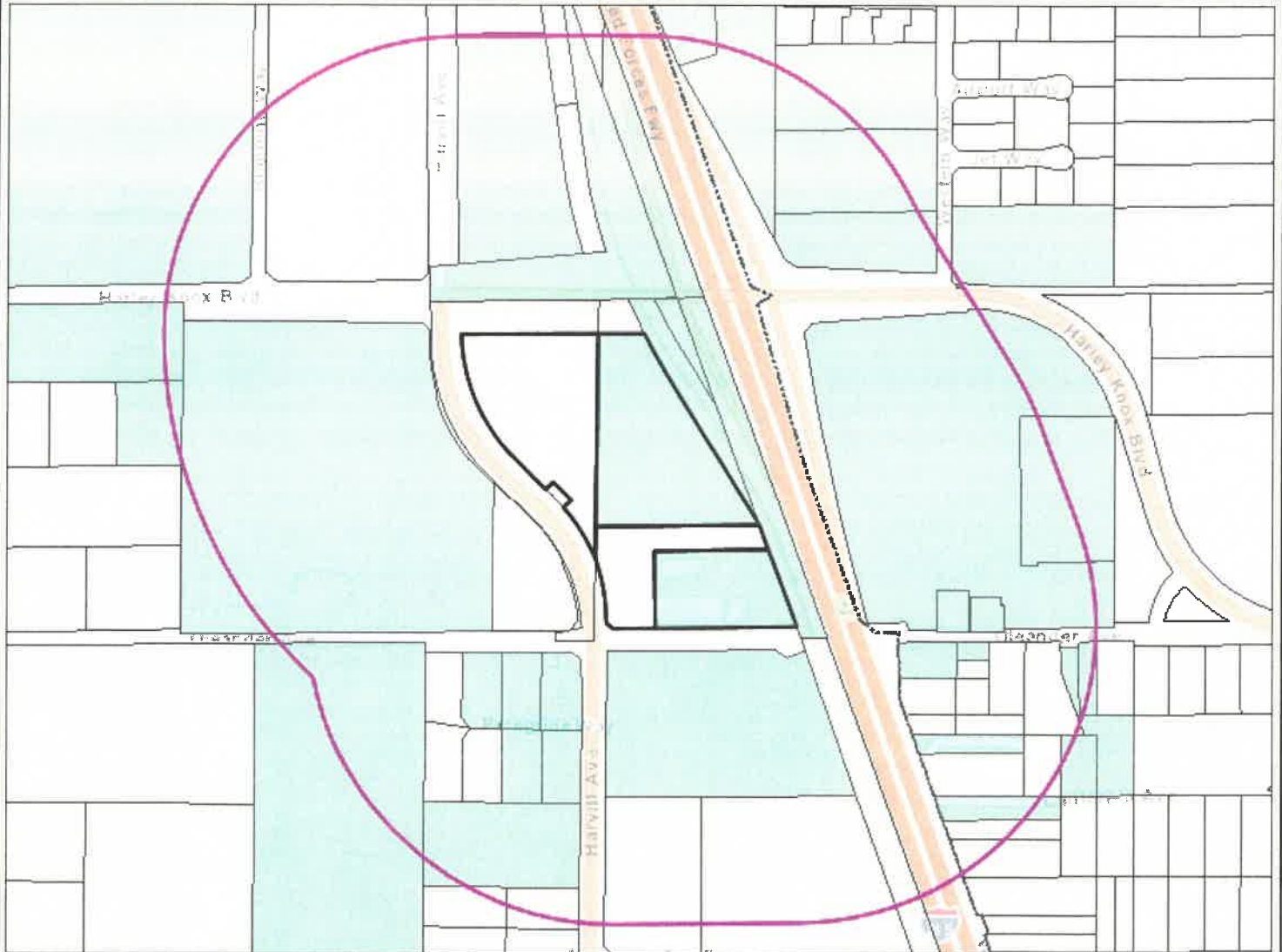
ADDRESS: 4080 Lemon Street 9<sup>TH</sup> Floor

Riverside, Ca. 92502

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

# Riverside County GIS Mailing Labels

PPT190031 (1400 feet buffer )



## Legend

-  County Boundary
-  Cities
-  Parcels
-  World Street Map

## Notes



0 752 1,505 Feet

**\*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... 3/23/2020 8:21:09 AM

© Riverside County RCIT

294190008  
RIVERSIDE COUNTY TRANSPORTATION  
PO BOX 12008  
RIVERSIDE CA 92502

294190037  
NEGRETE INV  
1345 NANDINA AVE  
PERRIS CA 92571

294190038  
SCRS HK/WW PERRIS  
28 STATE ST FL 10  
BOSTON MA 02109

294190050  
PAULINE DOMANSKE  
27505 SUN CITY BLV  
SUN CITY CA 92586

294190066  
EASTERN MUNICIPAL WATER DIST  
P O BOX 8300  
PERRIS CA 92572

294190079  
PULLIAM NANCY L  
36535 OAK RIDGE DR  
YUCAIPA CA 92399

294190080  
WHATEVER PROP  
1535 NANDINA AVE  
PERRIS CA 92571

294210003  
STATE CALIF DEPT OF TRANSPORTATION  
464 W 4TH ST FL 6  
SAN BERNARDINO CA 92401

294210014  
BRG OLEANDER  
2830 BARRETT AVE  
PERRIS CA 92571

294210017  
JEFFREY D. CARPENTER  
44818 FROG LEAP ST  
TEMECULA CA 92592

294210025  
JEFFREY D. CARPENTER  
1380 W OLEANDER AVE  
PERRIS CA 92570

294210048  
ADJ HOLDINGS  
807 E MISSION RD  
SAN MARCOS CA 92069

294210049  
STATE OF CALIF  
464 W FOURTH ST 6TH FL  
SAN BERNARDINO CA 92401

294210050  
RIVERSIDE COUNTY TRANSPORTATION  
4080 LEMON ST FL 3  
RIVERSIDE CA 92502

294210052  
BRADLEY FAMILY RENTALS  
807 E MISSION RD  
SAN MARCOS CA 92069

294210060  
CPT PERRIS GATEWAY  
601 S FIGUEROA ST STE 2150  
LOS ANGELES CA 90017

295310016  
HARRY T. MURANAKA  
P O BOX 8360  
NORTHRIDGE CA 91327

295310040  
HARRY MURANAKA  
PO BOX 8360  
PORTER RANCH CA 91327

295310047  
STATE OF CALIF  
P O BOX 231  
SAN BERNARDINO CA 92402

295310054  
KNOX LOGISTICS  
1717 MCKINNEY STE 1900  
DALLAS TX 75202

295310058  
REALTY ASSN FUND XI PORTFOLIO LP  
1301 DOVE ST STE 860  
NEWPORT BEACH CA 92660

295310069  
KNOX LOGISTICS V  
3501 JAMBOREE RD STE 230  
NEWPORT BEACH CA 92660

314040004  
MAJESTIC FREEWAY BUSINESS CENTER  
13191 CROSSROADS PKWY N  
LA PUENTE CA 91746

314040013  
MAJESTIC FREEWAY BUSINESS CENTER  
13191 CROSSROADS N 6TH FL  
CITY OF INDUSTRY CA 91746

314040024  
MAJESTIC FREEWAY BUSINESS CENTER  
13191 CROSSROAD PKY N  
LA PUENTE CA 91746

314040027  
ANTHONY R. SANSOTA  
22980 PEREGRINE WAY  
PERRIS CA 92570

314040028  
MAJESTIC FREEWAY BUSINESS CENTER  
13191 CROSSROADS PKY N FL 6  
CITY OF INDUSTRY CA 91746

314040029  
JORGE NAVARRO  
9396 GOLDEN LANTERN RD  
RIVERSIDE CA 92508

314040030  
TAYLOR ROBERT B TRUST  
P O BOX 6170  
MORENO VALLEY CA 92554

314100005  
ALL YOU CAN EAT  
2130 VISTA DELMAR AVE NO 2  
LOS ANGELES CA 90069

314100006  
C5 PROP  
4783 WADE AVE  
PERRIS CA 92571

314100012  
JOSE MAGALLANES  
1341 W OLEANDER AVE  
PERRIS CA 92571

314100020  
EDGE O TOWN INC  
22923 LAVA WAY  
NUEVO CA 92567

314100028  
EDDIE E. TIMMONS  
25053 SIDE SADDLE CT  
MENIFEE CA 92584

314100059  
SCOTT EVERETT HOUGHTON  
35419 STONECROP CT  
MURRIETA CA 92563

314100070  
BENITO FELIX  
1330 CALIFORNIA ST  
PERRIS CA 92571

314100071  
VITO BERARDINI  
P O BOX 489  
PERRIS CA 92570

314100074  
ALPHA OWENS CORNING CO  
950 HIGHWAY 57 E  
COLLIERVILLE TN 38017

EPD Solutions  
2030 Main St. #1200  
Irvine, CA 92614

Attn: Andrea Arcilla & Norah Jaffan

---

Trammell Crow Company  
3501 Jamboree Road, #230  
Newport Beach, CA 92660

Attn: Neal Holdridge & Tunde Ogunwole

---

Bradley Family Rental & ADJ Holdings, LLC.  
807 East Mission Road  
San Marcos, CA 92069

Attn: Tina Lovato Woods & Arie E De Jong III

---

Pechanga Temecula Band of Luiseño Indians  
Ebru Ozdil, Planning Specialist  
P.O. Box 2183  
Temecula, CA 92593

---

Rincon Band of Luiseño Indians  
Cheryl Madrigal, Cultural Resources Manager  
1 West Tribal Road  
Valley Center, CA 92082

---

Soboba Band of Luiseño Indians  
Joseph Ontiveros, Director of Cultural Resources  
P.O. Box 487  
San Jacinto, CA 92581

---

Lozeau | Drury LLP  
1939 Harrison Street, Suite 150  
Oakland, CA 94612  
Attn: Komalpreet Toor

Kirkland West  
Habitat Defense Council  
PO Box 7821  
Laguna Niguel, Ca, 92607-7821





# RIVERSIDE COUNTY PLANNING DEPARTMENT

**Charissa Leach**  
Assistant TLMA Director

**TO:**  Office of Planning and Research (OPR)  
P.O. Box 3044  
Sacramento, CA 95812-3044  
 County of Riverside County Clerk

**FROM:** Riverside County Planning Department  
 4080 Lemon Street, 12th Floor  
P. O. Box 1409  
Riverside, CA 92502-1409

38686 El Cerrito Road  
Palm Desert, California 92211

**SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.**

PPT190031 / CEQ190112  
*Project Title/Case Numbers*

Tim Wheeler  
*County Contact Person*

(951) 955-6060  
*Phone Number*

N/A  
*State Clearinghouse Number (if submitted to the State Clearinghouse)*

Trammell Crow So. Cal Development Inc.  
*Project Applicant*

3501 Jamboree Road, Suite 230, Newport Beach, CA 92660  
*Address*

The project site is located south of Harley Knox Boulevard, east of Harvill Avenue, north of Oleander Avenue, and west of the 215 Freeway.  
*Project Location*

Plot Plan No. 190031 proposes a warehousing and distribution facility consisting of 5,000 sqft. of office space and 413,000 sqft. of warehouse storage; with 50 docking bay doors. Parking would consist of 233 parking spaces, including 7 accessible parking and 6 electric vehicle spaces, and 62 truck trailer stalls within the docking bay area. Additionally, the project is proposing a guard shack and 2 water quality basins.  
*Project Description*

This is to advise that the Riverside County Planning Commission, as the lead agency, has approved the above-referenced project on June 3, 2020, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. An Environmental Impact Report was not prepared for the project pursuant to the provisions of the California Environmental Quality Act
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted
6. Findings were made pursuant to the provisions of CEQA.

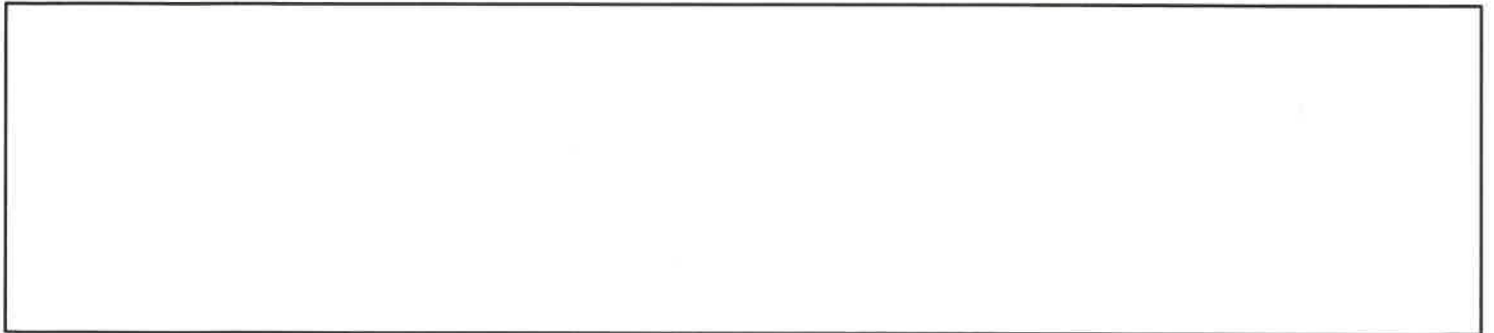
This is to certify that the earlier EA, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

\_\_\_\_\_  
*Signature*

Project Planner  
*Title*

June 3, 2020  
*Date*

Date Received for Filing and Posting at OPR: \_\_\_\_\_






**COUNTY OF RIVERSIDE  
PLANNING DEPARTMENT  
STAFF REPORT**

**Agenda Item No.**

4.1

Planning Commission Hearing: June 3, 2020

**PROPOSED PROJECT**

|                              |  |   |
|------------------------------|--|---|
| <b>Case Number(s):</b>       | General Plan Amendment No. 1221<br>Change of Zone No. 7727<br>Tentative Parcel Map No. 36302 | <b>Applicant(s):</b> Juan & Irma Llamas   |
| <b>EA No.:</b>               | Negative Declaration 41793   | <b>Representative(s):</b> AC Engineering<br>Group, Inc. c/o Rod Arsalan   |
| <b>Area Plan:</b>            | Reche Canyon/Badlands  | <br>Charissa Leach, P.E.<br>Assistant TLMA Director |
| <b>Zoning Area/District:</b> | Edgemont-Sunnymead District  |   |
| <b>Supervisory District:</b> | Fifth District   |   |
| <b>Project Planner:</b>      | Tim Wheeler  |   |
| <b>Project APN(s):</b>       | 471-210-029  |   |

**PROJECT DESCRIPTION AND LOCATION**

**General Plan Amendment No. 1221** is a proposal for a Technical Amendment that would change the General Plan Foundation Component on the subject property. Currently the project site has a General Plan Land Use Designation of Rural: Rural Residential (R: RR), that has a density of one dwelling unit per 5 acres. The Amendment would change the General Plan land use designation to Rural Community: Estate Density Residential (RC: EDR) with a density of one dwelling unit per 2 acres.

**Change of Zone No. 7727** is a proposal to change the zone from Residential Agricultural - 5 Acre Minimum (R-A-5) to Residential Agricultural - 2 Acre Minimum (R-A-2).

**Tentative Parcel Map No. 36302** is a proposal for a Schedule H Subdivision that would subdivide the subject property, which totals 5.22 gross acres, into two parcels as follows: Parcel 1 would be 2.10 gross acres and Parcel 2 would be 3.12 gross acres. The tentative parcel map will avoid impacts to a portion of Parcel 2 as agreed to under Habitat Evaluation and Acquisition Negotiation Strategy No. 1994 (HANS01994).

The subject property is located to the southwest of Reche Canyon Road; East of Reche Vista Drive; and North of Holly Court. The east portion of subject property currently has an address of 9045 Reche Canyon Road for an existing dwelling. The west portion of subject property currently has an address of 8490 Reche Vista Drive for an existing second unit dwelling.

The above is hereinafter referred to as "the project or Project".

**PROJECT RECOMMENDATION**

**STAFF RECOMMENDS:**

**THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTIONS:**

**ADOPT PLANNING COMMISSION RESOLUTION NO. 2020-006** recommending adoption of General Plan Amendment No. 1221 to the Riverside County Board of Supervisors; and

**THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:**

**ADOPT the NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 41793**, based on the findings and conclusions provided in the initial study, attached hereto, and the conclusion that the project will not have a significant effect on the environment; and,

**TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 1221**, that changes the land use designation on the project property from Rural: Rural Residential (R: RR) (5 ac. min.) to Rural Community: Estate Density Residential (RC: EDR) (2 ac. min.), based upon the findings and conclusions provided in this staff report and subject to adoption of the General Plan Cycle Resolution by the Board of Supervisors; and,

**TENTATIVELY APPROVE CHANGE OF ZONE NO. 7727**, that changes the subject property zoning classification from Residential Agricultural - 5 Acre Minimum (R-A-5) to Residential Agricultural - 2 Acre Minimum (R-A-2), subject to adoption of the zoning ordinance by the Board of Supervisors; and,

**APPROVE TENTATIVE PARCEL MAP NO. 36302**, based upon the findings and conclusions provided in this staff report, and subject to the attached advisory notification document and conditions of approval and final approval of General Plan Amendment No. 1221 and Change of Zone No. 7727.

|                     |
|---------------------|
| <b>PROJECT DATA</b> |
|---------------------|

**Land Use and Zoning:**

|   |  |
|---|--|
| Specific Plan:                              | N/A  |
| Specific Plan Land Use:                     | N/A  |
| Existing General Plan Foundation Component: | Rural  |
| Proposed General Plan Foundation Component: | Rural Community  |
| Existing General Plan Land Use Designation: | Rural: Rural Residential (R: RR) (5 Ac. Min.)                      |
| Proposed General Plan Land Use Designation: | Rural Community: Estate Density Residential (RC: EDR) (2 ac. min.) |
| Policy / Overlay Area:                      | N/A  |
| Surrounding General Plan Land Uses          |  |
| North:                                      | Rural Community: Estate Density Residential (RC: EDR)              |
| East:                                       | Rural: Rural Residential (R: RR)                                   |
| South:                                      | Rural: Rural Residential (R: RR)                                   |
| West:                                       | Rural Community: Estate Density Residential (RC: EDR)              |
| Existing Zoning Classification:             | Residential Agricultural - 5 Acre Minimum (R-A-5)                  |
| Proposed Zoning Classification:             | Residential Agricultural - 2 Acre Minimum (R-A-2)                  |

|   |   |
|---|---|
| Surrounding Zoning Classifications                                |   |
| North:  | Residential Agricultural - 5 Acre Minimum (R-A-5) |
| East:   | Residential Agricultural - 5 Acre Minimum (R-A-5) |
| South:  | Residential Agricultural - 5 Acre Minimum (R-A-5) |
| West:   | Residential Agricultural - 5 Acre Minimum (R-A-5) |
| Existing Use: Residential Dwellings (Main & 2 <sup>nd</sup> Unit) |   |
| Surrounding Uses  |   |
| North:  | Residential Dwellings                             |
| South:  | Residential Dwellings                             |
| East:   | Residential Dwellings                             |
| West:   | Residential Dwellings                             |

**Project Details:**

| <i>Item</i>                    | <i>Value</i>            | <i>Min./Max. Development Standard</i> |
|--------------------------------|-------------------------|---------------------------------------|
| Project Site (Acres):          | 5.22 Gross Acres        | N/A                                   |
| Proposed Minimum Lot Width:    | Parcel 2 = 209 ft. wide | Min. lot width is 100 ft.             |
| Proposed Minimum Lot Depth:    | Parcel 1 = 165 ft. deep | Min. lot depth is 150 ft.             |
| Proposed Minimum Lot Size:     | 2.10 gross acres        | 2.00 acres per R-A-2 zone             |
| Total Proposed Number of Lots: | 2                       | N/A                                   |
| Map Schedule:                  | Schedule H              |                                       |

**\*Note: No construction is proposed as part of the Project.**

**Located Within:**

|  |  |
|--|--|
| City's Sphere of Influence:              | No   |
| Community Service Area ("CSA"):          | No   |
| Special Flood Hazard Zone:               | Yes – Outside floodplain, still may require Flood review |
| Agricultural Preserve:                   | No   |
| Liquefaction Area:                       | Yes – Low to Moderate potential                          |
| Subsidence Area:                         | Yes – Susceptible  |
| Fault Zone:                              | No   |
| Fire Zone:                               | Yes – Very High Fire Hazard Classification, SRA          |
| Mount Palomar Observatory Lighting Zone: | No   |
| WRCMSHCP Criteria Cell:                  | Yes  |
| CVMSHCP Conservation Boundary:           | No   |
| Stephens Kangaroo Rat ("SKR") Fee Area:  | Yes – Inside SKR fee area                                |
| Airport Influence Area ("AIA"):          | Yes – March Air Reserve Base, Zone E (Height Only)       |

**PROJECT LOCATION MAP**

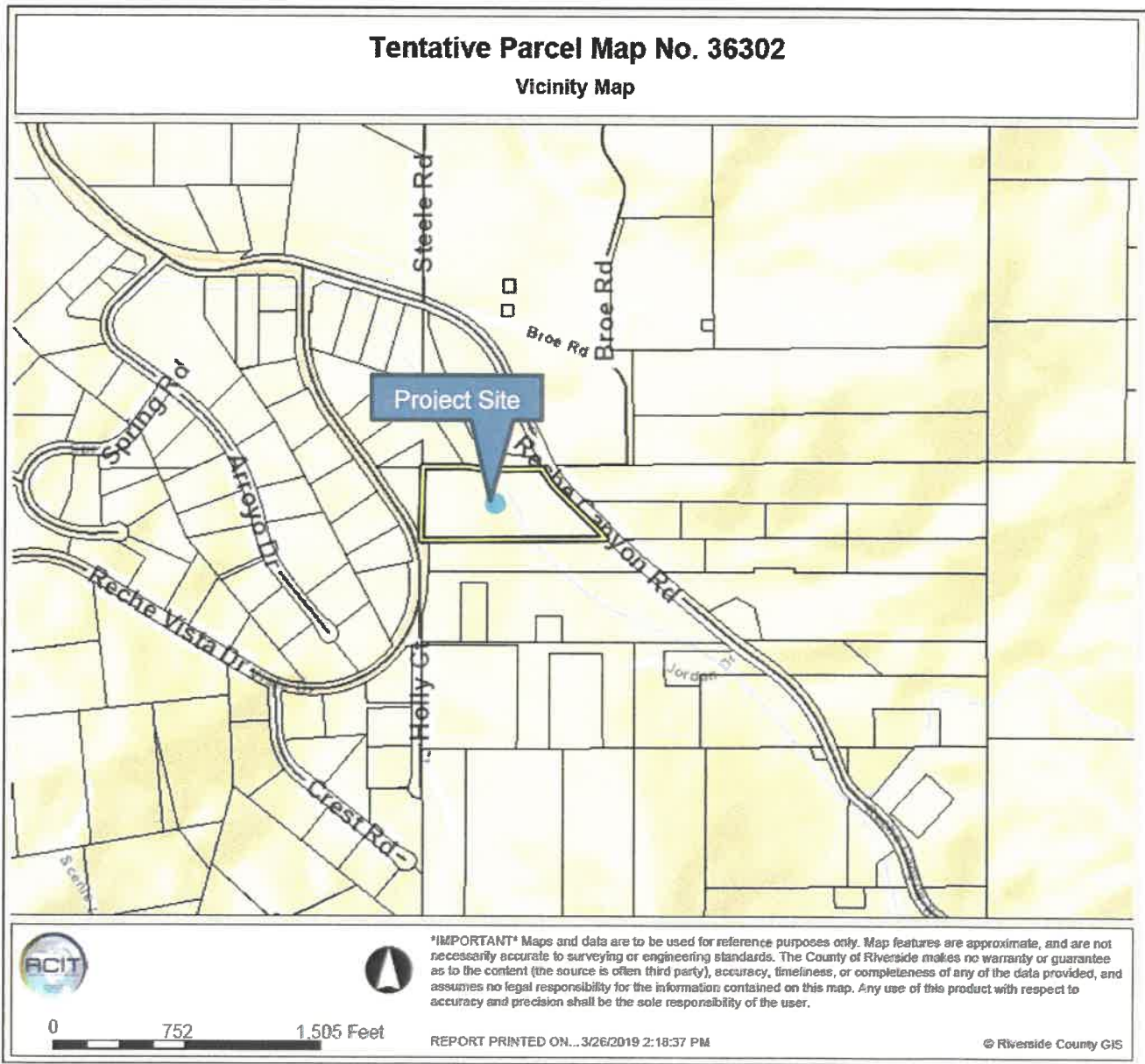


Figure 1: Project Location Map

|  |
|--|
| <b>PROJECT BACKGROUND AND ANALYSIS</b> |
|--|

**Background:**

This Project process began on February 14, 2008 when General Plan Amendment No. 965 (GPA No. 965) was applied for. The initiation of GPA No. 00965 proceeded to Planning Commission on August 12, 2008. The Board of Supervisors initiated GPA No. 965 on December 16, 2008.

After initiation, the property owners followed with submittals for a Habitat Evaluation and Acquisition Negotiation Strategy No. 1994 (HAN No. 1994) in August 2009; a Change of Zone No. 7727 (CZ No. 07727) in January 2010; and a Tentative Parcel Map No. 36302 (TPM No. 36302) in April 2010. These projects were processed until the approach of the next GPA cycle adoption came in 2016. Due to inactivity on the project relating to revised exhibits needed from comments made, development studies required for the project site, and a negative balance on the project case(s); GPA No. 965 was abandoned in August 2015.

A new engineer representative for the property owners came in March of 2016 inquiring about status on TPM36302. The Planning Department informed this new engineer representative that GPA No. 965 was abandoned due to revised exhibits and studies needed and a deposit of funds required. After discussions with the engineer representative, the property owners (applicant), and with planning department management; it was determined by the TLMA Director, to have the applicant apply for a 'new' GPA case, provide revisions to the requested exhibits, and pay the outstanding balance on the project case(s). The applicant and representative applied for the new GPA case (GPA No. 1221) on May 10, 2017.

Discussions with the representative, applicant, and various departments occurred. Comments were provided to the representative and applicant in November 2017. In March 2018 the representative inquired about Transportation issues with access off of Reche Vista Drive. The project planner investigated and assisted the engineer representative to resolve those Transportation concerns. The project planner informed the representative that edits were still needed on the tentative parcel map and to submit a revised exhibit. In September 2018, the revised tentative parcel map was resubmitted. The project planner assisted the other departments to resolve their concerns or requirements on the revise tentative parcel map.

The proposed project is not within any policy area or overlay area. The General Plan Foundation Component and Land Use Designation will be changed from Rural: Rural Residential (R: RR) (5 Ac. Min.) to Rural Community: Estate Density Residential (RC: EDR) (2 ac. min.) and is consistent with the surrounding community of Reche Canyon as properties directly to the north and west of the Project site are designated RC: EDR. Furthermore the zoning is proposed to change from Residential Agricultural - 5 Acre Minimum (R-A-5) to Residential Agricultural - 2 Acre Minimum (R-A-2). These changes to the land use designation and zoning would not adversely affect the surrounding area or characteristic of the community as direct neighborhood properties to the north and west are of similar property sizing as proposed with the tentative parcel map. There will be consistency by parcel size if not specifically by direct zoning classification. This project would not adversely affect the health, safety, or welfare of the surrounding community.

## ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

An Initial Study (IS) and a Negative Declaration (ND) have been prepared for this Project in accordance with the California Environmental Quality Act (CEQA). The IS and ND represent the independent judgement of Riverside County. The documents were circulated for public review per the California Environmental Quality Act Statute and Guidelines Section 15105.

As of the writing of this staff report, no comment letters in response to the circulated IS and ND have been received, and no revisions to the project have been made. As demonstrated in the IS and ND, the proposed Project will result in a less than significant impact to the environment.

## FINDINGS AND CONCLUSIONS

In order for the County to approve the proposed project, the following findings are required to be made:

### Technical General Plan Amendment Findings:

The Project site has an existing General Plan Foundation Component and Land Use Designation (collectively "Land Use Designation") of Rural: Rural Residential (R: RR) (5 Ac. Min.). The Project proposes to change the land use designation on the Project site from Rural: Rural Residential (R: RR) (5 Ac. Min.) to Rural Community: Estate Density Residential (RC: EDR) (2 ac. min.). The following findings shall be made prior to making the recommendation to adopt a General Plan Amendment, pursuant to the provisions of the Riverside County General Plan and Zoning Ordinance No. 348:

1. The proposed amendment would not change any policy direction or intent of the General Plan. The primary purpose of the General Plan (Land Use Plan), in the Reche Canyon/Badlands area is to preserve its remote and rural nature. The Land Use Plan designates much of the land in the northern portion of the Area Plan as Rural Mountainous and Open Space: Rural, in keeping with the mountainous character in that portion of the Area Plan. The Project proposed is located as a northern property separating Rural and Rural Community Foundation Components in the Reche Canyon area. None of the Land Use concepts or Vision of the Reche Canyon/Badlands (i.e. Population Growth, Communities and Neighborhoods, Housing, Transportation, Conversation and Open Space Resources, Air Quality, Jobs and Economy, Agricultural Lands, Educational System, Plan Integration, and Financial Realities) would change or be altered due to this Project as it currently exists today. The Project is subdividing the existing five acre property into two parcels with a minimum parcel size of two acres, as is currently allowed to its neighboring parcel directly to the north of the project site.
2. A land use designation was based on inaccurate or misleading information and should therefore be changed to properly reflect the policy intent of the General Plan. The property is currently bisected with a drainage that crosses the middle of the site south to north that floods occasionally and functionally separates the two portions of the existing parcel. The drainage is the 100 year floodplain and was also noted to contain suitable habitat for Los Angeles pocket mouse and is identified for avoidance as determined through the Habitat Evaluation and Acquisition Negotiation Strategy (HANS) (HANS No. 1994) that was completed for the property and would further reinforce the separation of the two portions of the property. The current land use designation of Rural Residential applied to the whole of this property at the time did not take into consideration the existing drainage and habitat area that runs through the entire center of the project site and completely bifurcates the parcel into two

separate useable areas. Additionally, each portion of the parcel bifurcated by the drainage/habitat area is already developed with a residence. The second unit presents a situation that was not considered in the original land use designation on the site. If the subdivision does not occur, the second unit could continue to cross the drainage area, presenting safety concerns due to flooding of the area and continued degradation to sensitive habitat. However, if the tentative parcel map is approved and its conditions of approval implemented, additional protections would be placed to meet the policy intent of the General Plan to provide safety against flooding hazards and to implement the conservation goals of the MSHCP. Specifically, the subdivision includes a condition of approval (50-Planning-ECS Wildlife Corridor) for Environmental Constraint Sheet to note the conservation easement encompassing the Wildlife Corridor to be delineated on the tentative map. Additionally, there is a condition of approval from Flood Control (50-Flood-Map Show Floodplain ECS) that the flood zone be shown on the map to constrain the project site and state that the approximate floodplains must be kept free of all buildings and obstructions..

### **Change of Zone Findings:**

The following findings shall be made prior to making a recommendation to adopt the Change of Zone, pursuant to the provisions of Ordinance No. 348:

1. The Project site has a zoning classification of Rural Agricultural – 5 Acre Minimum (R-A-5) currently. The Project proposes to modify the total area of the Project site zoned R-A-5 to Rural Agricultural – 2 Acre Minimum (R-A-2). The proposed change of zone, modifying the project site to R-A-2, will be consistent to existing General Plan Land Use Designation to the west and north of Rural Community: Estate Density Residential (RC: EDR); which allows a dwelling unit density range of 2 acres. The Change of Zone to R-A-2 would allow minimum lot sizes of 2 acres, which is directly consistent with the proposed General Plan land use designation that allows a density of 1 dwelling unit per 2 acres.
2. The change of zone is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat, because the proposed Project will not affect or endanger wildlife or fish. The nearest body of water, El Casco Lake, is over 6.45 miles to the east of the Project site. Furthermore, the blue-line stream, that traverses north and south through the project site, is a portion of Reche Canyon Creek; an important linkage for a variety of plant and animal life. The Project is avoiding impacts to the creek, which provides a suitable small mammal habitat system, by restricting any development or disturbance within the flood zone on the subject property; where also Reche Canyon Creek flows through the project site. Additionally, this restricted area provides further avoidance and protection for the Los Angeles pocket mouse and San Bernardino kangaroo rat as identified through biological report prepared by Ken Osborne in 2009 for HANS 1994.
3. The proposed Project is compatible with surrounding land uses, as the surrounding land uses consist of residential dwellings, agricultural and/or animal operations, or vacant land in the community. The existing uses on the Project site are a main dwelling and second unit. Therefore the project is compatible with the surrounding area.
4. The Project site's land use designation is currently Rural: Rural Residential (R: RR), a 5 acre minimum, in the Reche Canyon/Badlands Area Plan. Surrounding land use designations of Rural Community: Estate Density Residential (RC: EDR) directly to the west and north and beyond allow for a smaller minimum lot acreage of 2 acres. Development within these areas are encouraged to be "single-family detached residences and attached residences with a density range of 2 to 5 acres for residential development. Limited agriculture and animal keeping is permitted." The proposed subdivision, with



consistent approval of GPA1221 and CZ7727 will result in two (2) lots of 2.1 acres gross and 3.12 acres gross respectively. The subdivision would be consistent with the intent of the Reche Canyon/Badlands Area Plan and with all other relevant policies of this area and the overall General Plan.

5. The existing zoning classification for the Project site is R-A-5. The proposed change of zone with the Project is a zone classification of R-A-2, which is consistent with the proposed land use designation of RC: EDR, as well as the existing onsite residential properties. Existing properties surrounding the Project site to the west and north and beyond are the same or smaller in size; even if their current zoning classification is R-A-5. The proposed GPA 1221 and CZ7727 with the TPM36302 would result in a General Plan land use designation and zoning classification consistent in this community of rural neighborhoods and lifestyle.

#### **Tentative Parcel Map Findings:**

1. The proposed map, subdivision design and improvements are consistent with General Plan, applicable community and specific plans and with all applicable requirements of State law and the ordinances of Riverside County, as discussed herein. General Plan Principle IV.A.1 provides that the intent of the General Plan is to foster variety and choice in community development, particularly in the choice and opportunity for housing in various styles, of varying densities and of a wide range of prices and accommodating a range of life styles in equally diverse community settings, emphasizing compact and higher density choices. General Plan Principle IV.A.4 states that communities should range in location and type from urban to suburban to rural. General Plan Principle IV.B.1. promotes the development of a "unique community identity" which creates a sense of place by retaining distinct edges and sufficient open space between scattered urbanized areas. The proposed tentative parcel map will comply with the General Plan by providing a variety of housing types in a single-family residential community, promoting the unique characteristics of the for the Reche Canyon/Badlands area. There are no specific plans within approximately 4 miles of the proposed Project site. All State laws and County of Riverside ordinances have been reviewed and have found the Project to be within compliance.
2. The site is physically suitable for the type and density of the proposed residential development in that the project site is located in an area that is comprised of single-family residential uses, has access readily available from both Reche Canyon Road and Reche Vista Drive respectively. The only environmental constraint is the blue-line stream that is a portion of Reche Canyon Creek within Flood Zone A and the suitable habitat for Los Angeles pocket mouse and San Bernardino kangaroo rat as identified through biological report prepared by Ken Osborne in 2009 for HANS 1994. The proposed subdivision is to properly establish two (2) viably developable properties for residential dwellings. The density proposed is compatible with the existing and planned surrounding land uses within the Project vicinity.
3. The subdivision is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat, because the proposed Project will not affect or endanger wildlife or fish. The nearest body of water, El Casco Lake, is over 6.45 miles to the east of the Project site. Furthermore, the blue-line stream, that traverses north and south through the project site, is a portion of Reche Canyon Creek; an important linkage for a variety of plant and animal life. The Project is avoiding impacts to the creek, which provides a suitable small mammal habitat system, by restricting any development or disturbance within the flood zone on the subject property; where also Reche Canyon Creek flows through the project site. Additionally, this restricted area provides further

avoidance and protection for the Los Angeles pocket mouse and San Bernardino kangaroo rat as identified through biological report prepared by Ken Osborne in 2009 for HANS 1994.

4. The design of proposed land division is not likely to cause serious public health problems in that the Project site is not located on a Hazardous Waste Site and currently has two (2) residential dwellings on it. It is within Cal Fire State Responsibility Area or Local Responsibility Area for high fire, but due to the existing residential dwelling on the proposed Project site, the proposed parcels have been established with water tanks to address fire concerns that may arise on site. Additionally, ultimate development of the site will not substantially alter access previously utilized by surrounding properties or the public at large on either Reche Canyon Road or Reche Vista Drive respectively; resulting in unsafe conditions. Furthermore, the proposed tentative parcel map would clarify the residential boundaries for the proposed parcels and add conditions to the two existing residential developments to keep out of the restricted drainage area; which can flood.
5. As indicated in the included Project conditions of approval, the proposed land division includes the type of improvements as required by the Riverside County Land Division Ordinance No. 460 for a Schedule "H" Map. Section 10.13.A.1 of Ordinance No. 460 pertain to streets, domestic water, fire protection, electrical, communication facilities, sewage disposal, and agricultural lands as follows:
  - a. Streets: For a Schedule H subdivision, the minimum improvements for a roadway section are as follows: Access Road(s) 24 feet graded. Both Reche Canyon Road and Reche Vista Drive respectively are a total of 60 feet wide, with an additional 10 feet for open space trail dedication on Reche Canyon Road; which exceeds the requirement. The proposed parcel map is consistent with these standards because there are no street improvements required.
  - b. Ord. No. 460 10.13.A.1.b; all streets shall be not less than 32 feet in width, improved with asphalt concrete paving, designed and constructed in conformance with Ord. No. 461. The access road(s) for the Project is Reche Canyon Road or Reche Vista Drive respectively, which each has a 60 foot width and is asphalt paved. This meets the requirement.
  - c. There are no requirements for Access Roads and Existing streets because the Transportation Department is not requiring road improvements because there have already been improvements to both Reche Canyon Road and Reche Vista Drive. Ord. No. 460 10.13.A.1.c.
  - d. Ord. No. 460 10.13.A.1.d; does not apply in this case because the Project subdivision does not require sewage disposal collection system(s). In any regards, the Project site currently has two (2) residential dwellings on septic systems.
  - e. Per the Transportation Department, there is no street improvement plans required.
  - f. Agricultural lands within an agricultural preserve or within certain zoning classifications are exempt from the Ordinance No. 460 10.13's improvement requirements. The proposed parcel map is not within an agricultural preserve and is not one of the listed agricultural zoning classifications.
  - g. Ordinance No. 460 10.13.f has certain exceptions that apply to parcel maps located entirely within a community services district. The proposed parcel map is not within a community services district.
6. The design of proposed land division or improvements will not conflict with easements acquired by the public at large, for access through, or use of, property within the proposed land division because, Project design will ensure there will be no conflict with providing accessibility.
7. The lots or parcels as shown on the Tentative Map are consistent with the minimum size allowed by the Project site's proposed Zoning Classification of Residential Agricultural - 2 Acre Minimum (R-A-2).

**Development Standards Findings:**

1. One family residence shall not exceed forty feet (40') in height. No other building or structure shall exceed fifty feet (50') in height. The Project parcel currently has two (2) dwellings on it (a permitted main dwelling – 010405 built in 1984 and a second unit – BRS071258 built in 2007). The heights are both under 40 feet. All other future buildings or structures will also need to comply with this development standard.
2. The required lot area and dimensions at a minimum lot size cannot be less than 20,000 square feet with the minimum average lot width of 100 feet and a minimum average lot depth of 150 feet. The Project proposes at a minimum width of 209 feet and a minimum depth of 165 feet. The Project's width and depth meet the required development standard for the proposed zone of R-A-2.
3. No animals or fowl, other than domestic pets and poultry and rabbits, for the exclusive use of the occupant, shall be permitted on existing (or proposed) lots that are less than 20,000 square feet in size. Since the Project is proposing lots greater than 20,000 square feet; domestic pets, poultry, rabbits, and animals or fowl are permitted, if desired.
4. The front yard shall not be less than 20 feet, measured from the existing street or from any future street line as shown on any specific plan of highways, whichever is nearer the proposed structure. The Project currently has existing structures (a main dwelling and a second unit) on site that abuts two (2) different streets.
5. Automobile storage space shall be provided as required by Section 18.12 of Ordinance No. 348. The Project proposes lots of 2.10 gross acres and 3.12 gross acres respectively and has plenty of space to allow two (2) spaces per dwelling unit, as required per Section 18.12 of Ordinance No. 348.

**Other Findings:**

1. The Project site is located within a Criteria Cell Number (#381) and has been previously approved for residential development under the review and JPR approval of HANS1994 for the Multi-Species Habitat Conservation Plan. Suitable habitat for Los Angeles pocket mouse and San Bernardino kangaroo rat are being avoided and conditions of approval ensure the area will not be impacted. (60 – Planning EPD BIO CONSTRAINTS and 80 – Planning EPD BIO CONSTRAINTS)
2. This Project site is not located within a City Sphere of Influence.
3. The Project site is located within an Airport Influence Area (AIA) boundary of the March Air Reserve Base, Zone E (Height Only). The Airport Land Use Commission (ALUC) was provided information on the Project, but since the Project parcel is in the edge of the height only (Zone E) review area; no further review or determination by ALUC was made as it pertained to this Project site.
4. The Project site is not located within the Mount Palomar Observatory Lighting Zone boundary.
5. The Project site is located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan (SKRHCP). Per County Ordinance No. 663 and the SKRHCP, all applicants who submit for development permits, including maps, within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels

proposed for development. Payment of the SKRHCP Mitigation Fee for this Project, instead of onsite mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP.

6. In accordance with Senate Bill No. 18, a letter was sent to the Native American Heritage Commission (NAHC) on November 17, 2017. NAHC replied by December 26, 2017 with no concerns indicated. SB18 letters were sent to the tribes on January 9, 2018 and concluded on April 9, 2018 with no concerns or comments to address regarding the Project.

Tribal consultation letters were sent on November 17, 2017. No consultations were requested by the tribes and AB52 was concluded as of December 17, 2017.

#### **Fire Findings:**

1. The Project site is located within a Cal Fire State Responsibility Area (SRA) and is within a very high fire hazard severity zone. As a part of being within an SRA, the Director of the Department of Forestry and Fire Protection or his/her designee must be notified of applications for building permits, tentative tract/parcel maps, and use permits for construction or development within an SRA. Riverside County Code Section 8.32.050 (C) (2) states that the Fire Chief is authorized and directed to enforce all applicable State fire laws and provisions of this ordinance and to perform such duties as directed by the Board of Supervisors. As designated, the Riverside County Assistant Fire Marshall shall have the authority to enforce all applicable State fire laws that the notification requirement of Title 14 has been met. The following additional findings are required to be met:
  - a. This land division has been designed so that each lot, and the subdivision as a whole, is in compliance sections 4290 and 4291 of the Public Resources Code by requiring a minimum 10-foot clearance of all chimneys or stovetop exhaust pipes, no buildings shall covered or have dead brush overhang the roof line and requiring that the roof structure shall be maintained free of leaves, needles, or other vegetation.
  - b. Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department. The Project site is primarily served by Riverside County Fire Station No. 58 located at 28000 Eucalyptus Avenue, approximately 4.52 miles southeast of the Project site. Thus, the Project site is adequately served by fire protection services under existing conditions.
  - c. The Project meets the regulations regarding road standards for fire equipment access adopted pursuant to **Section 4290 of the Public Resources Code** and Riverside County Ordinance No. 787 by existing road standards for fire equipment access, existing private water supply reserves for emergency fire use.

#### **Conclusion:**

1. For the reasons discussed above, the proposed Project conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. Moreover, the proposed Project would not be detrimental to the health, safety or general welfare of the community.

**PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH**

This Project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 600 feet of the Project site. As of the writing of this report, Planning Staff has not received written communication/phone calls from anyone indicating support/opposition to the proposed Project.

**RESOLUTION No. 2020-006**  
**RECOMMENDING ADOPTION OF**  
**GENERAL PLAN AMENDMENT NO. 1221**

**WHEREAS**, pursuant to the provisions of Government Code Section(s) 65350 et seq., a public hearing was held before the Riverside County Planning Commission in Riverside, California on June 3, 2020, to consider the above-referenced matter; and,

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

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

**BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Planning Commission of the County of Riverside, in regular session assembled on June 3, 2020, that it has reviewed and considered the environmental document prepared or relied on and, based on the findings and conclusions in the staff report and incorporated herein by reference, recommends that the Board of Supervisors:

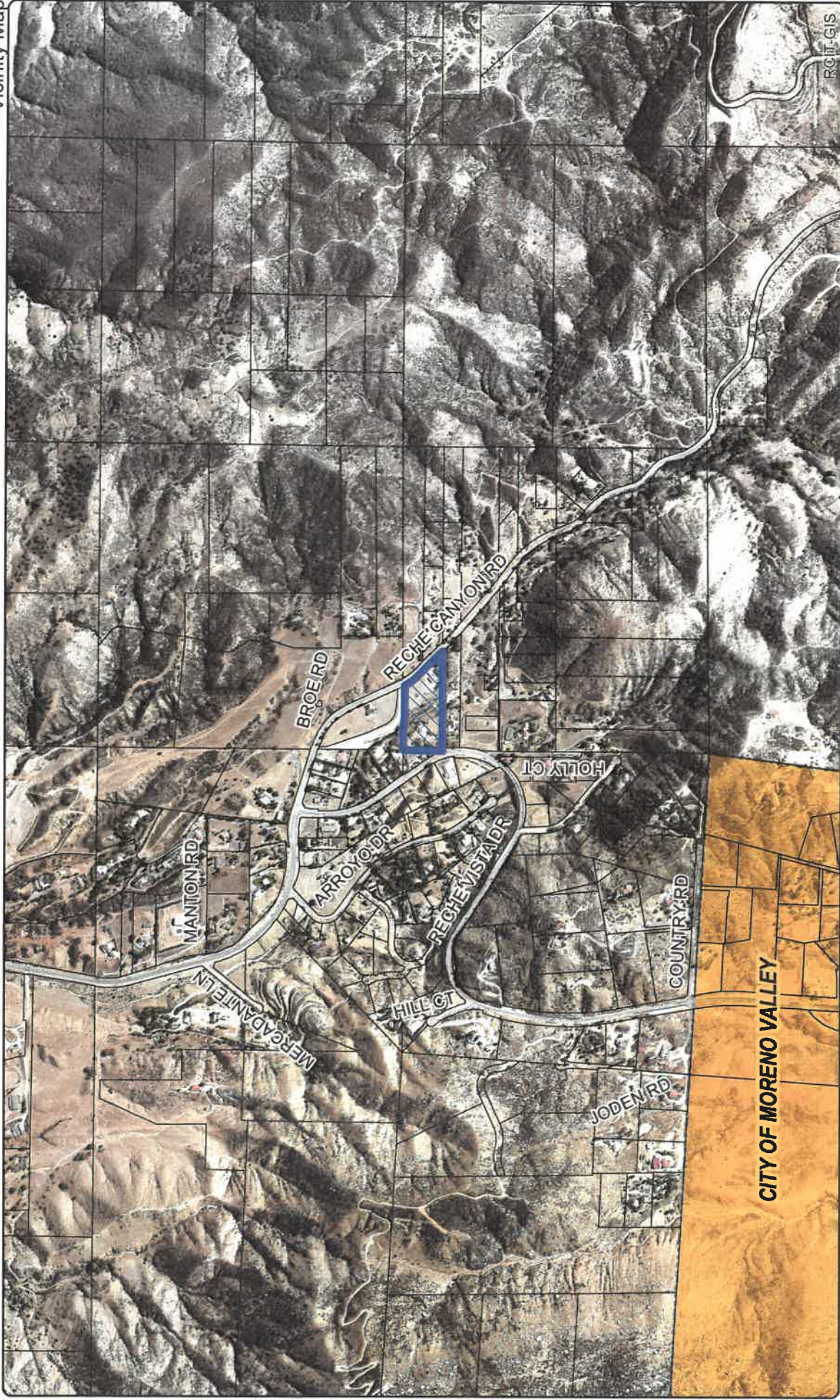
**TENTATIVELY ADOPT** the **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT. 41793**; and

**TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 1221.**

**RIVERSIDE COUNTY PLANNING DEPARTMENT**  
**CZ07727 GPA1221 PM36302**  
**VICINITY/POLICY AREAS**

Supervisor: Hewitt  
District 5

Date Drawn: 04/02/2020  
Vicinity Map



Zoning Dist: Edgemont-Sunnymead

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan. Planning and zoning regulations for unincorporated Riverside County have been updated to reflect the new General Plan. The County of Riverside Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)865-8277 (Eastern County) or Website <http://www.countyofriverside.org>.

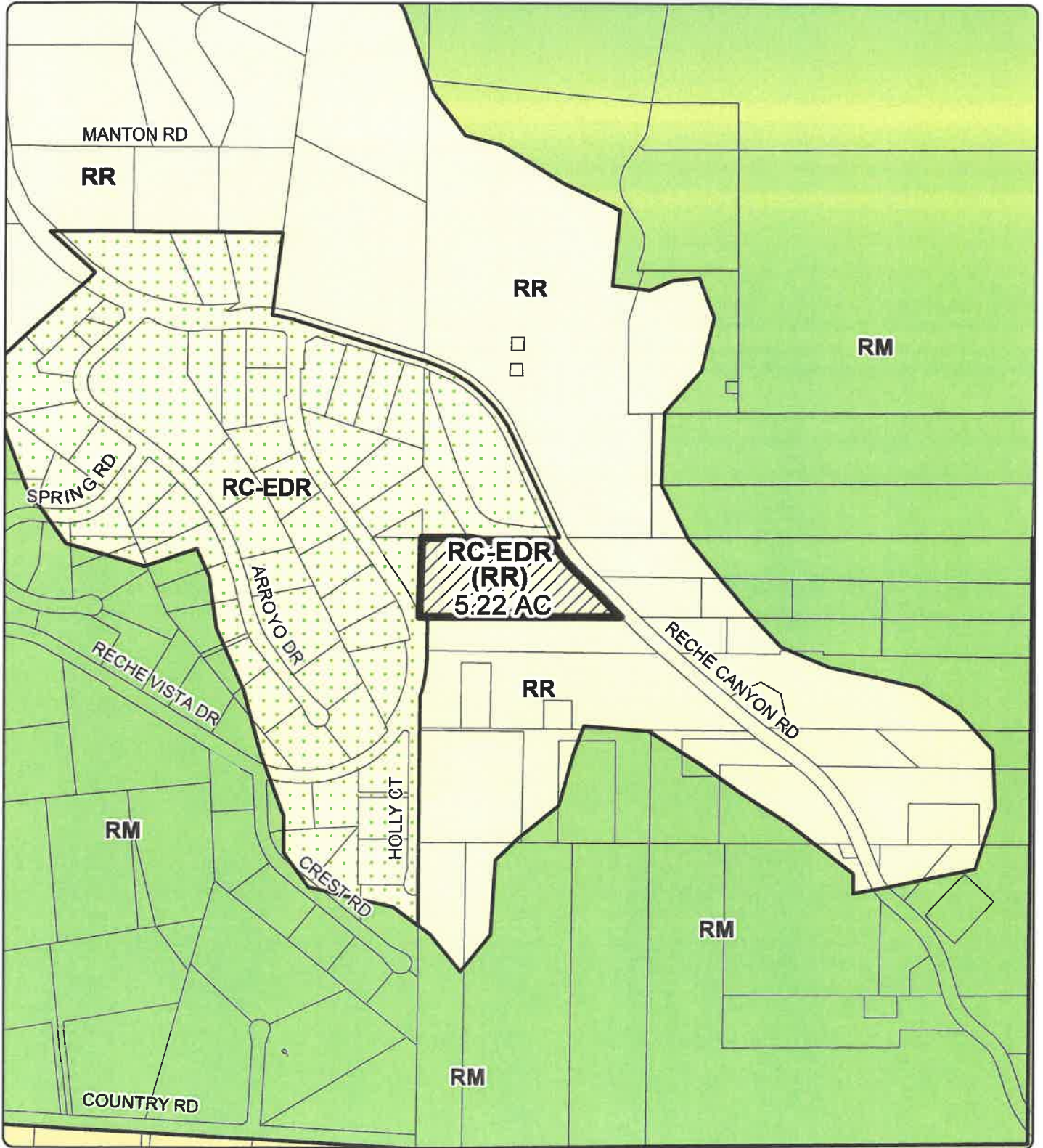
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07727 GPA1221 PM36302

PROPOSED GENERAL PLAN

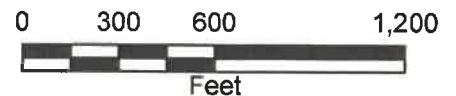
Supervisor: Hewitt  
District 5

Date Drawn: 04/02/2020  
Exhibit 6



Zoning Dist: Edgemont-Sunnymead

Author: Vinnie Nguyen



**DISCLAIMER:** On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.retims.org>



RIVERSIDE COUNTY PLANNING DEPARTMENT

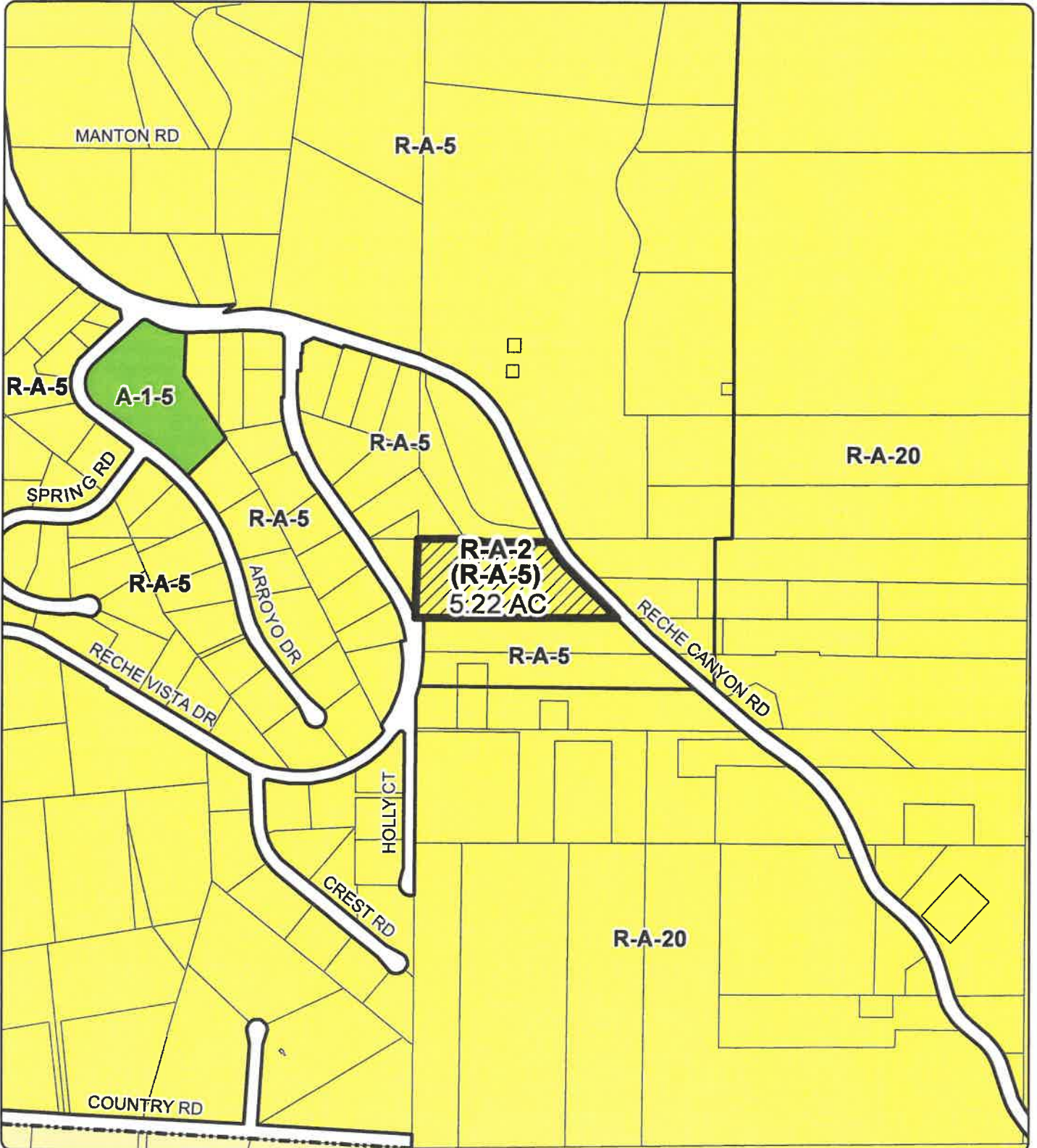
CZ07727 GPA1221 PM36302

PROPOSED ZONING

Supervisor: Hewitt  
District 5

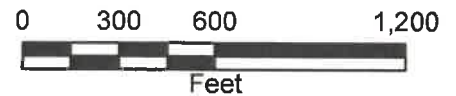
Date Drawn: 04/02/2020

Exhibit 3



Zoning Dist: Edgemont-Sunnymead

Author: Vinnie Nguyen



**DISCLAIMER:** On October 7, 2008, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)865-8277 (Eastern County) or Website <http://planning.reflma.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07727 GPA1221 PM36302

Supervisor: Hewitt  
District 5

Date Drawn: 04/02/2020

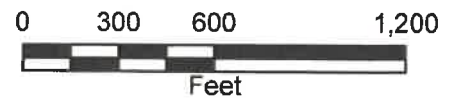
LAND USE

Exhibit 1



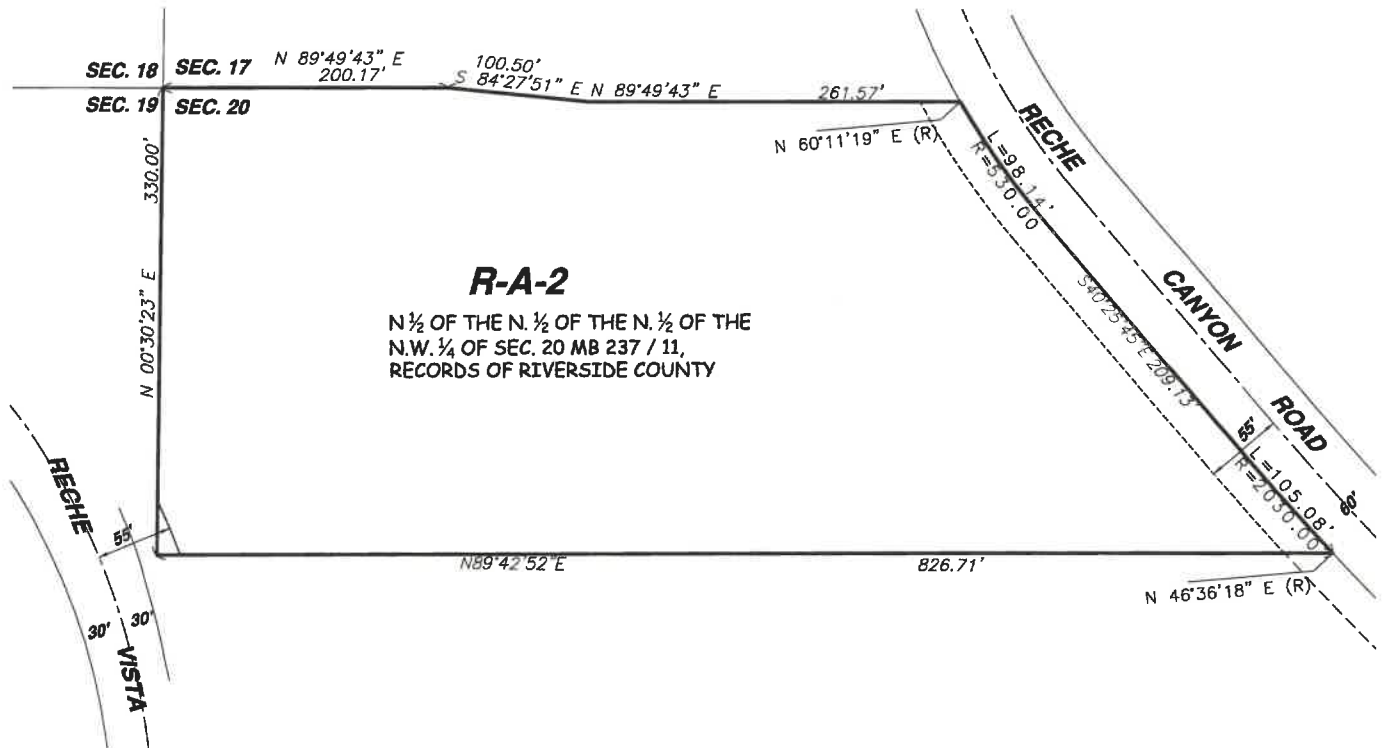
Zoning Dist: Edgemont-Sunnymead

Author: Vinnie Nguyen



**DISCLAIMER:** On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rcplma.org>

SEC. 20, T. 2 S., R. 3 W. S.B. M



**R-A-2** RESIDENTIAL AGRICULTURAL, 2 ACRE MIN.

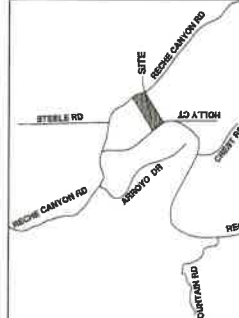
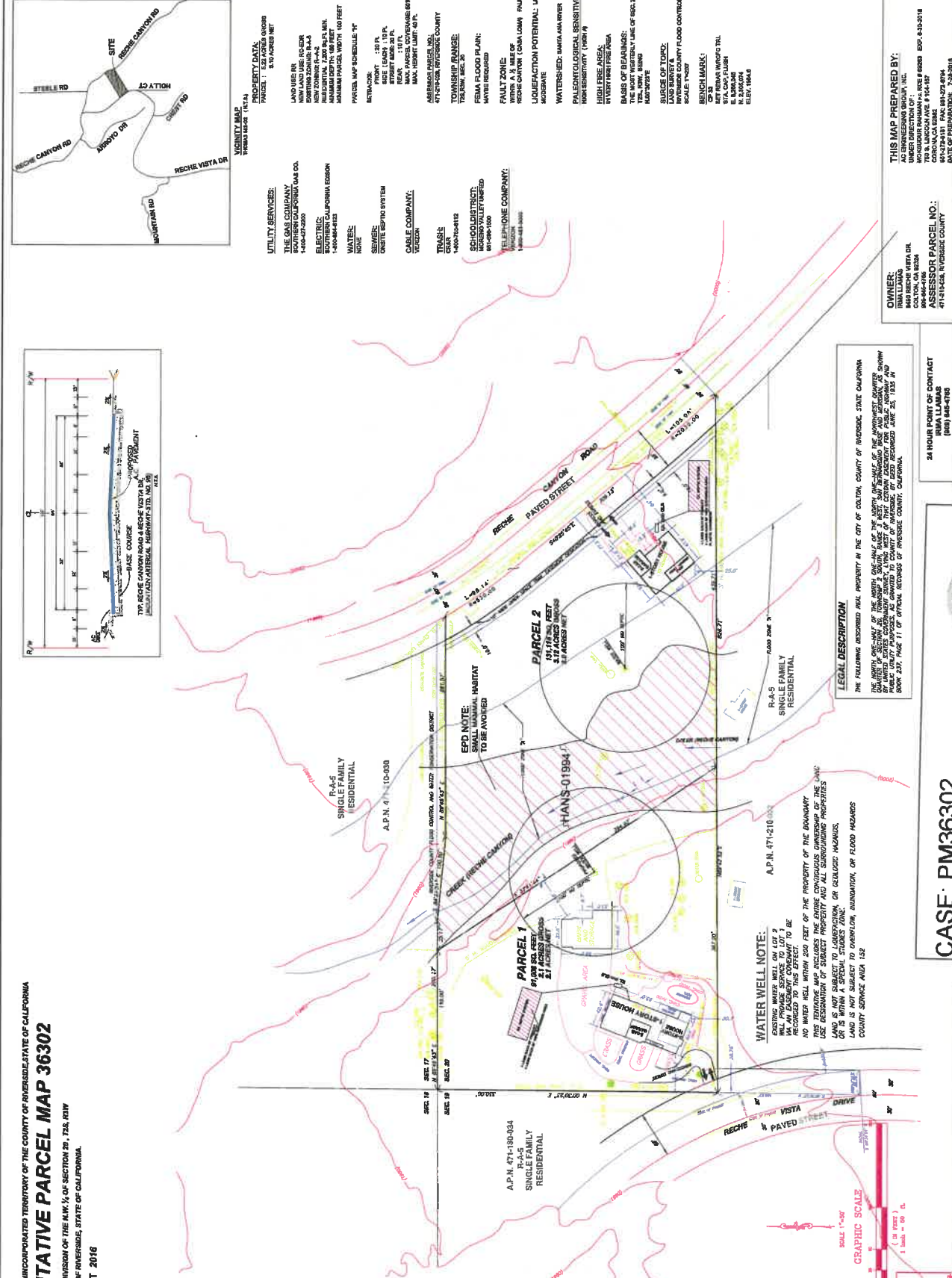
MAP NO.  
CHANGE OF OFFICIAL ZONING PLAN  
EDGEMONT SUNNYMEAD  
DISTRICT

CHANGE OF ZONE CASE NO. 7727  
AMENDING ORDINANCE NO. 348  
ADOPTED BY ORDINANCE NO.  
(DATE:)  
RIVERSIDE COUNTY BOARD OF SUPERVISORS



1"=50'

**IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE STATE OF CALIFORNIA**  
**TENTATIVE PARCEL MAP 36302**  
 BEING A DIVISION OF THE N.W. 1/4 OF SECTION 29, T24, R27W  
 COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.  
**AUGUST 2018**



**UTILITY SERVICE:**

- THE GAS COMPANY: SOUTHERN CALIFORNIA GAS CO. (951-758-4000)
- ELECTRIC: CALIFORNIA Edison (1-800-848-4333)
- WATER: (951-758-4000)
- SEWER: (951-758-4000)

**PROPERTY DATA:**

- PARCEL: 1.52 ACRES QUORUM 5.19 ACRES NET
- LAND USE: RESIDENTIAL SINGLE-FAMILY R-1.5
- ADJACENT LAND: RECREATIONAL, 200 AC. (S.W. 1/4)
- ADJACENT LAND: RECREATIONAL, 100 AC. (S.W. 1/4)
- ADJACENT LAND: RECREATIONAL, 100 AC. (S.W. 1/4)
- ADJACENT LAND: RECREATIONAL, 100 AC. (S.W. 1/4)
- ADJACENT LAND: RECREATIONAL, 100 AC. (S.W. 1/4)

- UTILITY SERVICE:** THE GAS COMPANY, SOUTHERN CALIFORNIA GAS CO.
- ELECTRIC:** CALIFORNIA Edison
- WATER:** (951-758-4000)
- SEWER:** (951-758-4000)
- CABLE COMPANY:** VERIZON
- TRASH:** (951-758-4000)
- SCHOOL DISTRICT:** (951-758-4000)
- TELEPHONE COMPANY:** (951-758-4000)

- PROPERTY DATA:** PARCEL: 1.52 ACRES QUORUM 5.19 ACRES NET
- LAND USE:** RESIDENTIAL SINGLE-FAMILY R-1.5
- ADJACENT LAND:** RECREATIONAL, 200 AC. (S.W. 1/4)
- ADJACENT LAND:** RECREATIONAL, 100 AC. (S.W. 1/4)
- ADJACENT LAND:** RECREATIONAL, 100 AC. (S.W. 1/4)
- ADJACENT LAND:** RECREATIONAL, 100 AC. (S.W. 1/4)
- ADJACENT LAND:** RECREATIONAL, 100 AC. (S.W. 1/4)

**OWNER:** MARI RECHE VISTA DR., COLTON, CA 92324  
**ASSESSOR PARCEL NO.:** 471-019-004, RIVERSIDE COUNTY  
**24 HOUR POINT OF CONTACT:** HILY LIAMUS (951) 509-9785



**CASE: PM36302**  
**EXHIBIT A: Tentative Parcel Map**  
**PLANNER: T. Wheeler**  
**DATE: June 3, 2020**

**LEGAL DESCRIPTION:**  
 THE FOLLOWING DESCRIBED REAL PROPERTY IN THE CITY OF COLTON, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA IS THE NORTH ONE-HALF OF THE NORTH ONE-HALF OF THE NORTH QUARTER OF SECTION 29, T24S, R27W, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA. THE EAST HALF OF THE NORTH ONE-HALF OF THE NORTH QUARTER OF SECTION 29, T24S, R27W, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA. THE WEST HALF OF THE NORTH ONE-HALF OF THE NORTH QUARTER OF SECTION 29, T24S, R27W, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA. THE WEST HALF OF THE NORTH ONE-HALF OF THE NORTH QUARTER OF SECTION 29, T24S, R27W, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.



UNDER THE DIRECTION OF:

DATE

**TENTATIVE PARCEL MAP**  
 8489 RECHE VISTA DR.  
 COLTON, CA 92324

**0801-1818-WO**  
**DATE: 07/28/18**  
**SCALE: N.T.S.**  
**SHEET 1 OF 1**

**THIS MAP PREPARED BY:**  
 ACE ENGINEERING GROUP, INC.  
 10110 CENTRAL EXPRESSWAY, SUITE 210  
 COLTON, CA 92324  
 DATE OF PREPARATION: 7-31-2018



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach*  
*Assistant TLMA Director*

## NEGATIVE DECLARATION

Project/Case Number: GPA1221 / CZ7727 / PM36302 / EA41793

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

PROJECT DESCRIPTION, LOCATION (see Environmental Assessment).

**COMPLETED/REVIEWED BY:**

By: Tim Wheeler Title: Project Planner Date: October 1, 2019

Applicant/Project Sponsor: Juan & Irma Llamas Date Submitted: April 8, 2010

**ADOPTED BY:** Planning Commission

Person Verifying Adoption: Tim Wheeler Date: June 3, 2020

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

Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501

For additional information, please contact Tim Wheeler at 951-955-6060 or email at [twheeler@rivco.org](mailto:twheeler@rivco.org).

Please charge deposit fee case#: ZEA41793 ZCFG05140

**FOR COUNTY CLERK'S USE ONLY**

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

**Environmental Assessment (CEQ / EA) Number:** EA41793  
**Project Case Type (s) and Number(s):** GPA01221, CZ07727, and PM36302  
**Lead Agency Name:** Riverside County Planning Department  
**Address:** P.O. Box 1409, Riverside, CA 92502-1409  
**Contact Person:** Tim Wheeler  
**Telephone Number:** 951-955-6060  
**Applicant's Name:** Juan & Irma Llamas  
**Applicant's Address:** 8490 Reche Vista Drive, Colton, CA 92324

**I. PROJECT INFORMATION**

**Project Description:**

General Plan Amendment No. 1221 is a proposal for a Technical Amendment that would change the General Plan Foundation Component on the subject property. Currently the project site has a General Plan Land Use Designation of Rural: Rural Residential (R: RR), that has a density of one dwelling unit per 5 acres. The Amendment would change the General Plan land use designation to Rural Community: Estate Density Residential (RC: EDR) with a density of one dwelling unit per 2 acres.

Change of Zone No. 7727 is a proposal to change the zone from Residential Agricultural - 5 Acre Minimum (R-A-5) to Residential Agricultural - 2 Acre Minimum (R-A-2).

Tentative Parcel Map No. 36302 is a proposal for a Schedule H Subdivision that would subdivide the subject property, which totals 5.22 gross acres, into two parcels as follows: Parcel 1 would be 2.10 gross acres and Parcel 2 would be 3.12 gross acres. The tentative parcel map will avoid impacts to a portion of Parcel 2 as agreed to under Habitat Evaluation and Acquisition Negotiation Strategy No. 1994 (HANS01994).

The above is hereinafter referred to as "the project or Project".

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

**B. Total Project Area:** 5.22 Gross Acres

|                                   |                |                               |                               |
|-----------------------------------|----------------|-------------------------------|-------------------------------|
| <b>Residential Acres:</b> 5.22 ac | <b>Lots:</b> 2 | <b>Units:</b>                 |                               |
| <b>Commercial Acres:</b>          | <b>Lots:</b>   | <b>Sq. Ft. of Bldg. Area:</b> | <b>Est. No. of Employees:</b> |
| <b>Industrial Acres:</b>          | <b>Lots:</b>   | <b>Sq. Ft. of Bldg. Area:</b> | <b>Est. No. of Employees:</b> |
| <b>Other:</b>                     |                |                               |                               |

**C. Assessor's Parcel No(s):** 471-210-029

**Street References:** Southwest of Reche Canyon Road; East of Reche Vista Drive; North of Holly Court. The east portion of subject property is addressed 9045 Reche Canyon Road. The west portion of subject property is addressed 8490 Reche Vista Drive.

**D. Section, Township & Range Description or reference/attach a Legal Description:**  
Township 2 South; Range 3 West in Sections 19 and 20

**E. Brief description of the existing environmental setting of the project site and its surroundings:** The Project site currently has two existing dwellings, a main dwelling and

second unit. The existing dwellings are separated by a natural blue-line stream running north to south. Each dwelling unit has a septic system, water well, and water storage tanks. The surrounding properties in all directions are large developed residential parcels.

## II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

### A. General Plan Elements/Policies:

1. **Land Use:** The proposed Project is consistent with all applicable land use policies of the Riverside County General Plan and the Reche Canyon/Badlands Area Plan.
2. **Circulation:** The project has adequate circulation to the site through its existing residential developments and is therefore consistent with the Circulation Element of the General Plan. The proposed project meets all other applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** The proposed project will avoid natural watercourses and/or, floodplains located on the site. Riparian/Riverine areas present on the site will remain there in their existing conditions with 100% avoidance as it will be incorporated into Parcel 2. The proposed project meets with all applicable Multipurpose Open Space element policies.
4. **Safety:** The proposed project is located in a Very High Fire area and State Responsibility Area, and has been reviewed by the Riverside County Fire Department and will implement required fire safety standards and standard fire Conditions of Approval required for a project in a high fire area. The proposed project allows for sufficient provision of emergency response services to the project. The proposed project meets all other applicable Safety Element Policies.
5. **Noise:** The surrounding uses are large-lot residential, equestrian, and agricultural parcels. Because these are similar, low intensity uses, the existing land uses in the project vicinity will not present noise compatibility issues with the proposed project. Neither will the proposed project result in noise compatibility impacts on neighboring land uses. The project will not generate noise levels in excess of standards established in the General Plan or noise ordinance. The project meets all other applicable Noise Element Policies.
6. **Housing:** The project provides the appropriate number of housing units for the site relative to the projects parcel sizes and density. These proposed parcels could provide a density consisting of a main dwelling, a secondary dwelling, and a guest quarters. The proposed project meets all applicable Housing Element Policies.
7. **Air Quality:** The proposed project meets all other applicable Air Quality element policies
8. **Healthy Communities:** The proposed project consists of an existing residential dwelling and second unit dwelling. The project meets all applicable Healthy Community policies.

B. **General Plan Area Plan(s):** Reche Canyon/Badlands Area Plan

C. **Existing Foundation Component(s):** Rural

D. **Proposed Foundation Component(s):** Rural Community

E. **Existing Land Use Designation(s):** Rural: Rural Residential (R: RR) (5 Ac. Min.)

**F. Proposed Land Use Designation(s):** Rural Community: Estate Density Residential (RC: EDR) (2 ac. min.)

**G. Overlay(s), if any:** N/A

**H. Policy Area(s), if any:** N/A

**I. Adjacent and Surrounding:**

1. **General Plan Area Plan(s):** Reche Canyon/Badlands Area Plan

2. **Foundation Component(s):** Rural to the east and south; Rural Community to the north and west

3. **Land Use Designation(s):** Rural: Rural Residential (R: RR) to the east and south; Rural Community: Estate Density Residential to the north and west

4. **Overlay(s), if any:** N/A

5. **Policy Area(s), if any:** N/A

**J. 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

**K. Existing Zoning:** Residential Agricultural - 5 Acre Minimum (R-A-5)

**L. Proposed Zoning, if any:** Residential Agricultural - 2 Acre Minimum (R-A-2)

**M. Adjacent and Surrounding Zoning:** Residential Agricultural - 5 Acre Minimum (R-A-5) to the north, east, west, and south

### III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

- |   |  |   |
|---|--|---|
| <input type="checkbox"/> Aesthetics                     | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Recreation                         |
| <input type="checkbox"/> Agriculture & Forest Resources | <input type="checkbox"/> Hydrology / Water Quality     | <input type="checkbox"/> Transportation                     |
| <input type="checkbox"/> Air Quality                    | <input type="checkbox"/> Land Use / Planning           | <input type="checkbox"/> Tribal Cultural Resources          |
| <input type="checkbox"/> Biological Resources           | <input type="checkbox"/> Mineral Resources             | <input type="checkbox"/> Utilities / Service Systems        |
| <input type="checkbox"/> Cultural Resources             | <input type="checkbox"/> Noise                         | <input type="checkbox"/> Wildfire                           |
| <input type="checkbox"/> Energy                         | <input type="checkbox"/> Paleontological Resources     | <input type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Geology / Soils                | <input type="checkbox"/> Population / Housing          |   |
| <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

October 1, 2019  
Date

Tim Wheeler  
Urban Regional Planner III  
Printed Name

For: Charissa Leach, P.E.  
*Assistant TLMA Director*

## V. ENVIRONMENTAL ISSUES ASSESSMENT

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

|  | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact        | No Impact                           |
|--|--------------------------------|--|-------------------------------------|-------------------------------------|
| <b>AESTHETICS</b> Would the project:   |                                |  |                                     |                                     |
| <b>1. Scenic Resources</b>   |                                |  |                                     |                                     |
| 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"/>            |
| c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality? | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

**Source(s):** Riverside County General Plan Figure C-8 "Scenic Highways"

### Findings of Fact:

a) The Project is located approximately 20 miles east of State Highway 243, which is the nearest designated as State Scenic Highway by the California Department of Transportation (Caltrans) and the Riverside County General Plan resource. Development Standards and Design Guidelines (Architecture and Landscaping) set forth in Ordinance 348 would ensure that any possible future structures would match the existing or surrounding aesthetic in a manner that would be visually attractive and would not adversely affect public views or public views in adjacency with Highway 243. Moreover, the proposed subdivision would have no development or disturbance as a result of this subdivision. The proposed project would not increase the use or intensity of the site. There will be no impacts.

b) The proposed Project is to subdivide the existing 5.22 gross acres into two legal parcels of land. Each proposed parcel would house an existing developed residential dwelling, with septic systems, water wells and tanks. Parcel 2 of the proposed subdivision will retain the existing blue line stream (Reche Canyon Creek). No development or disturbance is proposed as a result of this subdivision; thus the blue line stream will not be altered or disturbed due to this subdivision. The proposed project would not increase the use or intensity of the project site. The Project will not substantially damage scenic

resources, including, but not limited to, trees, rock outcroppings and unique or landmark features, or obstruct a prominent scenic vista or view open to the public. Impacts will be less than significant.

c) The Project is located in a non-urbanized area. The Project will not substantially degrade the existing visual character or quality of public views of the site and its surroundings as project currently has existing residential dwellings on it and the surrounding properties are of the same visual character and quality. There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

---

**2. Mt. Palomar Observatory**

a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?

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

Findings of Fact:

a) The intent of Riverside County Ordinance No. 655 is to restrict the permitted use of certain light fixtures emitting into the night sky undesirable light rays which have a detrimental effect on astronomical observation and research. The Project is located approximately 48 miles from the Mt. Palomar Observatory and is not within a definable lighting zone per Ordinance No. 655. Ordinance No. 655 proscribes preferred types of lighting fixtures (i.e. low-pressure sodium lamps), shielding requirements, hours of operation, and regulates outdoor advertising display. As the Project site is over 45 miles from the Mt. Palomar Observatory, the Project will not have a conditioned to note on the Environmental Constraints sheet but the advisory notification document will advise the applicant to observe typical lighting protocols advised and or address as a part of Ordinance No. 655. There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

---

**3. Other Lighting Issues**

a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

b) Expose residential property to unacceptable light levels?

Source(s): On-site Inspection, Project Application Description

Findings of Fact:

a-b) The Project currently has existing residential dwellings on site of a main residential dwelling and second unit dwelling. No new source of substantial light or glare which would adversely affect day or nighttime views will be created due to this subdivision. Additionally, no unacceptable light levels will be exposed to residential properties within the surrounding area. There will be no impacts.

Mitigation: No mitigation is required.

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

**Monitoring:** No monitoring is required.

**AGRICULTURE & FOREST RESOURCES** Would the project:

**4. Agriculture**

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?

c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?

d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?

**Source(s):** Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, Project Application Materials

**Findings of Fact:**

a) According to the County General Plan and GIS database, the Project is not located within Prime Farmland, Unique Farmland, or Farmland of Statewide Importance; but within Other Lands and Urban Built-Up Lands. Therefore there will be no impacts.

b) According to the County GIS database, the Project is not located within an Agriculture Preserve or under a Williamson Act contract. Therefore there will be no impacts.

c) The Project will not cause development of non-agricultural uses within 300 feet of agriculturally zoned property. The closest agriculturally zoned property is over 900 feet away from the Project site. Therefore there will be no impacts.

d) The Project does not involve other changes in the existing environment that could result in conversion of Farmland, to non-agricultural uses. Therefore there will be no impacts.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**5. Forest** Would the project:

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))?

|   | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact                           |
|---|--------------------------------|--|------------------------------|-------------------------------------|
| 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(s):** Riverside County General Plan Figure OS-3a "Forestry Resources Western Riverside County Parks, Forests, and Recreation Areas," Figure OS-3b "Forestry Resources Eastern Riverside County Parks, Forests, and Recreation Areas," Project Application Materials

**Findings of Fact:**

a) The County has no designation 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)). Therefore, the proposed Project will not impact land designated as forest land, timberland, or timberland zoned Timberland Production. There will be no impacts.

b) According to the Pass Area Plan Land Use Map, the Project is not located within forest land and will not result in the loss of forest land or conversion of forest land to non-forest use; therefore, there will be no impacts.

c) The County has no designation of forest land, timberland, or timberland zoned areas. Therefore, 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. There will be no impacts.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**AIR QUALITY** Would the project:

**6. Air Quality Impacts**

|   |                          |                          |                                     |                                     |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Conflict with or obstruct implementation of the applicable air quality plan?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b) 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| c) Expose sensitive receptors, which are located within one (1) mile of the project site, to substantial pollutant concentrations?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

**Source(s):** Riverside County General Plan, Riverside County Climate Action Plan ("CAP"), SCAQMD CEQA Air Quality Handbook

**Findings of Fact:**

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

a) The Project site is located within the South Coast Air Basin (SCAB), which is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The SCAQMD is principally responsible for air pollution control, and has adopted a series of Air Quality Management Plans (AQMP's) to meet the state and federal ambient air quality standards. Most recently, the SCAQMD Governing Board adopted the Final 2016 AQMP in March 2017. The 2016 AQMP was based on assumptions provided by both the California Air Resources Board (CARB) and the Southern California Association of Governments (SCAG) in the latest available EMFAC model for the most recent motor vehicle and demographics information, respectively. The air quality levels projected in the 2016 AQMP are based on several assumptions. For example, the 2016 AQMP has assumed that development associated with general plans, specific plans, residential projects, and wastewater facilities will be constructed in accordance with population growth projections identified by SCAG in its 2016 Regional Transportation Plan (RTP). The 2016 AQMP also has assumed that such development projects will implement strategies to reduce emissions generated during the construction and operational phases of development. Impacts will be less than significant.

b) A Project may have a significant impact if project-related emissions exceed federal, state, or regional standards or thresholds, or if project-related emissions substantially contribute to existing or project air quality violations. The proposed Project is located within the South Coast Air Basin, where efforts to attain state and federal air quality standards are governed by SCAQMD. The South Coast Air Basin (SCAB) is in a nonattainment status for federal and state ozone standards, state carbon monoxide standards, and federal and state particulate matter standards. Any development in the SCAB would be subject to these standards. The proposed project (a Schedule H subdivision), would be exempt due to the status that no development or disturbance is proposed as a result of this subdivision. The proposed project would not increase the use or intensity of the site. The Project site already has two permitted dwellings on it, one that will be on each proposed parcel. There will be no impacts.

c) 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. The Project is a proposed subdivision with existing two dwelling on it, one will be on each proposed parcel. The Project proposed (A Schedule H subdivision) will not have an effect on sensitive receptors. There will be no impacts.

d) The potential for the Project to generate objectionable odors has also been considered. Land uses generally associated with odor complaints include: agricultural uses (livestock and farming); wastewater treatment plants; food processing plants; chemical plants; composting operations; refineries; landfills; dairies; and fiberglass molding facilities. The Project does not contain land uses typically associated with emitting objectionable odors. The proposed Project (a Schedule H subdivision) would subdivide the Project site with existing two residential dwellings on it, on for each proposed parcel. There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

|  | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact        | No Impact                           |
|--|--------------------------------|--|-------------------------------------|-------------------------------------|
| <b>BIOLOGICAL RESOURCES</b> Would the project:   |                                |  |                                     |                                     |
| <b>7. Wildlife &amp; Vegetation</b>  |                                |  |                                     |                                     |
| a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 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 type="checkbox"/>                           | <input checked="" 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 Wildlife or U. S. Wildlife Service? | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" 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 or migratory wildlife corridors, or impede the use of native wildlife nursery sites?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and 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 State or federally protected wetlands (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(s):** GIS database, WRMSHCP and/or CVMSHCP, On-site Inspection

**Findings of Fact:**

a) The Project site is located within the Western Multiple Species Habitat Conservation Plan (WRMSHCP) Criteria Cell No. 381. It was previously approved for residential development under the review and Joint Project Review (JPR) 09-11-16-01 approval of HANS01994 for the WRMSHCP. No conservation required for this project site under the WRMSHCP. Conservation described for the area is targeted for Proposed Linkage 4, which is approximately 1,000 feet south of this project site. The project site would not conflict with Reserve Assembly. Furthermore, the proposed Project (a Schedule H subdivision) does not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. Impacts will be less than significant.

b-c) The Project will not have a substantial direct, or indirect effect through habitat modifications on any endangered species or species of special status in accordance with Federal Regulations, California



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

Department of Fish and Game, or U.S. Wildlife Service. The Project site is already developed with two permitted residential dwelling, one will be on each proposed parcel. Impacts will be less than significant.

d). The Project will not interfere with migratory wildlife corridors as there are no known wildlife corridors within or near to the proposed Project. No changes are proposed to the site. There will be no impacts.

e-f) The Project site does contain riverine/riparian areas. A riverine area designated as blue line stream does run through the project site (north to south) and is to be contained within the area delignated as "Small Mammal Habitat to be Avoided" that would appear on the Tentative Parcel Map and Environmental Constraint Sheet (ECS). Reche Canyon Wash flows north to south through the center of this property which is a blue line stream which qualifies as a riverine feature, however no riparian habitat is associated with the wash on this site. A condition of approval restricting grading and building in this area has been placed on the project and will protect the area from future impacts from development should any potential development occur in the future (60-Planning-EPD – Bio Constraint Area) . No other sensitive natural communities or federally protected wetlands exist onsite. Impacts will be less than significant.

g) The proposed Project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. No changes are proposed to the site. There will be no impacts.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**CULTURAL RESOURCES** Would the project:

**8. Historic Resources**

a) Alter or destroy a historic site?

b) Cause a substantial adverse change in the significance of a historical resource, pursuant to California Code of Regulations, Section 15064.5?

**Source(s):** On-site Inspection, Project Application Materials

**Findings of Fact:**

a-b) No historic sites or structures exist within or near to the proposed Project site. Therefore Project implementation will not alter or destroy any historic site. No changes are proposed to the site. There will be no impacts.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**9. Archaeological Resources**

a) Alter or destroy an archaeological site?

b) Cause a substantial adverse change in the significance of an archaeological resource, pursuant to California Code of Regulations, Section 15064.5?

|  | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact        | No Impact                |
|--|--------------------------------|--|-------------------------------------|--------------------------|
| 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"/> |

**Source(s):** Project Application Materials,

Findings of Fact:

a-c) The Project will not alter or destroy, cause a substantial change in the significance of a historical resource, nor disturb human remains. No construction activities for development are proposed. Any future grading or construction for development has been conditioned to address any unanticipated resources or human remains if found. These conditions are standard for proposed grading activities and are not considered mitigation for CEQA implementation purposes. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**ENERGY** Would the project:

**10. Energy Impacts**

a) Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

b) Conflict with or obstruct a State or Local plan for renewable energy or energy efficiency?

**Source(s):** Riverside County General Plan, Riverside County Climate Action Plan ("CAP"), Project Application Materials

Findings of Fact:

a-b) The proposed Project will not result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation or conflict with or obstruct a State or Local plan for renewable energy or energy efficiency as the Project is a subdivision with two existing dwellings currently on site. There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**GEOLOGY AND SOILS** Would the project directly or indirectly:

**11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones**

a) 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?

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

**Source(s):** Riverside County General Plan Figure S-2 “Earthquake Fault Study Zones,” GIS database, Geologist Comments, Geology Report

**Findings of Fact:**

a) The Project site is not located within a currently designated State of California Alquist-Priolo Earthquake Fault Zone and no active faults have been identified on or adjacent to the site. In addition, the site does not lie within a fault zone established by the County of Riverside. Therefore, the potential for active fault rupture at the site is considered very low and no direct seismically-induced rupture impacts would occur. Impacts will be less than significant.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**12. Liquefaction Potential Zone**

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

**Source(s):** Riverside County General Plan Figure S-3 “Generalized Liquefaction,” Geology Report

**Findings of Fact:**

a) Seismically-induced liquefaction occurs when dynamic loading of a saturated sand or silt causes pore-water pressures to increase to levels where grain-to-gran contact is lost and material temporarily behaves as a viscous fluid. Liquefaction can cause settlement of the ground surface, settlement and tilting of engineered structures, flotation of buoyant structures, and fissuring of the ground surface. Typically, liquefaction occurs in areas where groundwater lies within the upper 50 +/- feet of the ground surface. According to “Map My County,” the Project site is identified as having a low to moderate potential for liquefaction. Impacts will be less than significant.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**13. Ground-shaking Zone**

a) Be subject to strong seismic ground shaking?

**Source(s):** Riverside County General Plan Figure S-4 “Earthquake-Induced Slope Instability Map,” and Figures S-13 through S-21 (showing General Ground Shaking Risk), Geology Report

**Findings of Fact:**

a) According to “Map My County,” the Project site is not located in a fault zone and is over 850 feet north from a fault zone established by the County of Riverside. As is common throughout Southern California, the potential exists for strong seismic ground shaking. However, with mandatory compliance with Section 1613 of the 2016 California Building Code (CBC), structures within the site would be

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

designed and constructed to resist the effects of seismic ground motions. Accordingly, ground shaking impacts would be less than significant and no mitigation is required. Impacts will be less than significant.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**14. Landslide Risk**

a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards?

**Source(s):** On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope," Geology Report

**Findings of Fact:**

a) Based on the large extent of mountainous terrain that makes up the Reche Canyon area and per the *Riverside County General Plan Figure S-5, Regions Underlain by Steep Slope* map showing the area that may provide a slope angel 30% or greater; the subject site is not considered subject to gross instability. The slope stability analysis found the total static, seismic and differential settlement of the site is less than 1/2, 3/4, and 1/4 inch, respectively. Based on the slope stability analysis, the calculated factors of safety for onsite slopes in static and seismic conditions are well over 1.5 and 1.1, respectively, indicating that site slopes are adequately stable. The slope is stable for seismic and static loading with the construction of either the drilled caisson or mat foundation. Furthermore, and as shown on County of Riverside General Plan, Reche Canyon/Badlands Area Plan Figure 14, *Slope Instability*, the Project site is located in an area mapped as low to locally moderate susceptibility to seismically induced landslides and rockfalls. Accordingly, the proposed Project would 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. Thus, impacts are less than significant and no mitigation is required. Impacts will be less than significant.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is 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(s):** Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map," Geology Report

**Findings of Fact:**

a) The effects of areal subsidence generally occur at the transition of boundaries between low-lying areas and adjacent hillside terrain, where materials of substantially different engineering properties (i.e.

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

alluvium vs. bedrock) are present. According to "Map My County," the Project site is located in an area mapped as low to locally moderate subsidence susceptibility. No development is proposed on the Project site as the parcel currently has two existing dwellings on site. Impacts will be less than significant.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**16. Other Geologic Hazards**

|   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Source(s):** On-site Inspection, Project Application Materials, Geology Report

**Findings of Fact:**

a) The Project site is more than 52 miles from the Pacific Ocean and is not located in close proximity to any natural enclosed bodies of water. Additionally, there are no volcanoes in the Project vicinity. As such, the project site would not be subject to inundation by tsunamis or seiches, and would not be affected by volcanoes. Additionally, *Figure 10, Reche Canyon/Badlands Area Plan Flood Hazards* illustrates that a portion of Project site is not located within a 100-Year Flood Zone. The potential for the Project site to be impacted by mudflow hazards is low. The Project site would not be affected by any other geologic hazards beyond what is discussed herein under the appropriate topic heading. Impacts will be less than significant.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is 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(s):** Riv. Co. 800-Scale Slope Maps, Project Application Materials, Slope Stability Report

**Findings of Fact:**

a) The Project is situated with the western portion of the project site higher in elevation than the eastern portion. There is a difference of approximately 14 feet in elevation. Furthermore, both the western and eastern portions are already developed with both a residential dwelling and accessory structure on them. No further development is purposed. The Project would not anticipate to create any steep slopes as no construction is purposed. There will be no impacts.

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

b) The Project will not cut or fill slopes greater than 2:1 or higher than 10 feet. No construction is proposed. There will be no impacts.

c) The Project will not result in grading that affects or negates subsurface sewage disposal systems. No construction is proposed. There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**18. Soils**

|  |                          |                          |                                     |                                     |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Result in substantial soil erosion or the loss of topsoil?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial direct or indirect 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(s): U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection, Soils Report

Findings of Fact:

a) The Project site will not result in the loss of topsoil or soil erosion from grading activities, as no grading or development of the project site is proposed. Impacts will be less than significant.

b) If grading or development of the Project site were to occur, any potential for expansive soils would be alleviated through compliance with the Riverside County Building Code and the 2016 California Building Code (CBC). Therefore, there would be no risk to life or property as CBC requirements are applicable to all developments, they are not considered mitigation for CEQA implementation purposes. There will be no impacts.

c) The project is not proposing the use of new septic systems and all existing septic has been certified. The proposed project will not require the installation of a septic system. There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

|   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <b>19. Wind Erosion and Blowsand from project either on or off site.</b>                        | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site? |                          |                          |                          |                                     |

Source(s): Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. No. 460, Article XV & Ord. No. 484

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

**Findings of Fact:**

a) Implementation of the proposed project will not involve grading, various construction activities, or result in any increase in water erosion, on or off-site. The Project site is already developed with two dwellings that will be located on either proposed parcel. There will be no impacts.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**GREENHOUSE GAS EMISSIONS** Would the project:

**20. Greenhouse Gas Emissions**

|   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

|  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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 type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Source(s):** Riverside County General Plan, Riverside County Climate Action Plan ("CAP"), Project Application Materials

**Findings of Fact:**

a) The Project is not proposing any construction, as currently on site there are two existing residential dwellings. No additional development is proposed, so no additional greenhouse gas emissions (GHG) would occur either directly or indirectly that could have an impact on the environment. There will be no impacts.

b) The project will not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs. The project is to subdivide a five acre parcel with existing dwellings on it. There will be no impacts.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**HAZARDS AND HAZARDOUS MATERIALS** Would the project:

**21. Hazards and Hazardous Materials**

|   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

|   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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? | <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) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter (1/4) mile of an existing or proposed school?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| 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? | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |

**Source(s):** Project Application Materials

**Findings of Fact:**

a) The proposed Project will not create a substantial hazard to the public or the environment through transport, use, or disposal of hazardous materials as this is an existing conditions with two existing residential homes. However, widely used hazardous materials common at residential uses include paints and other solvents, cleaners, and pesticides. The remnants of these and other products are disposed of as household hazardous waste (HHW) that includes used dead batteries, electronic wastes, and other wastes that are prohibited or discouraged from being disposed of at local landfills. Impacts associated with the routine transport, use of hazardous materials, or wastes from construction activity will not occur. There will be no impacts.

b) The Project will not 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 because the Project is a subdivision of property with two existing dwelling on site. There will be no impacts.

c) The Project includes adequate access for emergency response vehicles and personnel off of Reche Canyon Road and Reche Vista Drive; therefore the proposed project will not impair the implementation of, or physically interfere with an emergency response plan and/or emergency evacuation plan. There will be no impacts.

d) The proposed Project is not located within one quarter mile of an existing or proposed school. The nearest school to the Project site is Sugar Hill Elementary School, which is located 1.73 miles southwest of the Project site. The Project will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste. There will be no impacts.

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. There will be no impacts.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

|  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <b>22. Airports</b>  |                          |                          |                          |                                     |
| a) Result in an inconsistency with an Airport Master 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                           |
|--|--------------------------------|--|------------------------------|-------------------------------------|
| 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 (2) 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(s):** Riverside County General Plan Figure S-20 "Airport Locations," GIS database

**Findings of Fact:**

a) The closest airport is the March Air Reserve Base which is located approximately 6.00 miles southwest of the Project site. Therefore, the Project site is not located within the vicinity of any public or private airport; and the Project will not result in an inconsistency with an Airport Master Plan. There will be no impact.

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. There will be no impact.

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. There will be no impact.

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. There will be no impact.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**HYDROLOGY AND WATER QUALITY** Would the project:

**23. Water Quality Impacts**

|   |                          |                          |                                     |                                     |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?         | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| d) Result in substantial erosion or siltation on-site or off-site?  | <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                           |
|---|--------------------------------|--|-------------------------------------|-------------------------------------|
| e) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| f) Create or contribute runoff water which 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 type="checkbox"/>            | <input checked="" type="checkbox"/> |
| g) Impede or redirect flood flows?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| h) In flood hazard, tsunami, or seiche zones, risk the release of pollutants due to project inundation?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| i) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |

**Source(s):** Riverside County General Plan Figure S-9 "Special Flood Hazard Areas," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/Condition, GIS database

**Findings of Fact:**

a) The proposed Project is a parcel subdivision of land that currently has two permitted residential dwelling on it; one that would be on each proposed parcel. It is not anticipated that implementation of the proposed Project will violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality as existing water is supplied to the Project site by water wells and water tanks are also on site. No further development is proposed. Impacts will be less than significant.

b) The proposed Project is a parcel subdivision of land that currently has two permitted residential dwelling on it; one that would be on each proposed parcel. Existing water facilities are on site, water wells and water tanks, and existing septic systems. Due to the limited scope of the proposed Project, there will not be any depletion of groundwater supplies or substantial interference with groundwater recharge such that the Project may impede sustainable groundwater management (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). Impacts will be less than significant.

c) Due to the limited scope of the proposed Project and the existing development onsite (two residential dwellings), there will not be a substantial alteration to the existing drainage pattern of the site or area. No alteration would occur on site as the creek that runs north to south through the Project will be delineated as a Flood Zone and must be kept free of all buildings and obstructions. Any fencing shall be of a "rail" type. Furthermore, HAN01994 is delineated within the same boundaries as the Flood Zone and is to be avoided for small mammal habitat. These delineations will be shown on the Environmental Constraint Sheet (ECS) when the Project parcel map is recorded. With these delineations, it would result in a complete avoidance of the creek or streambed or blue-line on the Project site. Impacts will be less than significant.

d) The proposed Project is a parcel subdivision of land that currently has two permitted residential dwelling on it; one that would be on each proposed parcel. No further development is proposed that would result in substantial erosion or siltation on-site or off-site. There will be no impacts.

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

e) The proposed Project is a parcel subdivision of land that currently has two permitted residential dwelling on it; one that would be on each proposed parcel. No further development is proposed that would substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site. There will be no impacts.

f) The proposed Project is a parcel subdivision of land that currently has two permitted residential dwelling on it; one that would be on each proposed parcel. No further development is proposed that would create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff. There will be no impacts.

g) The proposed Project is a parcel subdivision of land that currently has two permitted residential dwelling on it; one that would be on each proposed parcel. The Project would not impede or redirect flood flows as the creek or blue-line stream that runs through the project property from north to south will be delineated under the recorded ECS for the proposed parcel map as a restricted area for development, free of all buildings and obstructions. Additionally, HANS01994 is delineated on the ECS as an area of avoidance for small mammal habitat. With these delineations, the flood flows will not be impeded or redirected. Impacts will be less than significant.

h-i) The proposed Project is a parcel subdivision of land that currently has two permitted residential dwelling on it; one that would be on each proposed parcel. No further development is proposed that would conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. Additionally, there would be no risk of the release of pollutants due to implementation of the Project. The Project is in a low to moderate susceptible sediment area, a Flood Zone is delineated on the Project site in conjunction with the Reche Canyon Creek. There are no other flood hazards, tsunami, or seiche zones. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**LAND USE/PLANNING** Would the project:

| 24. Land Use   | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact        | No Impact                           |
|--|--------------------------------|--|-------------------------------------|-------------------------------------|
| a) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect? | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b) 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(s): Riverside County General Plan, GIS database, Project Application Materials

Findings of Fact:

a) The Project site currently has two permitted residential dwellings; with utilities (water, septic, electrical) services provided on site. The primary dwelling was finalized in July 1984 (#005820) and a Second Unit Permit (SUP01244) was approved by Planning in May 2007; with a residential dwelling permit finalized in September 2008. The proposed Project would subdivide the property into two parcels

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

with one of the existing residences on each parcel. Additionally the proposed Project would establish a Flood Zone and delineated habitat area that would not be disturbed for any development and would primarily reside on Parcel 2 of the proposed Project. With this delineation, the project would not cause a significant environmental impact and/or conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effects. The General Plan would change from Rural to Rural Community and the Zone would change from Residential Agricultural - 5 Acre Minimum (R-A-5) to Residential Agricultural - 2 Acre Minimum (R-A-2). Properties to the north and west of the Project site are of the same designation as what is proposed. Impacts will be less than significant.

b) The proposed Project is a parcel subdivision of land that currently has two permitted residential dwelling on it; one that would be on each proposed parcel. No further development is proposed that would disrupt or divide the physical arrangement of an established community (including a low-income or minority community). There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**MINERAL RESOURCES** Would the project:

| 25. 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?                                 | <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"/> |
| c) Potentially 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(s): Riverside County General Plan Figure OS-6 "Mineral Resources Area"

Findings of Fact:

a) 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. No impact will occur.

b) According to Figure OS-6 "Mineral Resources Area", the Project site is not located in an area that has not been studied for the presence or absence of mineral deposits. The General Plan identifies policies that encourage protection for existing mining operations and for appropriate management of mineral extraction. A significant impact that will constitute a loss of availability of a known mineral resource will 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. The Project site is currently has two existing residential dwellings on it. There will be no impacts.

c) The Project will not expose people or property to hazards from proposed, existing or abandoned quarries or mines. There will be no impacts.

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

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**NOISE** Would the project result in:

**26. Airport Noise**

a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two (2) 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?

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

**Source(s):** Riverside County General Plan Figure S-20 "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 will expose people residing on the project site to excessive noise levels. The closest airport is the March Air Reserve Base which is located approximately 6.00 miles southwest of the Project site. There will be no impacts.

b) The Project is not located within the vicinity of a private airstrip that will expose people residing on the Project site to excessive noise levels. There will be no impacts.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**27. Noise Effects by the Project**

a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan, noise ordinance, or applicable standards of other agencies?

b) Generation of excessive ground-borne vibration or ground-borne noise levels?

**Source(s):** Riverside County General Plan, Table N-1 ("Land Use Compatibility for Community Noise Exposure"), Project Application Materials

**Findings of Fact:**

a) The Project will not generate a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan, noise ordinance, or applicable standards of other agencies due to the fact that the proposed Project is a subdivision of

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

an existing parcel with two existing residential dwellings on it. The proposed subdivision will only place one of the existing dwellings on each proposed parcel. No other development is proposed that would generate noise. There will be no impacts.

b) The Project will not generate excessive ground-borne vibration or ground-borne noise levels due to the fact that the proposed Project is a subdivision of an existing parcel with two existing residential dwellings on it. The proposed subdivision will only place one of the existing dwellings on each proposed parcel. No other development is proposed that would generate ground-borne vibration or ground-borne noise levels. There will be no impacts.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**PALEONTOLOGICAL RESOURCES:**

**28. Paleontological Resources**

|  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Directly or indirectly destroy a unique paleontological resource, site, or unique geologic feature? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Source(s):** Riverside County General Plan Figure OS-8 "Paleontological Sensitivity," Paleontological Resource Impact Mitigation Program ("PRIMP") Report

**Findings of Fact:**

a) The Project site is mapped in the County's General Plan as having a High potential for paleontological resources (fossils). Any Project site grading/earthmoving activities could potentially impact this resource. The proposed Project is simply a subdivision of an existing developed property with two existing residential dwellings on it. The proposed subdivision will only place one of the existing dwellings on each proposed parcel. No other development is proposed at this time.

A condition of approval (prior to a grading permit) has been placed on the Project to address any concerns if development were to occur in the future. There will be no impacts.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**POPULATION AND HOUSING** Would the project:

**29. Housing**

|   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Displace substantial numbers of existing people or 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) Induce substantial unplanned 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"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

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

**Source(s):** Project Application Materials, GIS database, Riverside County General Plan Housing Element

**Findings of Fact:**

- a) The Project site is currently used for two residential dwellings; with on proposed on each proposed parcel. The Project will not displace any housing, necessitating the construction of replacement housing elsewhere. No further development is proposed. There will be no impacts.
- b) The Project will not create a demand for additional housing, particularly housing affordable to households earning 80 percent or less of the County's median income. There will be no impacts.
- f) The Project will not induce substantial unplanned population growth in an area directly or indirectly through proposing new homes and businesses or extension of roads or other infrastructure. There will be no impacts.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is 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 following public services:

**30. Fire Services**

**Source(s):** Riverside County General Plan Safety Element

**Findings of Fact:**

The Riverside County Fire Department provides fire protection services within unincorporated Riverside County. The closest fire station is the Moreno Beach Fire Station No. 58, located at 28000 Eucalyptus Avenue, Moreno Valley, CA; approximately 5 miles southeast of the Project site.

The Project site currently has two permitted residential dwellings; with utilities (water, septic, electrical) services provided on site. The primary dwelling was finalized in July 1984 (#005820) and a Second Unit Permit (SUP01244) was approved by Planning in May 2007; with a residential dwelling permit finalized in September 2008. No development or disturbance is proposed as a result of this subdivision. The proposed project would not increase the use or intensity of the site. Any potential significant effects would have been 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 will have to meet all applicable environmental standards. For any future residential development, the Project may need to comply with County Ordinance No. 659 to mitigate the possible potential effects to fire services. County Ordinance No. 659 establishes the utilities and public services mitigation fee applicable to all projects to reduce incremental impacts to these services. Furthermore, the proposed Project that includes two existing residential dwellings will be required to fulfill all conditions listed by Riverside

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

County Fire Department, which are standard Conditions of Approval and pursuant to CEQA, are not considered mitigation; if any future development were to occur. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**31. Sheriff Services**

Source(s): Riverside County General Plan

Findings of Fact:

The Riverside County Sheriff's Department and City-Operated Police Agencies provide community policing to the project area via the Moreno Valley City Police/Sheriff Station located at 22850 Calle San Juan De Los Lagos, Moreno Valley, CA; approximately 5.5 miles southwest of the Project site.

The Project site currently has two permitted residential dwellings; with utilities (water, septic, electrical) services provided on site. The primary dwelling was finalized in July 1984 (#005820) and a Second Unit Permit (SUP01244) was approved by Planning in May 2007; with a residential dwelling permit finalized in September 2008. No development or disturbance is proposed as a result of this subdivision. The proposed project would not increase the use or intensity of the site. Any potential significant effects would have been 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 will have to meet all applicable environmental standards. For any future residential development, the Project may need to comply with County Ordinance No. 659 to mitigate the possible potential effects to sheriff services. County Ordinance No. 659 establishes the utilities and public services mitigation fee applicable to all projects to reduce incremental impacts to these services. Furthermore, the proposed Project that includes two existing residential dwellings and are currently serviced by the Sheriffs' Department. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**32. Schools**

Source(s): School District correspondence, GIS database

Findings of Fact:

The Project site is located within the Colton Joint Banning Unified School District. The nearest school to the Project site is Sugar Hill Elementary School, located 1.76 miles southwest of the Project site. The Project site currently has two permitted residential dwellings; with utilities (water, septic, electrical) services provided on site. The primary dwelling was finalized in July 1984 (#005820) and a Second Unit Permit (SUP01244) was approved by Planning in May 2007; with a residential dwelling permit finalized in September 2008. School Mitigation Impact Fees were paid as a condition of approval for the existing residential dwelling. No development or disturbance is proposed as a result of this subdivision. The



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

proposed project would not increase the use or intensity of the site. The Project will not physically alter existing facilities or result in the construction of new facilities. Were any future residential development occur, the Project is required to comply with School Mitigation Impact Fees to provide adequate school services. Furthermore, the proposed subdivision is conditioned to comply with School Mitigation Impact Fees to provide adequate school services. This is a standard condition of approval and is not considered mitigation under CEQA. If any future development were to occur; that subject development would need to comply with School Mitigation Fees. There will be no impacts.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**33. Libraries**

|                          |                          |                          |                                     |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Source(s):** Riverside County General Plan

**Findings of Fact:**

The closest library to the Project site is the Moreno Valley Public Library, located approximately 5 miles south in the City of Moreno Valley. The Project site currently has two permitted residential dwellings; with utilities (water, septic, electrical) services provided on site. The primary dwelling was finalized in July 1984 (#005820) and a Second Unit Permit (SUP01244) was approved by Planning in May 2007; with a residential dwelling permit finalized in September 2008. No development or disturbance is proposed as a result of this subdivision. The proposed project would not increase the use or intensity of the site. The proposed Project will not create a significant incremental demand for library services than what currently exist. Any future 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. County Ordinance No. 659 establishes the utilities and public services mitigation fee applicable to all projects to reduce incremental impacts to these services. This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation. If any future development were to occur; that subject development would need to comply with County Ordinance No. 659. There will be no impacts.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**34. Health Services**

|                          |                          |                          |                                     |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Source(s):** Riverside County General Plan

**Findings of Fact:**

The Project site is located within an area served by the Riverside County Regional Medical Center in the City of Moreno Valley located 5.5 miles south of the Project site. The Project site currently has two permitted residential dwellings; with utilities (water, septic, electrical) services provided on site. The primary dwelling was finalized in July 1984 (#005820) and a Second Unit Permit (SUP01244) was approved by Planning in May 2007; with a residential dwelling permit finalized in September 2008. No development or disturbance is proposed as a result of this subdivision. The proposed project would not

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

increase the use or intensity of the site. The proposed Project will not create an impact on health services than what currently exist. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. Health services are funded through private insurance or state-funded medical programs. There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**RECREATION** Would the project:

**35. Parks and Recreation**

|   |                          |                          |                                     |                                     |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) 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) Increase 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) Be located within a Community Service Area (CSA) 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(s):** 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 Project will not require the construction or expansion of recreational facilities, nor increase the use of existing parks or other recreational facilities that would deteriorate existing facilities. There will be no impacts.

c) The Project is located within the Edgemont-Sunnymead District and all residential projects are required to pay park and recreation fees to mitigate impacts on existing neighborhood and regional parks. As this Project site currently has two permitted residential dwelling on it, no additional park fees will be paid unless future development occurs. A standard condition of approval would be include on the Project and is not considered mitigation under CEQA. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**36. Recreational Trails**

|   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Include the construction or expansion of a trail system? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Source(s):** Riverside County General Plan Figure C-6 Trails and Bikeway System

Findings of Fact:

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

The Project site is providing a 10 foot trail dedication along Reche Canyon Road. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**TRANSPORTATION** Would the project:

|  | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact        | No Impact                           |
|--|--------------------------------|--|-------------------------------------|-------------------------------------|
| <b>37. Transportation</b>  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>            | <input checked="" 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 type="checkbox"/>            | <input checked="" type="checkbox"/> |
| c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| d) Cause an effect upon, or a need for new or altered maintenance of roads?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| e) Cause an effect upon circulation during the project's construction?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| f) Result in inadequate emergency access or access to nearby uses?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

Source(s): Riverside County General Plan, Project Application Materials

Findings of Fact:

a-b) The Project will not conflict with an applicable plan, or with a congestion management program. The Project consists of two existing permitted dwellings; for which one dwelling will reside on each of the proposed parcels. No additional development will occur. There will be no impact.

c) The Project will not substantially increase hazards due to a design feature or cause an effect upon a need for new or incompatible uses. There will be no impact.

d) The Project will maintain its entrances off of Reche Canyon Road and Reche Vista Drive, respectively. No need for new or altered maintenance of roads due to the Project. There will be no impact.

e) The Project will not cause an effect upon circulation during project construction as the Project site is already developed with two existing permitted dwellings; for which one dwelling will reside on each of the proposed parcels. No additional development will occur at this time. Impacts will be less than significant.

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

f) The Project will not cause inadequate emergency access or access to nearby uses. The Project will have direct, unobstructed access to both Reche Canyon Road and Reche Vista Drive, respectively. There will be no impact.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**38. Bike Trails**

|                          |                          |                                     |                          |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|

a) Include the construction or expansion of a bike system or bike lanes?

**Source(s):** Riverside County General Plan

**Findings of Fact:**

a) There are no areas within or near to the Project site with a designation for bike system or lanes. The Project is providing a 10 foot trail dedication along Reche Canyon Road. Impacts will be less than significant.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**TRIBAL CULTURAL RESOURCES** Would the project cause a substantial adverse change in the significance of a Tribal Cultural Resource, defined in Public Resources Code section 21074 as either a site, feature, place, or cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is:

**39. Tribal Cultural Resources**

|                          |                          |                                     |                          |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|

a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1 (k)?

|                          |                          |                                     |                          |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|

b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? (In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.)

**Source(s):** County Archaeologist, AB52 Tribal Consultation, SB18 Consultation

**Findings of Fact:**

a-b) In compliance with State Bill No. 18 (SB18), notices regarding this project were mailed to nineteen tribes starting January 9, 2018. Two responses were received from Augustine Band of Cahuilla Mission

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

Indians and Viejas Band of Kumeyaay Indians. Augustine are not aware of any TCRs associated with their tribe and the Project site. Viejas indicated little to no cultural significance as the Project relates to their tribe. SB18 concluded on April 8, 2018 with no further comments or communication.

Additionally in compliance with Assembly Bill No. 52 (AB52), notices regarding this project were mailed to eleven tribes for AB52 on November 17, 2017. Comments letters were received from three tribes, Pala Band of Mission Indians, Twenty-Nine Palms Band of Mission Indians, and San Manuel Band of Mission Indians. Pala deferred to a tribe with a closer proximity of cultural significance and Twenty-Nine Palms had no concerns with the project site. San Manuel saw no conflicts with the proposed Project, but requested specific conditions of approval be placed on the project. These included a condition for procedures in the case of unanticipated resources and human remains being identified during ground disturbing activities if future development were to occur on the Project site. The Project has included these proposed conditions of approval under the Advisory Notification Document.

Per these provided communications with the tribes pertaining to SB18 and AB52, impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

| <b>UTILITIES AND SERVICE SYSTEMS</b> Would the project:   | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact        | No Impact                |
|---|--------------------------------|--|-------------------------------------|--------------------------|
| <b>40. Water</b>  |                                |  |                                     |                          |
| a) Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage systems, whereby the construction or relocation would cause significant environmental effects? | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source(s): Project Application Materials, Water Company

Findings of Fact:

a) The Project site currently has two residential dwellings on it, with one dwelling on each proposed parcel. Each dwelling has existing septic systems, water wells, and water storage tanks. The Project will not require construction of new water treatment facilities or expansion of existing facilities. Impacts will be less than significant.

b) The Project site, as stated above, is currently served by septic systems, water wells, and water storage tanks with sufficient water supplies available. The Project will not require new or expanded entitlements and will have water for the foreseeable future during dry seasons throughout the years. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

|   | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact                           |
|---|--------------------------------|--|------------------------------|-------------------------------------|
| <b>41. Sewer</b>  |                                |  |                              |                                     |
| a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects? | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| 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 type="checkbox"/>     | <input checked="" type="checkbox"/> |

**Source(s):** Department of Environmental Health Review

Findings of Fact:

a) The proposed Project currently utilizes onsite septic and leach systems for the sanitary treatment of waste generated by the two existing permitted dwellings. Furthermore, the Project will not require or result in construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which could cause significant environment effects as these systems already exist onsite. There will be no impacts.

b) The Project does not have a wastewater treatment provider as the Project utilizes its own onsite septic and leach system for the sanitary treatment of waste generated by the two existing dwellings on site. There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

|   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <b>42. Solid Waste</b>  |                          |                          |                          |                                     |
| a) Generate solid waste in excess of State or Local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Comply with federal, state, and local management and reduction statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?       | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**Source(s):** Riverside County General Plan, Riverside County Waste Management District correspondence

Findings of Fact:

a) The Project will not substantially alter existing or future solid waste generation patterns and disposal services. The closest landfill to the project is the Lamb Canyon Landfill, which accepts up to 4000 tons per day of solid waste. In 2012, unincorporated Riverside County had an annual disposal rate of 4.5 pounds per person per day. The Project will not generate any more solid waste then what is currently does since the Project site currently has two permitted existing residential dwellings on it. There will be no impacts.

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

b) The proposed Project will be required to comply with all applicable laws and regulations governing solid waste. The Project will not affect Riverside County's ability to continue to meet the County Integrated Waste Management Plan (CIWMP). The Project site currently is serviced by solid waste pick-up services. There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**43. Utilities**

Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects?

|   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Electricity?                                       | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Natural gas?                                       | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Communications systems?                            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Street lighting?                                   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Maintenance of public facilities, including roads? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Other governmental services?                       | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source(s): Project Application Materials, Utility Companies

Findings of Fact:

a-g) The project will not require construction or expansion of new utility services or facilities or government facilities. County Ordinance No. 659 establishes the utilities and public services mitigation fee applicable to all projects to reduce incremental impacts to these services. There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**WILDFIRE** If located in or near a State Responsibility Area ("SRA"), lands classified as very high fire hazard severity zone, or other hazardous fire areas that may be designated by the Fire Chief, would the project:

**44. Wildfire Impacts**

|  |                          |                          |                                     |                                     |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Substantially impair an adopted emergency response plan or emergency evacuation plan?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment? | <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                           |
|---|--------------------------------|--|------------------------------|-------------------------------------|
| d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes? | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| e) Expose people or structures either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |

**Source(s):** Riverside County General Plan Figure S-11 "Wildfire Susceptibility", GIS database, Project Application Materials

**Findings of Fact:**

a) The Project will not substantially impair an adopted emergency response plan or emergency evacuation plan in the vicinity of the Project site since the Project site currently has two existing permitted dwellings on it since 2007. There will be no impacts.

b) The Project site does have a slope or difference in elevation between the proposed parcels where one of each of the existing dwellings do reside. Parcel 1 is at an estimated 2000 finish pad and Parcel 2 is at an estimated 1980 finish pad elevation. Both proposed parcels have water tanks that service the existing dwelling where it resides and Parcel 1 also has an existing swimming pool located on it. With these existing fire preventive features on site, exacerbated wildfire risks, either by slopes or prevailing winds, reduce exposure to project occupants or pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire. Impacts will be less than significant.

c-e) The Project will not require the installation or maintenance of associated infrastructure as the Project currently has two existing dwellings onsite, one of each will be located on each of the proposed parcels. Additionally, the Project will not expose people or structures either directly or indirectly to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes; nor risk of loss, injury, or death involving wildland fires. There will be no impacts.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required

**MANDATORY FINDINGS OF SIGNIFICANCE** Does the Project:

|   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 45. 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, substantially 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(s):** Staff Review, Project Application Materials

**Findings of Fact:**



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

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. There will be no impacts.

|  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 46. 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"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Source(s):** Staff Review, Project Application Materials

Findings of Fact:

The Project does not have impacts which are individually limited, but cumulatively considerable. There will be no impacts.

|  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 47. 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"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Source(s):** Staff Review, Project Application Materials

Findings of Fact:

The proposed Project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly. There will be no impacts.

**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:

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

Location: County of Riverside Planning Department  
4080 Lemon Street, 12th Floor  
Riverside, CA 92505

---

|                                      |  |                                       |              |
|--------------------------------------|--|---------------------------------------|--------------|
| Potentially<br>Significant<br>Impact | Less than<br>Significant<br>with<br>Mitigation<br>Incorporated | Less<br>Than<br>Significant<br>Impact | No<br>Impact |
|--------------------------------------|--|---------------------------------------|--------------|

---

## 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.



COUNTY OF RIVERSIDE  
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Juan C. Perez  
Agency Director



07/30/19, 10:32 am

PM36302

**ADVISORY NOTIFICATION DOCUMENT**

The following notifications are included as part of the recommendation of approval for PM36302. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

**Advisory Notification**

**Advisory Notification. 1 AND - Preamble**

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plan (TPM36302) and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

**Advisory Notification. 2 AND - Project Description & Operational Limits**

General Plan Amendment No. 1221 is a proposal for a Technical Amendment that would change the General Plan Foundation Component on the subject property. Currently the project site has a General Plan Land Use Designation of Rural: Rural Residential (R: RR), that has a density of one dwelling unit per 5 acres. The Amendment would change the General Plan land use designation to Rural Community: Estate Density Residential (RC: EDR) with a density of one dwelling unit per 2 acres. Change of Zone No. 7727 is a proposal to change the zone from Residential Agricultural - 5 Acre Minimum (R-A-5) to Residential Agricultural - 2 Acre Minimum (R-A-2). Tentative Parcel Map No. 36302 is a proposal for a Schedule H Subdivision that would subdivide the subject property, which totals 5.22 gross acres, into two parcels as follows: Parcel 1 would be 2.10 gross acres and Parcel 2 would be 3.12 gross acres. The tentative parcel map will avoid impacts to a portion of Parcel 2 as agreed to under Habitat Evaluation and Acquisition Negotiation Strategy No. 1994 (HANS01994).

Southwest of Reche Canyon Road; East of Reche Vista Drive; North of Holly Court. The east portion of subject property is addressed 9045 Reche Canyon Road. The west portion of subject property is addressed 8490 Reche Vista Drive.

**Advisory Notification. 3 AND - Design Guidelines**

Compliance with applicable Design Guidelines:

1. County Wide Design Guidelines and Standards

**Advisory Notification. 4 AND - Exhibits**

The development of the premises shall conform substantially with that as shown on APPROVED MAP.

Tentative Map, dated September 13, 2018.

**ADVISORY NOTIFICATION DOCUMENT****Advisory Notification****Advisory Notification. 5 AND - Federal, State & Local Regulation Compliance**

1. Compliance with applicable Federal Regulations, including, but not limited to:
  - National Pollutant Discharge Elimination System (NPDES)
  - Clean Water Act
  - Migratory Bird Treaty Act (MBTA)
  
2. Compliance with applicable State Regulations, including, but not limited to:
  - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
  - Government Code Section 66020 (90 Days to Protest)
  - Government Code Section 66499.37 (Hold Harmless)
  - State Subdivision Map Act
  - Native American Cultural Resources, and Human Remains (Inadvertent Find)
  - Colton Joint Unified School District Impact Compliance
  - Current California Building Code (CBC)
  - Civil Code Section 815.3 & Government Code Sections 65040.2 et al - SB 18 (Tribal Intergovernmental Consultation)
  - Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)
  
3. Compliance with applicable County Regulations, including, but not limited to:
  - Ord. No. 348 (Land Use Planning and Zoning Regulations)
  - Ord. No. 457 (Building Requirements)
  - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)
  - Ord. No. 460 (Division of Land)
  - Ord. No. 461 (Road Improvement Standards)
  - Ord. No. 655 (Regulating Light Pollution)
  - Ord. No. 671 (Consolidated Fees)
  - Ord. No. 787 (Fire Code)
  - Ord. No. 847 (Regulating Noise)
  - Ord. No. 915 (Regulating Outdoor Lighting)
  - Ord. No. 916 (Cottage Food Operations)
  - Ord. No. 925 (Prohibiting Marijuana Cultivating)
  - Ord. No. 927 (Regulating Short Term Rentals)
  - Ord. No. 928 (Clarifying County Prohibition on Mobile Marijuana Dispensaries and Deliveries)
  
4. Mitigation Fee Ordinances
  - Ord. No. 659 Development Impact Fees (DIF)
  - Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
  - Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
  - Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)

**ADVISORY NOTIFICATION DOCUMENT****BS-Grade****BS-Grade. 1                      0010-BS-Grade-MAP - EROS CNTRL PROTECT**

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.

**BS-Grade. 2                      0010-BS-Grade-MAP - GENERAL INTRODUCTION**

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

**BS-Grade. 3                      0010-BS-Grade-MAP - MINIMUM DRNAGE GRADE**

Site drainage shall be in accordance with the current California Building Code. Swales located within 10' of the building foundation shall have 2% minimum slope. Minimum drainage grade shall be 1% except on portland cement concrete where .35% shall be the minimum.

**BS-Grade. 4                      0010-BS-Grade-MAP - NPDES INSPECTIONS**

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

Construction activities including but not limited to clearing, stockpiling, grading or excavation of land, which disturbs 1 acre or more or on-sites which are part of a larger common plan of development which disturbs less than 1 acre are required to obtain coverage under the construction general permit with the State Water Resources Control Board.

**ADVISORY NOTIFICATION DOCUMENT****BS-Grade****BS-Grade. 4 0010-BS-Grade-MAP - NPDES INSPECTIONS (cont.)**

You are required to provide proof of WDID# and keep a current copy of the storm water pollution prevention plan (SWPPP) on the construction site and shall be made available to the Department of Building and Safety upon request.

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

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

**E Health****E Health. 1 0010-E Health-USE - ECP COMMENTS**

If contamination or the presence of a naturally occurring hazardous material is discovered at the site, assessment, investigation, and/or cleanup may be required. Contact Riverside County Environmental Health - Environmental Cleanup Programs at (951) 955-8980, for further information.

**ADVISORY NOTIFICATION DOCUMENT****Flood****Flood. 1****0010-Flood-MAP FLOOD HAZARD REPORT**

Parcel Map (PM) 36302 is a proposal for a Schedule "H" subdivision of a 5.22-acre parcel into two (2) parcels for residential use. The site is located approximately 1700-ft southwest of the intersection of Reche Canyon Road and Reche Vista Drive, in the Reche Canyon area. There are existing structures on both parcels. The structure on Parcel 2 was constructed as part of Second Unit Permit (SUP) 1244.

The site is located within the 100-year Zone A floodplain limits for Reche Canyon as delineated on Panel Number 06065C-0755G of the Flood Insurance Rate Maps (FIRM) issued in conjunction with the National Flood Insurance Program (NFIP) administered by the Federal Emergency Management Agency (FEMA). An existing water tank and shed is located within the floodplain. The approximate tributary drainage area for this floodplain is 1.3 square miles and the flowrate is estimated at 1,440 cfs.

The finished floor of new buildings within Parcel 2 shall be constructed a minimum of 18-inches above the highest adjacent ground. If proposed, mobile homes shall be placed on a permanent foundation. New construction should comply with all applicable ordinances. A note shall be placed on the Environmental Constraint Sheet (ECS) stating, "The finished floor of new buildings within Parcel 2 shall be constructed a minimum of 18-inches above the adjacent ground, measured at the upstream edge of the structure. Mobile homes shall be placed on a permanent foundation."

The 100-year floodplain limits shall be delineated on the (ECS) to accompany the final map. The area within the delineated floodplain limits shall be labeled "floodplain" on the ECS. A note shall be placed on the ECS stating, "Approximate floodplains must be kept free of all buildings and obstructions. Any fencing shall be of a "rail" type. Chain-link fencing shall now be allowed."

**ADVISORY NOTIFICATION DOCUMENT**

**Flood**

**Flood. 1                      0010-Flood-MAP FLOOD HAZARD REPORT (cont.)**

This site is located within the bounds of the Reche Canyon 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 issuance of permits for this project. Although the current fee for this ADP is \$7,354 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 the issuance of the grading permits or issuance of the building permits if grading permits are not issued.

**Planning**

**Planning. 1                      0010-Planning-MAP - EXISTING SECOND UNITS**

Per section 18.28a. d. (2) of Riverside County ordinance 348, any second unit permitted on this land division on or after October 2, 2008 cannot be considered a primary dwelling for any purpose. Therefore a primary dwelling will need to be constructed prior to new or continued occupancy of such a second unit, and if this does not occur, the aforementioned approved second unit may be subject to revocation and potential order requiring demolition or removal of the second unit.

From ordinance 348:

Section 18.28a. d. (2) A dwelling unit originally permitted as a second unit may not later be considered a primary dwelling unit for any purpose.

Section 18.28a. f. REVOCATION OF PERMIT. A second unit permit may be revoked in accordance with the findings and procedure contained in Section 18.31 of this ordinance. The decision revoking a second unit permit may include, without limitation, an order requiring demolition of the second unit.



**ADVISORY NOTIFICATION DOCUMENT**

**Planning**

**Planning. 2 0010-Planning-MAP - FEES FOR REVIEW**

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.

**Planning. 3 0010-Planning-MAP - PDA04830**

County Archaeological Report (PDA) No. 04830 submitted for this project (PM36302) was prepared by CRM Tech and is entitled: "Historical/Archaeological Resources Study Tentative Parcel Map No. 36302; Assessor's Parcel No. 471-210-029 Reche Canyon Area, Riverside County, California", dated December 03, 2013.

According to the study, no cultural resources were discovered. Therefore, there will be no impacts to "historical resources" or "unique archaeological resources" as defined by CEQA. Hence, there are no significant impacts to cultural resources per CEQA and no mitigation measures are required per CEQA.

**Planning. 4 0010-Planning-MAP - TRAIL MAINTENANCE**

The land divider, or the land divider's successor-in- interest, shall be responsible for the maintenance of any trail easement required under these conditions until such time as the maintenance is taken over by an appropriate maintenance district.

**Planning. 5 0010-Planning-STKP- OFF-HIGHWAY VEHICLE USE**

No off-highway vehicle use shall be allowed on any parcel used for stockpiling purposes. The landowners shall secure all parcels on which a stockpile has been placed and shall prevent all off-highway vehicles from using the property.

**ADVISORY NOTIFICATION DOCUMENT**

**Planning**

**Planning. 6                              0020-Planning-MAP - EXPIRATION DATE**

The conditionally approved TENTATIVE MAP shall expire three years after the County of Riverside Board of Supervisors' 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.

**Planning-All**

**Planning-All. 1                              0010-Planning-All-MAP - 90 DAYS TO PROTEST**

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

**Planning-All. 2                              0010-Planning-All-MAP - HOLD HARMLESS**

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following: (a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the TENTATIVE MAP, which action is brought within the time period provided for in California Government Code, Section 66499.37; and, (b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the TENTATIVE MAP, including, but not limited to, decisions made in response to California Public Records Act requests. The COUNTY shall promptly notify the applicant/permittee of any such claim, action, or proceeding and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY. The obligations imposed by this condition include, but are not limited to, the following: the

## ADVISORY NOTIFICATION DOCUMENT

### Planning-All

#### **Planning-All. 2                      0010-Planning-All-MAP - HOLD HARMLESS (cont.)**

applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such claim, action or proceeding, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel. Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the Project, applicant/permittee shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). Applicant/permittee shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. To the extent such costs are not recoverable under the California Public Records Act from the records requestor, applicant/permittee agrees that deposits under this section may also be used to cover staff time incurred by the COUNTY to compile, review, and redact records in response to a Public Records Act request made by a petitioner in any legal challenge to the Project when the petitioner is using the Public Records Act request as a means of obtaining the administrative record for LITIGATION purposes. Within ten (10) days of written notice from COUNTY, applicant/permittee shall make such additional deposits.

### Planning-CUL

#### **Planning-CUL. 1                      MAP-Planning Cul-IF HUMAN REMAINS FOUND**

The developer/permit holder or any successor in interest shall comply with the following for the life of this project: Human remains require special handling, and must be treated with appropriate dignity. Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Specific actions must take place pursuant to CEQA Guidelines §15064.5e, State Health and Safety Code Section 7050.5 and Public Resource Code (PRC) §5097.98. In the event of the accidental discovery or recognition of any human remains in any location other than a dedicated cemetery, the following procedures shall be followed:

- a) There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until:
  - i) A County Official is contacted.
  - ii) The County Coroner is contacted to determine that no investigation of the cause of death is required, and If the Coroner determines the remains are Native American:
  - iii) The Coroner shall contact the Native American Heritage Commission within 24 hours.
- b) The Commission shall identify the person or persons it believes to be the most likely descended from the deceased Native American.
- c) The Most Likely Descendent (MLD) may make recommendations to the landowner or the person responsible for the excavation work, for the treatment of human remains and any associated grave goods as provided in PRC §5097.98.
- d) Under the following conditions, the landowner or his authorized representative shall rebury the Native American human remains and associated grave goods

**ADVISORY NOTIFICATION DOCUMENT**

**Planning-CUL**

**Planning-CUL. 1                    MAP-Planning Cul-IF HUMAN REMAINS FOUND (cont.)**  
on the property in a location not subject to further disturbance: i)The Commission is unable to identify a MLD or the MLD failed to make a recommendation within 48 hours after being notified by the commission. (1)The MLD identified fails to make a recommendation; or (2)The landowner or his authorized representative rejects the recommendation of the MLD, and the mediation.

**Planning-CUL. 2                    MAP-Planning Cul-UNANTICIPATED RESOURCES**

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

- a) If during ground disturbance activities, cultural resources are discovered that were not assessed by the archaeological reports and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. A cultural resources site is defined, for this condition, as being three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to it sacred or cultural importance. a)All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist, the Native American tribal representative (or other appropriate ethic/cultural group representative), and the County Archaeologist to discuss the significance of the find.
- b) At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made, with the concurrence of the County Archaeologist, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.
- c) Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate preservation or mitigation measures.

**Transportation**

**Transportation. 1                    0010-Transportation-MAP - COUNTY WEB SITE**

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.

**Transportation. 2                    0010-Transportation-MAP - DRAINAGE 1**

The land divider shall protect downstream properties from damages caused by alteration of the drainage patterns, i.e., concentration or diversion of flow. Protection shall be provided by constructing adequate drainage facilities including enlarging existing facilities and/or by securing a drainage easement. All drainage easements shall be shown on the final map and noted as follows: "Drainage Easement" no building, obstructions, or encroachments by landfills are allowed". The protection shall be as approved by the Transportation Department.

**ADVISORY NOTIFICATION DOCUMENT****Transportation****Transportation. 3                    0010-Transportation-MAP - DRAINAGE 2**

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 sub-divider shall provide adequate drainage facilities and/or appropriate easements as approved by the Transportation Department.

**Transportation. 4                    0010-Transportation-MAP - STD INTRO 3(ORD 460/461)**

With respect to the conditions of approval for the referenced tentative exhibit, the land divider shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance 460 and Riverside County Road Improvement Standards (Ordinance 461). It is understood that the tentative map correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or 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.

Plan: PM36302

Parcel: 471210029

## 50. Prior To Map Recordation

### Fire

**050 - Fire. 1**

**0050-Fire-MAP-#46-WATER PLANS**

**Not Satisfied**

The applicant or developer shall furnish one copy of the water system plans to the Fire Department for review. Plans shall be signed by a registered civil engineer, containing a Fire Department approval signature block, and shall conform to hydrant type, location, spacing and minimum fire flow. Once plans are signed by the local water company, the originals shall be presented to the Fire Department for signature.

**050 - Fire. 2**

**0050-Fire-MAP-#7-ECS-HAZ FIRE AREA**

**Not Satisfied**

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 subsequent buildings constructed on lots created by this land division shall comply with the special construction provisions contained in Riverside County Ordinance 787.2.

### Flood

**050 - Flood. 1**

**0050-Flood-MAP ADP FEE NOTICE**

**Not Satisfied**

A notice of drainage fees shall be placed on the Environmental Constraint Sheet (ECS) to accompany the 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 Reche Canyon 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.

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.

Plan: PM36302

Parcel: 471210029

## 50. Prior To Map Recordation

### Flood

**050 - Flood. 2**                      **0050-Flood-MAP ELEV FINISHED FLOOR ON ECS**                      **Not Satisfied**

A note shall be placed on the Environmental Constraint Sheet (ECS) stating, "The finished floor of new buildings within Parcel 2 shall be constructed a minimum of 18-inches above the adjacent ground, measured at the upstream edge of the structure. Mobile homes shall be placed on a permanent foundation."

**050 - Flood. 3**                      **0050-Flood-MAP SHOW FLOODPLAIN ECS**                      **Not Satisfied**

The 100-year floodplain limits through the property as shown on FEMA Panel Number 06065C-0755G shall be delineated on an environmental constraint sheet to accompany the final map.

The area within the delineated floodplain limits shall be labeled "floodplain" on the environmental constraint sheet. A note shall be placed on the environmental constraint sheet stating, "Approximate floodplains must be kept free of all buildings and obstructions. Any fencing shall be of a "rail" type. Chain-link fencing shall not be allowed".

**050 - Flood. 4**                      **0050-Flood-MAP SUBMIT ECS & FINAL MAP**                      **Not Satisfied**

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.

### Planning

**050 - Planning. 1**                      **0050-Planning-MAP - ECS NOTE MT PALOMAR LIGH**                      **Not Satisfied**

The following Environmental Constraint Note shall be placed on the ECS:

"This property is subject to lighting restrictions as 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."

**050 - Planning. 2**                      **0050-Planning-MAP - ECS PALEO**                      **Not Satisfied**

An environmental constraints sheet (ECS) shall be prepared for this project. The ECS shall indicate the area of the project site that has been mapped to contain documented and/or potential paleontological resources (i.e. significant nonrenewable fossil material). This may include the entirety of site. In addition, a note shall be placed on the ECS as follows:

Plan: PM36302

Parcel: 471210029

## 50. Prior To Map Recordation

### Planning

**050 - Planning. 2                      0050-Planning-MAP - ECS PALEO (cont.)                      Not Satisfied**

"This site, as delineated on this ECS map and as indicated in the County's General Plan, has been mapped as having a high potential for containing significant nonrenewable fossil material. The proposed project's potential to impact paleontological resources has been determined to be high, especially for Pleistocene-age vertebrate fossil. Therefore, mitigation of this potential impact in the form of monitoring of all site earth-moving activities and collection/curation of all significant fossils unearthed is required."

**050 - Planning. 3                      0050-Planning-MAP - ECS SHALL BE PREPARED                      Not Satisfied**

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.

**050 - Planning. 4                      0050-Planning-MAP - FEE BALANCE                      Not Satisfied**

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.

**050 - Planning. 5                      0050-Planning-MAP - FINAL MAP PREPARER                      Not Satisfied**

The FINAL MAP shall be prepared by a licensed land surveyor or registered civil engineer.

**050 - Planning. 6                      0050-Planning-MAP - ECS AFFECTED LOTS                      Not Satisfied**

In accordance with Section 9.5. 12. of Ordinance No. 460, the following note shall be placed on the FINAL MAP:

"ENVIRONMENTAL CONSTRAINT NOTE: Environmental Constraint Sheet affecting this map is on file in the Office of the Riverside County Surveyor in E.C.S. Book \_\_\_\_, Page \_\_\_\_. This affects all Parcels"

**050 - Planning. 7                      0050-Planning-MAP - ECS WILDLIFE CORR ESMNT                      Not Satisfied**

A conservation easement encompassing the Wildlife Corridor as shown on the TENTATIVE MAP shall be delineated on the FINAL MAP and the Environmental Constraints Sheet.



Plan: PM36302

Parcel: 471210029

## 50. Prior To Map Recordation

### Planning

**050 - Planning. 8                      0050-Planning-MAP - OFFER OF TRAILS                      Not Satisfied**

In offer of dedication to the County of Riverside for a ten to fourteen foot (10'-14') wide community trail along Parcel 2, shall be noted on both the FINAL MAP and the Environmental Constraints Sheet.

**050 - Planning. 9                      0050-Planning-MAP - QUIMBY FEES (1)                      Not Satisfied**

The land divider shall submit to the County Planning Department - Development Review Division a duly and completely executed agreement with the County Service Area No. 152 which demonstrates to the satisfaction of the County that the land divider has provided for the payment of parks and recreation fees and/or dedication of land for the TENTATIVE MAP in accordance with Section 10.35 of County Ordinance No. 460.

**050 - Planning. 10                      0050-Planning-MAP - REQUIRED APPLICATIONS                      Not Satisfied**

No FINAL MAP shall record until General Plan Amendment No. 1221 and Change of Zone No. 7727 have been approved and adopted by the Board of Supervisors and have been made effective. This land division shall conform with the development standards of the designation[s] and/or zone[s] ultimately applied to the property.

**050 - Planning. 11                      0050-Planning-MAP - SURVEYOR CHECK LIST                      Not Satisfied**

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 in gross acres and net acres.
- C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the R-A-2 zone, and with the Riverside County General Plan.
- 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.
- 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[s] shall be shown as a numbered lot[s] on the FINAL MAP.

Plan: PM36302

Parcel: 471210029

## 50. Prior To Map Recordation

### Survey

**050 - Survey. 1                      0050-Survey-MAP - ACCESS RESTRICTION                      Not Satisfied**

Lot access shall be restricted on Reche Canyon Road and so noted on the final map with the exception of one 30' access to parcel 2.

**050 - Survey. 2                      0050-Survey-MAP - EASEMENT                      Not Satisfied**

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.

### Transportation

**050 - Transportation. 1                      0050-Transportation-MAP - SUFFICIENT R-O-W                      Not Satisfied**

Sufficient right of way along Reche Canyon Road shall be dedicated for public use within the project boundary to provide for a 55 foot half-width right of way per County Standard No. 95, Ordinance No. 461.

Sufficient right of way along Reche Vista Road shall be dedicated for public use to provide for a 55 foot ultimate half-width right of way per County Standard No. 95, Ordinance No. 461.

## 60. Prior To Grading Permit Issuance

### BS-Grade

**060 - BS-Grade. 1                      0060-BS-Grade-MAP - DRNAGE DESIGN Q100                      Not Satisfied**

All drainage facilities shall be designed in accordance with the Riverside County Flood Control & Water District's or Coachella Valley Water District's conditions of approval regarding this application. If not specifically addressed in their conditions, drainage shall be designed to accommodate 100 year storm flows.

**060 - BS-Grade. 2                      0060-BS-Grade-MAP - GRADING SECURITY                      Not Satisfied**

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

**060 - BS-Grade. 3                      0060-BS-Grade-MAP - IMPORT/EXPORT                      Not Satisfied**

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.

Plan: PM36302

Parcel: 471210029

## 60. Prior To Grading Permit Issuance

### BS-Grade

**060 - BS-Grade. 3                      0060-BS-Grade-MAP - IMPORT/EXPORT (cont.)                      Not Satisfied**

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

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

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

**060 - BS-Grade. 4                      0060-BS-Grade-MAP - NPDES/SWPPP                      Not Satisfied**

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

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

**060 - BS-Grade. 5                      0060-BS-Grade-MAP - PRE-CONSTRUCTION MTG                      Not Satisfied**

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

Plan: PM36302

Parcel: 471210029

## 60. Prior To Grading Permit Issuance

### Flood

**060 - Flood. 1                      0060-Flood-MAP ADP FEES                      Not Satisfied**

Parcel Map (PM) 36302 is located within the limits of the Reche Canyon 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

**060 - Planning. 1                      0060-Planning-MAP - FEE BALANCE                      Not Satisfied**

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.

**060 - Planning. 2                      0060-Planning-MAP - GRADING PLAN REVIEW                      Not Satisfied**

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.

**060 - Planning. 3                      0060-Planning-MAP - PALEO PRIMP & MONITOR                      Not Satisfied**

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).

Plan: PM36302

Parcel: 471210029

## 60. Prior To Grading Permit Issuance

### Planning

**060 - Planning. 3                      0060-Planning-MAP - PALEO PRIMP & MONITOR (cont.)                      Not Satisfied**

2. The project paleontologist retained shall review the approved development plan and grading plan and shall conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for review and approval prior to issuance of a Grading Permit.

Information to be contained in the PRIMP, at a minimum and in addition to other industry standard and Society of Vertebrate Paleontology standards, are as follows:

1. Description of the proposed site and planned grading operations.
2. Description of the level of monitoring required for all earth-moving activities in the project area.
3. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
4. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
5. Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.
6. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
7. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
8. Procedures and protocol for collecting and processing of samples and specimens.
9. Fossil identification and curation procedures to be employed.
10. Identification of the permanent repository to receive any recovered fossil material. \* The County of Riverside must be consulted on the repository/museum to receive the fossil material and a written agreement between the property owner/developer and the repository must be in place prior to site grading.

Plan: PM36302

Parcel: 471210029

## 60. Prior To Grading Permit Issuance

### Planning

**060 - Planning. 3                      0060-Planning-MAP - PALEO PRIMP & MONITOR (cont.)                      Not Satisfied**

11. All pertinent exhibits, maps and references.

12. Procedures for reporting of findings.

13. Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees.

All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. Professional Geologist), as appropriate. Two wet-signed original copies of the report(s) shall be submitted to the office of the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, the Plan Check staff, the Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP.

**060 - Planning. 4                      0060-Planning-MAP - PALEONTOLOGIST REQUIRED                      Not Satisfied**

The land divider/permit holder shall retain a qualified paleontologist for consultation and comment on the proposed grading with respect to potential paleontological impacts. The developer shall submit the name, telephone number and address of the retained, qualified paleontologist to the Planning Department and the Department of Building and Safety. The paleontologist shall submit in writing to the Planning Department - Development Review Division the results of the initial consultation, and the paleontologist shall include details of the fossil recovery plan, if recovery was deemed necessary. 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, in the professional opinion of the retained paleontologist (and/or as determined by the Planning Director), the paleontologist or representative shall have the authority to monitor actively all project related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of paleontological resources.

Plan: PM36302

Parcel: 471210029

## 60. Prior To Grading Permit Issuance Planning

**060 - Planning. 5                      0060-Planning-MAP - SLOPE GRADING TECHNIQUES                      Not Satisfied**

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:

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.

**060 - Planning. 6                      0060-Planning-MAP - COMMUNITY TRAIL ESMNT                      Not Satisfied**

The land divider/permit holder shall cause grading plans to be prepared which delineates grading adjacent to or within a proposed trail easement adjacent to parcel number 2, as delineated on the TENTATIVE MAP. Said grading must conform to the trail standards of the Comprehensive General Plan.

**060 - Planning. 7                      0060-Planning-MAP - GRADING & BRUSHING AREA                      Not Satisfied**

The land divider/permit holder shall cause grading plans to be prepared which restricts grading and brushing to public or private access roads, driveways, pad sites leach fields, existing agricultural areas, and fuel modification zones, as identified on the TENTATIVE MAP.

**060 - Planning. 8                      0060-Planning-MAP - SKR FEE CONDITION                      Not Satisfied**

Prior to the issuance of a grading permit, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663.

Plan: PM36302

Parcel: 471210029

## 60. Prior To Grading Permit Issuance

### Planning

**060 - Planning. 8                      0060-Planning-MAP - SKR FEE CONDITION (cont.)                      Not Satisfied**

Said fee shall be calculated on the approved development project which is anticipated to be Parcel 1 at 2.10 acres (gross) and Parcel 2 at 3.12 acres (gross) in accordance with the TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount.

### Planning-EPD

**060 - Planning-EPD. 1                      0060-Planning-EPD-EPD - BIO CONSTRAINT AREA                      Not Satisfied**

Per the MSHCP Consistency Analysis prepared by Ken Osborne in October 2009 suitable habitat for Los Angeles pocket mouse & San Bernardino kangaroo rat was found onsite occurring in the N/S running drainage in the center of the property. This area is delineated on Figure 14 (page 26) of the biological report prepared as part of HANS review 1997. The area delineated on this map must be delineated on the grading plan for this project prior to issuance of any grading permit for this property and labeled as "SMALL MAMMAL HABITAT TO BE AVOIDED". No disturbance shall be allowed within this area as delineated on the final exhibit for PM36302.

### Transportation

**060 - Transportation. 1                      0060-Transportation-MAP - SUBMIT GRADING PLAN                      Not Satisfied**

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

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

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

Standard plan check turnaround time is 10 working days.

**060 - Transportation. 2                      0060-Transportation-USE - SUBMIT PLANS                      Not Satisfied**

Prior to the issuance of a grading permit, the owner/applicant may be required to submit a Water Quality Management Plan (WQMP), in PDF format on two CD copies, if the development of the parcel meets or exceeds any of the thresholds outlined in the WQMP guidance document. If it is determined that a WQMP is required, the owner/applicant shall be required to submit a WQMP and associated plans for review and approval prior to the issuance of a grading permit. More information can be found at the following website: <http://rcflood.org/npdes/>.



Plan: PM36302

Parcel: 471210029

## 80. Prior To Building Permit Issuance

### BS-Grade

**080 - BS-Grade. 1**                      **0080-BS-Grade-MAP - NO B/PMT W/O G/PMT**                      **Not Satisfied**

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

**080 - BS-Grade. 2**                      **0080-BS-Grade-MAP - ROUGH GRADE APPROVAL**                      **Not Satisfied**

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

1. Submitting a "Wet Signed" copy of the Soils Compaction Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.
2. Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.
3. Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.
4. Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

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

### Flood

**080 - Flood. 1**                      **0080-Flood-MAP ADP FEES**                      **Not Satisfied**

Parcel Map (PM) 36302 is located within the limits of the Reche Canyon 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

Plan: PM36302

Parcel: 471210029

## 80. Prior To Building Permit Issuance

### Flood

**080 - Flood. 1                      0080-Flood-MAP ADP FEES (cont.)                      Not Satisfied**

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

**080 - Planning. 1                      0080-Planning-MAP - FEE BALANCE                      Not Satisfied**

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.

**080 - Planning. 2                      0080-Planning-MAP - SCHOOL MITIGATION                      Not Satisfied**

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

### Planning-EPD

**080 - Planning-EPD. 1                      0080-Planning-EPD-EPD - BIO CONSTRAINTS AREA                      Not Satisfied**

NO BUILDING PERMIT CAN BE ISSUED WITHIN THE AREA DELINEATED AS "SMALL MAMMAL HABITAT TO BE AVOIDED" ON THE FINAL EXHIBIT FOR PM36302.

### Transportation

**080 - Transportation. 1                      0080-Transportation-USE - SUBMIT PLANS                      Not Satisfied**

This condition applies if a grading permit is not required.

Prior to the issuance of a building permit, the owner/applicant may be required to submit a Water Quality Management Plan (WQMP), in PDF format on two CD copies, if the development of the parcel meets or exceeds any of the thresholds outlined in the WQMP guidance document. If it is determined that a WQMP is required, the owner/applicant shall be required to submit a WQMP and associated plans for review and approval prior to issuance of a building permit. More information can be found at the following website: <http://rcflood.org/npdes/>.

Plan: PM36302

Parcel: 471210029

**90. Prior to Building Final Inspection**

**BS-Grade**

**090 - BS-Grade. 1                      0090-BS-Grade-MAP - PRECISE GRADE INSP                      Not Satisfied**

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

1. Precise grade inspection.

i. Precise Grade Inspection can include but is not limited to the following:

1. Installation of slope planting and permanent irrigation on required slopes

2. Completion of drainage swales, berms, onsite drainage facilities and required drainage away from foundation.

**090 - BS-Grade. 2                      0090-BS-Grade-MAP - PRECISE GRD'G APRVL                      Not Satisfied**

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

1. Requesting a Precise Grade Inspection and obtaining precise grade approval from a Riverside County inspector.

2. Submitting a "Wet Signed" copy of the Precise Grade Certification from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

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

**Planning**

**090 - Planning. 1                      0090 Planning MAP    ORD 810 O S FEE                      Not Satisfied**

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 Tentative Parcel Map No. 36302 is calculated to be 2.10 net acres for Parcel 1.

**090 - Planning. 2                      0090 Planning MAP    ORD NO. 659 (DIF)                      Not Satisfied**

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

Plan: PM36302

Parcel: 471210029

## 90. Prior to Building Final Inspection

### Planning

**090 - Planning. 2                      0090 Planning MAP    ORD NO. 659 (DIF) (cont.)                      Not Satisfied**

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 Tentative Parcel Map No. 36302 is calculated to be 2.10 net acres for Parcel 1.

**090 - Planning. 3                      0090-Planning-MAP - PALEO MONITORING REPORT                      Not Satisfied**

#### 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 Western Center, the San Bernardino County Museum and Los Angeles County Museum of Natural History, at a minimum, for incorporation into their Regional Locality Inventories.

**090 - Planning. 4                      0090-Planning-MAP - QUIMBY FEES (2)                      Not Satisfied**

The land divider/permit holder shall present certification to the Riverside County Planning Department that payment of parks and recreation fees and/or dedication of land for park use in accordance with Section 10.35 of County Ordinance No. 460 has taken place. Paid certification shall be obtained for Quimby Fee from the Recreation and Park District or County of Riverside Economic Development Agency (EDA) for CSA No. 152.

**090 - Planning. 5                      0090-Planning-MAP - SKR FEE CONDITION                      Not Satisfied**

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be Parcel 1 at 2.10 acres (gross) and Parcel 2 at 3.12 acres (gross) in accordance with the TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount.

Plan: PM36302

Parcel: 471210029

## 90. Prior to Building Final Inspection

### Transportation

**090 - Transportation. 1      0090-Transportation-MAP - WRCOG TUMF      Not Satisfied**

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.

**090 - Transportation. 2      0090-Transportation-USE - WQMP COMPLETION      Not Satisfied**

If the project proposes to exceed the impervious thresholds found in the WQMP guidance document, the applicant will be required to acceptably install all structural BMPs described in the project specific WQMP, provide an Engineer WQMP certification, GPS location of all BMPs, and ensure that the requirements for permanent inspection and maintenance of the BMPs are established with a BMP maintenance agreement.

**LAND DEVELOPMENT COMMITTEE**  
**INITIAL CASE TRANSMITTAL**  
**RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE**  
**P.O. Box 1409**  
**Riverside, CA 92502-1409**

DATE: May 12, 2010

**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-J. Jolliffe  
P.D. Landscaping Section-R. Dyo  
P.D. Archaeology Section-L. Mouriquand  
Riverside Transit Agency  
Riv. Co. Sheriff's Dept.  
Riv. Co. Waste Management Dept.

5th District Supervisor  
5th District Planning Commissioner  
Valley-Wide Recreation & Parks Dist.  
Moreno Valley Unified School Dist.  
RWQCB- Santa Ana  
Eastern Information Center (UCR)

**TENTATIVE PARCEL MAP NO. 36302** – EA41793 – Applicant: Irma Llamas – Engineer/Representative: Miguel B. Sanchez - Fifth Supervisorial District - Edgemont-Sunnymead Zoning District - Reche Canyon/Badlands Area Plan: Rural: Rural Residential (RUR-RR) (5 Acre Min.) – Location: southwesterly of Reche Canyon Road, and easterly of Reche Vista Drive - 5.22 Gross Acres - Zoning: Residential Agricultural - 5 Acre Minimum (R-A-5) - **REQUEST:** The project proposes a Schedule H subdivision of 5.22 gross acres into two parcels. - APN(s): 471-210-029- Concurrent Cases: GPA965 & CZ7727

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on June 10, 2010**. 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 **Matt Straite**, Project Planner, at **(951) 955-8631** or email at **MSTRAITE@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  
PLANNING DEPARTMENT

Charissa Leach, P.E.  
Assistant TLMA Director

DEVELOPMENT ADVISORY COMMITTEE (“DAC”)  
SECOND CASE TRANSMITTAL  
RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE  
PO Box 1409  
Riverside, 92502-1409

DATE: October 24, 2017

TO:

Riv. Co. Transportation Dept.  
Riv. Co. Environmental Health Dept.  
Riverside County Flood Control  
Riv. Co. Fire Department (Riv. Office)  
Riv. Co. Building & Safety – Grading  
Riv. Co. Regional Parks & Open Space

P.D. Environmental Programs Division  
P.D. Geology Section  
P.D. Archaeology Section  
Riv. Co. Surveyor  
Riv. Co. Airport Land Use Commission

Board of Supervisors - Supervisor: 5th District-  
Ashley  
Planning Commissioner: 5th District- Kroencke

**GENERAL PLAN AMENDMENT NO. 1221, CHANGE OF ZONE NO. 7727, and TENTATIVE PARCEL MAP NO. 36302** - EA41793 - Applicant: Irma Llamas – Engineer/Representative: Rod Arsalan - Fifth Supervisorial District - Edgemont-Sunnymead Zoning District - Reche Canyon/Badlands Area Plan: Rural: Rural Residential (R: RR) (5 Ac. Min.)– Location: Southwest of Reche Canyon Road; East of Reche Vista Drive; North of Holly Court – 5.22 Gross Acres - Zoning: Residential Agricultural - 5 Acre Minimum (R-A-5) - **REQUEST:** This Technical General Plan Amendment proposes to amend the General Plan Foundation Component of the subject property from Rural to Rural Community and to amend the General Plan land use designation for the subject property from Rural Residential (R: RR) (5 ac. min.) to Estate Density Residential (RC: EDR) (2ac. min.). To change the zone from Residential Agricultural - 5 Acre Minimum (R-A-5) to Residential Agricultural - 2 Acre Minimum (R-A-2). The parcel map will subdivide the subject property into two (2) parcels; parcel 1 will be 2.10 gross acres and parcel 2 will be 3.12 gross acres. APN(s): 471-210-029. Related Cases – GPA00965 and HANS1994. **BBID: 844-855-944, UPROJ: PM36302, CZ07727, UDEV: GPA01121**

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 PLANNING DEPARTMENT

*Charissa Leach, P.E.  
Assistant TLMA Director*

**DAC staff members and other listed Riverside County Agencies, Departments and Districts staff:**  
A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Land Management System (LMS) on or before the indicated DAC date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the LMS routing on or before the above date. This case is scheduled for a **DAC Internal Review November 16, 2017** once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

Any questions or comments regarding this project should be directed to Tim Wheeler, Project Planner at (951) 955-6060, or e-mail at [twheeler@rivco.org](mailto:twheeler@rivco.org) / MAILSTOP #: 1070

*Proposed Public Hearing Path:*

*Administrative Action:*  *DH:*  *PC:*  *BOS:*

COMMENTS:

DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

PLEASE PRINT NAME AND TITLE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

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



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

January 8, 2008

Irma Llamas  
2800 Reche Vista Dr.  
Colton, CA 92324

RE: General Plan Amendment Initiation Proceedings

Dear Applicant:

The County of Riverside Board of Supervisors Adopted an order initiating proceedings on December 16, 2008 for General Plan Amendment (GPA) No. 965.

This GPA shall continue in the post-General Plan Amendment Initiation review process and you can submit concurrent planning applications to be processed along with this GPA. Please contact your project planner if you have any questions or need additional information. Your project planner Russell Brady, can be reached at 951-955-1888 or via email at [rbrady@rctlma.org](mailto:rbrady@rctlma.org).

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT  
Ron Goldman, Planning Director

---

Russell Brady, Project Planner

Revised: 01/08/09  
Y:\Planning Case Files-Riverside office\GPA00956\GPIP BOS Decision Letter.doc

**COUNTY OF RIVERSIDE**  
**TRANSPORTATION AND LAND MANAGEMENT AGENCY**

*George A. Johnson · Agency Director*

**Planning Department**

*Ron Goldman · Planning Director*

February 18, 2009

Sanchez Miguel B  
9519 Telegraph Rd.  
Pico Rivera, CA 90660

RE: December 16, 2008 General Plan Amendment Initiation Proceedings

Dear Applicant:

The County of Riverside Board of Supervisors Adopted an order initiating proceedings for General Plan Amendment (GPA) No. 965.

This GPA shall continue in the post-General Plan Amendment Initiation review process and you can submit concurrent planning applications to be processed along with this GPA. Please contact me within ten days from the date of this letter to discuss how you would like to proceed with your proposal. I can be reached at 951-955-2419 or via email at [rjuarez@rctlma.org](mailto:rjuarez@rctlma.org).

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT  
Ron Goldman, Planning Director



Raymond Juarez, Planner IV

cc:

Revised: 02/18/09

Y:\Planning Case Files-Riverside office\GPA00956\GPIP BOS Decision Letter.doc\_RayJuarez.doc

**COUNTY OF RIVERSIDE**  
**TRANSPORTATION AND LAND MANAGEMENT AGENCY**

*George A. Johnson · Agency Director*

**Planning Department**

*Ron Goldman · Planning Director*

April 15, 2009

Sanchez Miguel B  
9519 Telegraph Rd.  
Pico Rivera, CA 90660

RE: General Plan Amendment Initiation Proceedings

Dear Applicant:

The County of Riverside Board of Supervisors Adopted an order initiating proceedings for General Plan Amendment (GPA) No. 965 on December 16, 2008. A letter was sent to you on February 18, 2009 asking you to please contact me to discuss how you would like to proceed with your proposal. It is urgent that you contact me before we proceed with your project.

I can be reached at 951-955-2419 or via email at [rjuarez@rctlma.org](mailto:rjuarez@rctlma.org).

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT  
Ron Goldman, Planning Director

  
Raymond Juarez, Planner IV

**COUNTY OF RIVERSIDE**  
**TRANSPORTATION AND LAND MANAGEMENT AGENCY**

*George A. Johnson · Agency Director*

**Planning Department**

*Ron Goldman · Planning Director*

January 26, 2010

Native American Heritage Commission  
915 Capitol Mall, Room 364  
Sacramento, CA 95814

RE: Tribal Consultation List Request (FAX 916-657-5390)

Dear Sirs:

Pursuant to S.B. 18, Riverside County requests a Tribal Consultation List for the project listed below:

**Project Title:** General Plan Amendment No. 965

**Riverside County Planning Department**

P.O. Box 1409

Riverside, CA 92502-1409

Planner Name: Becky Brewington

Direct Phone Number: 951-955-9076

Fax Number: 951-955-3157

**Specific Area Subject to Proposed Action:**

County: Riverside County

City/Community: Reche Canyon

Section: 19 and 20

Township: 2 South

Range: 3 West

**Local; Action Type:**

General Plan

Specific Plan

Tract Map

General Plan Amendment

Specific Plan Amendment

Parcel Map

General Plan Element

Specific Plan – Planning Area Change

Use Permit

**Project Description:**

The General Plan Amendment proposes to amend the existing Riverside County General Plan Land Use Designation from Rural: Rural Residential (R:RR)(5 Acre Minimum) to Rural Community: Estate Density Residential (RC:EDR)(2 Acre Minimum)

**NAHC Use Only**

Date Received: \_\_\_\_\_

Date Completed: \_\_\_\_\_

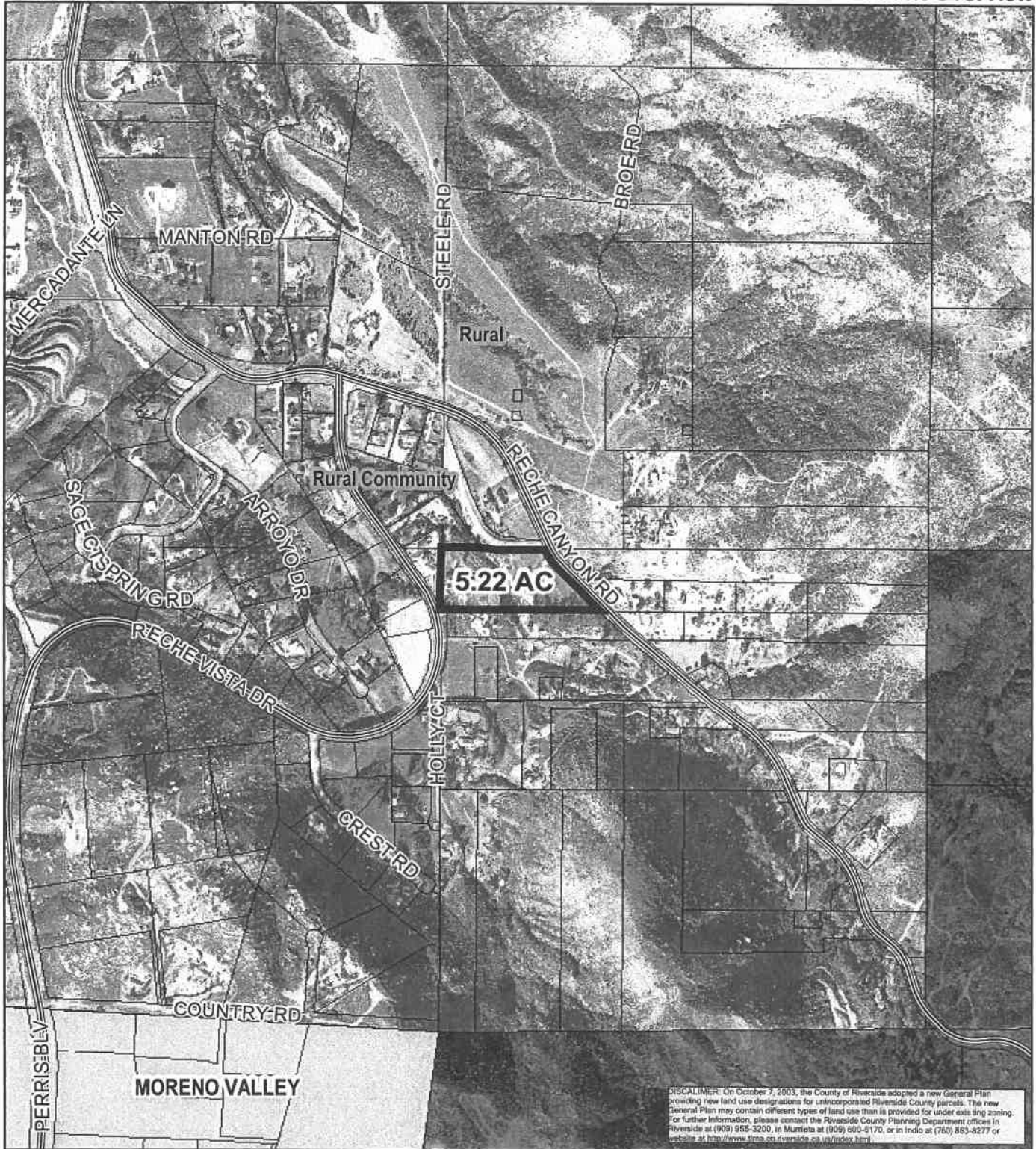
Native American Tribal Consultation lists are only applicable for consulting with California Native American tribes per Government Code Section 65362.3.

Y:\Planning Master Forms\Misc Staff Forms and Documents\Native American Heritage Commission Transmittal Letter.doc

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

DEVELOPMENT OPPORTUNITY



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 (909) 955-3200, in Murrieta at (909) 600-6170, or in Indio at (760) 863-6277 or visit us at [http://www.rtra.ca.gov/riverside\\_ca\\_us/index.html](http://www.rtra.ca.gov/riverside_ca_us/index.html)

District  
Plan: Edgemont-Sunnymead  
Township/Range: T2SR3W  
Section: 20

RIVERSIDE COUNTY PLANNING DEPARTMENT

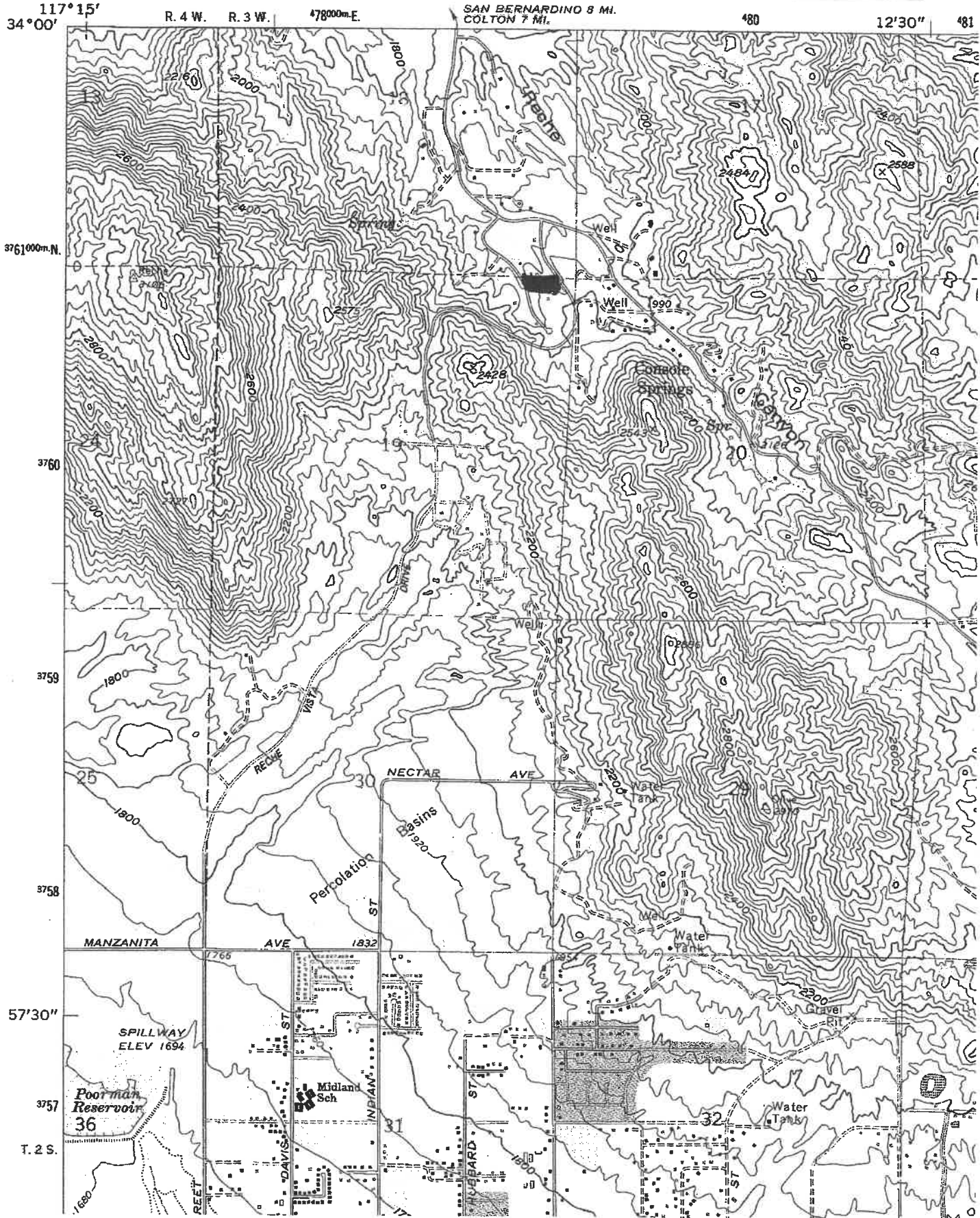
Assessors  
Bk. Pg. 471-21  
Thomas  
Bros. Pg. 687 G3



2552 (11 SE  
SAN BERNARDINO  
SOUTH)

UNITED STATES  
DEPARTMENT OF THE INTERIOR  
GEOLOGICAL SURVEY

Site [REDACTED]



STATE OF CALIFORNIA

Arnold Schwarzenegger, Governor

## NATIVE AMERICAN HERITAGE COMMISSION

915 CAPITOL MALL, ROOM 364  
 SACRAMENTO, CA 95814  
 (916) 653-6251  
 Fax (916) 657-5390  
 Web Site [www.nahc.ca.gov](http://www.nahc.ca.gov)  
 e-mail: [da\\_nahc@pacbell.net](mailto:da_nahc@pacbell.net)



January 26, 2010

Ms. Becky Brewington, Project Planner

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT**

4080 Lemon Street, 9<sup>th</sup> Floor  
 Riverside, CA 925-2=1409

RECEIVED  
 FEB 02 2010  
 ADMINISTRATION  
 RIVERSIDE COUNTY  
 PLANNING DEPARTMENT

Sent by FAX to 951-955-3157

No. Pages: 2

Re: Tribal Consultation Per SB 18 (Government Code §§ 65352.3, 65352.4, 65560 and 65562.5)  
and Sacred Lands File Search for GENERAL PLAN AMENDMENT (No. 965 ; located in the Reche  
Canyon Community near the City of Moreno Valley, Riverside County, California

Dear Ms. Brewington:

Government Code §65352.3 requires local governments to consult with California Native American tribes identified by the Native American Heritage Commission (NAHC) for the purpose of protecting, and/or mitigating impacts to cultural places. Attached is a Native American Tribal Consultation list of tribes with traditional lands or cultural places located within the requested plan boundaries.

Furthermore we suggest that you contact the California Historic Resources Information System (CHRIS) at the nearest Information Center (contact 916- 653-7278) to determine if there are any recorded CHRIS sites within or near the APE.

A NAHC Sacred Lands File search was conducted based on the coordinates of this property or "area of potential effect" (APE) and Native American Cultural Resources sites were not found within one-half mile, within the 'area of potential effect' (e.g. APE) you identified. Local governments should be aware, also that records maintained by the NAHC and CHRIS are not exhaustive, and these searches do not preclude the existence of other cultural resources. A tribe may be the only source of information regarding the existence of a cultural place. I suggest you consult with all of those on the accompanying Native American Contacts list, which has been included separately. If they cannot supply information, they might recommend others with specific knowledge about cultural resources in your plan area. If a response has not been received within two weeks of notification, the Commission requests that you follow-up with a telephone call in about two weeks to ensure that the project information has been received.

If you receive notification of change of addresses and phone numbers from Tribes, please notify me. With your assistance we are able to assure that our consultation list contains current information.

If you have any questions, please contact me at (916) 653-6251.

Sincerely,

  
 Dave Singleton  
 Program Analyst

Attachment: Native American Tribal Consultation List

**Native American Tribal Consultation List**  
**Riverside County**  
**January 27, 2010**

Ramona Band of Cahuilla Mission Indians  
 Joseph Hamilton, Chairman  
 P.O. Box 391670  
 Anza, CA 92539  
 admin@ramonatribe.com  
 (951) 763-4105

Cahuilla

x

Pechanga Band of Mission Indians  
 Mark Macarro, Chairperson  
 P.O. Box 1477  
 Temecula, CA 92593  
 tbrown@pechanga-nsn.gov  
 (951) 676-2768

Luiseno

x

San Manuel Band of Mission Indians  
 James Ramos, Chairperson  
 26589 Community Center Drive  
 Highland, CA 92346  
 (909) 864-8933  
 (909) 864-3724 - FAX

Serrano

x

Serrano Nation of Indians  
 Goldie Walker  
 6588 Valaria Drive  
 Highland, CA 92346  
 (909) 862-9883

Serrano

x

Soboba Band of Mission Indians  
 Chairperson  
 P.O. Box 487  
 San Jacinto, CA 92581  
 dhill@soboba-nsn.gov  
 (951) 654-2765

Luiseno

x

Cahuilla Band of Indians  
 Luther Salgado, Sr.  
 PO Box 391760  
 Anza, CA 92539  
 tribalcouncil@cahuilla.net  
 915-763-5549

Cahuilla

x

Santa Rosa Band of Mission Indians  
 John Marcus, Chairman  
 P.O. Box 609  
 Hemet, CA 92546  
 srtribaloffice@aol.com  
 (951) 658-5311  
 (951) 658-6733 Fax

Cahuilla

x

Morongo Band of Mission Indians  
 Robert Martin, Chairperson  
 12700 Pumarra Road  
 Banning, CA 92220  
 Robert\_Martin@morongo.org  
 (951) 849-8807  
 (951) 755-5200

Cahuilla

Serrano

x

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is applicable only for consultation with Native American tribes under Government Code Section 65352.3.



**COUNTY OF RIVERSIDE**  
**TRANSPORTATION AND LAND MANAGEMENT AGENCY**

*George A. Johnson · Agency Director*

**Planning Department**

*Ron Goldman · Planning Director*

February 3, 2010

Cahuilla Band of Indians  
Luther Salgado, Sr.  
P.O. Box 391760  
Anza, CA 92539

**RE: Native American Consultation request for General Plan Amendment No. 965 (GPA00965)**

Dear Mr. Salgado:


The County of Riverside requests your participation in the review of GPA00965 located at Sections 19 and 20, township 2 South, Range 3 West, also referred to as Assessor's Parcel Number 471-210-029. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

Staff contacted the Native American Heritage Commission (NAHC) which gave the County your tribe's name. The County is seeking a consultation with your tribe concerning the potential of Native American cultural resources that may be impacted by the above project. The project is currently being reviewed under CEQA and an archaeological and cultural resource survey has been requested to determine the presence or absence of cultural resources. Any information you have regarding cultural places will be kept strictly confidential and will not be divulged to the public.

Riverside County feels that your assistance is vital to the preservation and conservation of ancestral tribal sites during the current growth that the County is experiencing. It is the desire of Riverside County to protect the past and our collective heritage as we proceed towards the future. Please forward any comments or requests for meetings concerning this project to Leslie Mouriquand, County Archaeologist by May 3, 2010.

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT  
Ron Goldman, Planning Director

  
\_\_\_\_\_  
Becky Brewington, Project Planner

Attachments  
USGS Map

cc: Irma Llamas and Miguel B. Sanchez  
L. Mouriquand, County Archeologist

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

**COUNTY OF RIVERSIDE**  
**TRANSPORTATION AND LAND MANAGEMENT AGENCY**

*George A. Johnson · Agency Director*

**Planning Department**

*Ron Goldman · Planning Director*

February 3, 2010

Morongo Band of Mission Indians  
Chairperson Robert Martin  
12700 Pumarra Road  
Banning, CA 92220

**RE: Native American Consultation request for General Plan Amendment No. 965 (GPA00965)**

Dear Chairperson Martin,

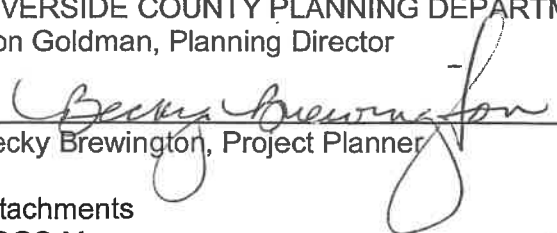
The County of Riverside requests your participation in the review of GPA00965 located at Sections 19 and 20, Township 2 South, Range 3 West, also referred to as Assessor's Parcel Number 471-210-029. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

Staff contacted the Native American Heritage Commission (NAHC) which gave the County your tribe's name. The County is seeking a consultation with your tribe concerning the potential of Native American cultural resources that may be impacted by the above project. The project is currently being reviewed under CEQA and an archaeological and cultural resource survey has been requested to determine the presence or absence of cultural resources. Any information you have regarding cultural places will be kept strictly confidential and will not be divulged to the public.

Riverside County feels that your assistance is vital to the preservation and conservation of ancestral tribal sites during the current growth that the County is experiencing. It is the desire of Riverside County to protect the past and our collective heritage as we proceed towards the future. Please forward any comments or requests for meetings concerning this project to Leslie Mouriquand, County Archaeologist by May 3, 2010.

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT  
Ron Goldman, Planning Director

  
Becky Brewington, Project Planner

Attachments  
USGS Map

cc: Irma Llamas and Miguel B. Sanchez  
L. Mouriquand, County Archeologist

**COUNTY OF RIVERSIDE**  
**TRANSPORTATION AND LAND MANAGEMENT AGENCY**

*George A. Johnson · Agency Director*

**Planning Department**

*Ron Goldman · Planning Director*

February 3, 2010

Pechanga Band of Mission Indians  
Chairperson Mark Macarro  
P.O. Box 1477  
Temecula, CA 92593

**RE: Native American Consultation request for General Plan Amendment No. 965 (GPA00965)**

Dear Chairperson Macarro,

The County of Riverside requests your participation in the review of GPA00965 located at Sections 19 and 20, Township 2 South, Range 3 West, also referred to as Assessor's Parcel Number 471-210-029. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

Staff contacted the Native American Heritage Commission (NAHC) which gave the County your tribe's name. The County is seeking a consultation with your tribe concerning the potential of Native American cultural resources that may be impacted by the above project. The project is currently being reviewed under CEQA and an archaeological and cultural resource survey has been requested to determine the presence or absence of cultural resources. Any information you have regarding cultural places will be kept strictly confidential and will not be divulged to the public.

Riverside County feels that your assistance is vital to the preservation and conservation of ancestral tribal sites during the current growth that the County is experiencing. It is the desire of Riverside County to protect the past and our collective heritage as we proceed towards the future. Please forward any comments or requests for meetings concerning this project to Leslie Mouriquand, County Archaeologist by May 3, 2010.

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT  
Ron Goldman, Planning Director

  
Becky Brewington, Project Planner

Attachments  
USGS Map

cc: Irma Llamas and Miguel B. Sanchez  
L. Mouriquand, County Archeologist

**COUNTY OF RIVERSIDE**  
**TRANSPORTATION AND LAND MANAGEMENT AGENCY**

*George A. Johnson · Agency Director*

**Planning Department**

*Ron Goldman · Planning Director*

February 3, 2010

Ramona Band of Cahuilla Mission Indians  
Chairperson Joseph Hamilton  
P.O. Box 391670  
Anza, CA 92539

**RE: Native American Consultation request for General Plan Amendment No. 965 (GPA00965)**

Dear Chairperson Hamilton,

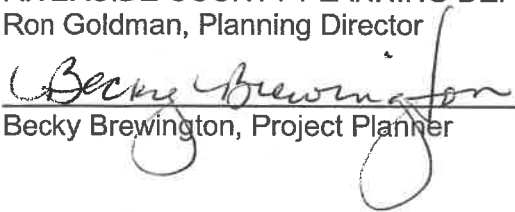
The County of Riverside requests your participation in the review of GPA00965 located at Sections 19 and 20, Township 2 South, Range 3 West, also referred to as Assessor's Parcel Number 471-210-029. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

Staff contacted the Native American Heritage Commission (NAHC) which gave the County your tribe's name. The County is seeking a consultation with your tribe concerning the potential of Native American cultural resources that may be impacted by the above project. The project is currently being reviewed under CEQA and an archaeological and cultural resource survey has been requested to determine the presence or absence of cultural resources. Any information you have regarding cultural places will be kept strictly confidential and will not be divulged to the public.

Riverside County feels that your assistance is vital to the preservation and conservation of ancestral tribal sites during the current growth that the County is experiencing. It is the desire of Riverside County to protect the past and our collective heritage as we proceed towards the future. Please forward any comments or requests for meetings concerning this project to Leslie Mouriquand, County Archaeologist by May 3, 2010.

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT  
Ron Goldman, Planning Director

  
Becky Brewington, Project Planner

Attachments  
USGS Map

cc: Irma Llamas and Miguel B. Sanchez  
L. Mouriquand, County Archeologist

**COUNTY OF RIVERSIDE**  
**TRANSPORTATION AND LAND MANAGEMENT AGENCY**

*George A. Johnson · Agency Director*

**Planning Department**

*Ron Goldman · Planning Director*

February 3, 2010

San Manuel Band of Mission Indians  
James Ramos, Chairperson  
26589 Community Center Drive  
Highland, CA 92346

**RE: Native American Consultation request for General Plan Amendment No. 965 (GPA00965)**

Dear Chairperson Ramos:

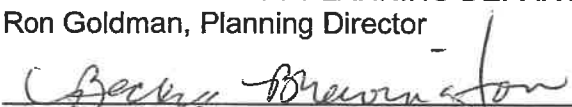
The County of Riverside requests your participation in the review of GPA00965 located at Sections 19 and 20, Township 2 South, Range 3 West, also referred to as Assessor's Parcel Number 471-210-029. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

Staff contacted the Native American Heritage Commission (NAHC) which gave the County your tribe's name. The County is seeking a consultation with your tribe concerning the potential of Native American cultural resources that may be impacted by the above project. The project is currently being reviewed under CEQA and an archaeological and cultural resource survey has been requested to determine the presence or absence of cultural resources. Any information you have regarding cultural places will be kept strictly confidential and will not be divulged to the public.

Riverside County feels that your assistance is vital to the preservation and conservation of ancestral tribal sites during the current growth that the County is experiencing. It is the desire of Riverside County to protect the past and our collective heritage as we proceed towards the future. Please forward any comments or requests for meetings concerning this project to Leslie Mouriquand, County Archaeologist by May 3, 2010.

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT  
Ron Goldman, Planning Director

  
Becky Brewington, Project Planner

Attachments  
USGS Map

cc: Irma Llamas and Miguel B. Sanchez  
L. Mouriquand, County Archeologist

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

**COUNTY OF RIVERSIDE**  
**TRANSPORTATION AND LAND MANAGEMENT AGENCY**

*George A. Johnson · Agency Director*

**Planning Department**

*Ron Goldman · Planning Director*

February 3, 2010

Santa Rosa Band of Mission Indians  
Chairman John Marcus  
P.O. Box 609  
Hemet, CA 92546

**RE: Native American Consultation request for General Plan Amendment No. 965 (GPA00965)**

Dear Chairman Marcus,

The County of Riverside requests your participation in the review of GPA00965 located at Sections 19 and 20, Township 2 South, Range 3 West, also referred to as Assessor's Parcel Number 471-210-029. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

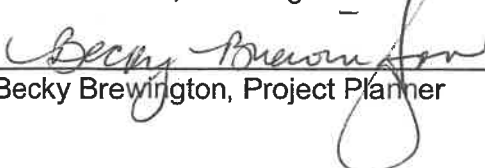
Staff contacted the Native American Heritage Commission (NAHC) which gave the County your tribe's name. The County is seeking a consultation with your tribe concerning the potential of Native American cultural resources that may be impacted by the above project. The project is currently being reviewed under CEQA and an archaeological and cultural resource survey has been requested to determine the presence or absence of cultural resources. Any information you have regarding cultural places will be kept strictly confidential and will not be divulged to the public.

Riverside County feels that your assistance is vital to the preservation and conservation of ancestral tribal sites during the current growth that the County is experiencing. It is the desire of Riverside County to protect the past and our collective heritage as we proceed towards the future. Please forward any comments or requests for meetings concerning this project to Leslie Mouriquand, County Archaeologist by May 3, 2010.

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT

Ron Goldman, Planning Director

  
Becky Brewington, Project Planner

Attachments  
USGS Map

cc: Irma Llamas and Miguel B. Sanchez  
L. Mouriquand, County Archeologist

**COUNTY OF RIVERSIDE**  
**TRANSPORTATION AND LAND MANAGEMENT AGENCY**

*George A. Johnson · Agency Director*

**Planning Department**

*Ron Goldman · Planning Director*

February 3, 2010

Serrano Nation of Indians  
Goldie Walker  
6588 Valaria Drive  
Highland, CA 92346

**RE: Native American Consultation request for General Plan Amendment No. 965 (GPA00965)**

Dear Chairperson Walker:

The County of Riverside requests your participation in the review of GPA00965 located at Sections 19 and 20, Township 2 South, Range 3 West, also referred to as Assessor's Parcel Number 471-210-029. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

Staff contacted the Native American Heritage Commission (NAHC) which gave the County your tribe's name. The County is seeking a consultation with your tribe concerning the potential of Native American cultural resources that may be impacted by the above project. The project is currently being reviewed under CEQA and an archaeological and cultural resource survey has been requested to determine the presence or absence of cultural resources. Any information you have regarding cultural places will be kept strictly confidential and will not be divulged to the public.

Riverside County feels that your assistance is vital to the preservation and conservation of ancestral tribal sites during the current growth that the County is experiencing. It is the desire of Riverside County to protect the past and our collective heritage as we proceed towards the future. Please forward any comments or requests for meetings concerning this project to Leslie Mouriquand, County Archaeologist by May 3, 2010.

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT  
Ron Goldman, Planning Director

  
Becky Brewington, Project Planner

Attachments  
USGS Map

cc: Irma Llamas and Miguel B. Sanchez  
L. Mouriquand, County Archeologist

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

**COUNTY OF RIVERSIDE**  
**TRANSPORTATION AND LAND MANAGEMENT AGENCY**

*George A. Johnson · Agency Director*

**Planning Department**

*Ron Goldman · Planning Director*

February 3, 2010

Soboba Band of Mission Indians  
Chairperson Robert J. Salgado  
P.O. Box 487  
San Jacinto, CA 92581

**RE: Native American Consultation request for General Plan Amendment No. 965 (GPA00965)**

Dear Chairperson Salgado,

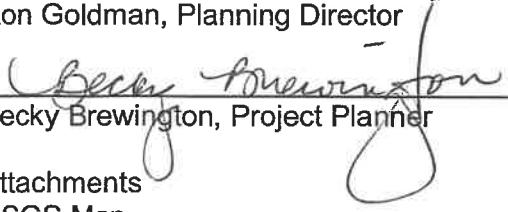
The County of Riverside requests your participation in the review of GPA00965 located at Sections 19 and 20, Township 2 South, Range 3 West, also referred to as Assessor's Parcel Number 471-210-029. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

Staff contacted the Native American Heritage Commission (NAHC) which gave the County your tribe's name. The County is seeking a consultation with your tribe concerning the potential of Native American cultural resources that may be impacted by the above project. The project is currently being reviewed under CEQA and an archaeological and cultural resource survey has been requested to determine the presence or absence of cultural resources. Any information you have regarding cultural places will be kept strictly confidential and will not be divulged to the public.

Riverside County feels that your assistance is vital to the preservation and conservation of ancestral tribal sites during the current growth that the County is experiencing. It is the desire of Riverside County to protect the past and our collective heritage as we proceed towards the future. Please forward any comments or requests for meetings concerning this project to Leslie Mouriquand, County Archaeologist by May 3, 2010.

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT  
Ron Goldman, Planning Director

  
Becky Brewington, Project Planner

Attachments  
USGS Map

cc: Irma Llamas and Miguel B. Sanchez  
L. Mouriquand, County Archeologist



February 24, 2010

Attn: Becky Brewington, Project Planner  
County of Riverside Transportation and Land Management Agency  
P.O. Box 1409  
4080 Lemon Street, 9<sup>th</sup> Floor  
Riverside, CA 92502-1409

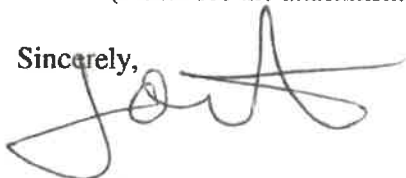
**Re: Native American Consultation Request for General Plan  
Amendment No. 00965 (GPA00965)**

The Soboba Band of Luiseño Indians appreciates your observance of Tribal Cultural Resources and their preservation in your project. The information provided to us on said project has been assessed through our Cultural Resource Department, where it was concluded that although it is outside the existing reservation, the project area does fall within the bounds of our Tribal Traditional Use Areas. This project location is in close proximity to known village sites and is a shared use area that was used in ongoing trade between the Luiseno and Cahuilla tribes. Therefore it is regarded as highly sensitive to the people of Soboba.

Soboba Band of Luiseño Indians is requesting the following:

1. **Government to Government** consultation in accordance to SB18. Including the transfer of information to the Soboba Band of Luiseno Indians regarding the progress of this project should be done as soon as new developments occur.
2. Soboba Band of Luiseño Indians continues to be a lead consulting tribal entity for this project.
3. Working in and around traditional use areas intensifies the possibility of encountering cultural resources during the construction/excavation phase. For this reason the Soboba Band of Luiseño Indians requests that Native American Monitor(s) from the Soboba Band of Luiseño Indians Cultural Resource Department to be present during any ground disturbing proceedings. Including surveys and archaeological testing.
4. Request that proper procedures be taken and requests of the tribe be honored (Please see the attachment)

Sincerely,



Joseph Ontiveros  
Soboba Cultural Resource Department  
P.O. Box 487  
San Jacinto, CA 92581  
Phone (951) 654-5544 ext. 4137  
Cell (951) 663-5279

[jontiveros@soboba-nsn.gov](mailto:jontiveros@soboba-nsn.gov)

**Cultural Items (Artifacts).** Ceremonial items and items of cultural patrimony reflect traditional religious beliefs and practices of the Soboba Band. The Developer should agree to return all Native American ceremonial items and items of cultural patrimony that may be found on the project site to the Soboba Band for appropriate treatment. In addition, the Soboba Band requests the return of all other cultural items (artifacts) that are recovered during the course of archaeological investigations. Where appropriate and agreed upon in advance, Developer's archeologist may conduct analyses of certain artifact classes if required by CEQA, Section 106 of NHPA, the mitigation measures or conditions of approval for the Project. This may include but is not limited or restricted to include shell, bone, ceramic, stone or other artifacts.

The Developer should waive any and all claims to ownership of Native American ceremonial and cultural artifacts that may be found on the Project site. Upon completion of authorized and mandatory archeological analysis, the Developer should return said artifacts to the Soboba Band within a reasonable time period agreed to by the Parties and not to exceed (30) days from the initial recovery of the items.

**Treatment and Disposition of Remains**

A. The Soboba Band shall be allowed, under California Public Resources Code § 5097.98 (a), to (1) inspect the site of the discovery and (2) make determinations as to how the human remains and grave goods shall be treated and disposed of with appropriate dignity.

B. The Soboba Band, as MLD, shall complete its inspection within twenty-four (24) hours of receiving notification from either the Developer or the NAHC, as required by California Public Resources Code § 5097.98 (a). The Parties agree to discuss in good faith what constitutes "appropriate dignity" as that term is used in the applicable statutes.

C. Reburial of human remains shall be accomplished in compliance with the California Public Resources Code § 5097.98 (a) and (b). The Soboba Band, as the MLD in consultation with the Developer, shall make the final discretionary determination regarding the appropriate disposition and treatment of human remains.

D. All parties are aware that the Soboba Band may wish to rebury the human remains and associated ceremonial and cultural items (artifacts) on or near, the site of their discovery, in an area that shall not be subject to future subsurface disturbances. The Developer should accommodate on-site reburial in a location mutually agreed upon by the Parties.

E. The term "human remains" encompasses more than human bones because the Soboba Band's traditions periodically necessitated the ceremonial burning of human remains. Grave goods are those artifacts associated with any human remains. These items, and other funerary remnants and their ashes are to be treated in the same manner as human bone fragments or bones that remain intact

**Coordination with County Coroner's Office.** The Lead Agencies and the Developer should immediately contact both the Coroner and the Soboba Band in the event that any human remains are discovered during implementation of the Project. If the Coroner recognizes the human remains to be those of a Native American, or has reason to believe that they are those of a Native American, the Coroner shall ensure that notification is provided to the NAHC within twenty-four (24) hours of the determination, as required by California Health and Safety Code § 7050.5 (c).

**Non-Disclosure of Location Reburials.** It is understood by all parties that unless otherwise required by law, the site of any reburial of Native American human remains or cultural artifacts shall not be disclosed and shall not be governed by public disclosure requirements of the California Public Records Act. The Coroner, parties, and Lead Agencies, will be asked to withhold public disclosure information related to such reburial, pursuant to the specific exemption set forth in California Government Code § 6254 (r).

Ceremonial items and items of cultural patrimony reflect traditional religious beliefs and practices of the Soboba Band. The Developer agrees to return all Native American ceremonial items and items of cultural patrimony that may be found on the project site to the Soboba Band for appropriate treatment. In addition, the Soboba Band requests the return of all other cultural items (artifacts) that are recovered during the course of archaeological investigations. Where appropriate and agreed upon in advance, Developer's archeologist may conduct analyses of certain artifact classes if required by CEQA, Section 106 of NHPA, the mitigation measures or conditions of approval for the Project. This may include but is not limited or restricted to include shell, bone, ceramic, stone or other artifacts.

**COUNTY OF RIVERSIDE**  
**TRANSPORTATION AND LAND MANAGEMENT AGENCY**

*George A. Johnson · Agency Director*

**Planning Department**

*Ron Goldman · Planning Director*

**Memorandum**

To: Leslie Mouriquand

From: Becky Brewington

Re: GPA 965

Hi, Leslie. Attached please find a copy of the letter from Soboba requesting consultation. GPA 965 does not have a project submitted as yet, but the applicant says a map will be submitted soon. I will hold this in the file pending project submittal.

Thank you.

Becky

**EASTERN INFORMATION CENTER**  
**CALIFORNIA HISTORICAL RESOURCES INFORMATION SYSTEM**  
Department of Anthropology, University of California, Riverside, CA 92521-0418  
(951) 827-5745 - Fax (951) 827-5409 - eickw@ucr.edu  
Inyo, Mono, and Riverside Counties

---

May 21, 2010

**TO:** Matt Straite  
Riverside County Planning Department, Riverside Office

**RE:** Cultural Resource Review  
Case: PM-36302/EA No. 41793

Records at the Eastern Information Center of the California Historical Resources Information System have been reviewed to determine if this project would adversely affect prehistoric or historic cultural resources:

- The proposed project area has not been surveyed for cultural resources and contains or is adjacent to known cultural resource(s). A Phase I study is recommended.
- Based upon existing data the proposed project area has the potential for containing cultural resources. A Phase I study is recommended.
- A Phase I cultural resource study (RI- ) identified one or more cultural resources.
- The project area contains, or has the possibility of containing, cultural resources. However, due to the nature of the project or prior data recovery studies, an adverse effect on cultural resources is not anticipated. Further study is not recommended.
- A Phase I cultural resource study (RI- ) identified no cultural resources. Further study is not recommended.
- There is a low probability of cultural resources. Further study is not recommended.
- If, during construction, cultural resources are encountered, work should be halted or diverted in the immediate area while a qualified archaeologist evaluates the finds and makes recommendations.
- Due to the archaeological sensitivity of the area, earthmoving during construction should be monitored by a professional archaeologist.
- The submission of a cultural resource management report is recommended following guidelines for Archaeological Resource Management Reports prepared by the California Office of Historic Preservation, *Preservation Planning Bulletin 4(a)*, December 1989.
  - Phase I** Records search and field survey
  - Phase II** Testing [Evaluate resource significance; propose mitigation measures for "significant" sites.]
  - Phase III** Mitigation [Preservation by avoidance or data-recovery investigation, or a combination of both.]
  - Phase IV** Monitor earthmoving activities

**COMMENTS:**

The property has never been surveyed for cultural resources.

If you have any questions, please contact us.

Eastern Information Center



# RIVERSIDE COUNTY

---

# PLANNING DEPARTMENT

*Charissa Leach*  
*Assistant TLMA Director*

November 17, 2017

Cahuilla Band of Indians  
Anthony Madrigal, Cultural Director  
52701 Highway 371  
Anza, CA 92539

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PM36302, GPA01221)**

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by December 17, 2017 to [hthomson@rivco.org](mailto:hthomson@rivco.org) and email cc to [fsierra@rivco.org](mailto:fsierra@rivco.org). To ensure an effective and good faith consultation effort, the request for consultation shall also indicate the following:

- Whether there are TCR's in project area. If so, what specifically is the TCR? The Tribe must provide County with substantial evidence to support this and if the TCR consists of a "landscape", the Tribe must also geographically define the landscape in terms of size and scope of the project.
- Is the Project causing a substantial adverse impact to a TCR? If so, what is that impact?

**Project Description:**

**GENERAL PLAN AMENDMENT NO. 1221, CHANGE OF ZONE NO. 7727, and TENTATIVE PARCEL MAP NO. 36302 - EA41793 - Applicant: Irma Llamas – Engineer/Representative: Rod Arsalan - Fifth Supervisorial District - Edgemont-Sunnymead Zoning District - Reche Canyon/Badlands Area Plan: Rural: Rural Residential (R: RR) (5 Ac. Min.)– Location: Southwest of Reche Canyon Road; East of Reche Vista Drive; North of Holly Court – 5.22 Gross Acres - Zoning: Residential Agricultural - 5 Acre Minimum (R-A-5)**

**REQUEST:** This Technical General Plan Amendment proposes to amend the General Plan Foundation Component of the subject property from Rural to Rural Community and to amend the General Plan land use designation for the subject property from Rural Residential (R: RR) (5 ac. min.) to Estate Density Residential (RC: EDR) (2ac. min.). To change the zone from Residential Agricultural - 5 Acre Minimum (R-A-5) to Residential Agricultural - 2 Acre Minimum (R-A-2). The parcel map will subdivide the subject property into two (2) parcels; parcel 1 will be 2.10 gross acres and parcel 2 will be 3.12 gross acres. APN(s): 471-210-029.



# RIVERSIDE COUNTY

---

# PLANNING DEPARTMENT

*Charissa Leach*  
*Assistant TLMA Director*

November 17, 2017

Colorado River Indian Tribes (CRIT)  
Brian Etsitty, THPO  
26600 Mohave Road  
Parker, Arizona 85344

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PM36302, GPA01221)**

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by December 17, 2017 to [hthomson@rivco.org](mailto:hthomson@rivco.org) and email cc to [fsierra@rivco.org](mailto:fsierra@rivco.org). To ensure an effective and good faith consultation effort, the request for consultation shall also indicate the following:

- Whether there are TCR's in project area. If so, what specifically is the TCR? The Tribe must provide County with substantial evidence to support this and if the TCR consists of a "landscape", the Tribe must also geographically define the landscape in terms of size and scope of the project.
- Is the Project causing a substantial adverse impact to a TCR? If so, what is that impact?

**Project Description:**

**GENERAL PLAN AMENDMENT NO. 1221, CHANGE OF ZONE NO. 7727, and TENTATIVE PARCEL MAP NO. 36302 - EA41793 - Applicant: Irma Llamas – Engineer/Representative: Rod Arsalan - Fifth Supervisorial District - Edgemont-Sunnymead Zoning District - Reche Canyon/Badlands Area Plan: Rural: Rural Residential (R: RR) (5 Ac. Min.)– Location: Southwest of Reche Canyon Road; East of Reche Vista Drive; North of Holly Court – 5.22 Gross Acres - Zoning: Residential Agricultural - 5 Acre Minimum (R-A-5)**

**REQUEST:** This Technical General Plan Amendment proposes to amend the General Plan Foundation Component of the subject property from Rural to Rural Community and to amend the General Plan land use designation for the subject property from Rural Residential (R: RR) (5 ac. min.) to Estate Density Residential (RC: EDR) (2ac. min.). To change the zone from Residential Agricultural - 5 Acre Minimum (R-A-5) to Residential Agricultural - 2 Acre Minimum (R-A-2). The parcel map will subdivide the subject property into two (2) parcels; parcel 1 will be 2.10 gross acres and parcel 2 will be 3.12 gross acres. APN(s): 471-210-029.



# RIVERSIDE COUNTY

---

# PLANNING DEPARTMENT

*Charissa Leach*  
*Assistant TLMA Director*

November 17, 2017

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

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PM36302, GPA01221)**

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by December 17, 2017 to [hthomson@rivco.org](mailto:hthomson@rivco.org) and email cc to [fsierra@rivco.org](mailto:fsierra@rivco.org). To ensure an effective and good faith consultation effort, the request for consultation shall also indicate the following:

- Whether there are TCR's in project area. If so, what specifically is the TCR? The Tribe must provide County with substantial evidence to support this and if the TCR consists of a "landscape", the Tribe must also geographically define the landscape in terms of size and scope of the project.
- Is the Project causing a substantial adverse impact to a TCR? If so, what is that impact?

**Project Description:**

**GENERAL PLAN AMENDMENT NO. 1221, CHANGE OF ZONE NO. 7727, and TENTATIVE PARCEL MAP NO. 36302** - EA41793 - Applicant: Irma Llamas – Engineer/Representative: Rod Arsalan - Fifth Supervisorial District - Edgemont-Sunnymead Zoning District - Reche Canyon/Badlands Area Plan: Rural: Rural Residential (R: RR) (5 Ac. Min.)– Location: Southwest of Reche Canyon Road; East of Reche Vista Drive; North of Holly Court – 5.22 Gross Acres - Zoning: Residential Agricultural - 5 Acre Minimum (R-A-5)

**REQUEST:** This Technical General Plan Amendment proposes to amend the General Plan Foundation Component of the subject property from Rural to Rural Community and to amend the General Plan land use designation for the subject property from Rural Residential (R: RR) (5 ac. min.) to Estate Density Residential (RC: EDR) (2ac. min.). To change the zone from Residential Agricultural - 5 Acre Minimum (R-A-5) to Residential Agricultural - 2 Acre Minimum (R-A-2). The parcel map will subdivide the subject property into two (2) parcels; parcel 1 will be 2.10 gross acres and parcel 2 will be 3.12 gross acres. APN(s): 471-210-029.





# RIVERSIDE COUNTY

---

# PLANNING DEPARTMENT

*Charissa Leach*  
*Assistant TLMA Director*

November 17, 2017

Pala Band of Mission Indians  
Shasta C. Gaughen, THPO  
PMB 50, 35008 Pala Temecula Rd.  
Pala, CA 92059

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PM36302, GPA01221)**

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by December 17, 2017 to [hthomson@rivco.org](mailto:hthomson@rivco.org) and email cc to [fsierra@rivco.org](mailto:fsierra@rivco.org). To ensure an effective and good faith consultation effort, the request for consultation shall also indicate the following:

- Whether there are TCR's in project area. If so, what specifically is the TCR? The Tribe must provide County with substantial evidence to support this and if the TCR consists of a "landscape", the Tribe must also geographically define the landscape in terms of size and scope of the project.
- Is the Project causing a substantial adverse impact to a TCR? If so, what is that impact?

**Project Description:**

**GENERAL PLAN AMENDMENT NO. 1221, CHANGE OF ZONE NO. 7727, and TENTATIVE PARCEL MAP NO. 36302** - EA41793 - Applicant: Irma Llamas – Engineer/Representative: Rod Arsalan - Fifth Supervisorial District - Edgemont-Sunnymead Zoning District - Reche Canyon/Badlands Area Plan: Rural: Rural Residential (R: RR) (5 Ac. Min.)– Location: Southwest of Reche Canyon Road; East of Reche Vista Drive; North of Holly Court – 5.22 Gross Acres - Zoning: Residential Agricultural - 5 Acre Minimum (R-A-5)

**REQUEST:** This Technical General Plan Amendment proposes to amend the General Plan Foundation Component of the subject property from Rural to Rural Community and to amend the General Plan land use designation for the subject property from Rural Residential (R: RR) (5 ac. min.) to Estate Density Residential (RC: EDR) (2ac. min.). To change the zone from Residential Agricultural - 5 Acre Minimum (R-A-5) to Residential Agricultural - 2 Acre Minimum (R-A-2). The parcel map will subdivide the subject property into two (2) parcels; parcel 1 will be 2.10 gross acres and parcel 2 will be 3.12 gross acres. APN(s): 471-210-029.



# RIVERSIDE COUNTY

---

# PLANNING DEPARTMENT

*Charissa Leach*  
*Assistant TLMA Director*

November 17, 2017

Pechanga Cultural Resources Department  
Ebru Ozdil, Planning Specialist  
P.O. Box 2183  
Temecula, CA 92593

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PM36302, GPA01221)**

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by December 17, 2017 to [hthomson@rivco.org](mailto:hthomson@rivco.org) and email cc to [fsierra@rivco.org](mailto:fsierra@rivco.org). To ensure an effective and good faith consultation effort, the request for consultation shall also indicate the following:

- Whether there are TCR's in project area. If so, what specifically is the TCR? The Tribe must provide County with substantial evidence to support this and if the TCR consists of a "landscape", the Tribe must also geographically define the landscape in terms of size and scope of the project.
- Is the Project causing a substantial adverse impact to a TCR? If so, what is that impact?

**Project Description:**

**GENERAL PLAN AMENDMENT NO. 1221, CHANGE OF ZONE NO. 7727, and TENTATIVE PARCEL MAP NO. 36302 - EA41793 - Applicant:** Irma Llamas – Engineer/Representative: Rod Arsalan - Fifth Supervisorial District - Edgemont-Sunnymead Zoning District - Reche Canyon/Badlands Area Plan: Rural: Rural Residential (R: RR) (5 Ac. Min.)– Location: Southwest of Reche Canyon Road; East of Reche Vista Drive; North of Holly Court – 5.22 Gross Acres - Zoning: Residential Agricultural - 5 Acre Minimum (R-A-5)

**REQUEST:** This Technical General Plan Amendment proposes to amend the General Plan Foundation Component of the subject property from Rural to Rural Community and to amend the General Plan land use designation for the subject property from Rural Residential (R: RR) (5 ac. min.) to Estate Density Residential (RC: EDR) (2ac. min.). To change the zone from Residential Agricultural - 5 Acre Minimum (R-A-5) to Residential Agricultural - 2 Acre Minimum (R-A-2). The parcel map will subdivide the subject property into two (2) parcels; parcel 1 will be 2.10 gross acres and parcel 2 will be 3.12 gross acres. APN(s): 471-210-029.



# RIVERSIDE COUNTY

---

# PLANNING DEPARTMENT

*Charissa Leach*  
*Assistant TLMA Director*

November 17, 2017

Quechan Indian Nation  
Keeny Escalanti, President  
P.O. Box 1899  
Yuma Ariz. 85366

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PM36302, GPA01221)**

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by December 17, 2017 to [hthomson@rivco.org](mailto:hthomson@rivco.org) and email cc to [fsierra@rivco.org](mailto:fsierra@rivco.org). To ensure an effective and good faith consultation effort, the request for consultation shall also indicate the following:

- Whether there are TCR's in project area. If so, what specifically is the TCR? The Tribe must provide County with substantial evidence to support this and if the TCR consists of a "landscape", the Tribe must also geographically define the landscape in terms of size and scope of the project.
- Is the Project causing a substantial adverse impact to a TCR? If so, what is that impact?

**Project Description:**

**GENERAL PLAN AMENDMENT NO. 1221, CHANGE OF ZONE NO. 7727, and TENTATIVE PARCEL MAP NO. 36302** - EA41793 - Applicant: Irma Llamas – Engineer/Representative: Rod Arsalan - Fifth Supervisorial District - Edgemont-Sunnymead Zoning District - Reche Canyon/Badlands Area Plan: Rural: Rural Residential (R: RR) (5 Ac. Min.)– Location: Southwest of Reche Canyon Road; East of Reche Vista Drive; North of Holly Court – 5.22 Gross Acres - Zoning: Residential Agricultural - 5 Acre Minimum (R-A-5)

**REQUEST:** This Technical General Plan Amendment proposes to amend the General Plan Foundation Component of the subject property from Rural to Rural Community and to amend the General Plan land use designation for the subject property from Rural Residential (R: RR) (5 ac. min.) to Estate Density Residential (RC: EDR) (2ac. min.). To change the zone from Residential Agricultural - 5 Acre Minimum (R-A-5) to Residential Agricultural - 2 Acre Minimum (R-A-2). The parcel map will subdivide the subject property into two (2) parcels; parcel 1 will be 2.10 gross acres and parcel 2 will be 3.12 gross acres. APN(s): 471-210-029.



# RIVERSIDE COUNTY

---

# PLANNING DEPARTMENT

*Charissa Leach*  
*Assistant TLMA Director*

November 17, 2017

Ramona Band of Cahuilla  
Joseph D. Hamilton, Chair  
56310 Highway 371, Suite B  
Anza, California 92539

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PM36302, GPA01221)**

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by December 17, 2017 to [hthomson@rivco.org](mailto:hthomson@rivco.org) and email cc to [fsierra@rivco.org](mailto:fsierra@rivco.org). To ensure an effective and good faith consultation effort, the request for consultation shall also indicate the following:

- Whether there are TCR's in project area. If so, what specifically is the TCR? The Tribe must provide County with substantial evidence to support this and if the TCR consists of a "landscape", the Tribe must also geographically define the landscape in terms of size and scope of the project.
- Is the Project causing a substantial adverse impact to a TCR? If so, what is that impact?

**Project Description:**

**GENERAL PLAN AMENDMENT NO. 1221, CHANGE OF ZONE NO. 7727, and TENTATIVE PARCEL MAP NO. 36302 - EA41793 - Applicant: Irma Llamas – Engineer/Representative: Rod Arsalan - Fifth Supervisorial District - Edgemont-Sunnymead Zoning District - Reche Canyon/Badlands Area Plan: Rural: Rural Residential (R: RR) (5 Ac. Min.)– Location: Southwest of Reche Canyon Road; East of Reche Vista Drive; North of Holly Court – 5.22 Gross Acres - Zoning: Residential Agricultural - 5 Acre Minimum (R-A-5)**

**REQUEST:** This Technical General Plan Amendment proposes to amend the General Plan Foundation Component of the subject property from Rural to Rural Community and to amend the General Plan land use designation for the subject property from Rural Residential (R: RR) (5 ac. min.) to Estate Density Residential (RC: EDR) (2ac. min.). To change the zone from Residential Agricultural - 5 Acre Minimum (R-A-5) to Residential Agricultural - 2 Acre Minimum (R-A-2). The parcel map will subdivide the subject property into two (2) parcels; parcel 1 will be 2.10 gross acres and parcel 2 will be 3.12 gross acres. APN(s): 471-210-029.



# RIVERSIDE COUNTY

---

# PLANNING DEPARTMENT

*Charissa Leach*  
*Assistant TLMA Director*

November 17, 2017

Rincon Band of Luisefño Indians  
Destiny Colocho, Cultural Resource Manager  
1 West Tribal Road  
Valley Center, CA 92082

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PM36302, GPA01221)**

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by December 17, 2017 to [hthomson@rivco.org](mailto:hthomson@rivco.org) and email cc to [fsierra@rivco.org](mailto:fsierra@rivco.org). To ensure an effective and good faith consultation effort, the request for consultation shall also indicate the following:

- Whether there are TCR's in project area. If so, what specifically is the TCR? The Tribe must provide County with substantial evidence to support this and if the TCR consists of a "landscape", the Tribe must also geographically define the landscape in terms of size and scope of the project.
- Is the Project causing a substantial adverse impact to a TCR? If so, what is that impact?

**Project Description:**

**GENERAL PLAN AMENDMENT NO. 1221, CHANGE OF ZONE NO. 7727, and TENTATIVE PARCEL MAP NO. 36302** - EA41793 - Applicant: Irma Llamas – Engineer/Representative: Rod Arsalan - Fifth Supervisorial District - Edgemont-Sunnymead Zoning District - Reche Canyon/Badlands Area Plan: Rural: Rural Residential (R: RR) (5 Ac. Min.)– Location: Southwest of Reche Canyon Road; East of Reche Vista Drive; North of Holly Court – 5.22 Gross Acres - Zoning: Residential Agricultural - 5 Acre Minimum (R-A-5)

**REQUEST:** This Technical General Plan Amendment proposes to amend the General Plan Foundation Component of the subject property from Rural to Rural Community and to amend the General Plan land use designation for the subject property from Rural Residential (R: RR) (5 ac. min.) to Estate Density Residential (RC: EDR) (2ac. min.). To change the zone from Residential Agricultural - 5 Acre Minimum (R-A-5) to Residential Agricultural - 2 Acre Minimum (R-A-2). The parcel map will subdivide the subject property into two (2) parcels; parcel 1 will be 2.10 gross acres and parcel 2 will be 3.12 gross acres. APN(s): 471-210-029.



# RIVERSIDE COUNTY

---

# PLANNING DEPARTMENT

*Charissa Leach*  
*Assistant TLMA Director*

November 17, 2017

San Manuel Band of Mission Indians  
Lee Clauss, Director  
26569 Community Center Drive  
Highland, CA 92346

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PM36302, GPA01221)**

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by December 17, 2017 to [hthomson@rivco.org](mailto:hthomson@rivco.org) and email cc to [fsierra@rivco.org](mailto:fsierra@rivco.org). To ensure an effective and good faith consultation effort, the request for consultation shall also indicate the following:

- Whether there are TCR's in project area. If so, what specifically is the TCR? The Tribe must provide County with substantial evidence to support this and if the TCR consists of a "landscape", the Tribe must also geographically define the landscape in terms of size and scope of the project.
- Is the Project causing a substantial adverse impact to a TCR? If so, what is that impact?

**Project Description:**

**GENERAL PLAN AMENDMENT NO. 1221, CHANGE OF ZONE NO. 7727, and TENTATIVE PARCEL MAP NO. 36302 - EA41793 - Applicant: Irma Llamas – Engineer/Representative: Rod Arsalan - Fifth Supervisorial District - Edgemont-Sunnymead Zoning District - Reche Canyon/Badlands Area Plan: Rural: Rural Residential (R: RR) (5 Ac. Min.)– Location: Southwest of Reche Canyon Road; East of Reche Vista Drive; North of Holly Court – 5.22 Gross Acres - Zoning: Residential Agricultural - 5 Acre Minimum (R-A-5)**

**REQUEST:** This Technical General Plan Amendment proposes to amend the General Plan Foundation Component of the subject property from Rural to Rural Community and to amend the General Plan land use designation for the subject property from Rural Residential (R: RR) (5 ac. min.) to Estate Density Residential (RC: EDR) (2ac. min.). To change the zone from Residential Agricultural - 5 Acre Minimum (R-A-5) to Residential Agricultural - 2 Acre Minimum (R-A-2). The parcel map will subdivide the subject property into two (2) parcels; parcel 1 will be 2.10 gross acres and parcel 2 will be 3.12 gross acres. APN(s): 471-210-029.



# RIVERSIDE COUNTY

---

# PLANNING DEPARTMENT

*Charissa Leach*  
*Assistant TLMA Director*

November 17, 2017

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

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PM36302, GPA01221)**

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by December 17, 2017 to [hthomson@rivco.org](mailto:hthomson@rivco.org) and email cc to [fsierra@rivco.org](mailto:fsierra@rivco.org). To ensure an effective and good faith consultation effort, the request for consultation shall also indicate the following:

- Whether there are TCR's in project area. If so, what specifically is the TCR? The Tribe must provide County with substantial evidence to support this and if the TCR consists of a "landscape", the Tribe must also geographically define the landscape in terms of size and scope of the project.
- Is the Project causing a substantial adverse impact to a TCR? If so, what is that impact?

**Project Description:**

**GENERAL PLAN AMENDMENT NO. 1221, CHANGE OF ZONE NO. 7727, and TENTATIVE PARCEL MAP NO. 36302 - EA41793 - Applicant: Irma Llamas – Engineer/Representative: Rod Arsalan - Fifth Supervisorial District - Edgemont-Sunnymead Zoning District - Reche Canyon/Badlands Area Plan: Rural: Rural Residential (R: RR) (5 Ac. Min.)– Location: Southwest of Reche Canyon Road; East of Reche Vista Drive; North of Holly Court – 5.22 Gross Acres - Zoning: Residential Agricultural - 5 Acre Minimum (R-A-5)**

**REQUEST:** This Technical General Plan Amendment proposes to amend the General Plan Foundation Component of the subject property from Rural to Rural Community and to amend the General Plan land use designation for the subject property from Rural Residential (R: RR) (5 ac. min.) to Estate Density Residential (RC: EDR) (2ac. min.). To change the zone from Residential Agricultural - 5 Acre Minimum (R-A-5) to Residential Agricultural - 2 Acre Minimum (R-A-2). The parcel map will subdivide the subject property into two (2) parcels; parcel 1 will be 2.10 gross acres and parcel 2 will be 3.12 gross acres. APN(s): 471-210-029.



# RIVERSIDE COUNTY

---

# PLANNING DEPARTMENT

*Charissa Leach*  
*Assistant TLMA Director*

November 17, 2017

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

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PM36302, GPA01221)**

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by December 17, 2017 to [hthomson@rivco.org](mailto:hthomson@rivco.org) and email cc to [fsierra@rivco.org](mailto:fsierra@rivco.org). To ensure an effective and good faith consultation effort, the request for consultation shall also indicate the following:

- Whether there are TCR's in project area. If so, what specifically is the TCR? The Tribe must provide County with substantial evidence to support this and if the TCR consists of a "landscape", the Tribe must also geographically define the landscape in terms of size and scope of the project.
- Is the Project causing a substantial adverse impact to a TCR? If so, what is that impact?

**Project Description:**

**GENERAL PLAN AMENDMENT NO. 1221, CHANGE OF ZONE NO. 7727, and TENTATIVE PARCEL MAP NO. 36302 - EA41793 - Applicant: Irma Llamas – Engineer/Representative: Rod Arsalan - Fifth Supervisorial District - Edgemont-Sunnymead Zoning District - Reche Canyon/Badlands Area Plan: Rural: Rural Residential (R: RR) (5 Ac. Min.)– Location: Southwest of Reche Canyon Road; East of Reche Vista Drive; North of Holly Court – 5.22 Gross Acres - Zoning: Residential Agricultural - 5 Acre Minimum (R-A-5)**

**REQUEST:** This Technical General Plan Amendment proposes to amend the General Plan Foundation Component of the subject property from Rural to Rural Community and to amend the General Plan land use designation for the subject property from Rural Residential (R: RR) (5 ac. min.) to Estate Density Residential (RC: EDR) (2ac. min.). To change the zone from Residential Agricultural - 5 Acre Minimum (R-A-5) to Residential Agricultural - 2 Acre Minimum (R-A-2). The parcel map will subdivide the subject property into two (2) parcels; parcel 1 will be 2.10 gross acres and parcel 2 will be 3.12 gross acres. APN(s): 471-210-029.



Sincerely,

PLANNING DEPARTMENT

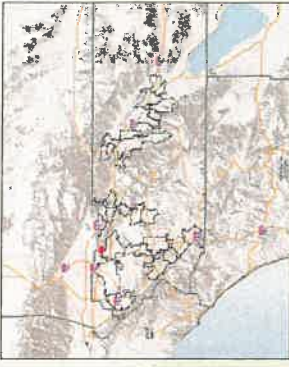
A handwritten signature in purple ink that reads "Heather Thomson".

Heather Thomson, Archaeologist

Email CC: Tim Wheeler, [Twheeler@rivco.org](mailto:Twheeler@rivco.org)

Attachment: Project Vicinity Map and Project Aerial

PM36302



- Legend**
- City Boundaries
  - Cities
  - roads
  - highways
  - HWY
  - INTERCHANGE
  - INTERSTATE
  - OFFRAMP
  - ONRAMP
  - USHWY
  - counties
  - cities
  - hydrography/lines
  - waterbodies
  - Lakes
  - Rivers



0 238

475 Feet



**\*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... 11/17/2017 11:39:03 AM

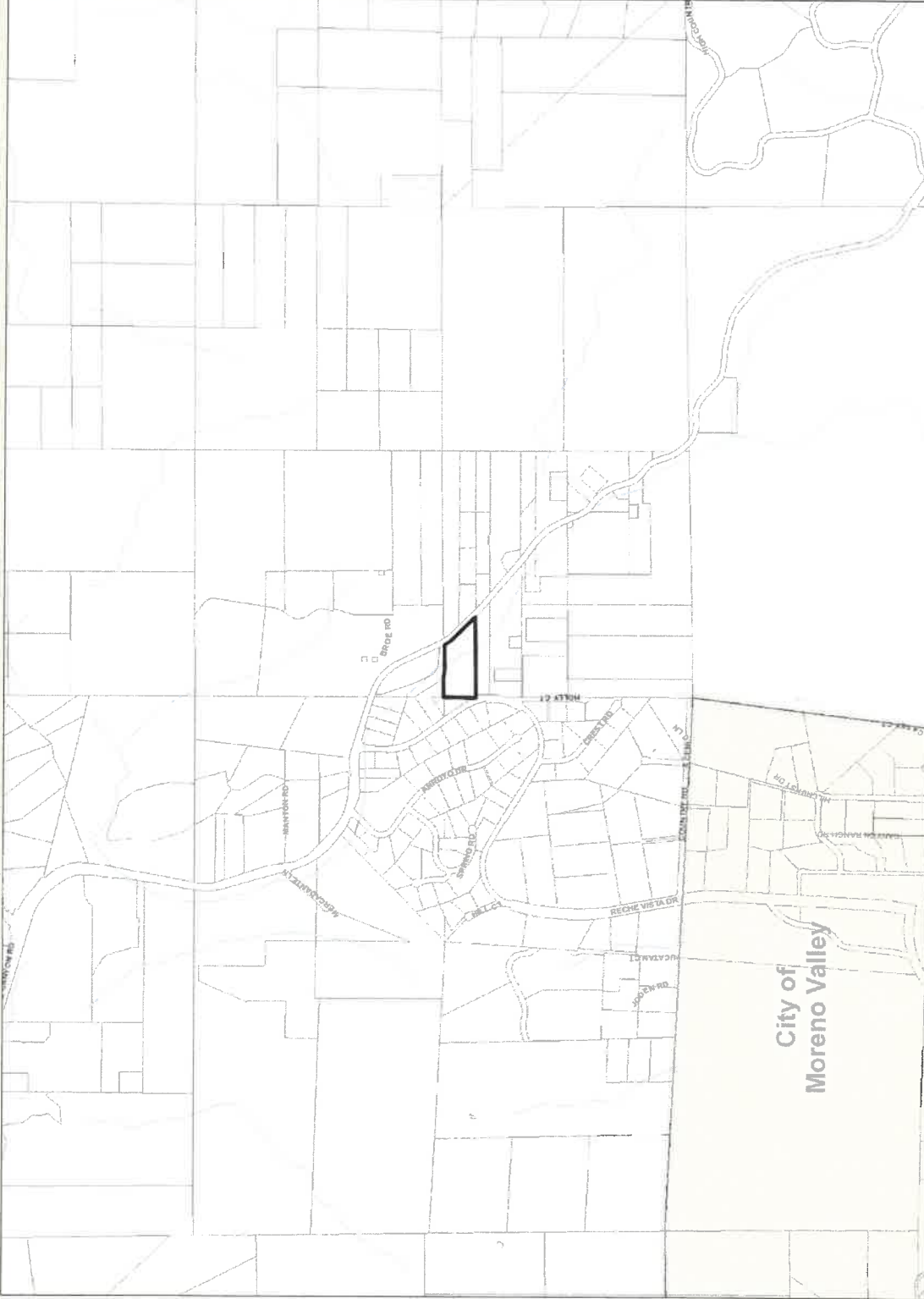
© Riverside County RCIT GIS

Notes

PM36302



- Legend**
- City Boundaries
  - Cities
  - roads
  - highways
  - INTERCHANGE
  - INTERSTATE
  - OFFRAMP
  - ONRAMP
  - USHWY
  - counties
  - cities
  - hydrographylines
  - waterbodies
  - Lakes
  - Rivers



City of  
Moreno Valley



0 2,000 4,000 Feet



**\*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... 11/17/2017 11:45:04 AM

© Riverside County RCIT GIS

Notes

## Wheeler, Timothy

---

**From:** Jessica Mauck <JMauck@sanmanuel-nsn.gov>  
**Sent:** Friday, November 17, 2017 3:14 PM  
**To:** Thomson, Heather  
**Cc:** Sierra, Felicia  
**Subject:** RE: PM36302 AB52 Formal Notification

Hello Heather,


Thank you for contacting the San Manuel Band of Mission Indians (SMBMI) regarding the above referenced project. SMBMI appreciates the opportunity to review the project documentation, which was received by our Cultural Resources Management Department on 17 November 2017. The project is located within a very sensitive area of Serrano ancestral territory, and the area for the project is of interest, but Tribe sees no conflicts with the proposed zoning changes at this time. However, when the time comes for ground-moving activity, SMBMI requests the following inadvertent discovery language be added to the project conditions/plans/permit:

1. If human remains or funerary objects are encountered during any activities associated with the project, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5 and that code enforced for the duration of the project.
2. In the event that Native American cultural resources are discovered during project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease and a qualified archaeologist meeting Secretary of Interior standards shall be hired to assess the find. Work on the other portions of the project outside of the buffered area may continue during this assessment period. Additionally, San Manuel Band of Mission Indians will be contacted if any such find occurs and be provided information and permitted/invited to perform a site visit when the archaeologist makes his/her assessment, so as to provide Tribal input.
3. If significant Native American historical resources, as defined by CEQA (as amended, 2015), are discovered and avoidance cannot be ensured, an SOI-qualified archaeologist shall be retained to develop an cultural resources Treatment Plan, as well as a Discovery and Monitoring Plan, the drafts of which shall be provided to San Manuel Band of Mission Indians for review and comment.
  - a. All in-field investigations, assessments, and/or data recovery enacted pursuant to the finalized Treatment Plan shall be monitored by a San Manuel Band of Mission Indians Tribal Participant(s).
  - b. The Lead Agency and/or applicant shall, in good faith, consult with San Manuel Band of Mission Indians on the disposition and treatment of any artifacts or other cultural materials encountered during the project.

*Note: San Manuel Band of Mission Indians realizes that there may be additional tribes claiming cultural affiliation to the area; however, San Manuel Band of Mission Indians can only speak for itself. The Tribe has no objection if the agency, developer, and/or archaeologist wishes to consult with other tribes in addition to SMBMI and if the Lead Agency wishes to revise the conditions to recognize additional tribes.*


This communication concludes SMBMI's input on this project, at this time, and no additional consultation is required. If you should have any further questions with regard to this matter, please do not hesitate to contact me at your convenience, as I will be your Point of Contact (POC) for SMBMI with respect to this project.

Respectfully,

**Jessica Mauck**  
CULTURAL RESOURCES ANALYST  
O: (909) 864-8933 x3249  
M: (909) 725-9054  
26569 Community Center Drive, Highland California 92346  
 **SAN MANUEL**  
BAND OF MISSION INDIANS

**From:** Lee Clauss  
**Sent:** Friday, November 17, 2017 12:59 PM  
**To:** Jessica Mauck  
**Subject:** FW: PM36302 AB52 Formal Notification

For you...

**Lee Clauss**  
DIRECTOR, CULTURAL RESOURCES MANAGEMENT  
O: (909) 864-8933 x3248  
Internal: 50-3248  
M: (909) 633-5851  
26569 Community Center Drive, Highland California 92346  
 **SAN MANUEL**  
BAND OF MISSION INDIANS

**From:** Sierra, Felicia [<mailto:FSierra@RIVCO.ORG>]  
**Sent:** Friday, November 17, 2017 12:56 PM  
**To:** Lee Clauss <[LClauss@sanmanuel-nsn.gov](mailto:LClauss@sanmanuel-nsn.gov)>  
**Subject:** PM36302 AB52 Formal Notification

Good Afternoon,

Please see attachment for PM36302 AB52 Formal Notification, aerial and topo map. If you should wish to consult, please send a response before December 17, 2017.

Respectfully,

*Felicia Sierra*  
County of Riverside  
TLMA-Planning Dept.  
Desk: (951) 955-8632  
Email: [FSierra@rivco.org](mailto:FSierra@rivco.org)  
*How are we doing? Click the link to tell us*

**Confidentiality Disclaimer**

**PALA TRIBAL HISTORIC  
PRESERVATION OFFICE**

PMB 50, 35008 Pala Temecula Road  
Pala, CA 92059  
760-891-3510 Office | 760-742-3189 Fax



PALA THPO

November 27, 2017

Heather Thomson  
Riverside County Planning Dept.  
4080 Lemon St.  
Riverside, CA 92502

Re: AB-52 Consultation; PM36302, GPA01221

Dear Ms. Thomson:

The Pala Band of Mission Indians Tribal Historic Preservation Office has received your notification of the project referenced above. This letter constitutes our response on behalf of Robert Smith, Tribal Chairman.

We have consulted our maps and determined that the project as described is not within the boundaries of the recognized Pala Indian Reservation. The project is also beyond the boundaries of the territory that the tribe considers its Traditional Use Area (TUA). Therefore, we decline AB-52 consultation at this time, but do not waive our right to request consultation under other applicable laws in the future. At this point we defer to the wishes of Tribes in closer proximity to the project area.

We appreciate involvement with your initiative and look forward to working with you on future efforts. If you have questions or need additional information, please do not hesitate to contact me by telephone at 760-891-3515 or by e-mail at [sgaughen@palatribe.com](mailto:sgaughen@palatribe.com).

Sincerely,

Shasta C. Gaughen, PhD  
Tribal Historic Preservation Officer  
Pala Band of Mission Indians



# TWENTY-NINE PALMS BAND OF MISSION INDIANS

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

November 29, 2017

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

**RE: ASSEMBLY BILL 52 (AB 52) FORMAL NOTICIATION (PM36302, GPA01221)**

Dear Ms. Thomson:

This letter is in regards to consultation in compliance with AB 52 (California Public Resources Code § 21080.3.1), for the formal notification of PM36302 and GPA01221. This project entails the subdivision of the subject property and a zoning change. The Tribal Historic Preservation Office (THPO) is not aware of any additional cultural resources or any Tribal Cultural Resources, as defined California Public Resources Code § 21074 (a) (1) (A)-(B), within the project area. Since there are no buildings currently proposed, the THPO does not have any specific concerns in regards to PM36302.

If you have any questions, please do not hesitate to contact the THPO at (760) 775-3259 or by email: [TNPConsultation@29palmsbomi-nsn.gov](mailto:TNPConsultation@29palmsbomi-nsn.gov).

Sincerely,

  
Anthony Madrigal, Jr.  
Tribal Historic Preservation Officer

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

# VIEJAS

TRIBAL GOVERNMENT

P.O. Box 908  
Alpine, CA 91903  
#1 Viejas Grade Road  
Alpine, CA 91901

Phone: 6194453810  
Fax: 6194455337  
viejas.com

January 18, 2018

Heather Thomson  
County Archaeologist  
Riverside County Planning Department  
P.O. Box 1409  
Riverside, CA 92502

**Re: General Plan Amendment No. 1221**

Dear Ms. Thomson,

The Viejas Band of Kumeyaay Indians ("Viejas") has reviewed the proposed project and at this time we have determined that the project site has little cultural significance or ties to Viejas. We further recommend that you contact the tribe(s) closest to the cultural resources. We, however, request to be informed of any new developments such as inadvertent discovery of cultural artifacts, cremation sites, or human remains in order for us to reevaluate our participation in the government-to-government consultation process.

Please do not hesitate to contact me if you have further questions. Please call Ernest Pingleton at 619-659-2314 or me at 619-659-2312, or email, [epingleton@viejas-nsn.gov](mailto:epingleton@viejas-nsn.gov) or [rteran@viejas-nsn.gov](mailto:rteran@viejas-nsn.gov). Thank you.

Sincerely,



Ray Teran, Resource Management  
VIEJAS BAND OF KUMEYAAY INDIANS





*Steve Weiss, AICP*  
*Planning Director*

# RIVERSIDE COUNTY PLANNING DEPARTMENT

May 18, 2015

Irma Llamas  
8490 Reche Vista Dr.  
Colton, Ca 92324

**RE: Case No: PM36302**

Dear Applicant:

Our records show that for the above referenced application(s), the Planning Department has not received the necessary information needed to move this application forward for completion. If you intend to proceed with the application(s) the following information must be provided:

Revised exhibits and any related studies

---

The Department has been awaiting receipt of this information for a period greater than one year. Therefore, the Planning Department is making this **final request** to obtain the necessary information to allow this/these application(s) to continue to move through the development review process.

If you do not provide all of the requested information and an additional payment of \$3,060.00 to this office within thirty (30) days of the date of this letter, the Planning Department will consider this/these application(s) abandoned. The requested information must be delivered to the Riverside County Planning Department office at the address listed below.

If the Department abandoned this/these application(s), a refund of any remaining DBF fees will be initiated to the applicant listed in our records.

Should you have any questions regarding this project, or this letter, please contact Matt Straite at [mstraite@rctlma.org](mailto:mstraite@rctlma.org).

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT  
Steve Weiss, AICP, Planning Director

---

CC: Project Manager

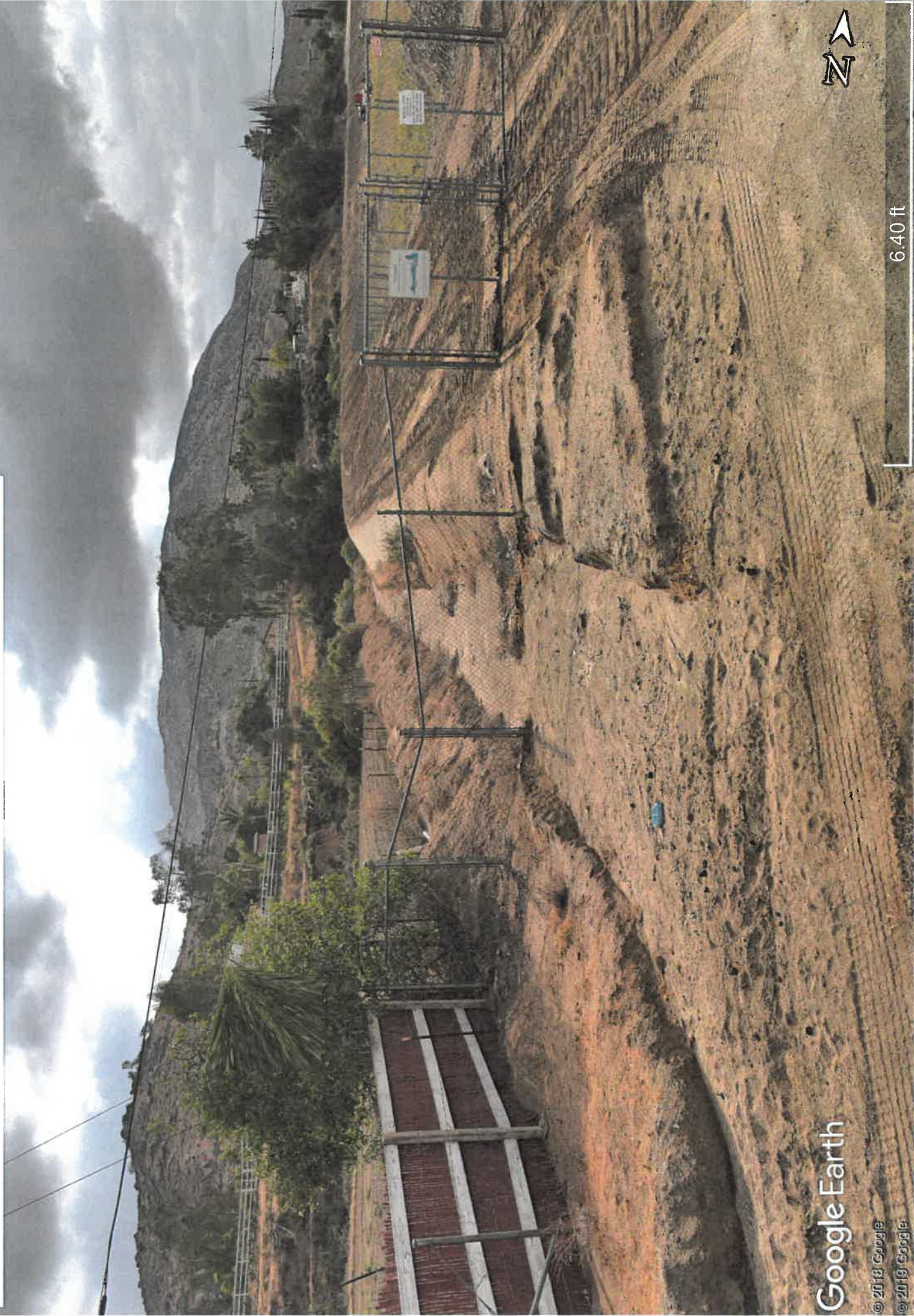
Riverside Office · 4080 Lemon Street, 12th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200 · Fax (951) 955-1811

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

# Flood Control acquired parcel

This is north of the proposed Tentative Parcel Map No. 36302; acquired for Flood Control purposes.

Legend



Google Earth

© 2018 Google  
© 2018 Google

6.40 ft





# COUNTY OF RIVERSIDE DEPARTMENT OF ENVIRONMENTAL HEALTH

## CERTIFICATION OF EXISTING SUBSURFACE DISPOSAL SYSTEM

- 3880 Lemon Street • Suite 200 • Riverside • CA • 92501 – (951) 955-8980  
 47-950 Arabia Street • Suite A • Indio • CA 92201 – (760) 863-7570

Property Information: APN: 471-210-029 Date of Inspection: 06/01/2018  
 1. Owner: Irma Llamas Address: 8490 Reche Canyon Road City: Colton

**FAILURE TO PROVIDE ALL REQUIRED INFORMATION SHALL PREVENT OWNER FROM OBTAINING ENVIRONMENTAL HEALTH APPROVAL**

2. Show design and location on a scale of 1:20 or 1:40 of the sewage disposal system and 100% expansion area in relation to dwellings, structures, wells, rock outcroppings, drainage, watercourses, etc.
3. a. I examined existing subsurface sewage disposal system at the above location on 06/01/2018 and determined that the tank capacity is 2000 gallons and that there is 720 sq. ft. of leach line bottom area. There are six bedrooms in the dwelling and there are 43 fixture units.
- b. There are 4 leach line(s), each 60 ft. long Depth 4 ft.  Rock  Plastic Chamber
- c. There are n/a Seepage pit(s), each n/a ft. in diameter, and n/a ft. TD. n/a ft. BI.
- d. The leach bed is n/a ft. by n/a ft., total n/a sq. ft. of leached area. Depth is n/a ft.
4. a. Construction of septic tank (Please check one of the following):  
 Concrete  Fiberglass  Steel  Other: \_\_\_\_\_
- b. Internal dimensions of septic: Length 15 ft. Width 5 ft. Depth 6 ft.
- c. Condition of tank (please check yes or no for each question):  
 Inlet Tee present?  Yes  No  
 Tank Structure deteriorated?  Yes  No  
 Effluent Filter Present?  Yes  No  
 Outlet Tee present?  Yes  No  
 Two compartments?  Yes  No
- d. Condition of D-Box: Level?  Yes  No Replaced?  Yes  No
5. a. While pumping the tank, did effluent flow back into tank from absorption system?  Yes  No  
 b. Prior to pumping, was the liquid level in the tank above the outlet tee?  Yes  No  
 c. Was the area around the lids oxidized?  Yes  No  
 d. Is design of system gravity feed?  Yes  No  
 e. Were well(s) observed on this or adjacent property?  Yes  No  
 If yes, indicate distance of well from: Septic tank \_\_\_\_\_ ft. Leach lines \_\_\_\_\_ ft. Seepage Pits \_\_\_\_\_ ft.  
 f. Distance from springs, lakes, and natural water courses (check all that apply):  
 Septic Tank \_\_\_\_\_ ft.  Leach lines \_\_\_\_\_ ft.  Seepage Pits \_\_\_\_\_ ft.  
 g. Is sewer within 200 ft. of structure and abuts property line?  Yes  No  
 Additional Comments: \_\_\_\_\_  
 h. How long has dwelling been vacant? (if applicable) \_\_\_\_\_ months \_\_\_\_\_ weeks  N/A
6. a.  It is my opinion that the system appears to be in good working order and can be expected to function properly with proper maintenance. No repairs are necessary at this time.  
 b.  It is my opinion that the system is not in good working order and will not function properly without the following repairs: Davis Plumbing & Heating

I certify under penalty of perjury that the foregoing is true and correct.

Signature: Norman S. Davis Print Name: Norman S. Davis  
 Contractor License No.: 365794 Expiration Date: 11/30/2018  
 Pumper Co.: Davis Plumbing & Heating Phone Number: 951-657-0393  
 Address: PO Box 871 City: Perris Zip: 92572



COUNTY OF RIVERSIDE DEPARTMENT OF ENVIRONMENTAL HEALTH

CERTIFICATION OF EXISTING SUBSURFACE DISPOSAL SYSTEM

- 3880 Lemon Street • Suite 200 • Riverside • CA • 92501 - (951) 955-8980
47-950 Arabia Street • Suite A • Indio • CA 92201 - (760) 863-7570

Property Information: APN: 471-210-029 Date of Inspection: 06/01/2018
1. Owner: Irma Llamas Address: 9045 Reche Canyon Road City: Colton

FAILURE TO PROVIDE ALL REQUIRED INFORMATION SHALL PREVENT OWNER FROM OBTAINING ENVIRONMENTAL HEALTH APPROVAL

- 2. Show design and location on a scale of 1:20 or 1:40 of the sewage disposal system and 100% expansion area in relation to dwellings, structures, wells, rock outcroppings, drainage, watercourses, etc.
3. a. I examined existing subsurface sewage disposal system at the above location on 06/01/2018 and determined that the tank capacity is 2000 gallons and that there is 720 sq. ft. of leach line bottom area. There are three bedrooms in the dwelling and there are 27 fixture units.
b. There are 4 leach line(s), each 60 ft. long Depth 1 ft. Rock Plastic Chamber
c. There are n/a Seepage pit(s), each n/a ft. in diameter, and n/a ft. TD. n/a ft. BI.
d. The leach bed is n/a ft. by n/a ft., total n/a sq. ft. of leached area. Depth is n/a ft.
4. a. Construction of septic tank (Please check one of the following): Concrete Fiberglass Steel Other:
b. Internal dimensions of septic: Length 15 ft. Width 5 ft. Depth 6 ft.
c. Condition of tank (please check yes or no for each question): Inlet Tee present? Yes No
Tank Structure deteriorated? Yes No Outlet Tee present? Yes No
Effluent Filter Present? Yes No Two compartments? Yes No
d. Condition of D-Box: Level? Yes No Replaced? Yes No
5. a. While pumping the tank, did effluent flow back into tank from absorption system? Yes No
b. Prior to pumping, was the liquid level in the tank above the outlet tee? Yes No
c. Was the area around the lids oxidized? Yes No
d. Is design of system gravity feed? Yes No
e. Were well(s) observed on this or adjacent property? Yes No
If yes, indicate distance of well from: Septic tank ft. Leach lines ft. Seepage Pits ft.
f. Distance from springs, lakes, and natural water courses (check all that apply):
Septic Tank ft. Leach lines ft. Seepage Pits ft.
g. Is sewer within 200 ft. of structure and abuts property line? Yes No
Additional Comments:
h. How long has dwelling been vacant? (if applicable) months weeks N/A

- 6. a. It is my opinion that the system appears to be in good working order and can be expected to function properly with proper maintenance. No repairs are necessary at this time.
b. It is my opinion that the system is not in good working order and will not function properly without the following repairs:

Davis Plumbing & Heating
PO Box 871 Perris, CA 92572
P: 951-657-0393 F: 951-657-1123
LIC# 365794 EXP. 11/30/18
I certify under penalty of perjury that the foregoing is true and correct.
Signature: Norman S. Davis Print Name: Norman S. Davis
Contractor License No.: 365794 Expiration Date: 11/30/2018
Pumper Co.: Davis Plumbing & Heating Phone Number: 951-657-0393
Address: PO Box 871 City: Perris Zip: 92572



Norman Davis, Jr.

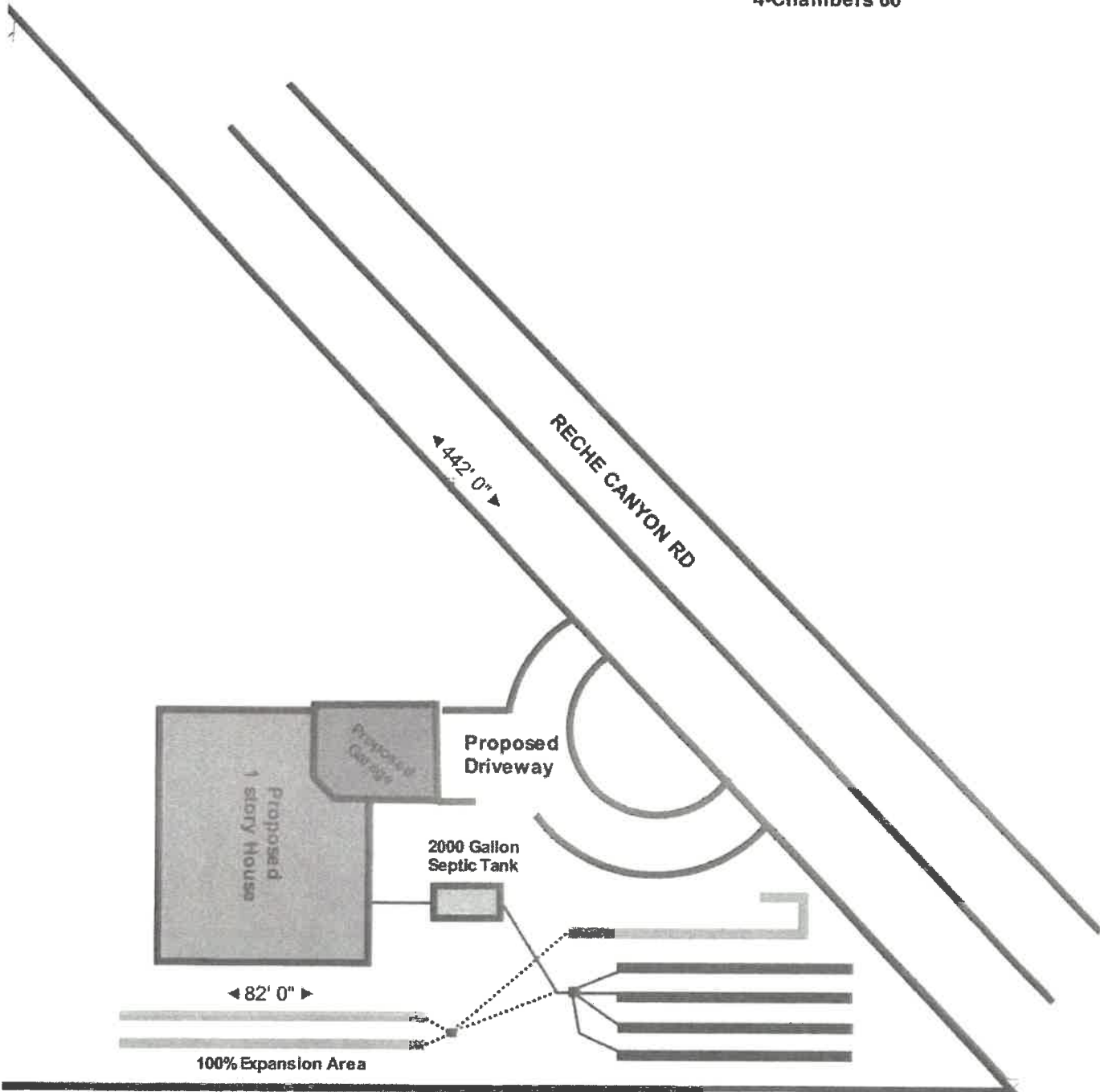
**Davis Plumbing & Heating**

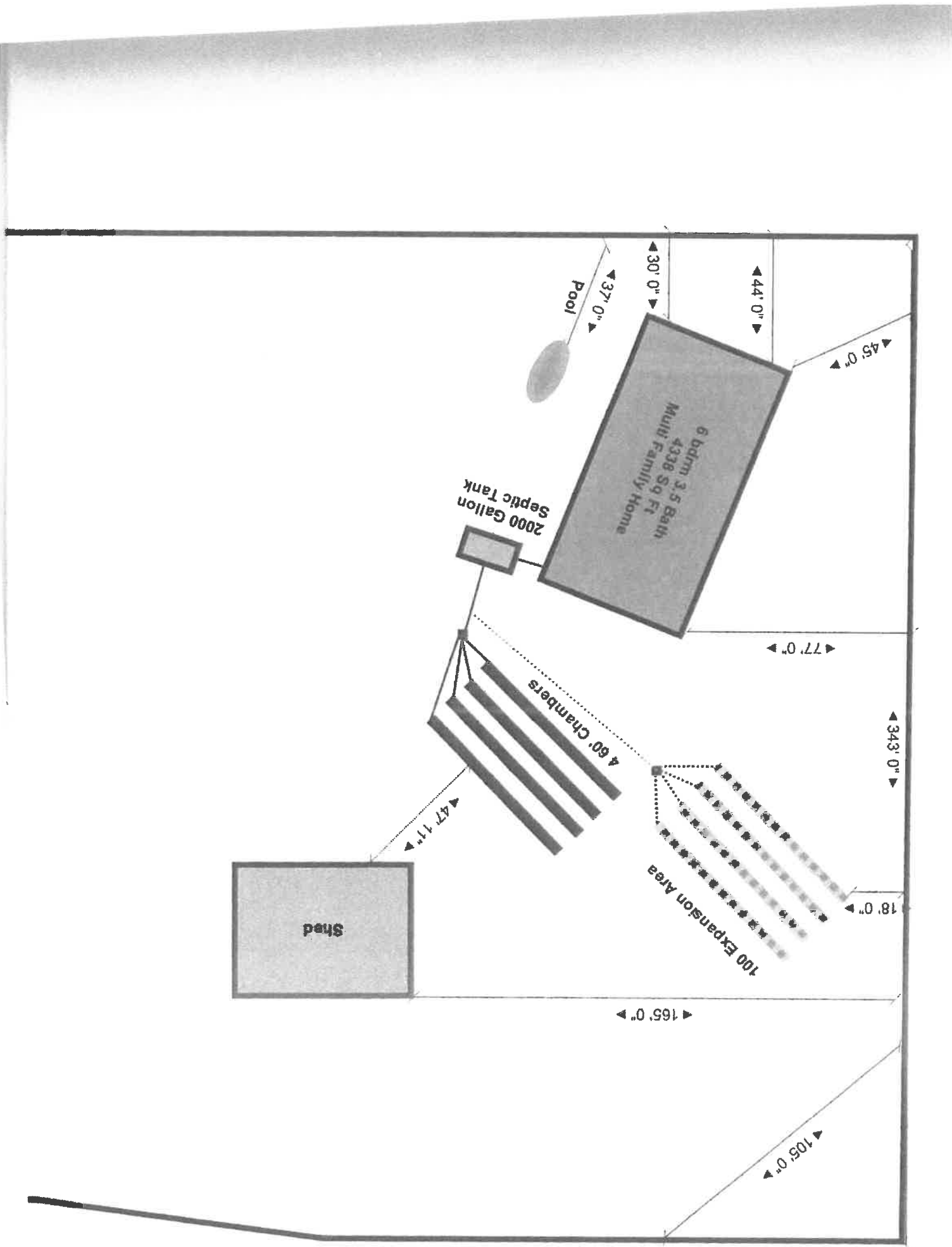
PO Box 871 Paris, CA 92572  
P: 951 657 0393 F: 951 657 1323  
Lic# 365784 Exp Nov 30, 2018

**OWNER:**  
Irma Llamas  
8490 Reche Canyon Road  
Colton Ca 92324  
APN: 471-210-029

9045 Reche Canyon Rd  
Colton Ca 92324

**SYSTEM:**  
2- 2000 Gallon Concrete Septic Tank  
4 Chambers 60'  
4-Chambers 60'







# RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP  
Planning Director

## APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

SECTIONS I, II, AND VI BELOW MUST BE COMPLETED FOR ANY AMENDMENT TO THE AREA PLAN MAPS OF THE GENERAL PLAN.

FOR OTHER TYPES OF AMENDMENTS, PLEASE CONSULT PLANNING DEPARTMENT STAFF FOR ASSISTANCE PRIOR TO COMPLETING THE APPLICATION.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CHECK ONE AS APPROPRIATE:

- GENERAL (WITHOUT SPECIFIC PLAN)       CIRCULATION SECTION  
 GENERAL (WITH SPECIFIC PLAN)

### I. GENERAL INFORMATION

#### APPLICATION INFORMATION

Applicant Name: Rod Arsalan

Contact Person: Rod Arsalan      E-Mail: aceng114@gmail.com

Mailing Address: 750 S. LINCOLN AVE #104-167  
Street  
CORONA      CA      92882  
City      State      ZIP

Daytime Phone No: (951) 272-8181      Fax No: (951) 272-8794

Engineer/Representative Name: SAME AS ABOVE

Contact Person: \_\_\_\_\_      E-Mail: \_\_\_\_\_

Mailing Address: \_\_\_\_\_  
Street  
\_\_\_\_\_  
City      State      ZIP

Daytime Phone No: (\_\_\_\_) \_\_\_\_\_      Fax No: (\_\_\_\_) \_\_\_\_\_

Property Owner Name: IRMA LLAMAS

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

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

"Planning Our Future... Preserving Our Past"

**APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN**

Contact Person: IRMA LLAMAS E-Mail: \_\_\_\_\_

Mailing Address: 8490 RECHE VISTA DR.

COLTON CA 92324  
City State ZIP

Daytime Phone No: (909) 645-4765 Fax No: (\_\_\_\_) \_\_\_\_\_

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the General Plan Amendment type and number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

**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, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

(If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the General Plan Amendment is ready for public hearing.)

\_\_\_\_\_  
IRMA LLAMAS  
PRINTED NAME OF PROPERTY OWNER(S)

\_\_\_\_\_  
Irma Llamas  
SIGNATURE OF PROPERTY OWNER(S)

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 applicant 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 this application, the applicant 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.



**APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN**

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 471-210-029

Approximate Gross Acreage: 5.22 ACRES

General location (nearby or cross streets): North of RECHE VISTA DR., South of RECHE CANYON RD East of STEELE RD, West of WOLLY CT.

Existing Zoning Classification(s): RA-5

Existing Land Use Designation(s): RR

Check the box(es) as applicable:

- Technical Amendment
- Entitlement/Policy Amendment
- Foundation Component Amendment-Regular
- Foundation Component Amendment-Extraordinary
- Agricultural Foundation Component Amendment

Proposal (describe the details of the proposed General Plan Amendment):

R-R TO EDR

Related cases filed in conjunction with this request:

GPA 00965  
TPM 36302

Is there previous development application(s) filed on the same site: Yes  No

If yes, provide Application No(s). \_\_\_\_\_  
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) \_\_\_\_\_ EIR 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 signed copy(ies): \_\_\_\_\_

**APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN**

| Name of Company or District serving the area the project site is located<br>(if none, write "none.") | Are facilities/services available at the project site? |    |
|--|--|----|
|  | Yes  | No |
| Electric Company   |  |    |
| Gas Company  |  |    |
| Telephone Company  |  |    |
| Water Company/District   |  |    |
| Sewer District   |  |    |

If the project located within either the Santa Ana River/San Jacinto Valley watershed, the Santa Margarita River watershed, or the Whitewater River watershed, check the appropriate checkbox below.

*If not known, please refer to Riverside County's Map My County website to determine if the property is located within any of these watersheds (search for the subject property's Assessor's Parcel Number, then select the "Geographic" Map Layer – then select the "Watershed" sub-layer)*

If any of the checkboxes are checked, click on the adjacent hyperlink to open the applicable Checklist Form. Complete the form and attach a copy as part of this application submittal package.

- [Santa Ana River/San Jacinto Valley](#)
- [Santa Margarita River](#)
- [Whitewater River](#)

If the applicable Checklist has concluded that the application requires a preliminary project-specific Water Quality Management Plan (WQMP), such a plan shall be prepared and included with the submittal of this application.

**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) Irma Gomez Date 5-10-17  
 Owner/Representative (2) \_\_\_\_\_ Date \_\_\_\_\_

Set ID CCOO 4688

# COUNTY OF RIVERSIDE

## TRANSPORTATION AND LAND MANAGEMENT AGENCY

### Planning Department

Ron Goldman - Planning Director

Contacted:  
2/27/08 for  
40 site maps

## APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

SECTIONS I, II, AND VI BELOW MUST BE COMPLETED FOR ANY AMENDMENT TO THE AREA PLAN MAPS OF THE GENERAL PLAN.

FOR OTHER TYPES OF AMENDMENTS, PLEASE CONSULT PLANNING DEPARTMENT STAFF FOR ASSISTANCE PRIOR TO COMPLETING THE APPLICATION.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: GPA 00965 DATE SUBMITTED: 2-14-08

### I. GENERAL INFORMATION

#### APPLICATION INFORMATION

Applicant's Name: IRMA LLANAS E-Mail: \_\_\_\_\_

Mailing Address: 2800 RECHE VISTA DRIVE  
COLTON CA 92324  
City State ZIP

Daytime Phone No: (909) 645 4765 Fax No: (\_\_\_\_) \_\_\_\_\_

Engineer/Representative's Name: MIGUEL B SANCHEZ E-Mail: eveng@verizon.net

Mailing Address: 9519 TELEGRAPH ROAD  
PICO RIVERA CA 90660  
City State ZIP

Daytime Phone No: (562) 949 5100 Fax No: (562) 949-5400

Property Owner's Name: SAME AS APPLICANT E-Mail: \_\_\_\_\_

Mailing Address: \_\_\_\_\_  
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.

Ea 41793

CFG 05140

5.22

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

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

Irma Llamas  
PRINTED NAME OF APPLICANT      Irma Llamas  
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.

Irma Llamas  
PRINTED NAME OF PROPERTY OWNER(S)      Irma Llamas  
SIGNATURE OF PROPERTY OWNER(S)  
Juan Llamas  
PRINTED NAME OF PROPERTY OWNER(S)      Juan Llamas  
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): 471-210-029  
Section: 19 Township: 2S Range: 3W  
Approximate Gross Acreage: 5.2 ACRES  
General location (nearby or cross streets): North of ARROYO DR, South of RECHE CANYON RD East of RECHE CANY RD West of RECHE VISTA DR.

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

Thomas Brothers map, edition year, page number, and coordinates: 2006 - 687 42

Existing Zoning Classification(s): RA-5

→ Existing Land Use Designation(s): RURAL RESIDENTIAL

→ Proposal (describe the details of the proposed general plan amendment):

AMEND RECHE CANYON PLAN FROM RURAL RESIDENTIAL (RR) TO ESTATE DENSITY RESIDENTIAL (EDR) APPROXIMATELY 5.2 ACRES

→ Related cases filed in conjunction with this request:

NONE

Has there been previous development applications (parcel maps, zone changes, plot plans, etc.) filed on the project site? Yes  No

Case Nos. SECOND UNIT BRS 071258

E.A. Nos. (if known) H/A E.I.R. Nos. (if applicable): H/A

| Name of Company or District serving the area the project site is located.<br>(if none, write "none.") | Are facilities/services available at the project site? |                                     |
|---|--|-------------------------------------|
|   | Yes  | No                                  |
| Electric Company  | <u>SOUTHERN CA EDISON</u>                              | <input checked="" type="checkbox"/> |
| Gas Company   | <u>SO CA GAS CO</u>                                    | <input checked="" type="checkbox"/> |
| Telephone Company   | <u>VERIZON</u>   | <input checked="" type="checkbox"/> |
| Water Company/District  | <u>EASTERN WATER DISTRICT</u>                          | <input checked="" type="checkbox"/> |
| Sewer District  |  | <input checked="" type="checkbox"/> |

Is water service available at the project site: Yes  No

If "No," how far away are the nearest available water line(s)? (No of feet/miles) \_\_\_\_\_

Is sewer service available at the site? Yes  No

If "No," how far away are the nearest available sewer line(s)? (No. of feet/miles) \_\_\_\_\_

Is the project site located in a Recreation and Park District or County Service Area authorized to collect fees for park and recreational services? Yes  No

Is the project site located within 8.5 miles of March Air Reserve Base? Yes  No

**APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN**

→ Which one of the following watersheds is the project site located within (refer to Riverside County GIS for watershed location)? (Check answer):

- Santa Ana River       Santa Margarita River       San Jacinto River       Colorado River

**HAZARDOUS WASTE SITE DISCLOSURE STATEMENT**

Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project is located on or near an identified site. Under the statute, no application shall be accepted as complete without this signed statement.

I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

- The project is not located on or near an identified hazardous waste site.
- The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

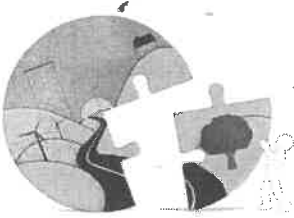
Owner/Representative (1) Amigo O B Sanchez      Date 2/10/08

Owner/Representative (2) \_\_\_\_\_      Date \_\_\_\_\_

NOTE: An 8½" x 11" legible reduction of the proposal must accompany application.

**II. AMENDMENTS TO THE AREA PLAN MAPS OF THE GENERAL PLAN:**

- AREA PLAN MAP PROPOSED FOR AMENDMENT (Please name): \_\_\_\_\_
- EXISTING DESIGNATION(S): \_\_\_\_\_
- PROPOSED DESIGNATION(S): \_\_\_\_\_



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.  
Assistant TLMA Director

## INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

The owner(s) of the property, at their own expense, agree to defend, indemnify and hold harmless the County of Riverside and its agents, officers, and employees from and against any lawsuit, claim, action, or proceeding (collectively referred to as "proceeding") brought against the County of Riverside, its agents, officers, attorneys and employees to attack, set aside, void, or annul the County's decision to approve any tentative map (tract or parcel), revised map, map minor change, reversion to acreage, conditional use permit, public use permit, surface mining permit, WECS permit, hazardous waste siting permit, temporary outdoor event permit, plot plan, substantial conformance, revised permit, variance, setback adjustment, general plan amendment, specific plan, specific plan amendment, specific plan substantial conformance, zoning amendments, and any associated environmental documents. This defense and indemnification obligation shall include, but not limited to, damages, fees and/or costs awarded against the County, if any, and cost of suit, attorney's fees and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by applicant, property owner, the County, and/or the parties initiating or bringing such proceeding.

*Irma Llamas / Juan Llamas* 04-27-18  
Property Owner(s) Signature(s) and Date

*Irma Llamas Juan Llamas*  
PRINTED NAME of Property Owner(s)

**If the property is owned by multiple owners, the paragraph above must be signed by each owner. Attach additional sheets, if necessary.**

*If the property owner is a corporate entity, Limited Liability Company, partnership or trust, the following documentation must also be submitted with this application:*

- *If the property owner is a limited partnership, provide a copy of the LP-1, LP-2 (if an amendment) filed with the California Secretary of State.*
- *If the property owner is a general partnership, provide a copy of the partnership agreement documenting who has authority to bind the general partnership and to sign on its behalf.*
- *If the property owner is a corporation, provide a copy of the Articles of Incorporation and/or a corporate resolution documenting which officers have authority to bind the corporation and to sign on its behalf. The corporation must also be in good standing with the California Secretary of State.*
- *If the property owner is a trust, provide a copy of the trust certificate.*

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

Desert Office • 77-588 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 • Fax (760) 863-7040

"Planning Our Future... Preserving Our Past"

## **INDEMNIFICATION AGREEMENT PROPERTY OWNER INFORMATION**

---

- *If the property owner is a Limited Liability Corporation, provide a copy of the operating agreement for the LLC documenting who has authority to bind the LLC and to sign on its behalf.*

*If the signing entity is also a corporate entity, Limited Liability Company, partnership or trust, the above documentation must also be submitted with this application. For any out of State legal entities, provide documentation showing registration with the California Secretary of State.*

*In addition to the above, provide a copy of a Preliminary Title Report for the property subject to this application. The Preliminary Title Report must be issued by a title company licensed to conduct business in the State of California and dated less than six months prior to the date of submittal of this application. The Assistant TLMA Director may waive the requirement for a Preliminary Title Report if it can be shown to the satisfaction of the Assistant TLMA Director that the property owner(s) has owned the property consistently for at least the last five years.*

### **ONLY FOR WIRELESS PROJECTS (SEE BELOW)**

*If the application is for a plot plan for a Wireless Communication Facility, the property owner(s) and the cellular service provider must sign the indemnification paragraph above. If the application is for a plot plan for a wireless communication co-location, only the co-locating service provider needs to sign the indemnification paragraph above.*



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

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider a proposed project in the vicinity of your property, as described below:

**GENERAL PLAN AMENDMENT NO. 1221, CHANGE OF ZONE NO. 7727, and TENTATIVE PARCEL MAP NO. 36302 – Intent to Adopt a Negative Declaration** – Applicant: Juan and Irma Llamas – Engineer/Representative: AC Engineering Group, Inc. c/o Rod Arsalan – Fifth Supervisorial District – Edgemont-Sunnymead Zoning District – Reche Canyon/Badlands Area Plan: Existing – Rural: Rural Residential (R-RR) (5 Acres Min.) – Proposed – Rural Community: Estate Density Residential (RC-EDR) (2 Acres Min.) – Location: Southwesterly of Reche Canyon Road, easterly of Reche Vista Drive, and northerly of Holly Court – 5.22 Gross Acres – Zoning: Existing – Residential Agricultural – 5 Acre Minimum (R-A-5) – Proposed – Residential Agricultural – 2 Acre Minimum (R-A-2) – **REQUEST: General Plan Amendment No. 1221** is a proposal for a Technical Amendment that would change the General Plan Foundation Component on the subject property. Currently the project site has a General Plan Land Use Designation of Rural: Rural Residential (R-RR) that has a density of one (1) dwelling unit per 5 acres. The Amendment would change the General Plan land use designation to Rural Community: Estate Density Residential (RC-EDR) with a density of one (1) dwelling unit per two (2) acres. **Change of Zone No. 7727** is a proposal to change the zone from Residential Agricultural – 5 Acre Minimum (R-A-5) to Residential Agricultural – 2 Acre Minimum (R-A-2). **Tentative Parcel Map No. 36302** is a proposal for a Schedule “H” Subdivision that would subdivide the subject property, which totals 5.22 gross acres, into two (2) parcels as follows: Parcel 1 would be 2.10 gross acres and Parcel 2 would be 3.12 gross acres. The tentative parcel map will avoid impacts to a portion of Parcel 2 as agreed to under Habitat Evaluation and Acquisition Negotiation Strategy No. 1994 (HANS01994).

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.  
DATE OF HEARING: **JUNE 3, 2020**  
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER  
BOARD CHAMBERS, 1ST FLOOR  
4080 LEMON STREET, RIVERSIDE, CA 92501

Pursuant to Executive Order N-25-20, this meeting will be conducted by teleconference and at the Place of Hearing, as listed above. Public access to the meeting location will be allowed, but limited to comply with the Executive Order. Information on how to participate in the hearing will be available on the Planning Department website at: <https://planning.rctlma.org/>. For further information regarding this project please contact Project Planner Tim Wheeler at (951) 955-6060 or email at [twheeler@rivco.org](mailto:twheeler@rivco.org), or go to the County Planning Department’s Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a negative declaration. The Planning Commission will consider the proposed project and the proposed negative declaration, at the public hearing. The case file for the proposed project is available for review via email by contacting the project planner. Please contact the project planner regarding additional viewing methods.

Any person wishing to comment on the proposed project may submit their comments in writing by mail or email, or by phone between the date of this notice and the public hearing; or, may appear and be heard at the time and place noted above. Please note that access to the meeting is limited. All comments received prior to the public hearing will be submitted to the Planning Commission for consideration, in addition to any oral testimony, before making a decision on the proposed project. All correspondence received before and during the meeting will be distributed to the Planning Commission, and all correspondence received will be retained for the official record.

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

Please send all written correspondence to: RIVERSIDE COUNTY PLANNING DEPARTMENT  
Attn: Tim Wheeler, P.O. Box 1409, Riverside, CA 92502-1409

## PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on April 06, 2020,

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

APN (s) or case numbers CZ07727 / GPA1221 / PM36302 for

Company or Individual's Name RCIT - GIS,

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.

TITLE: GIS Analyst

ADDRESS: 4080 Lemon Street 9<sup>TH</sup> Floor

Riverside, Ca. 92502

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

# Riverside County GIS Mailing Labels

CZ07727 / GPA1221 / PM36302

( 600 feet buffer )



## Legend

-  County Boundary
-  Cities
-  Parcels
-  World Street Map

## Notes



0 752 1,505 Feet



**\*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... 4/6/2020 9:28:15 AM

© Riverside County RCIT

471100022  
FRANK S. ABACHERLI  
P O BOX 327  
MIRA LOMA CA 91752

471100027  
JON P. PRECIADO  
8879 RECHE CANYON RD  
COLTON CA 92324

471100028  
JON P. PRECIADO  
8873 RECHE CANYON RD  
COLTON CA 92324

471100049  
MAYRA L. MAGANA  
8378 RECHE VISTA DR  
COLTON CA 92324

471100050  
AURELIO GARCIA  
8392 RECHE VISTA DR  
COLTON CA 92324

471100052  
SCOTT L. LISK  
8440 RECHE VISTA DR  
COLTON CA 92324

471100053  
LOUIE C. ROMO  
773 S 7TH ST  
COLTON CA 92324

471120002  
CHARLIE D. WEEKS  
8950 RECHE CANYON RD  
COLTON CA 92324

471120003  
NELSON P. SANDOVAL  
8960 RECHE CANYON RD  
COLTON CA 92324

471120028  
RIVERSEND  
3051 E WASHINGTON AVE  
LOS ANGELES CA 90023

471120035  
MARTIN FRIAS  
8955 RECHE CANYON RD  
COLTON CA 92324

471120036  
RIVERSIDE COUNTY FLOOD CONT  
1995 MARKET ST  
RIVERSIDE CA 92501

471180025  
HERSCHEL V. HIATT  
9202 ARROYO DR  
COLTON CA 92324

471180026  
HERSCHEL V. HIATT  
9202 ARROYO DR  
COLTON CA 92324

471180029  
LOUIE C. ROMO  
9092 ARROYO DR  
COLTON CA 92324

471180031  
FRANK ABACHERLI  
P O BOX 327  
MIRA LOMA CA 91752

471180034  
LARRY R. CONLEY  
8480 RECHE VISTA DR  
COLTON CA 92324

471210002  
EVILIO ZECENA SANDOVAL  
8500 RECHE VISTA DR  
COLTON CA 92324

471210003  
JOHN COOPER  
8840 RECHE CANYON RD  
COLTON CA 92324

471210006  
DARYL R. GREEN  
9190 HOLLY CT  
COLTON CA 92324

471210014  
JERED STANSBERRY  
9098 RECHE CANYON RD  
COLTON CA 92324

471210016  
PETER H. WESCH  
9086 RECHE CANYON RD  
COLTON CA 92324

471210017  
EARNEST C. HAYES  
2651 RECHE CY RD  
COLTON CA 92324

471210018  
CURTIS COFFMAN  
9058 RECHE CANYON RD  
COLTON CA 92324

471210021  
CHARLES D. WEEKS  
8950 RECHE CYN  
COLTON CA 92324

471210022  
KATIE STANSBERRY  
9098 RECHE CANYON RD  
COLTON CA 92324

471210025  
JAMES J. TOUGAS  
9160 HOLLY CT  
COLTON CA 92324

471210029  
JUAN LLAMAS  
8490 RECHE VISTA DR  
COLTON CA 92324

Juan & Irma Llamas  
8490 Reche Vista Drive  
Colton, CA 92324

Juan & Irma Llamas  
9045 Reche Canyon Road  
Colton, CA 92324

AC Engineering Group, Inc.  
2913 El Camino Real  
Tustin, CA 92782  
Attn: Rod Arsalan

AC Engineering Group, Inc.  
750 S. Lincoln Ave. #104-167  
Corona, CA 92882  
Attn: Rod Arsalan

Kirkland West  
Habitat Defense Council  
PO Box 7821  
Laguna Niguel, Ca, 92607-7821

Richard Drury  
Komalpreet Toor  
Lozeau Drury, LLP  
1939 Harrison Street, Suite 150  
Oakland, CA 94612

San Manuel Band of Mission Indians  
26569 Community Center Drive  
Highland, CA 92346  
Attn: CULTURAL RESOURCES ANALYST



# RIVERSIDE COUNTY PLANNING DEPARTMENT

**Charissa Leach**  
**Assistant TLMA Director**

**TO:**  Office of Planning and Research (OPR)  
P.O. Box 3044  
Sacramento, CA 95812-3044  
 County of Riverside County Clerk

**FROM:** Riverside County Planning Department  
 4080 Lemon Street, 12th Floor  
P. O. Box 1409  
Riverside, CA 92502-1409

38686 El Cerrito Road  
Palm Desert, California 92211

**SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.**

GPA01221 / CZ7727 / PM36302 / EA41793

*Project Title/Case Numbers*

Tim Wheeler

*County Contact Person*

(951) 955-6060

*Phone Number*

N/A

*State Clearinghouse Number (if submitted to the State Clearinghouse)*

Irma & Juan Llamas

*Project Applicant*

8490 Reche Vista Drive Colton, CA 92324

*Address*

The subject property is located to the southwest of Reche Canyon Road; East of Reche Vista Drive; and North of Holly Court. The east portion of subject property currently has an address of 9045 Reche Canyon Road. The west portion of subject property currently has an address of 8490 Reche Vista Drive.

*Project Location*

General Plan Amendment No. 1221 is a proposal for a Technical Amendment that would change the General Plan Foundation Component on the subject property. Currently the project site has a General Plan Land Use Designation of Rural: Rural Residential (R: RR), that has a density of one dwelling unit per 5 acres. The Amendment would change the General Plan land use designation to Rural Community: Estate Density Residential (RC: EDR) with a density of one dwelling unit per 2 acres. Change of Zone No. 7727 is a proposal to change the zone from Residential Agricultural - 5 Acre Minimum (R-A-5) to Residential Agricultural - 2 Acre Minimum (R-A-2). Tentative Parcel Map No. 36302 is a proposal for a Schedule H Subdivision that would subdivide the subject property, which totals 5.22 gross acres, into two parcels as follows: Parcel 1 would be 2.10 gross acres and Parcel 2 would be 3.12 gross acres. The tentative parcel map will avoid impacts to a portion of Parcel 2 as agreed to under Habitat Evaluation and Acquisition Negotiation Strategy No. 1994 (HANS01994).

*Project Description*

This is to advise that the Riverside County Planning Commission, as the lead agency, has approved the above-referenced project on June 3, 2020 and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. An Environmental Impact Report was not prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$3,069.75+\$50.00) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE NOT made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the earlier EA, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

\_\_\_\_\_  
*Signature*

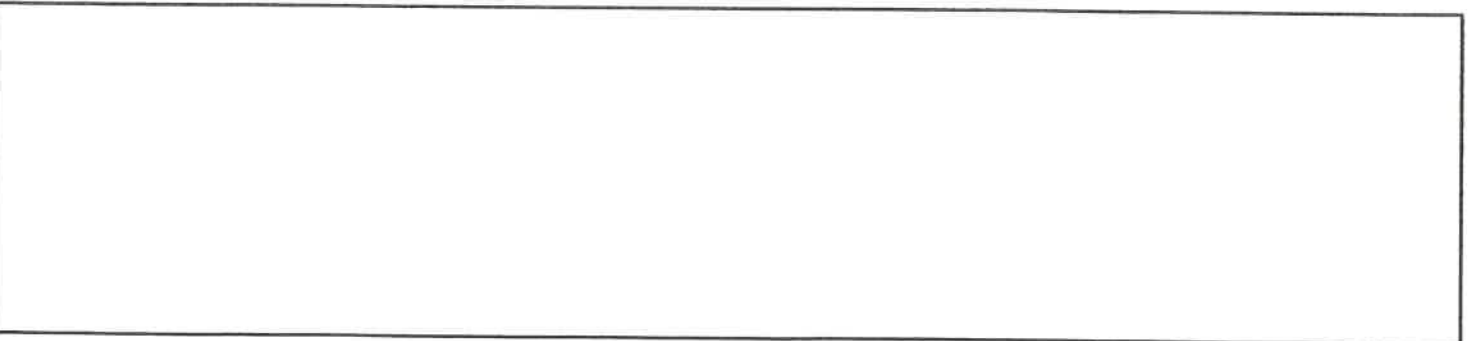
\_\_\_\_\_  
*Project Planner*

*Title*

\_\_\_\_\_  
*June 3, 2020*

*Date*

Date Received for Filing and Posting at OPR: \_\_\_\_\_



Please charge deposit fee case#: ZEA41793 ZCFG 05140

FOR COUNTY CLERK'S USE ONLY

**INVOICE (PLAN-CFG05140)  
FOR RIVERSIDE COUNTY**

County of Riverside  
Transportation & Land Management Agency



**BILLING CONTACT / APPLICANT**

Irma Llamas

8490 Reche Vista Dr  
Moreno Valley, Ca 92557

| INVOICE NUMBER | INVOICE DATE | INVOICE DUE DATE | INVOICE STATUS |
|----------------|--------------|------------------|----------------|
| PLAN-CFG05140  | 02/14/2008   | 02/14/2008       | Paid In Full   |

| REFERENCE NUMBER | FEE NAME                       | TOTAL   |
|------------------|--------------------------------|---------|
| CFG05140         | 0452 - CF&G TRUST: RECORD FEES | \$64.00 |

| SITE ADDRESS                | SUB TOTAL | TOTAL   |
|-----------------------------|-----------|---------|
| 8490 Reche Vista Dr Colton, |           | \$64.00 |

|                  |                |
|------------------|----------------|
| <b>TOTAL DUE</b> | <b>\$64.00</b> |
|------------------|----------------|

| PAYMENT OPTIONS                          |  | Note: A 2.28% transaction service fee will be applied to Credit Card payments. |
|--|--|--|
| Online Payments                          | Go to: RivCoPlus.org   | E-Checks and Credit Cards are accepted on-line.                                |
| Credit Card Payment by Phone             | (760) 863-7735   | Please have your invoice number ready for reference.                           |
| Payment by US Postal Mail Service        | County of Riverside<br>Attn: Accounts Receivables<br>P.O. Box 1605<br>Riverside, CA 92502            | Reference your invoice number on your check or include a copy of the invoice.  |
| Payment by FedEx, UPS or similar courier | County of Riverside<br>Attn: Accounts Receivables<br>4080 Lemon St., 14th Fl.<br>Riverside, CA 92501 | Reference your invoice number on your check or include a copy of the invoice.  |

Note that this invoice is used for both initial and supplemental payment requests. On Deposit Based Fee (DBF) cases and permits all work will cease when the balance is negative. If you have already made an initial payment and you are receiving an additional invoice, your case or permit has a low or negative balance. Work cannot resume until you have provided additional funds. If you would like to review a full statement of costs to date, e-mail your request to, [TLMABilling@rivco.org](mailto:TLMABilling@rivco.org) and include the reference number(s), which is your case number and department in the subject line.





**COUNTY OF RIVERSIDE  
PLANNING DEPARTMENT  
STAFF REPORT**

**Agenda Item No.**

**4.2**

**Planning Commission Hearing: June 3, 2020**

**PROPOSED PROJECT**

|                              |                            |
|------------------------------|----------------------------|
| <b>Case Number(s):</b>       | CZ1900015                  |
| <b>Environmental:</b>        | CEQA Categorical Exemption |
| <b>Supervisory District:</b> | County-wide                |
| <b>Project Planner:</b>      | John Hildebrand            |
| <b>Applicant:</b>            | County Initiated           |




---

Charissa Leach, P.E.  
Assistant TLMA Director

**PROJECT DESCRIPTION AND LOCATION**

**CHANGE OF ZONE NO. 1900015** and the associated amendment to Ordinance No. 348 establishes a regulatory framework for the cultivation and manufacturing of Industrial Hemp in the unincorporated areas of Riverside County. The new article to Ordinance No. 348 sets forth the permitting requirements, zone classifications where Industrial Hemp Activities are allowed with an approved conditional use permit, development standards as well as operating and manufacturing requirements.

**PROJECT RECOMMENDATION**

**STAFF RECOMMENDATIONS:**

**THAT THE PLANNING COMMISSION:**

**Open the public hearing on Change of Zone No. 1900015, take public testimony and continue the item to a date certain.**

**PROJECT BACKGROUND AND ANALYSIS**

**Background:**

Hemp activities, which include cultivation, processing, and manufacturing, are currently allowed within the unincorporated areas of Riverside County. The County has no existing regulatory framework to address where hemp can be grown or requirements for size, setbacks, or operations. Hemp activities can be established by registering the property through the Agricultural Commissioner, prior to operations and each registration is valid for one year. Currently, there are approximately 103 registered grower’s licenses and 13 registered seed breeder’s licenses issued throughout Riverside County. Due to the potential health and safety impacts, as well as nuisance issues associated with Hemp activities, a proposed Hemp ordinance has been drafted.

**Industrial Hemp Activities Ordinance:**

The attached draft amendment to Ordinance No. 348 establishes a regulatory framework for the cultivation and manufacturing of Industrial Hemp in the unincorporated areas of Riverside County. The new article to Ordinance No. 348 sets forth the permitting requirements, zone classifications where Industrial Hemp Activities are allowed with an approved conditional use permit, development standards as well as operating and manufacturing requirements.

In summary of the zoning and permitting requirements, the following is proposed:

All Industrial Hemp activities are restricted in the following zones:

- R-R, R-R-O, R-1, R-1A, R-A, R-2, R2-A, R-3, R-3A, R-T, R-T-R, R-4, R-5, R-6, R-7, C/V, C-C/V, WC-R, WC-W, WC-WE, WC-E, R-D, N-A, W-2-M, W-1, W-E, M-R, M-R-A, SP and MU.

Outdoor industrial Hemp Cultivation is allowed in the **A-1, A-P, A-2** and **A-D** zones and is subject to the following provisions and application types:

- On lots less than 10 gross acres with an approved **conditional use permit** in accordance with Section 18.28 of this ordinance.
- On lots 10 gross acres or greater but less than 20 gross acres with an approved **Plot Plan** in accordance with Section 18.30 of this ordinance.
- On lots 20 gross acres or greater but less than 160 acres as a **use by right**.
- On lots 160 gross acres or greater with an approved **conditional use permit** in accordance with Section 18.28 of this ordinance.

Outdoor industrial Hemp Cultivation is allowed in the **W-2** zone, subject to the following provisions and application types:

- On lots less than 10 gross acres, Outdoor Industrial Hemp Cultivation is **prohibited**.
- On lots 10 gross acres or greater but less than 40 gross acres with an approved **conditional use permit** in accordance with Section 18.28 of this ordinance.
- On lots 40 gross acres or greater but less than 160 gross as a **use by right**.
- On lots 160 gross acres or greater with an approved **conditional use permit** in accordance with Section 18.28 of this ordinance.

Indoor industrial Hemp Cultivation is allowed as follows:

- Allowed in the following zone classifications with an approved **plot plan** in accordance with section 18.30 of this ordinance: **C-1/C-P, C-P-S, I-P, M-SC, M-M, M-H, A-1, A-P, A-2** and **A-D**.

Industrial Hemp Manufacturing Facilities are allowed as follows:

- Non-volatile Industrial Hemp Manufacturing Facilities are allowed in the following zones with an approved **Plot Plan** in accordance with Section 18.30 of this ordinance: **A-1, A-P, A-2, A-D, I-P, M-SC, M-M** and the **M-H** zones.
- Volatile Industrial Hemp Manufacturing Facilities are allowed in the following zones with an approved **conditional use permit** in accordance with Section 18.28 of this ordinance: **A-1, A-P, A-2, A-D, I-P, M-SC, M-M** and **M-H**.

**Additional Change Considerations:**

Between the time the draft Industrial Hemp Activities ordinance was released for public review and comment, and leading up to preparation of this Planning Commission report, staff continued to evaluate the Industrial Hemp Activities ordinance, as well as accept public comments. Based upon feedback from the public and other agencies, the following additional items are being requested to be considered by the Planning Commission for possible incorporation into the draft ordinance:

- 1) Industrial Hemp as interim use in Specific Plans.
  - a. Include under Zoning that Hemp is allowed to be grown as a temporary / interim use within approved specific plans, for an initial term of up to 5-years, with an additional 5-year term, for a maximum of 10-years.
  - b. The property needs to have an adopted Specific Plan that allows for agriculture as an interim use.
  
- 2) Industrial Hemp activities in the Residential Agricultural (R-A) and the Rural Residential (R-R) zones under the following provisions:
  - On lots less than 20 gross acres in the R-A and R-R zones, Outdoor Industrial Hemp Cultivation is **prohibited**.
  - On lots 20 gross acres or greater but less than 40 gross acres in the R-A and R-R zones, Outdoor Industrial Hemp Cultivation is allowed with an approved **conditional use permit**.
  - On lots 40 gross acres or more in the R-A and R-R zones Outdoor Industrial Hemp Cultivation is **prohibited**.
  
- 3) Potential cost recovery provisions for staff to enforce illegal hemp activities.

**ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS**

Change of Zone No. 1900015 and the associated amendment to Ordinance No. 348 has been determined to be categorically exempt from CEQA, pursuant to State CEQA Guidelines Section 15061(b)(3)(Common Sense Exemption). Section 15061(b)(3) provides that an “activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.” The scope of this ordinance amendment includes establishing zoning, permitting, and operating requirements for Industrial Hemp Activities in the unincorporated areas of Riverside County. No new construction is proposed in conjunction with this amendment and it is limited to text changes only, in Ordinance No. 348 (Land Use). The activity of growing Industrial Hemp is a similar activity as most other agricultural uses, which are primarily allowed as a by-right use. Currently, Riverside County does not require entitlement approval for Industrial Hemp activities, but does require that a property be registered with the Agricultural Commissioner, prior to conducting operations. This ordinance amendment will result in the establishment of a regulatory framework which provides permitting and operating requirements for Industrial Hemp Activities. A combination of entitlement processing and by-right implementation of Industrial Hemp Activities is proposed under this ordinance amendment. Each request to establish a new Industrial Hemp Activity within the County would be analyzed on a case-by-case basis to determine the appropriate level of environment analysis. As a result, this ordinance amendment, which establishes an Industrial Hemp Activities regulatory framework, will not cause a significant impact to the environment.

## FINDINGS AND CONCLUSIONS

In order for the County to approve a proposed project, the following findings are required to be made:

1. Change of Zone No. 1900015 and the associated amendment to Ordinance No. 348 applies to all unincorporated areas of Riverside County.
2. Change of Zone No. 1900015 and the associated amendment to Ordinance No. 348 adds a new Industrial Hemp Activities article to Ordinance No. 348 (Land Use).
3. Change of Zone No. 1900015 and the associated amendment to Ordinance No. 348 sets forth the permitting requirements, zone classifications where Industrial Hemp Activities are allowed with an approved conditional use permit, development standards as well as operating and manufacturing requirements.
4. Change of Zone No. 1900015 and the associated amendment to Ordinance No. 348 is consistent with and in conformance with all elements of the Riverside County General Plan.

Specifically, General Plan Policy LU 20.2. states, "Protect agricultural uses, including those with industrial characteristics (dairies, poultry, hog farms, etc.) by discouraging inappropriate land division in the immediate proximity and allowing only uses and intensities that are compatible with agricultural uses." The cultivation and manufacturing of Hemp provides for a unique line of products that will now have the opportunity to be regulated for quality assurance and also be allowed through an entitlement and permitting process.

Additionally, the General Plan Vision statement for Agricultural Lands (5) states, "Agricultural operations of varying sizes and types are accommodated under the Plan in response to prevailing market opportunities. In some cases this has resulted in expanding the lands devoted to agriculture." The cultivation and manufacturing of Hemp has become a large economic force and the demand for appropriate agricultural land has grown substantially. The County is providing for this newer market opportunity by establishing zoning, permitting, and operating regulations for Hemp activities.

5. Change of Zone No. 1900015 and the associated amendment to Ordinance No. 348 is internally consistent with the provisions of Ordinance No. 348.
6. Change of Zone No. 1900015 and the associated amendment to Ordinance No. 348 was reviewed by the Riverside County Airport Land Use Commission ("ALUC") and was determined to be consistent with their plans, having no impacts.

## PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

A public hearing notice was included in a publication of the Press Enterprise and Desert Sun newspapers.

The draft ordinance has been made available to the general public for review and comment, approximately 30-days prior the scheduled Planning Commission hearing. Furthermore, staff conducted a Hemp

workshop during the December 18, 2019 Planning Commission hearing, whereby staff took comments from the general public regarding the proposed ordinance.

During the time of staff report preparation and prior to the Planning Commission hearing, staff received a number of comments from both the general public as well as external agencies. Those comments have been included with the staff report as exhibits and some comments are being recommended to be included in the Ordinance.

---

**Template Location:** Y:\Planning Master Forms\Templates\Staff Report\Staff\_Report\_Template\_DH\_PC.docx  
**Template Revision:** 05/28/20

1 ORDINANCE NO. 348.XXX

2 AN ORDINANCE OF THE COUNTY OF RIVERSIDE

3 AMENDING ORDINANCE NO. 348

4 RELATING TO ZONING

5  
6 The Board of Supervisors of the County of Riverside ordains as follows:

7 Section 1. A new Article XIXm is added to Ordinance No. 348 to read as follows:

8 “ARTICLE XIXm INDUSTRIAL HEMP ACTIVITIES

9 Section 19.1100. PURPOSE AND INTENT.

10 The purpose of this Article is to protect the public health, safety, and welfare, enact  
11 effective regulatory and enforcement controls in compliance with State law, protect neighborhood  
12 character, and minimize potential for negative impacts on people, communities, and the  
13 environment in the unincorporated areas of Riverside County by establishing land use regulations  
14 for industrial hemp activities. Industrial hemp activities include industrial hemp cultivation,  
15 industrial hemp manufacturing and processing. Industrial hemp activities require land use  
16 regulations due to the potential environmental and social impacts associated with industrial hemp  
17 activities.

18 Section 19.1101. PROHIBITED ACTIVITIES.

- 19 A. Any Industrial Hemp Activity that is not expressly exempted from this Article or  
20 provided for in an approved conditional use permit or plot plan and a registration  
21 with the County Agricultural Commissioner is prohibited in all zones and is hereby  
22 declared a public nuisance that may be abated by the County and is subject to all  
23 available legal remedies, including but not limited to civil injunctions.
- 24 B. All Industrial Hemp Activities are prohibited within any dwelling unit, accessory  
25 dwelling unit, guest quarters, or any other residential accessory building permitted  
26 for residential occupancy.  
27  
28

1 C. The cultivation of Industrial Hemp, either outdoors or indoors, is prohibited on  
2 acreage less than one-half of an acre.

3 D. Outdoor Industrial Hemp Cultivation is prohibited in the W-2 Zone on lots less than  
4 10 gross acres.

5 Section 19.1102. APPLICABILITY.

6 A. Industrial Hemp Activities shall not be allowed in the unincorporated areas of  
7 Riverside County without first obtaining all required land use permits, licenses,  
8 registrations or other entitlements required by local or State laws and regulations.

9 B. For the purposes of this Article, Industrial Hemp does not include Cannabis as  
10 defined in this ordinance.

11 C. This Article does not apply to legally existing Outdoor Industrial Hemp Cultivation  
12 in the A-1, A-P, A-2, A-D and W-2 zone classifications that is operated by an  
13 Established Agricultural Research Institution as defined in Section 81000 of the  
14 California Food and Agricultural Code.

15 D. Outdoor Industrial Hemp Cultivation legally operating in the A-1, A-P, A-2, A-D,  
16 R-R, R-R-O, R-1, R-1A, R-A, R-2, R2-A, R-3, R-3A, R-T, R-T-R, R-4, R-5, R-6,  
17 R-7, C/V, C-C/V, WC-R, WC-W, WC-WE, WC-E, R-D, N-A, W-2, W-2-M, W-1,  
18 W-E, M-R, M-R-A and MU zone classifications with a valid registration issued by  
19 the County Agricultural Commissioner prior to the effective date of Ordinance No.  
20 348.XXX may continue operating for the period of time provided in the valid  
21 registration. Upon expiration of the valid registration, the Outdoor Industrial Hemp  
22 Cultivation shall comply with the requirements of this Article and all other applicable  
23 laws and regulations.

24 Section 19.1103. PROHIBITED LOCATIONS.

25 Industrial Hemp Activities are prohibited in the following zones: R-R, R-R-O, R-1, R-1A,  
26 R-A, R-2, R2-A, R-3, R-3A, R-T, R-T-R, R-4, R-5, R-6, R-7, C/V, C-C/V, WC-R, WC-W, WC-  
27 WE, WC-E, R-D, N-A, W-2-M, W-1, W-E, M-R, M-R-A, SP and MU.  
28

1                    Section 19.1104. OUTDOOR INDUSTRIAL HEMP CULTIVATION.

2                    A.     Registration. In addition to the requirements set forth in this Article, a registration  
3                    shall be obtained from the County Agricultural Commissioner for the approved  
4                    outdoor industrial hemp cultivation.

5                    B.     Zoning. Notwithstanding any other provision of this ordinance, Outdoor Industrial  
6                    Hemp Cultivation is allowed as follows:

7                    1.     In the A-1, A-P, A-2 and A-D zones, Outdoor Industrial Hemp Cultivation is  
8                    allowed in accordance with the following:

9                    a.     On lots less than 10 gross acres with an approved conditional use  
10                    permit in accordance with Section 18.28 of this ordinance.

11                    b.     On lots 10 gross acres or greater but less than 20 gross acres with an  
12                    approved Plot Plan in accordance with Section 18.30 of this  
13                    ordinance.

14                    c.     On lots 20 gross acres or greater but less than 160 acres as a use by  
15                    right.

16                    d.     On lots 160 gross acres or greater with an approved conditional use  
17                    permit in accordance with Section 18.28 of this ordinance.

18                    2.     In W-2 Zone, Outdoor Industrial Hemp Cultivation is allowed in accordance  
19                    with the following:

20                    a.     On lots less than 10 gross acres, Outdoor Industrial Hemp Cultivation  
21                    is prohibited.

22                    b.     On lots 10 gross acres or greater but less than 40 gross acres with an  
23                    approved conditional use permit in accordance with Section 18.28 of  
24                    this ordinance.

25                    c.     On lots 40 gross acres or greater but less than 160 gross as a use by  
26                    right.

27                    d.     On lots 160 gross acres or greater with an approved conditional use  
28                    permit in accordance with Section 18.28 of this ordinance.



1                   Section 19.1105. INDOOR INDUSTRIAL HEMP CULTIVATION.

2           A.     Registration. In addition to the requirements set forth in this Article, a registration  
3                   shall be obtained from the County Agricultural Commissioner for the approved  
4                   Indoor Industrial Hemp Cultivation.

5           B.     Zoning. Notwithstanding any other provision of this ordinance, Indoor Industrial  
6                   Hemp Cultivation is allowed as follows:

7                           Indoor Industrial Hemp Cultivation is allowed in the following zone  
8                           classifications with an approved plot plan in accordance with section 18.30  
9                           of this ordinance: C-1/C-P, C-P-S, I-P, M-SC, M-M, M-H, A-1, A-P, A-2 and  
10                           A-D.

11                   Section 19.1106. INDUSTRIAL HEMP CULTIVATION STANDARDS.

12                   In addition to the applicable permit and approval requirements provided in this Article and  
13                   the development standards in the applicable zoning classification, Industrial Hemp Cultivation  
14                   operations shall comply with the standards provided below. If there is an inconsistency between  
15                   the development standards of the zone classification and these standards, the more restrictive  
16                   standard applies.

17           A.     Location Requirements.

18                   1.     Indoor and Outdoor Industrial Hemp Cultivation shall not be located within  
19                           1,000 feet of any Child Day Care Center, K-12 school, public park, or Youth  
20                           Center. The distance shall be measured from the nearest points of the  
21                           respective lot lines using a direct straight-line measurement. This location  
22                           requirement may be modified with the approval of a variance pursuant to  
23                           Section 18.27 of this ordinance.

24                   2.     Industrial Hemp shall not be cultivated on a premises legally allowed to  
25                           cultivate or process Cannabis.

26           B.     Minimum Lot Dimensions. The minimum average lot width for Indoor Industrial  
27                   Hemp Cultivation lots shall be 150 feet.

1 C. Setbacks.

2 1. Indoor Industrial Hemp Cultivation: Indoor Industrial Hemp Cultivation  
3 shall be within a fully enclosed building or buildings and setback from the lot  
4 lines and public right-of way in accordance with the development standards  
5 for the zone classification in which it is located. When an Indoor Industrial  
6 Hemp Cultivation facility is located adjacent to a residentially zoned lot the  
7 minimum setback shall be 25 feet.

8 2. Outdoor Industrial Hemp Cultivation:

9 a. The Industrial Hemp Cultivation Area shall be setback a minimum of  
10 100 feet from all lot lines and public right-of-ways.

11 b. The Industrial Hemp Cultivation Area shall be located a minimum of  
12 50 feet from the drip line of any riparian vegetation of any  
13 watercourse.

14 c. When adjacent to a residentially zoned lot, the Industrial Hemp  
15 Cultivation Area shall be setback a minimum of 500 feet from the  
16 adjacent residentially zoned lot lines.

17 D. Screening and Fencing. Outdoor Industrial Hemp Cultivation on lots 20 gross acres  
18 or less shall occur within a secure fence at least 6 feet in height that fully encloses  
19 the Industrial Hemp Cultivation Area and prevents easy access to the Industrial  
20 Hemp Cultivation Area. The fence must be solid, durable and include a lockable  
21 gate(s) that is locked at all times, except for during times of active ingress and  
22 egress. Fences shall be separated by a minimum of six feet from all cultivation  
23 structures, providing a clear six foot path. The fence shall comply with all other  
24 applicable County ordinances, policies, and design standards related to height,  
25 location, materials, or other fencing restrictions. Industrial Hemp Cultivation Area  
26 shall not be secured by fences with barbed wire or screened with plastic sheeting on  
27 chain link. Chain link with slats is allowed. Fencing directly facing any Child Day  
28 Care Center, K-12 school, public park, or Youth Center shall be opaque.

1 E. Energy Conservation Measures. All Indoor Industrial Hemp Cultivation operations  
2 shall include adequate measures to address the projected energy demand for  
3 Industrial Hemp Cultivation at the lot. On-site renewable energy generation shall  
4 be required for all Indoor Industrial Hemp Cultivation operations. Renewable  
5 energy systems shall be designed to have a generation potential equal to or greater  
6 than 20-percent of the anticipated energy demand.

7 F. Water Conservation Measures. All Industrial Hemp Cultivation operations shall  
8 include adequate measures that minimize use of water for cultivation on the lot.  
9 Water conservation measures, water capture systems, or grey water systems shall  
10 be incorporated into the operations in order to minimize use of water where  
11 feasible.

12 G. Operations.

- 13 1. All Industrial Hemp Cultivation lighting shall be fully shielded, downward  
14 casting and not spill over onto structures, other properties or the night sky.  
15 Light shall not escape at a level that is visible from neighboring properties  
16 between sunset and sunrise.
- 17 2. All Industrial Hemp Cultivation operations shall accumulate or store  
18 garbage and refuse in a nonabsorbent, water-tight, vector resistant, durable,  
19 easily cleanable, galvanized metal or heavy plastic containers with tight  
20 fitting lids. No refuse container shall be filled beyond the capacity to  
21 completely close the lid. All garbage and refuse on the site shall not be  
22 accumulated or stored for more than seven calendar days, and shall be  
23 properly disposed of before the end of the seventh day. All waste, including  
24 but not limited to refuse, garbage, green waste and recyclables, must be  
25 disposed of in accordance with County and State laws and regulations. All  
26 waste generated from Industrial Hemp Cultivation operations must be  
27 properly stored and secured to prevent access from the public.  
28

1                   3.     Onsite generators are prohibited, except as a source of energy in an  
2   emergencies. Onsite generators for emergency use shall be included in the  
3   Plot Plan.

4                   4.     Supplemental lighting for Outdoor Hemp Cultivation shall not exceed 25  
5   watts per square foot to be used up to one hour before sunrise or after sunset,  
6   unless the building or structure is equipped with light-blocking measures to  
7   ensure no light escapes from it.

8                   5.     Industrial Hemp Cultivation shall not include the retail sales of Industrial  
9   Hemp or Industrial Hemp Products.

10                  H.     Signage – Outdoor Industrial Hemp Cultivation. In accordance with Section 81006  
11   of the Food and Agricultural Code, Outdoor Industrial Hemp Cultivation shall have  
12   a sign placed at the primary entrance of the lot indicating it is Industrial Hemp  
13   Cultivation. The sign shall be a minimum of 3 foot by 3 foot.

14                   Section 19.1107. INDUSTRIAL HEMP MANUFACTURING FACILITIES ZONES.

15                  Notwithstanding any other provision of this ordinance, Industrial Hemp Manufacturing Facilities  
16   are allowed as follows:

17                   1.     Non-Volatile Industrial Hemp Manufacturing Facility. Non-volatile Industrial  
18   Hemp Manufacturing Facilities are allowed in the following zones with an  
19   approved Plot Plan in accordance with Section 18.30 of this ordinance: A-1, A-P,  
20   A-2, A-D, I-P, M-SC, M-M and the M-H zones.

21                   2.     Volatile Industrial Hemp Manufacturing Facility. Volatile Industrial Hemp  
22   Manufacturing Facilities are allowed in the following zones with an approved  
23   conditional use permit in accordance with Section 18.28 of this ordinance: A-1,  
24   A-P, A-2, A-D, I-P, M-SC, M-M and M-H.

25                   Section 19.1108. INDUSTRIAL HEMP MANUFACTURING FACILITIES

26                  STANDARDS. In addition to the applicable permit and approval requirements provided in this  
27   Article and the development standards for the applicable zoning classification, Industrial Hemp  
28   Manufacturing Facilities shall comply with the standards provided below. If there is an

1 inconsistency between the development standards of the zone classification and these standards,  
2 the more restrictive standard applies.

3 A. General Location. Industrial Hemp Manufacturing Facilities shall not be located  
4 within 1000 feet from any Child Day Care Center, K-12 school, public park, or Youth  
5 Center. Distance shall be measured from the nearest point of the respective lot lines  
6 using a direct straight-line measurement. A new adjacent use will not affect the  
7 continuation of an existing legal use that has been established under this Article and  
8 continuously operating in compliance with the conditional use permit, and local and  
9 State laws and regulations.

10 B. Setbacks.

11 1. Non-Volatile and Volatile Industrial Hemp Manufacturing Facilities located  
12 on lots zoned A-1, A-P, A-2 or A-D shall be setback from all property lines  
13 a minimum of 300 feet.

14 2. Volatile Industrial Hemp Manufacturing Facilities located on lots zoned I-P,  
15 M-SC, M-M and M-H shall comply with the setback standards for the zone  
16 classification in which they are located, except when adjacent to a residential  
17 zone where the minimum setback from the residentially zone lot lines shall  
18 be 40 feet.

19 3. Non-Volatile Industrial Hemp Manufacturing Facilities located on lots zoned  
20 I-P, M-SC, M-M and M-H shall be comply with the setback standards for the  
21 zone classification in which they are located, except when adjacent to a  
22 residential zone where the minimum setback from the residentially zoned lot  
23 lines shall be 25 feet.

24 4. Setbacks may be modified with an approved setback adjustment in  
25 accordance with Section 18.33 of this ordinance. In no case shall a setback  
26 be less than setbacks required by the State law, the California Building Code  
27 or Ordinance No. 457.  
28

1 C. Lot Size. Except for Industrial Hemp Manufacturing Facilities located in the I-P, M-  
2 SC, M-M or M-H zones, the minimum lot size for Industrial Hemp Manufacturing  
3 Facilities is 20 gross acres. Industrial Hemp Manufacturing Facilities located in the  
4 I-P, M-SC, M-M or M-H zones shall comply with the lot size standards for the zone  
5 classification in which they are located.

6 D. Operations.

7 1. Any compressed gases used in the manufacturing process shall not be stored  
8 on any lot within in containers that exceeds the amount which is approved  
9 by the Riverside County Fire Department and authorized by the conditional  
10 use permit.

11 2. Closed loop systems for compressed gas extraction systems must be  
12 commercially manufactured, bear a permanently affixed and visible serial  
13 number and certified by an engineer licensed by the State of California that  
14 the system was commercially manufactured, is safe for its intended use, and  
15 was built to codes of recognized and generally accepted good engineering  
16 practices.

17 3. Industrial Hemp Manufacturing Facilities shall have a training program for  
18 persons using solvents or gases in a closed looped system to create hemp  
19 extracts on how to use the system, to access applicable material safety data  
20 sheets and to handle and store the solvents and gases safely.

21 Section 19.1109. PERMIT REQUIREMENTS FOR INDUSTRIAL HEMP ACTIVITIES.

22 Industrial Hemp Activities shall comply with the following requirements:

23 A. Application Requirements. At the time of filing the application for an Industrial  
24 Hemp Activity on a form provided by the Planning Department, the applicant shall  
25 also provide the applicable fee for processing the land use permit application.

26 B. Suspension, Revocation, or Termination of State License. Suspension of any  
27 required license issued by the State of California, or by any State licensing authority,  
28 or registration issued by the County Agricultural Commissioner shall immediately

1 suspend the ability of an Indoor or Outdoor Industrial Hemp Cultivation to operate  
2 within the County until the State or County reinstates or reissues the State license or  
3 County registration, as applicable. Revocation or termination of State license or  
4 County registration will also be grounds to revoke or terminate any conditional use  
5 permit or plot plan granted to an Indoor or Outdoor Industrial Hemp Cultivation land  
6 use pursuant to this Article.

7 C. Health and Safety. Industrial Hemp Activities shall at all times be operated in such  
8 a way as to ensure the health, safety, and welfare of the public. Industrial Hemp  
9 Activities shall not create a public nuisance or adversely affect the health or safety  
10 of the nearby residents, businesses or employees working at the Industrial Hemp  
11 Activity by creating dust, glare, heat, noise, noxious gasses, odor, smoke, traffic,  
12 vibration, unsafe conditions or other impacts, or be hazardous due to the use or  
13 storage of materials, processes, products, and runoff of water, pesticides or wastes.

14 D. Nuisance Odors Indoor Industrial Hemp. Indoor Industrial Hemp Activities shall be  
15 sited and operated in a manner that prevents Hemp nuisance odors from being  
16 detected offsite. All Indoor Industrial Hemp Activities shall provide a sufficient odor  
17 absorbing ventilation and exhaust system so that odor generated inside the Industrial  
18 Hemp Activity that is distinctive to its operation is not detected outside of the  
19 operation's facility, anywhere on adjacent lots or public rights-of-way, on or about  
20 the exterior or interior common area walkways, hallways, breezeways, foyers, lobby  
21 areas, or any other areas available for use by common tenants or the visiting public,  
22 or within any other unit located inside the same building as the Industrial Hemp  
23 Activity. In order to control nuisances such as odors, humidity and mold, Industrial  
24 Hemp Activities shall install and maintain at the minimum, the following equipment,  
25 or any other equipment that can be proven to be an equally or more effective method  
26 or technology to control these nuisances:

- 27 1. An exhaust air filtration system with odor control that prevents internal odors  
28 from being emitted externally;

1                   2.     An air system that creates negative air pressure between the Industrial Hemp  
2                   Activities' interior and exterior, so that the odors generated by the Industrial  
3                   Hemp Activity are not detectable on the outside of the Industrial Hemp  
4                   Activity.

5     E.     Relocation Of A Permitted Industrial Hemp Activity. In the event the permittee or  
6             successor in interest vacates and relocates the Industrial Hemp Activity to a new  
7             location, a new conditional use permit or plot plan will need to be granted by the  
8             County in accordance with this ordinance prior to commencing operations at the new  
9             location.

10    F.     Permit and License Posting. The permittee shall post or cause to be posted at the  
11            Industrial Hemp Activity all required County and State permit and licenses to  
12            operate.

13    G.     Inspections. Industrial Hemp Activities shall be subject to inspections by appropriate  
14            local and State agencies, including, but not limited to, the Riverside County  
15            Departments of Code Enforcement, Planning, Fire, Public Health, Environmental  
16            Health, the Agricultural Commissioner's Office and the Sheriff's Department.

17    H.     Signage. Signage for an Industrial Hemp Activity shall comply with the following:  
18            1.     Business identification signage for an Industrial Hemp Activity shall comply  
19            with Section 19.4 of this ordinance.  
20            2.     No Industrial Hemp Activity shall advertise by having a person or device  
21            holding a sign or an air dancer sign advertising the activity to passersby,  
22            whether such person, device or air dancer is on the lot of the Industrial Hemp  
23            Activity or elsewhere including, but not limited to, the public right-of-way.  
24            3.     No signs placed on the lot of an Industrial Hemp Activity shall obstruct any  
25            entrance or exit to the building or any window.  
26            4.     Signage shall not be directly illuminated, internally or externally.  
27            5.     No banners, flags, billboards, or other prohibited signs may be used at any  
28            time.



1 I. Parking. Parking shall be provided in accordance with Section 18.12 of this  
2 ordinance.

3 J. Hazardous Materials. All Industrial Hemp Activities that utilize hazardous materials  
4 shall comply with applicable hazardous waste generator, Riverside County  
5 Ordinance No. 615, and hazardous materials handling, Riverside County Ordinance  
6 No. 651, requirements and maintain any applicable permits for these programs from  
7 the Riverside County Fire Department, the Riverside County Department of  
8 Environmental Health, the Riverside County Department of Waste Resources and  
9 the Agricultural Commissioner.

10 K. Compliance with Local and State Laws and Regulations.

11 1. All Industrial Hemp Activities shall comply with all applicable local and  
12 State laws, ordinances and regulations related to, but not limited to, the  
13 following: the California Environmental Quality Act, California Building  
14 Code, California Fire Code, Riverside County Ordinance No. 787, Riverside  
15 County Ordinance No. 457, Riverside County Ordinance No. 657, Riverside  
16 County Ordinance No. 745, Airport Land Use Compatibility Plans, weights  
17 and measures regulations, pesticide use, water quality, storm water discharge  
18 and the grading of land.

19 2. All buildings and structures, including greenhouse, hoop structures, or other  
20 similar structures shall comply with all applicable Building, Fire, and Safety  
21 laws and regulations. All buildings and structures shall be reviewed by the  
22 Riverside County Building and Safety Department in accordance with the  
23 California Building Code and Riverside County Ordinance No. 457 and by  
24 the Riverside County Fire Department in accordance with Riverside County  
25 Ordinance No. 787 and the California Fire Code.

26 L. Multiple Industrial Hemp Activities. Multiple Industrial Hemp Activities may be  
27 allowed on the same lot provided the proposed activities are allowed in the zone  
28 classification and meet all requirements in this Article and State Law.

1                    Section 19.1110. APPROVAL REQUIREMENTS FOR INDUSTRIAL HEMP

2                    ACTIVITIES

3                    A.     No conditional use permit or plot plan for an Industrial Hemp Activity shall be  
4                    approved unless the following findings are made:

- 5                    1.     The permit is consistent with the General Plan and any applicable specific  
6                    plan.  
7                    2.     The permit complies with the permit requirements of this Article and Section  
8                    18.28 or Section 18.30 of this ordinance, as applicable.  
9                    3.     The permit complies with the development standards for the zoning  
10                    classification in which the Industrial Hemp Activity is located.  
11                    4.     The permit will not be detrimental to the public health, safety or general  
12                    welfare.

13                    B.     In addition to the findings required in subsection A. of Section 19.1110 above, no  
14                    conditional use permit or plot plan for Indoor or Outdoor Industrial Hemp Cultivation  
15                    shall be approved unless the following findings are made:

- 16                    1.     The Industrial Hemp Cultivation complies with all the requirements of the  
17                    State and County for Hemp Cultivation.  
18                    2.     The Industrial Hemp Cultivation is not located within 1,000 feet from any  
19                    Child Day Care Center, K-12 school, public park, or Youth Center or a  
20                    variance has been approved allowing a shorter distance but not less than  
21                    allowed by State law.  
22                    3.     The Industrial Hemp Cultivation includes adequate measures that minimize  
23                    use of water for cultivation on the lot.  
24                    4.     The Industrial Hemp Cultivation includes adequate quality control measures  
25                    to ensure cultivation meets State and County regulatory standards.  
26                    5.     The Industrial Hemp Cultivation includes adequate measures that address  
27                    enforcement priorities for cultivation including restricting access to minors,  
28                    and ensuring that Hemp is not supplied to unlicensed or unpermitted persons.

1                   6.       The Indoor Industrial Hemp Cultivation will operate in a manner that  
2                               prevents Hemp nuisance odors from being detected offsite.

3           C.       In addition to the findings required in subsection A. of Section 19.1110 above, no  
4                   conditional use permit or plot plan for an Industrial Hemp Manufacturing Facility  
5                   shall be approved unless the following findings are made:

6                   1.       The facility complies with all the requirements of the State and County for  
7                               the manufacturing of Industrial Hemp.

8                   2.       The Industrial Hemp Manufacturing Facility does not pose a significant threat  
9                               to the public or to neighboring uses from explosion or from release of harmful  
10                              gases, liquids, or substances.

11                  3.       The Industrial Hemp Manufacturing Facility includes adequate quality  
12                              control measures to ensure Hemp manufactured at the facility meets industry  
13                              standards and includes a documented employee safety training program, a  
14                              Safety Data Sheet, and meets all requirements in Health and Safety Code  
15                              Section 11362.775, as it may be amended from time to time.

16                  4.       The Industrial Hemp Manufacturing Facility includes adequate measures that  
17                              address enforcement priorities for Hemp activities including restricting  
18                              access to minors, and ensuring that Hemp and Hemp Products are obtained  
19                              from and supplied only to other permitted licensed sources within the State  
20                              and not distributed out of State.

21                  5.       The Industrial Hemp Manufacturing Facility is not located within 600 feet  
22                              from any Child Day Care Center, K-12 school, public park, or Youth Center.

23           D.       Conditional use permits and plot plan shall be subject to all conditions necessary or  
24                   convenient to assure that the Industrial Hemp Activity will satisfy the requirements  
25                   of this Article.

26                   Section 19.1111. PUBLIC HEARING REQUIREMENTS FOR INDUSTRIAL HEMP  
27                   ACTIVITIES.

1 A public hearing shall be held on the application for a conditional use permit or plot plan  
2 in accordance with the Section 18.28 or Section 18.30 of this ordinance, as applicable, and all of  
3 the procedural requirements and rights of appeal set forth therein shall govern the public hearing.

4 Section 19.1112. REVOCATION OF PERMIT FOR INDUSTRIAL HEMP  
5 ACTIVITIES.

6 Any conditional use permit or plot plan granted under this Article may be revoked upon  
7 the findings and procedures contained in Section 18.31 of this ordinance except that the Planning  
8 Commission shall be the hearing body to make a determination that grounds for revocation exist  
9 and provide notice of the revocation. All other procedural requirements and rights of appeal set  
10 forth in Section 18.31 of this ordinance shall govern the hearing.”

11 Section 2. Section 21.39b of Ordinance No. 348 is amended to read as follows:

12 “Section 21.39b. INDUSTRIAL HEMP.

13 An agricultural product, whether growing or not, that is limited to types of the plant  
14 Cannabis sativa L. and any part of the plant, including the seed of the plant and all derivatives,  
15 extracts, the resin extracted from any part of the plant, cannabinoids, isomers, acids, salts and salts  
16 of isomers, with a delta-9 tetrahydrocannabinol concentration of no more than 0.3 percent on a dry  
17 weight basis. For purposes of this ordinance, Industrial Hemp is not considered a field crop.”

18 Section 3. A new section 21.39c. is added to Ordinance No. 348 to read as follows:

19 “Section 21.39c. INDUSTRIAL HEMP ACTIVITY.

20 The cultivation, growing, seed breeding, possession, manufacture, distribution, processing,  
21 storing, laboratory testing, packaging, labeling, transportation, delivery or sale of Industrial Hemp  
22 and Industrial Hemp Products.”

23 Section 4. A new section 21.39d. is added to Ordinance No. 348 to read as follows:

24 “Section 21.39d. INDUSTRIAL HEMP CULTIVATION.

25 Any activity involving the planting, growing, harvesting, drying, curing, grading or  
26 trimming of industrial hemp for commercial purposes and industrial hemp seed breeders.”

1            Section 5.     A new section 21.39e. is added to Ordinance No. 348 to read as follows:

2            “Section 21.39e. INDUSTRIAL HEMP CULTIVATION AREA.

3            The area on a lot or in a building where Industrial Hemp is planted, grown, harvested,  
4            dried, cured, graded, or trimmed or that does all or any combination of these activities.”

5            Section 6.     A new section 21.39f. is added to Ordinance No. 348 to read as follows:

6            “Section 21.39f. INDUSTRIAL HEMP MANUFACTURING.

7            The compounding, blending, extracting, infusing, or otherwise making or preparing a  
8            hemp product.”

9            Section 7.     A new section 21.39g. is added to Ordinance No. 348 to read as follows:

10           “Section 21.39g. INDUSTRIAL HEMP MANUFACTURING FACILITY (NON-  
11           VOLATILE).

12           A facility that processes, produces, prepares, propagates, holds, stores, packages, labels or  
13           compounds hemp or hemp products either directly or indirectly or by extraction and/or infusion  
14           methods, or independently by means of chemical synthesis or by a combination of extraction  
15           and/or infusion and chemical synthesis, using non-volatile organic compounds, at a fixed location,  
16           that packages or repackages hemp or hemp products, or labels or relabels its containers. Hemp  
17           manufacturing also includes any processing, preparing, holding, or storing of components and  
18           ingredients.”

19           Section 8.     A new section 21.39h. is added to Ordinance No. 348 to read as follows:

20           “Section 21.39h. INDUSTRIAL HEMP MANUFACTURING FACILITY (VOLATILE).

21           A facility that processes, produces, prepares, propagates, holds, stores, packages, labels, or  
22           compounds hemp or hemp products either directly or indirectly or by extraction and/or infusion  
23           methods, or independently by means of chemical synthesis or by a combination of extraction  
24           and/or infusion and chemical synthesis, using volatile organic compounds, at a fixed location, that  
25           packages or repackages hemp or hemp products, or labels or relabels its containers. Hemp  
26           manufacturing also includes any processing, preparing, holding, or storing of components and  
27           ingredients.”

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

Section 9. A new section 21.39i. is added to Ordinance No. 348 to read as follows:

“Section 21.39i. INDUSTRIAL HEMP PRODUCTS.

Hemp that has undergone a process whereby the plant material has been transformed into a concentrate, including, but not limited to, concentrated hemp, or an edible or topical product containing hemp or concentrated hemp and other ingredient.”

Section 10. A new section 21.39j. is added to Ordinance No. 348 to read as follows:

“Section 21.39j. INDOOR INDUSTRIAL HEMP CULTIVATION.

The cultivation of Industrial Hemp within a permanent structure using exclusively artificial light or within any type of structure using artificial light at a rate of twenty-five (25) watts per square foot.”

Section 11. This ordinance shall take effect thirty (30) days after its adoption.

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

By: \_\_\_\_\_  
Chairman

ATTEST:  
CLERK OF THE BOARD  
Kecia Harper

By: \_\_\_\_\_  
Deputy

(SEAL)

APPROVED AS TO FORM  
May \_\_\_\_, 2020

By: \_\_\_\_\_  
MICHELLE CLACK  
Chief Deputy County Counsel



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.  
Assistant TLMA Director

## NOTICE OF EXEMPTION

TO:  Office of Planning and Research (OPR)      FROM: Riverside County Planning Department  
P.O. Box 3044       4080 Lemon Street, 12th Floor       38686 El Cerrito Road  
Sacramento, CA 95812-3044      P. O. Box 1409      Palm Desert, CA 92201  
 County of Riverside County Clerk      Riverside, CA 92502-1409

Project Title/Case No.: Change of Zone No. 1900015 (Ordinance No. 348)

Project Location: County-wide (Text Amendment to Ord No. 348 Land Use)

Project Description: **CHANGE OF ZONE NO. 1900015** and the associated amendment to **Ordinance No. 348** establishes a regulatory framework for the cultivation and manufacturing of Industrial Hemp in the unincorporated areas of Riverside County. The new article to Ordinance No. 348 sets forth the permitting requirements, zone classifications where Industrial Hemp Activities are allowed with an approved conditional use permit, development standards as well as operating and manufacturing requirements.

Name of Public Agency Approving Project: County of Riverside Board of Supervisors

Project Applicant & Address: County of Riverside, 4080 Lemon Street, 12<sup>th</sup> Floor, Riverside, CA 92501

**Exempt Status: (Check one)**

- Ministerial (Sec. 21080(b)(1); 15268)
- Declared Emergency (Sec. 21080(b)(3); 15269(a))
- Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- Categorical Exemption (Sec. 153XX)
- Statutory Exemption (\_\_\_\_\_)
- Other: \_\_\_\_\_

**Reasons why project is exempt:** Change of Zone No. 1900015 and the associated amendment to Ordinance No. 348 has been determined to be categorically exempt from CEQA, pursuant to State CEQA Guidelines Section 15061(b)(3)(Common Sense Exemption). Section 15061(b)(3) provides that an "activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA." The scope of this ordinance amendment includes establishing zoning, permitting, and operating requirements for Industrial Hemp Activities in the unincorporated areas of Riverside County. No new construction is proposed in conjunction with this amendment and it is limited to text changes only, in Ordinance No. 348 (Land Use). The activity of growing Industrial Hemp is a similar activity as most other agricultural uses, which are primarily allowed as a by-right use. Currently, Riverside County does not require entitlement approval for Industrial Hemp activities, but does require that a property be registered with the Agricultural Commissioner, prior to conducting operations. This ordinance amendment will result in the establishment of a regulatory framework which provides permitting and operating requirements for Industrial Hemp Activities. A combination of entitlement processing and by-right implementation of Industrial Hemp Activities is proposed under this ordinance amendment. Each request to establish a new Industrial Hemp Activity within the County would be analyzed on a case-by-case basis to determine the appropriate level of environment analysis. As a result, this ordinance amendment, which establishes an Industrial Hemp Activities regulatory framework, will not cause a significant impact to the environment.

\_\_\_\_\_  
County Contact Person      Phone Number

\_\_\_\_\_  
Signature      Title      Date

Date Received for Filing and Posting at OPR: \_\_\_\_\_

FOR COUNTY CLERK'S USE ONLY

# **Industrial Hemp Activities Ordinance**

Public Comments

Change of Zone No. 1900015  
Ordinance No. 348 (Land Use)





83300 58<sup>th</sup> Avenue Thermal, CA 92274

April 24, 2020

John Hildebrand, Deputy Director of TLMA - Planning  
Riverside County Planning Department  
4080 Lemon St., 12th Floor  
Riverside, CA 92501  
(951) 955-1888

**Re: Draft Hemp Ordinance**

Dear Mr. Hildebrand,

Thank you for your leadership on the draft hemp ordinance. We appreciate the Planning Department's efforts to study the issue and to listen to the public's comments. While many of our concerns have been addressed in the new draft, there are a few provisions that we believe merit further attention.

**Setbacks**

The draft ordinance stipulates a 100-foot setback for outdoor cultivation activities regardless of location or proximity to sensitive receptors. The setback does not provide any consideration for properties that are operated adjacent to compatible uses. For example, if outdoor cultivation occurs on agriculturally zoned land and my neighbor is also agriculturally zoned, a 100-foot setback is an inefficient use of productive land that will not adversely impact my neighbor. In this case, we would recommend that the setback be minimized.

**Energy Conservation Measures**

We support energy conservation measures. However, requiring existing buildings or structures like greenhouses to install solar would place an undue economic burden on many farmer's operations. Many greenhouses are not designed to support solar installations. We recommend that solar only be required when new buildings and/or structures are approved so that the building can be designed with solar from the beginning.

### Water Conservation Measures

We support water conservation measures. We currently employ water conservation methodologies such as drip irrigation and micro emitters. We are happy to consult with Imperial Valley Irrigation District on best practices for water conservation and can support utilizing grey water for landscaping and water capture systems where appropriate. However, grey water can cause unintended consequences especially with agricultural commodities grown in greenhouses unless treated at a public tertiary wastewater facility.

### Nuisance Odors Indoor Industrial Hemp

The proposed measures for odor mitigation may be the most concerning area in the draft ordinance at this time. The measures are far too restrictive and impractical for hemp cultivated on agriculturally zoned land especially in greenhouses. The ordinance should seek to promote cultivation in agricultural zones away from sensitive receptors. The mitigation measures should therefore consider location more carefully.

We also do not believe that air filtration or air pressure systems are appropriate for a greenhouse in an agricultural zone. Greenhouses are open by their very nature such that air may circulate depending on conditions. Odor mitigation technology is rapidly evolving and the ordinance should contemplate continued innovation. Fogco, a leader in industrial leader in odor control, has adapted its products for waste management to serve the hemp industry. Fogco systems eliminate the odor and are a cost effective solution. We believe that Fogco represents a more viable alternative especially for greenhouse environments.

Genflora intends to invest millions of dollars into the facility at Thermal provided the County's hemp ordinance encourages continued investment. In order for Genflora to continue to make investments in facilities and people, it's imperative that we have visibility and certainty under the draft Riverside County hemp ordinance that is currently being developed to achieve our business plan objectives now and in the immediate future.

Riverside County can become a leader in the industrial hemp market with your support. We appreciate your consideration and thank you for your service. We look forward to working with the County, Ag Commissioner, Planning Staff and the Sheriff's office on this exciting opportunity.

Sincerely,



Shawn A. Milligan  
Genflora, LLC

# NUEVO DEVELOPMENT COMPANY, LLC

1156 N. Mountain Ave.  
Upland, CA 91785

January 24, 2020

Mr. Larry Ross  
Principal Planner  
County of Riverside, California  
4080 Lemon Street, 12<sup>th</sup> Floor  
Riverside, CA 92502

## **RE: Comments to Proposed Industrial Hemp Ordinance**

Dear Mr. Ross:

Please accept this letter into the public comments regarding the County's proposed Industrial Hemp Activities Ordinance.

We have two concerns about the ordinance and a comment about composting. We hope you will take them into consideration as you work to draft the final ordinance to be adopted by the Board of Supervisors.

The first concern is the prohibition of either indoor or outdoor industrial hemp cultivation within the SP zone. The second is the requirement that industrial hemp manufacturing facilities be in the I-P, M-SC, M-M and M-H zones. Further, we would like you to consider allowing the import and processing of green waste in the A-1 zone.

### **Industrial Hemp Cultivation within the SP Zone**

There are thousands of acres of land in the San Jacinto Valley within approved specific plans currently farmed and permitted for interim A-1 agricultural uses under Article XIII of Ordinance 348. These lands provide food crops such as vegetables and feed crops such as alfalfa. When these specific plans were approved, the county recognized certain properties may not be fully developed for 20 or 30 years and allowed the land owner to continue to farm until development within specific planning areas commence.

The proposed ordinance allows industrial hemp to be grown in the A-1 agricultural zone, however the proposed ordinance prohibits industrial hemp to be grown in SP zones, even if the SP has an interim A-1 use. This would deprive the large land owner within an SP zone to grow higher value industrial hemp on their property, even though they are permitted by their conditions for A-1 agricultural uses.

We request the county consider revising the prohibited locations section of the proposed ordinance to delete SP and make further modifications to the proposed ordinance to allow industrial hemp farming in the SP zone provided interim uses in the SP zone included those allowed in the A-1, A-P, A-2 and A-D zones. The text of the proposed changes is redlined below:

# NUEVO DEVELOPMENT COMPANY, LLC

1156 N. Mountain Ave.  
Upland, CA 91785

## SECTION 19.XXX.

### PROHIBITED LOCATIONS.

Industrial Hemp Activities are prohibited in the following zones: R-R, R-R-O, R-1, R-1A, R-A, R-2, R2-A, R-3, R-3A, R-T, R-T-R, R-4, R-5, R-6, R-7, CN, C-CN, WC-R, WC-W, WC-WE, WC-E,R-D, N-A, W-2-M, W-1, W-E, M-R, M-R-A, **SP** and MU.

## SECTION 19.XXX

### OUTDOOR INDUSTRIAL HEMP CULTIVATION

A. REGISTRATION. In addition to the requirements set forth in this Article, a registration shall be obtained from the County Agricultural Commissioner for the approved outdoor industrial hemp cultivation.

#### B. ZONING.

Notwithstanding any other provision of this ordinance, Outdoor Industrial Hemp Cultivation is allowed as follows:

1. In the A-1, A-P, A-2, and A-D and SP zone only if the allowed uses in the SP include those use allowed in the A-1, A-P, A-2 and A-D zones, Outdoor Industrial Hemp Cultivation is allowed in accordance with the following:

- a. On lots less than 10 gross acres with an approved conditional use permit in accordance with Section 18.28 of this ordinance.
- b. On lots 10 gross acres or greater but less than 20 gross acres with an approved Plot Plan in accordance with Section 18.30 of this ordinance.
- c. On lots 20 gross acres or greater but less than 160 acres as a use by right.
- d. On lots 160 gross acres or greater with an approved conditional use permit in accordance with Section 18.28 of this ordinance.

## SECTION 19.XXX

### INDOOR INDUSTRIAL HEMP CULTIVATION.

A. REGISTRATION. In addition to the requirements set forth in this Article, a registration shall be obtained from the County Agricultural Commissioner for the approved Indoor Industrial Hemp Cultivation.

#### B. ZONING.

Notwithstanding any other provision of this ordinance, Indoor Industrial Hemp Cultivation is allowed as follows:

Indoor Industrial Hemp Cultivation is allowed in the following zone classifications with an approved plot plan in accordance with section 18.30 of this ordinance: C-1/C-P, CP-

# NUEVO DEVELOPMENT COMPANY, LLC

1156 N. Mountain Ave.  
Upland, CA 91785

S, I-P, M-SC, M-M, M-H, A-1, A-P, A-2, ~~and~~ A-D and in the SP zone only if the allowed uses in the SP include those use allowed in the A-1, A-P, A-2 and A-D zones.

## Industrial Hemp Manufacturing Facilities

There are many existing agricultural facilities in the San Jacinto Valley that are shut down or underutilized and suitable for manufacturing industrial hemp into a finished product. Utilizing existing facilities makes sense not only from a proximity standpoint but will also bring back manufacturing and agricultural jobs to the area. Some of the issues you may want to consider are listed below:

1. Onsite manufacturing ensures the finished product stays within Riverside County and the County receives its share of sales tax revenue. Once the product is shipped offsite, there is no guarantee the product will be processed in the County, in fact much of the manufacturing is currently done outside Riverside County.
2. Requiring industrial hemp farmers to ship their product off the farm for processing adds significantly to the cost of producing the end product. It is estimated logistics costs for raw hemp from farm to processors to average \$27.00 per acre or approximately 7% of the cost to cultivate and acre according to the USDA.
3. Onsite manufacturing decreases freight traffic on County roadways, which is always a concern of local residents.
4. Growing and processing the product at the same location decreases oversight costs for the County, State and Federal regulators for the plant from seed to sale.
5. Utilizing existing facilities significantly reduces the capital investment required to start up a processing facility.
6. Existing agricultural facilities can easily meet the setback requirements outlined in the proposed Ordinance.

Some suggested modifications to the manufacturing section of the ordinance are shown below:

## **SECTION 19.XXX. INDUSTRIAL HEMP MANUFACTURING FACILITIES.**

ZONES. Notwithstanding any other provision of this ordinance, Industrial Hemp Manufacturing Facilities are allowed as follows:

1. Non-Volatile Industrial Hemp Manufacturing Facility.

Non-volatile Industrial Hemp Manufacturing Facilities are allowed in the following zones with an approved Plot Plan in accordance with Section 18.30 of this ordinance: A-1, A-P, A-2, A-D, 1-P, MSC, M-M ~~and the~~ M-H zones and in the SP zone only if the allowed uses in the SP include those use allowed in the A-1, A-P, A-2 and A-D zones.

# NUEVO DEVELOPMENT COMPANY, LLC

1156 N. Mountain Ave.  
Upland, CA 91785

## 2. Volatile Industrial Hemp Manufacturing Facility.

Volatile Industrial Hemp Manufacturing Facilities are allowed in the following zones with an approved conditional use permit in accordance with Section 18.28 of this ordinance: A-1, A-P, A-2, A-D I-P, M-SC, M-M and M-H and in the SP zone only if the allowed uses in the SP include those use allowed in the A-1, A-P, A-2 and A-D zones.

### **Green Waste Composting**

Some existing sites in the San Jacinto valley included composting facilities for the processing of manure into fertilizer. With the changing laws regarding green waste in landfills and the fact hemp farming produces significant green waste it would be beneficial for future hemp farmers and manufacturers to be able to be able to compost generated and imported green waste onsite. This too will provide many benefits to the county including new jobs and decreased truck traffic on the roads.

It appears the A-1 zone allows composting of waste products generated onsite, but not imported waste. Perhaps a provision could be added to the proposed ordinance allowing the import and composting of green material onsite.

We appreciate your time and consideration of these suggestions. If you have any questions, please feel free to contact me via email or the number below.

Sincerely,

**Nuevo Development Company, LLC**



Tim McGinnis

Authorized Representative

Email: [Tim.McGinnis@lewismc.com](mailto:Tim.McGinnis@lewismc.com)

Phone: 909-946-7525

Proposed additions for industrial hemp Ordinance for Riverside County.

County Permits and Licenses

**From Tulare County-**

5-10-040 Permits Required

A. No Person, including an Established Agricultural Research Institution, shall cultivate Industrial Hemp in the unincorporated areas of Tulare County without first obtaining a permit issued by the Agricultural Commissioner to Cultivate Industrial Hemp as provided in this Chapter. A permit for Cultivation may be issued to an Established Agricultural Research Institution only if it meets the definition of Established Agricultural Research Institution stated in section 5-10-020 of this Chapter. A permit issued under this Chapter does not grant any interest in real property or create any interest of value and is not transferable.

B. No Person, including an Established Agricultural Research Institution shall process Industrial Hemp in the unincorporated areas of Tulare County without first obtaining a permit issued by the Agricultural Commissioner to Process Industrial Hemp as provided in this Chapter. A permit for Processing may be issued to an Established Agricultural Research Institution only if it meets the definition of Established Agricultural Research Institution stated in section 5-10-020 of this Chapter. A permit issued under this Chapter does not grant any interest in real property or create any interest of value and is not transferable.

Notes- This may be better enforced by code enforcement or building health and safety, not sure we want to deal with the processing end of this, as we would be solely responsible with no current laws governing this.

5-10-150 County's Right to Revocation of Permit

A. Any Person who violates this Chapter knowingly and willfully, shall be stripped of their Permit and ability to apply for a Permit to Cultivate or Process Industrial Hemp within the County of Tulare for three (3) years from the date of the final decision of the Agricultural Commissioner that a violation has been made knowingly and willfully.

B. The District Attorney shall have the right to petition the Tulare County Board of Supervisors for revocation of a Hemp Cultivation Permit or Processing Permit upon a showing of good cause

Notes- Do we want full responsibility to revoke or should another entity be involved?

Kings County has a very similar wording however they do not specify enforcement for removal of the permit.

## Land use and security for abatement costs

### **From Tulare County:**

#### 5-10-050 Permit Requirements

A permit for the Cultivation and/or Processing of Industrial Hemp may be issued only if each of the following requirements are met:

A. Applicants shall submit an application in accordance with the application process established by the Agricultural Commissioner. A single permit may be issued for multiple sites.

B. An applicant shall be the owner and/or record holder of title of the land upon which Hemp is to be cultivated, or provide written consent in a notarized form acceptable to the Agricultural Commissioner, from the owner and/or record holder of title of granting permission for the cultivation of Industrial Hemp on the specified parcel(s).

E. Before a permit is issued under this Chapter, and if the Applicant is not the owner of the property upon which Industrial Hemp shall be cultivated, the Applicant shall submit a bond or other form of security acceptable to the Agricultural Commissioner in the amount of one hundred (100) percent of the estimated cost to fully abate a crop of Industrial Hemp that does not meet requirements for legal harvest under applicable laws and regulations. The financial security provided shall be released to the Applicant after the Agricultural Commissioner determines that the security is no longer needed to secure the abatement of a non-compliant hemp crop.

H. Each permit issued under this Chapter shall expire one year from the date of its issuance.

#### 5-10-090 Destruction of Non-Compliant Industrial Hemp Crops

An Industrial Hemp crop that does not comply with the provisions of this Chapter and all applicable provisions of California State law, and associated regulations, shall be destroyed. Crop destruction shall proceed as provided for in all applicable laws and regulations, which includes Food and Agricultural Code section 81006 and California Code of Regulations, title 3, sections 4950 and 4950.1. The grower of the Industrial Hemp crop shall submit a destruction plan to the Agricultural Commissioner at least twenty-four (24) hours prior to the start of the destruction. The Agricultural Commissioner shall approve the method of destruction. An Industrial Hemp grower that fails to destroy an Industrial Hemp crop as required shall forfeit the financial security provided under section 5-10-050, subsection D, and the Agricultural Commissioner shall proceed to destroy the non-compliant crop.

#### 5-10-130 Cost Recovery

The County shall be reimbursed for all time, services, and materials needed to implement, administer and enforce any section of this Chapter, including destruction of non-compliant crops of Industrial Hemp, Inspections necessitated by reports of non-compliant Industrial Hemp crops, and other enforcement actions as necessary. All fees applied by the Agricultural Commissioner shall be listed in a document stored at the Agricultural Commissioner's Office and available upon request of the Agricultural Commissioner in a master fee schedule



Notes- Again not sure we want to deal with processing.

Other departments should be listed as well to cover their costs.

**From Kings county:**

14-196 Terms and Conditions of Permits.

Permit holders shall comply with the following terms and conditions:

C. In order to maintain the public health, safety, and welfare, permit holders shall allow monitoring and inspection of any hemp cultivation site by drones operated by the Kings County Sheriff's Office or any other department of the County of Kings. Permit holders shall be responsible for payment of the actual costs, including, but not limited to, the costs of staff time, for monitoring and inspection activities.

D. Hemp cultivation shall be conducted in accordance with state and local laws related to land conversion, grading, electricity, water usage, water quality, woodland and riparian habitat protection, agricultural discharges, and similar matters.

E. Hemp cultivation shall be in compliance with all state and local laws and regulations, including, but not limited to, any rules, regulations or standards adopted by the Agricultural Commissioner-Sealer.

Notes- I Really like this part, making the permit holder responsible for all county costs associated with monitoring.

Begin forwarded message:

**From:** claude troudt <[troudt@hotmail.com](mailto:troudt@hotmail.com)>  
**Date:** January 14, 2020 at 11:51:12 AM PST  
**To:** "Ross, Larry" <[LROSS@RIVCO.ORG](mailto:LROSS@RIVCO.ORG)>, "Perez, Juan" <[JCPEREZ@RIVCO.ORG](mailto:JCPEREZ@RIVCO.ORG)>, "[esarabia@rivo.org](mailto:esarabia@rivo.org)" <[esarabia@rivo.org](mailto:esarabia@rivo.org)>, Supervisor Jeffries - 1st District <[district1@RIVCO.ORG](mailto:district1@RIVCO.ORG)>, District2 <[District2@Rivco.org](mailto:District2@Rivco.org)>, "supervisorchuckwashington.com" <[supervisorchuckwashington.com@mx0a-003c2e01.pphosted.com](mailto:supervisorchuckwashington.com@mx0a-003c2e01.pphosted.com)>, [supervisorjeffhewitt.com.@mx0a-003c2e01.pphosted.com](mailto:supervisorjeffhewitt.com.@mx0a-003c2e01.pphosted.com), "rivco4.org" <[rivco4.org@mx0a-003c2e01.pphosted.com](mailto:rivco4.org@mx0a-003c2e01.pphosted.com)>, "riversidesheriff.org" <[riversidesheriff.org@mx0a-003c2e01.pphosted.com](mailto:riversidesheriff.org@mx0a-003c2e01.pphosted.com)>  
**Cc:** "Busch, Barry" <[bbusch@RIVCO.ORG](mailto:bbusch@RIVCO.ORG)>, "Arroyo, Ruben" <[ruarroyo@rivco.org](mailto:ruarroyo@rivco.org)>, "Shannon, Boomer" <[BShannon@rivco.org](mailto:BShannon@rivco.org)>, "Garai, Mario" <[MGarai@rivco.org](mailto:MGarai@rivco.org)>, "[mlocke@calrualwater.org](mailto:mlocke@calrualwater.org)" <[mlocke@calrualwater.org](mailto:mlocke@calrualwater.org)>  
**Subject:** Suggested Cannabis Grow Requirements

## **Suggested Cannabis Grow Requirements**

**Applicants, property owners and workers be required to pass criminal background checks.**

**Law enforcement background checks to be paid by applicants.**

**Nonresident applicants, property owners and workers be required to have and show U.S. work permits/ visas.**

**Property tax must be up to date.**

**A financial bond for crop destruction, in the county's name, for the total number of acres on the application. This is to cover any county expense if applicant is unable to fulfill the requirements.**

**All water wells be equipped with backflow devices.**

**All water used must be metered, including in an adjudicated basin.**

**Restroom/sanitation facilities must be on site and maintained. Portable restroom facilities must be maintained by a commercial sanitation facilities provider.**

**All applicable employer/employee taxes, SSI and Workers Compensation Insurance to be paid by employer.**

**All private contractors must provide proof of Workers Compensation Insurance.**

**Electricity/power producing generators/machines must not be used within 2,000 feet of habitable space.**

**2,000 feet be required to any property line of habitable space on outside grows.**

**Seed cultivar permits/license must be for seed production only. (No surplus seeds for CBD sale. This is a huge loophole.)**

**All grows must display signage with type of crop and emergency contact information.**

**All indoor grows must have "Air Scrubbers".**

**One mile distance required to property lines of all daycare, public and private schools (all grades), parks and public libraries from indoor/outdoor grows.**

**One mile distance required to property lines of all established healthcare facilities.**

**One mile distance required to property lines of established commercial businesses.**

If these requirements seem strict, it's due to the grow permit issued to the "10<sup>th</sup> Street" grow in our town of Nuevo. Without strict requirements/restrictions, cannabis growers lose their common sense when it comes to established resident's right to a healthy, happy life. A large number of conscientious California cities and counties have placed moratoriums and bans on hemp production. Since Riverside County has no restrictions, growers from other cities, counties, states and even countries are finding Riverside County very advantageous. We understand that California voters approved recreational marijuana and the federal government approved Hemp production, but we also expect the protection of our Rights as citizens. We expect the County Supervisors, County Planning Department, County Health and Code Enforcement and especially Law Enforcement to see that our Rights are their first priority. We hear the constant rhetoric of poor excuses from our county officials at MAC and other community meetings.

These are the remarks,

It's legal, It's zoned for agriculture, Talk to the Federal government, A field of Garlic would smell too, A dead skunk in the road stinks, Talk to the Ag commissioner (Code Enforcement), Talk to Code Enforcement (Ag commission office) We don't have control over Ag (Code Enforcement).

When respiratory issues were brought up at a community meeting regarding cannabis pollen and a close neighbor to the 10th street grow, Mark Smith, the property owner of the Nuevo 10<sup>th</sup> street grow, had this to say, **"I can't be held responsible for other people's health issues."** Decades ago in Riverside County, when the ag zoning was determined, homes and schools weren't a big factor and hemp/cannabis laws weren't even thought of.

The buck passing has to stop. It's time for the county government to protect all county residents and tax payers, not just a few.

**I'd be happy to discuss any of this, at any time, with any of you. Thank you for your time, Claude Troutt**

## NOTICE OF PUBLIC HEARING

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider a proposed project in the vicinity of your property, as described below:

**ORDINANCE NO. 348.XXXX associated with CHANGE OF ZONE NO. 1900015 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption) – Applicant: County of Riverside – Location: Countywide – **REQUEST:** Ordinance No. 348.XXXX, associated with Change of Zone No. 1900015 is an amendment to the County's Land Use Ordinance, Ordinance No. 348, to add a new section Article XXXX, Industrial Hemp Activities. The purpose of this amendment is to establish a regulatory framework for the cultivation and manufacturing of Hemp, in the unincorporated areas of Riverside County. The new section adds permitting requirements, establishes allowable zones and development regulations, as well as operating and manufacturing provisions.

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.  
DATE OF HEARING: **JUNE 3, 2020**  
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER  
BOARD CHAMBERS, 1ST FLOOR  
4080 LEMON STREET, RIVERSIDE, CA 92501

Pursuant to Executive Order N-25-20, this meeting will be conducted by teleconference and at the Place of Hearing, as listed above. Public access to the meeting location will be allowed, but limited to comply with the Executive Order. Information on how to participate in the hearing will be available on the Planning Department website at: <https://planning.rctlma.org/>.

For further information regarding this project please contact the Project Planner John Hildebrand at (951) 955-1888 or email at [jhildebr@rivco.org](mailto:jhildebr@rivco.org), or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

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

The case file for the proposed project is available for review via email by contacting the project planner. Please contact the project planner regarding additional viewing methods.

Any person wishing to comment on the proposed project may submit their comments in writing by mail or email, or by phone between the date of this notice and the public hearing; or, may appear and be heard at the time and place noted above. Please note that access to the meeting is limited. All comments received prior to the public hearing will be submitted to the Planning Commission for consideration, in addition to any oral testimony, before making a decision on the proposed project. All correspondence received before and during the meeting will be distributed to the Planning Commission, and all correspondence received will be retained for the official record.

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 Commission at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:  
RIVERSIDE COUNTY PLANNING DEPARTMENT  
Attn: John Hildebrand  
P.O. Box 1409, Riverside, CA 92502-1409



# COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

Agenda Item No.

4.3


Planning Commission Hearing: June 3, 2020

## PROPOSED PROJECT

**Case Number(s):** DA190008 and CUP190013  
**CEQA Exempt** Section 15061(b)(3), Section 15301 and Section 15303  
**Area Plan:** Elsinore  
**Zoning Area/District:** Lakeland Village District  
**Supervisory District:** First District  
**Project Planner:** Travis Engelking  
**Project APN(s):** 387-103-006

**Applicant(s):** Empire Connect

**Representative(s):** Anthony Hicks



Charissa Leach, P.E.  
Assistant TLMA Director

## PROJECT DESCRIPTION AND LOCATION

Conditional Use Permit No 190013 (CUP190013) proposes a storefront cannabis retailer and mobile delivery service that includes two existing commercial buildings and accompanying parking. The first, existing 4,467 square foot retail building will be used as a storefront for a retail cannabis business. The second, existing 1,741 square foot building will be used for storage related to the cannabis business.

Development Agreement No. 1900008 (DA No. 1900008). The associated DA No. 1900008 has a term of 10 years, will grant the applicant vesting rights to develop the Project in accordance with the terms of DA No. 1900008 and CUP No. 190013, and will provide community benefits to the Lakeland Village Area.

The project site is located North of Lake Terrace Dr, east of Riverside Dr, south of Grand Ave, and west of State Highway 74

The above is hereinafter referred to as "the project or Project".

## PROJECT RECOMMENDATION

### STAFF RECOMMENDATIONS:

**THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:**

**FIND** that the project is **EXEMPT** from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15061 (b) (3) (Common Sense), Section 15301 (Existing Facilities), and Section 15303 (New Construction or Conversion of Small Structures) based on the findings and conclusions in the staff report; and,

**TENTATIVELY APPROVE Development Agreement No. 1900008**, based upon the findings in this staff report, pending final adoption of the Development Agreement ordinance by the Board of Supervisors; and,

**APPROVE Conditional Use Permit No. 1900013**, subject to the attached Advisory Notification Document, Conditions of Approval, and based upon the findings and conclusions provided in this staff report.

**PROJECT DATA**

**Land Use and Zoning:**

|   |  |
|---|--|
| Specific Plan:                              | N/A                                    |
| Existing General Plan Foundation Component: | Community Development (CD)             |
| Existing General Plan Land Use Designation: | Commercial Retail (CR)                 |
| Policy / Overlay Area:                      | N/A                                    |
| Surrounding General Plan Land Uses          |  |
| North:                                      | City of Lake Elsinore                  |
| East:                                       | City of Lake Elsinore                  |
| South:                                      | Medium Density Residential (MDR)       |
| West:                                       | Commercial Retail (CR)                 |
| Existing Zoning Classification:             | General Commercial (C-1/C-P)           |
| Proposed Zoning Classification:             | N/A                                    |
| Surrounding Zoning Classifications          |  |
| North:                                      | City of Lake Elsinore                  |
| East:                                       | City of Lake Elsinore                  |
| South:                                      | General Residential (R-3)              |
| West:                                       | General Commercial (C-1/C-P)           |
| Existing Use:                               | Commercial Building Retail (Vacant)    |
| Surrounding Uses                            |  |
| North:                                      | City of Lake Elsinore / Vacant Lot     |
| South:                                      | Vacant Lot and Single Family Residence |
| East:                                       | Vacant Lot                             |
| West:                                       | Vacant Lot                             |

**Project Details:**

| <i>Item</i>                    | <i>Value</i>                                  | <i>Min./Max. Development Standard</i> |
|--------------------------------|---|---------------------------------------|
| Project Site (Acres):          | .53 net acres                                 | N/A                                   |
| Existing Building Area (SQFT): | The existing retail building is 6,208 sq. ft. | N/A                                   |
| Building Height (FT):          | 16.6 feet in height                           | 50 feet in height                     |

**Parking:**

| <i>Type of Use</i> | <i>Building Area (in SF)</i> | <i>Parking Ratio</i>                  | <i>Spaces Required</i> | <i>Spaces Provided</i> |
|--------------------|------------------------------|---------------------------------------|------------------------|------------------------|
| Retail (Cannabis)  | 4,467 sq.ft.                 | 1 space/200 sqft. of gross floor area | 22                     |                        |
| Storage (Cannabis) | 1,741 sq.ft.                 | 1 space/200 sqft. of gross floor area | 8                      |                        |
|                    |                              |                                       |                        |                        |
| <b>TOTAL:</b>      | <b>6,208 sqft.</b>           |                                       |                        |                        |

**Located Within:**

|  |                     |
|--|---------------------|
| City's Sphere of Influence:              | Yes – Lake Elsinore |
| Community Service Area (“CSA”):          | No                  |
| Special Flood Hazard Zone:               | No                  |
| Agricultural Preserve:                   | No                  |
| Liquefaction Area:                       | Yes – Moderate      |
| Subsidence Area:                         | Yes – Susceptible   |
| Fault Zone:                              | No                  |
| Fire Zone:                               | Yes - LRA           |
| Mount Palomar Observatory Lighting Zone: | Yes – Zone B        |
| WRCMSHCP Criteria Cell:                  | No                  |
| CVMSHCP Conservation Boundary:           | No                  |
| Stephens Kangaroo Rat (“SKR”) Fee Area:  | No                  |
| Airport Influence Area (“AIA”):          | No                  |

**PROJECT LOCATION MAP**



**PROJECT BACKGROUND AND ANALYSIS**

**Background:**

**Cannabis Background:**

On October 23, 2018, the Board of Supervisors adopted Ordinance No. 348.4898 that established the permitting process and regulations for commercial cannabis activities.

Applicants requesting to establish commercial cannabis retail, microbusiness, and/or cultivation uses were required to submit a request for proposal “RFP” cannabis package. Applicants who ranked highest were allowed to proceed forward with the Conditional Use Permit process. On July 2, 2019, the Board of Supervisors accepted the Cannabis RFP response package rankings list, which allowed the highest ranking applicants to begin the land use review process for their proposed project. In the first year of implementation, 50 cannabis cultivation applications and 19 cannabis retail applications began the land use review process.

The project was assigned a RFP Cannabis File No. CAN190006 and subsequently ranked among the applicants that qualified to become available to back-fill any vacancies created if any of the Nineteen (19) applicants were unable to proceed with the conditional use permit application process for a cannabis retail store.



**Project Details:**

The project will occupy two existing commercial buildings and accompanying parking. The first, existing 4,467 square foot retail building will be used as a storefront for a retail cannabis business. The second, existing 1,741 square foot building will be used for storage related to the cannabis business. The commercial buildings were originally approved in 1992 under Plot Plan No. 13387 (PP13387) to change the use from a bank into a retail store. A series of expansions related to the commercial buildings, commercial uses, have been approved within the last 13 years. (PP13387S1 Add Restaurant, PP13387S2 Addition of 1500 sq.ft. steel building, PP13387S3 adding approximately seven (7) parking spaces for restaurant, and PP13387S4 Change retail use to billiard room in existing restaurant).

The project will operate between the hours of 6am to 10pm daily in accordance with the County of Riverside Ordinance No. 348 Section 19.505 (l). In addition, the project shall provide landscape and façade improvements to the project site.

**General Plan Consistency**

The project site has a General Plan Foundation Component and Land Use Designation of Community Development (CD): Commercial Retail (CR). The Community Development General Plan Foundation Component depicts areas where urban and suburban development is appropriate. It is the intent of this Foundation Component to provide a breadth of land uses that foster variety and choice, accommodate a range of life styles, living and working conditions, and accommodate diverse community settings. The goal is to accommodate a balance of jobs, housing, and services within communities to help achieve other aspects of the RCIP Vision, such as mobility, open space, and air quality goals.

The Commercial Retail land use designation provides for the emphasis on general uses such as grocery stores, drug stores, and other retail outlets. The project is consistent with the Community Development General Plan Foundation Component and Commercial Retail Land Use Designation as it would provide community services and job opportunities within the surrounding community.

**Zoning Consistency**

The project site is zoned C-1/C-P (General Commercial). Pursuant to Ordinance No. 348, Article XIXh, Section 19.518, Cannabis Retailers are allowed in the C-1/C-P Zone with an approved conditional use permit. The applicant has submitted this CUP application to ensure compliance with all applicable development standards and regulations. As further described in the findings section, the project meets all the applicable development standards for the C-1/C-P Zone and those set forth in Section 19.519 of Ordinance No. 348, including design, height, setbacks, and parking requirements.

The project site includes a proposed landscape plan in accordance with the County of Riverside Ordinance No. 348 and Ordinance No. 859.

The project site is not located within the Airport Influence Area ("AIA") boundary and is therefore is not subject to the Airport Land Use Commission ("ALUC") review.

DA No. 1900008 and CUP No. 190013 were submitted to the County of Riverside on July 19, 2019.

## ENVIRONMENTAL REVIEW AND ENVIRONMENTAL FINDINGS

The Project is EXEMPT under State CEQA Guidelines Section 15061 because Section (b) (3) provides: The activity is covered by the general rule that CEQA applies only to projects, which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. The proposed Project will merely continue to operate as a retail establishment similar to prior ongoing activities at the Project site. The Project will not result in any additional impacts related to traffic, air quality, or public safety, beyond what already occurs at the existing commercial retail establishment. Given the site has already been developed for such uses and only minimal façade improvements and upgrades would be required, no construction impacts would occur. As the land is already developed, there are no potential impacts related to aesthetics, biological and cultural resources, hydrology, or other similar potential impacts. Lastly, as the State has created various rules and regulations as they relate to cannabis waste, particularly for cannabis cultivators, there are no impacts related to cannabis as a hazardous waste as it relates to the commercial selling of cannabis (the State actually treats cannabis as an organic waste, versus a hazardous waste). Therefore, the project meets the requirements for CEQA exemption per Section 15061(b)(3) as there is no potential that the Project as proposed would have a significant physical impact on the environment.

Additionally, this project is also exempt from California Environmental Quality Act (CEQA) review pursuant to Article 19 - Categorical Exemptions, Section 15301 (Existing Facilities), which provides: Class I consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. The key consideration is whether the project involves negligible or no expansion of an existing use. The existing site has already been utilized for ongoing retail and commercial uses at the site. Interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyance would be required, which would not significantly expand the capability of the site or substantively increase the proposed use of the site beyond what already occurs. In this case, the proposed project would not expand the existing structures and has not proposed any significant construction or improvements for the project site. Therefore, the project as proposed, would not expand upon the existing permitted buildings, would not expand the use of the site beyond those uses that already occur, and therefore the Project complies with the guidelines of the California Environmental Quality Act (CEQA), (Article 19, Section 15301 Class 1, Existing Facilities).

Furthermore, this project is exempt from California Environmental Quality Act (CEQA) review pursuant to Article 19 - Categorical Exemptions, Section 15303 (New Construction or Conversion of Small Structures). This section specifically exempts construction and location of new, small facilities or structures; and the conversion of existing small structures for one use or another where only minor modifications are made in the exterior of the structure. The Project does not include the construction of any new structures, would only propose minor modifications such as paint and signage, and would only re-entitle the existing Commercial Retail Facility. Therefore, the project as proposed, complies with the guidelines of the California Environmental Quality Act (CEQA), (Article 19, Section 15303 (New Construction or Conversion of Small Structures)).

None of the exceptions pursuant to State CEQA Guidelines section 15300.2 would occur. The Project would not have a significant effect on the environment due to unusual circumstances; would not result in a cumulative impact; would not impact any historic resources; and is not located on a hazardous site or location.

## FINDINGS AND CONCLUSIONS

In order for the County to approve the proposed project, the following findings are required to be made:

### Land Use Findings:

1. The project site has a General Plan Land Use Designation of Commercial Retail (CR). The Commercial Retail land use designation provides for the emphasis on general uses such as grocery stores, drug stores, and other retail outlets. The proposed project is consistent with this land use designation because the project will provide local and regional retail and services. Additionally, the Community Development General Plan Foundation Component depicts areas where urban and suburban development is appropriate. It is the intent of this Foundation Component to provide a breadth of land uses that foster variety and choice, accommodate a range of life styles, living and working conditions, and accommodate diverse community settings. The goal is to accommodate a balance of jobs, housing, and services within communities to help achieve other aspects of the RCIP Vision, such as mobility, open space, and air quality goals.

The project is consistent with the Community Development General Plan Foundation Component and Commercial Retail Land Use Designation as it would provide community services and job opportunities within the surrounding community.

2. The site has a Zoning Classification of General Commercial (C-1/C-P), which is consistent with the Riverside County General Plan because the C-1/C-P Zone conditionally allows specified retail uses which implements the CD: CR General Plan Land Use Designation that encourages local and regional retail and services.
3. The proposed use, a Cannabis Retail Store, is allowed in the C-1/C-P Zoning Classification with an approved Conditional Use Permit.
4. The uses surrounding the property in question are predominately vacant parcels to the north, east, west, and south.

### Conditional Use Permit Findings:

1. The proposed use will not be detrimental to the health, safety, or general welfare of the community because based on the findings provided in this staff report and conditions of approval, the project is consistent with the General Plan and any applicable specific plan, complies with the proposed development standards of the C-1/C-P zoning classification, complies with the permit requirements for all Commercial Cannabis Activities. The proposed project conforms to the logical development of the land and is compatible with the present and future logical development of the surrounding property, as the project site is surrounded by properties which are designated Community Development: Commercial Retail (CD: CR) which encourages suburban development and land uses that foster variety, choice and accommodate a balance of jobs, housing, and services within communities. The proposed use, a cannabis retail store front, would provide community services and job opportunities within the surrounding community. Additionally, the project complies with the development standards of the C-1/C-P Zone. Therefore, the proposed project conforms to the

logical development of the land and to be compatible with the present and future logical development of the surrounding property.

2. All use permits which permit the construction of more than one structure on a single legally divided parcel shall, in addition to all other requirements, be subject to a condition which prohibits the sale of any existing or subsequently constructed structures on the parcel until the parcel is divided and a final map recorded in accordance with Ordinance No. 460 in such a manner that each building is located on a separate legally divided parcel. Such condition of approval has been placed on the project.
3. Based on the findings included in this staff report, advisory notification document and conditions of approval, the proposed project will not be detrimental to the health, safety or general welfare of the community, and is subject to those conditions necessary to protect the health, safety and general welfare of the community.

**Permit Requirements for All Commercial Cannabis Activities:**

1. Section 19.505 of Ordinance No. 348 sets forth requirements that all Commercial Cannabis Activities, including commercial cannabis retailers, must comply with, including, among others, submitting an appropriate application, obtaining and maintaining a state license, being sited and operated in such a way that controls odors, being limited in hours of operation, and implementing sufficient security measures. All of these requirements have either already been met or are required in the attached project's Conditions of Approval or Advisory Notification Document which are incorporated herein by this reference. Specifically, Planning. 6, Planning. 9, Planning 14 and 15 of the Advisory Notification Document address odor, hours of operation and security.
2. While security has been raised as a concern relating to cannabis-related activities, a standard condition of approval or requirement of the Advisory Notification Document (Planning. 14 and 15) requires sufficient security measures to deter and prevent the unauthorized entrance into areas containing Cannabis or Cannabis Products, to deter and prevent theft of Cannabis or Cannabis Produces, and to ensure emergency access in accordance with applicable Fire Code standards. These requirements include the following:
  - a) A plan to prevent individuals from loitering on the lot if they are not engaging in activity expressly related to the Commercial Cannabis Activity.
  - b) 24 hour emergency contact information for the owner or an on-site employee which shall be provided to the County.
  - c) A professionally installed, maintained, and monitored alarm system.
  - d) Except for Live Cannabis Plants being cultivated at a cultivation facility and limited amounts of Cannabis for display purposes, all Cannabis and Cannabis Products shall be stored in a secured and locked structure and in a secured and locked safe room, safe, or vault, and in a manner as to prevent diversion, theft, and loss.
  - e) 24 hour security surveillance cameras to monitor all entrances and exits to a Commercial Cannabis Activity, all interior spaces within the Commercial Cannabis Activity that are open and accessible to the public, and all interior spaces where Cannabis, cash or currency is being stored for any period of time on a regular basis. The permittee for a Commercial Cannabis

Activity shall be responsible for ensuring that the security surveillance camera's footage is accessible. Video recordings shall be maintained for a minimum of 90 days, and shall be made available to the County upon request.

With implementation of these required measures, security concerns relating to the Commercial Cannabis Activity have been fully addressed.

**Cannabis Retailer Minimum Standards:**

1. The project is not located within 1,000 feet from any Child Day Care Center, K-12 school, public park, or Youth Center or a variance has been approved allowing a shorter distance but not less than allowed by State law. This is met because a radius map buffering 1,000 feet from the subject site was prepared by Riverside County Geographic Information Systems and has not identified any Child Day Care Center, K-12 school, public park, or Youth Centers within 1,000 feet of the site.
2. The project is not located within 1,000 feet of any other Cannabis Retailer.
3. The project is not located within 500 feet of a smoke shop or similar facility because a radius map buffering 1,000 feet from the subject site was prepared by Riverside County Geographic Information Systems and has not identified any smoke shop or similar facility within 1,000 feet of the site.
4. The project is not located on a lot containing a residential dwelling unit because a property characteristic report as prepared by the Planning Department has not identified any residential dwelling units located at the subject site.
5. The development standards of the C-1/C-P Zoning Classification are as follows:
  - A. There is no minimum lot area requirement, unless specifically required by zone classification for a particular area.
  - B. There are no yard requirements for buildings which do not exceed 35 feet in height, except as required for specific plans. Any portion of a building which exceeds 35 feet in height shall be set back from the front, rear and side lot lines not less than two feet for each foot by which the height exceeds 35 feet. The front setback shall be measured from the existing street line unless a specific plan has been adopted in which case it will be measured from the specific plan street line. The rear setback shall be measured from the existing rear lot line or from any recorded alley or easement; if the rear line adjoins a street, the rear setback requirement shall be the same as required for a front setback. Each side setback shall be measured from the side lot line or from an existing adjacent street line unless a specific plan has been adopted in which case it will be measured from the specific plan street line. The project does not propose construction nor does the existing structures exceed 35 feet in height. Therefore, the project meets this standard.
  - C. No building or structure shall exceed fifty (50') feet in height, unless a greater height is approved pursuant to Ordinance No. 348 Section 18.34. In no event, however, shall a building or structure exceed seventy-five (75') feet in height, unless a variance is approved pursuant to Ordinance No. 348 Section 18.27. The project does not propose any construction nor does any of the existing buildings or structures exceed 50 feet in height. Therefore, the project meets this standard.

- D. Automobile storage space shall be provided as required by Ordinance No. 348 Section 18.12. The project meets these requirements because the project site is an existing facility and has proposed parking spaces.
  - E. All roof mounted mechanical equipment shall be screened from the ground elevation view to a minimum sight distance of 1,320 feet. The project proposes screening to the facade improvements. Therefore, the project meets this standard.
6. The project complies with the operational requirements set forth in Ordinance No. 348 Section 19.519.C. because of the following:
- A. Entrances into the retail location of the Cannabis Retailer shall be separate from the reception area and locked at all times with entry strictly controlled. An electronic or mechanical entry system shall be utilized to limit access and entry to the retail location. As provided by the floor plan, Exhibit C, all retail, reception, employee offices, and inventory areas shall have electronic or mechanical secured access. The project has been conditioned to meet this standard. (Conditions of Approval No. 15 Planning Cannabis Retail Operations – 1)
  - B. Cannabis Retailers may include the sale of Medical Cannabis, requiring an M-License from the State. Cannabis Retailers selling only Medical Cannabis shall verify consumers who enter the Premises are at least 18 years of age and that they hold a valid Physician's Recommendation. The project owner and management shall provide adequate training and education at the location as to these matters and require all customers to provide proper Identification to very consumers are of appropriate age. The project has been conditioned to meet this standard. (Conditions of Approval No. 15 Planning Cannabis Retail Operations – 2)
  - C. Cannabis Retailers may include the sale of Adult Use Cannabis, requiring an A-license from the State. Cannabis Retailers selling only Adult Use Cannabis shall verify that consumers who enter the Premises are at least 21 years of age. The project owner and management shall provide adequate training and education at the location as to these matters and require all customers to provide proper Identification to very consumers are at least 21 years of age. The project has been conditioned to meet this standard. (Conditions of Approval No. 15 Planning Cannabis Retail Operations – 3)
  - D. A Cannabis Retailers may include the sale of both Medical and Adult use Cannabis requiring both an A-License and an M-License from the State. All Cannabis Retailers selling both Medical and Adult Use Cannabis shall verify that consumers who enter the premises are at least 18 years of age and that they hold a valid Physician's Recommendation or are at least 21 years of age. The project owner and management shall provide adequate training and education at the location as to these matters and require all customers to provide proper Identification to very consumers are of appropriate age. The project has been conditioned to meet this standard. (Conditions of Approval No. 15 Planning Cannabis Retail Operations – 4)
  - E. Display areas shall include the smallest amount of Cannabis and Cannabis Products reasonably anticipated to meet sales during operating hours. The project has been conditioned to meet this standard. (Conditions of Approval No. 15 Planning Cannabis Retail Operations – 5)

- F. Cannabis and Cannabis Products not in the display area shall be maintained in a locked secure area. As provided by the project floor plan, Exhibit C, all retail, reception, employee offices, and inventory areas shall have electronic or mechanical secured access. The project has been conditioned to meet this standard. (Conditions of Approval No. 15 Planning Cannabis Retail Operations – 6)
- G. Not more than 10% of the Cannabis Retailer floor area, up to a maximum of 50 square feet, shall be used for the sale of incidental goods such as, but not limited to, clothing, posters, or non-cannabis goods. The project meets this standard because the provide floor plan, Exhibit C shows the sales area to only contain cannabis products (Flower Display). It has been conditioned that not more than 10% of the Cannabis Retailer floor area, up to a maximum of 50 square feet, shall be used for the sale of incidental goods such as, but not limited to, clothing, posters, or non-cannabis goods. The project has been conditioned to meet this standard. (Conditions of Approval No. 15 Planning Cannabis Retail Operations – 7)
- H. Restroom facilities shall be locked and under the control of the Cannabis Retailer. As provided by the floor plan of the project, Exhibit C, the restroom facilities have a locking door to the designated room. The project has been conditioned to meet this standard. (Conditions of Approval No. 15 Planning Cannabis Retail Operations – 8)
- I. Cannabis Retailers shall ensure that all Cannabis and Cannabis Products held for sale by the Cannabis Retailer are cultivated, manufactured, transported, distributed, and tested by California licensed and permitted facilities that are in full conformance with State and local laws and regulations. The project has been conditioned to meet this standard. (Conditions of Approval No. 15 Planning Cannabis Retail Operations – 9)
- J. Cannabis Retailers shall not distribute any Cannabis or Cannabis Product unless such products are labeled and in a tamper-evident package in compliance with the California Business and Professions Code and any additional rules promulgated by a licensing authority. The project has been conditioned to meet this standard. (Conditions of Approval No. 15 Planning Cannabis Retail Operations – 10)
- K. Cannabis Retailers shall not provide free samples of any type, including Cannabis Products, to any person and shall not allow any person to provide free samples on the Cannabis Retailer's lot. It has been conditioned the Cannabis Retailer shall not provide free samples of any type, including Cannabis Products, to any person and shall not allow any person to provide free samples on the Cannabis Retailer's lot. The project has been conditioned to meet this standard. (Conditions of Approval No. 15 Planning Cannabis Retail Operations – 11)
- L. Deliveries shall be conducted in accordance with California Business and Professions Code Section 26090 or as may be amended and all state regulations pertaining to delivery of Cannabis Products. The project has been conditioned to meet this standard. (Conditions of Approval No. 15 Planning Cannabis Retail Operations – 12)
- M. Cannabis or Cannabis Products shall not be sold or delivered by any means or method to any person within a motor vehicle. The project has been conditioned to meet this standard. (Conditions of Approval No. 15 Planning Cannabis Retail Operations – 13)

- N. Cannabis Retailers shall not include a drive-in, drive-through or walk up window where retail sales of Cannabis or Cannabis Products are sold to persons or persons within or about a motor vehicle. The project has been conditioned to meet this standard. (Conditions of Approval No. 15 Planning Cannabis Retail Operations – 14)

**Cannabis Retail Findings:**

1. The project complies with all the requirements of the State and County for the selling of Cannabis. This is met because the project has been conditioned to meet these requirements.
2. The project is not located within 1,000 feet from any Child Day Care Center, K-12 school, public park, or Youth Center or a variance has been approved allowing a shorter distance but not less than allowed by State law. This is met because a radius map buffering 1,000 feet from the subject site was prepared by Riverside County Geographic Information Systems and has not identified any Child Day Care Center, K-12 school, public park, or Youth Centers within 1,000 feet of the site. Therefore, the project meets this standard.
3. The project includes adequate measures that address enforcement priorities for Commercial Cannabis Activities including restricting access to minors, and ensuring that Cannabis and Cannabis Products are obtained from and supplied only to other permitted licensed sources within the State and not distributed out of State. This is met because the project has been conditioned to meet this requirement. (Conditions of Approval No. 28 Planning - General - O. Permit and License Posting, Conditions of Approval No. 23 Planning – General – K Monitoring Program)
4. For Cannabis Retailer lots with verified cannabis-related violations within the last 12 months prior to the adoption date of Ordinance No. 348.4898, the use will not contribute to repeat violation on the lot and all applicable fees have been paid. This is met because no record of any cannabis-related violations within the last 12 months exist at the project site.

**Other Findings:**

1. The project site is not located within a Criteria Cell of the Multi-Species Habitat Conservation Plan.
2. The project site is located within the **City of Lake Elsinore** Sphere of Influence. This project was provided to **City of Lake Elsinore** for review and comment. No comments were received either in favor or opposition of the project.
3. The project site is not located within an Airport Influence Area (“AIA”) boundary and is therefore not subject to the Airport Land Use Commission (“ALUC”) review.
4. The project site is located within Zone B of the Mount Palomar Observatory Lighting Zone boundary, as identified by Ordinance No. 655 (Mt. Palomar). The project is required to comply with all lighting standards specified within Ordinance No. 655, pursuant to Zone B.
5. The project site is not located within the Fee Assessment Area of the Stephen’s Kangaroo Rat Habitat Conservation Plan (“SKRHCP”).



**Fire Findings:**

1. The project site is located within a Cal Fire State Responsibility Area (“SRA”) and is within a very high fire hazard severity zone. As a part of being within an SRA, the Director of the Department of Forestry and Fire Protection or his/her designee must be notified of applications for building permits, tentative tract/parcel maps, and use permits for construction or development within an SRA. Riverside County Code Section 8.32.050 (C) (2) states that the Fire Chief is authorized and directed to enforce all applicable State fire laws and provisions of this ordinance and to perform such duties as directed by the Board of Supervisors. As designated, the Riverside County Assistant Fire Marshall shall have the authority to enforce all applicable State fire laws that the notification requirement of Title 14 has been met. The following additional findings are required to be met:
  - a. This land division has been designed so that each lot, and the subdivision as a whole, is in compliance sections 4290 and 4291 of the Public Resources Code by [providing a defensible space within each lot of 100 feet from each side, front and rear of a pad site, requiring that the site have fuel modification standards acceptable to the Riverside County Fire Department, requiring a minimum 10-foot clearance of all chimneys or stovetop exhaust pipes, no buildings shall covered or have dead brush overhang the roof line and requiring that the roof structure shall be maintained free of leaves, needles, or other vegetation.
  - b. Fire protection and suppression services will be available for the subdivision through [Riverside County Fire Department] [California Department of Forestry and Fire Protection][Idyllwild Fire District].
  - c. The project meets the regulations regarding road standards for fire equipment access adopted pursuant to **Section 4290 of the Public Resources Code** and Riverside County Ordinance No. 787 by road standards for fire equipment access – standards for signs identifying streets, roads and buildings – minimum private water supply reserves for emergency fire use – fuel brakes and green belts – and other.

**Development Agreement:**

The applicant has proposed entering into the attached draft development agreement (DA) with the County for the Project. The DA is consistent with the General Plan and Board Policy B-9. Additionally, the advisory notification document, conditions of approval, and entitlement approvals are incorporated in the exhibits of the DA and will ensure that the project is developed in a way that would not conflict with the public’s health, safety or general welfare. The DA has a term of 10 years and will grant the applicant vesting rights to develop the Project in accordance with the terms of the DA. In exchange, the DA provides certain public benefits that go beyond the basic requirements of the County including annual public benefit payments, which will be used for additional public safety services, infrastructure improvements or community enhancement programs.

**Approval Requirements and Conclusion:**

Based on the findings provided in this staff report and conditions of approval, the project is consistent with the General Plan and any applicable specific plan, complies with the development standards of the C-1/C-P zoning classification, complies with the permit requirements for all Commercial Cannabis Activities, complies with the minimum standard requirements and will not be detrimental to the public health, safety

or general welfare. Additionally, the project complies with all applicable requirements of State law and ordinances of Riverside County.

#### **PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH**

This project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 600 feet of the project site. As of the writing of this report, Planning Staff has not received written communication or phone calls indicating support or opposition to the proposed project.

---

Supervisor: Jeffries  
District 1

**RIVERSIDE COUNTY PLANNING DEPARTMENT**  
**CUP190013**  
**VICINITY/POLICY AREAS**

Date Drawn: 05/13/2020  
Vicinity Map



Zoning Dist: Lakeland Village

Author: Vinnie Nguyen

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County. This map is a vicinity map of the Lakeland Village area and is not intended for use in making zoning decisions. For more information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)954-8277 (Eastern County) or Website: <http://www.riverside.ca.gov>

# RIVERSIDE COUNTY PLANNING DEPARTMENT

## CUP190013

### LAND USE

Supervisor: Jeffries

District 1

Date Drawn: 05/13/2020

Exhibit 1



Zoning Dist: Lakeland Village

Author: Vinnie Nguyen



**DISCLAIMER:** On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctlma.org>

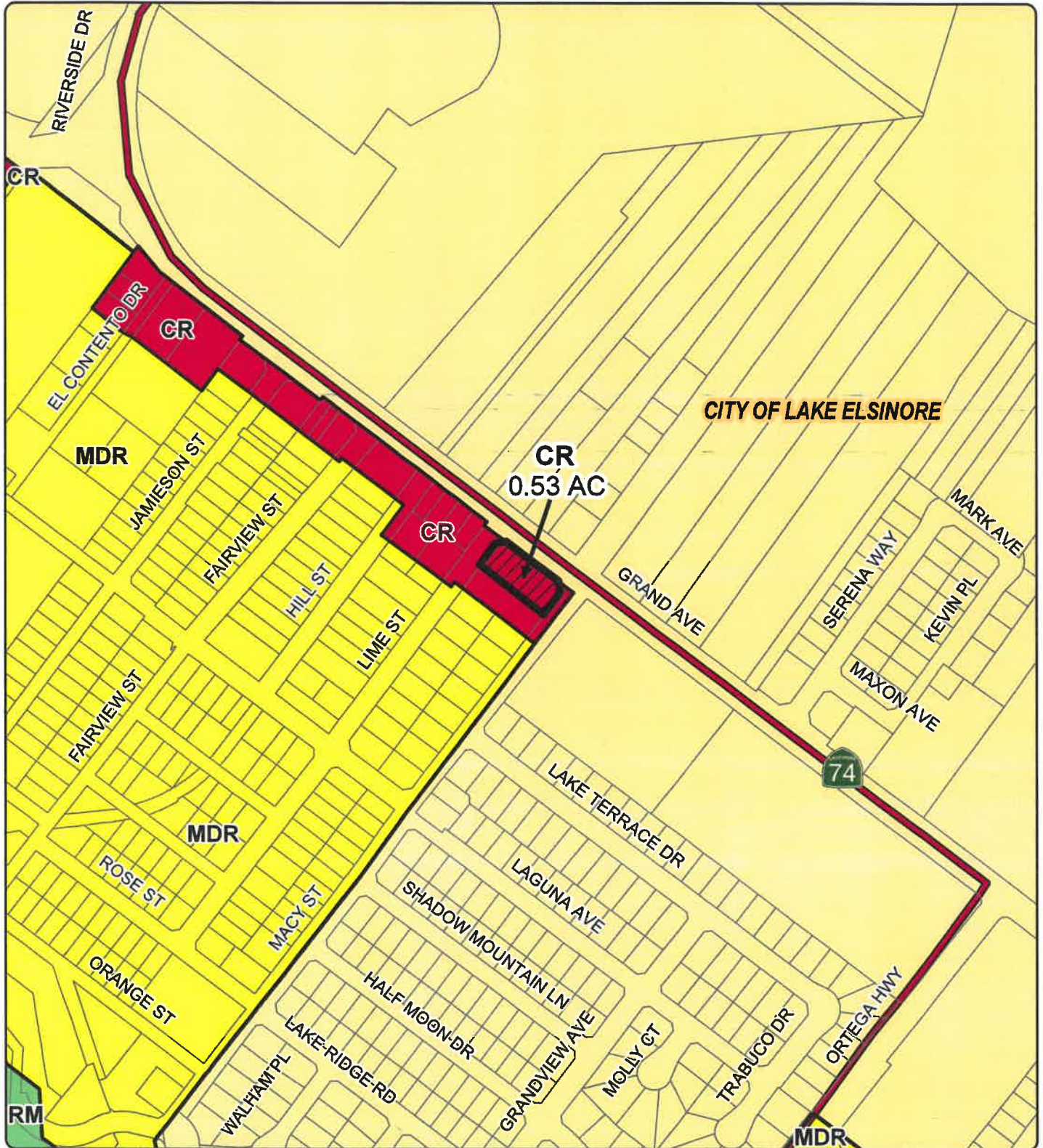
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP190013

EXISTING GENERAL PLAN

Supervisor: Jeffries  
District 1

Date Drawn: 05/13/2020  
Exhibit 5



Zoning Dist: Lakeland Village

Author: Vinnie Nguyen



**DISCLAIMER:** On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rcclma.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

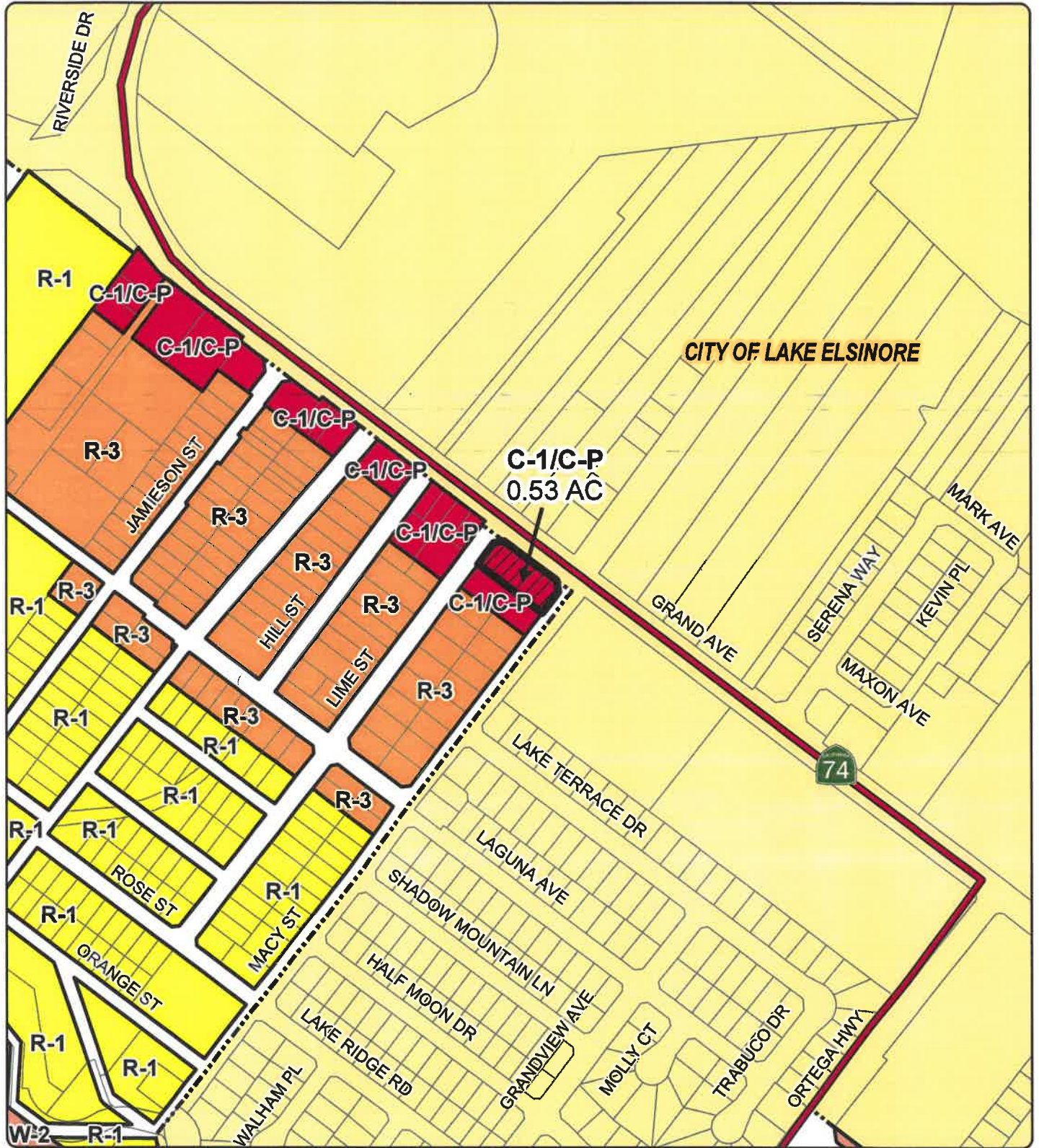
CUP190013

EXISTING ZONING

Supervisor: Jeffries  
District 1

Date Drawn: 05/13/2020

Exhibit 2



Zoning Dist: Lakeland Village

Author: Vinnie Nguyen



**DISCLAIMER:** On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctdms.org>

**CASE: CUP-2023-018**  
**EXHIBIT A Site Plan**  
**DATE: 5/1/2023**  
**PLANNING DEPARTMENT**



**PLANNING DEPARTMENT NOTES**

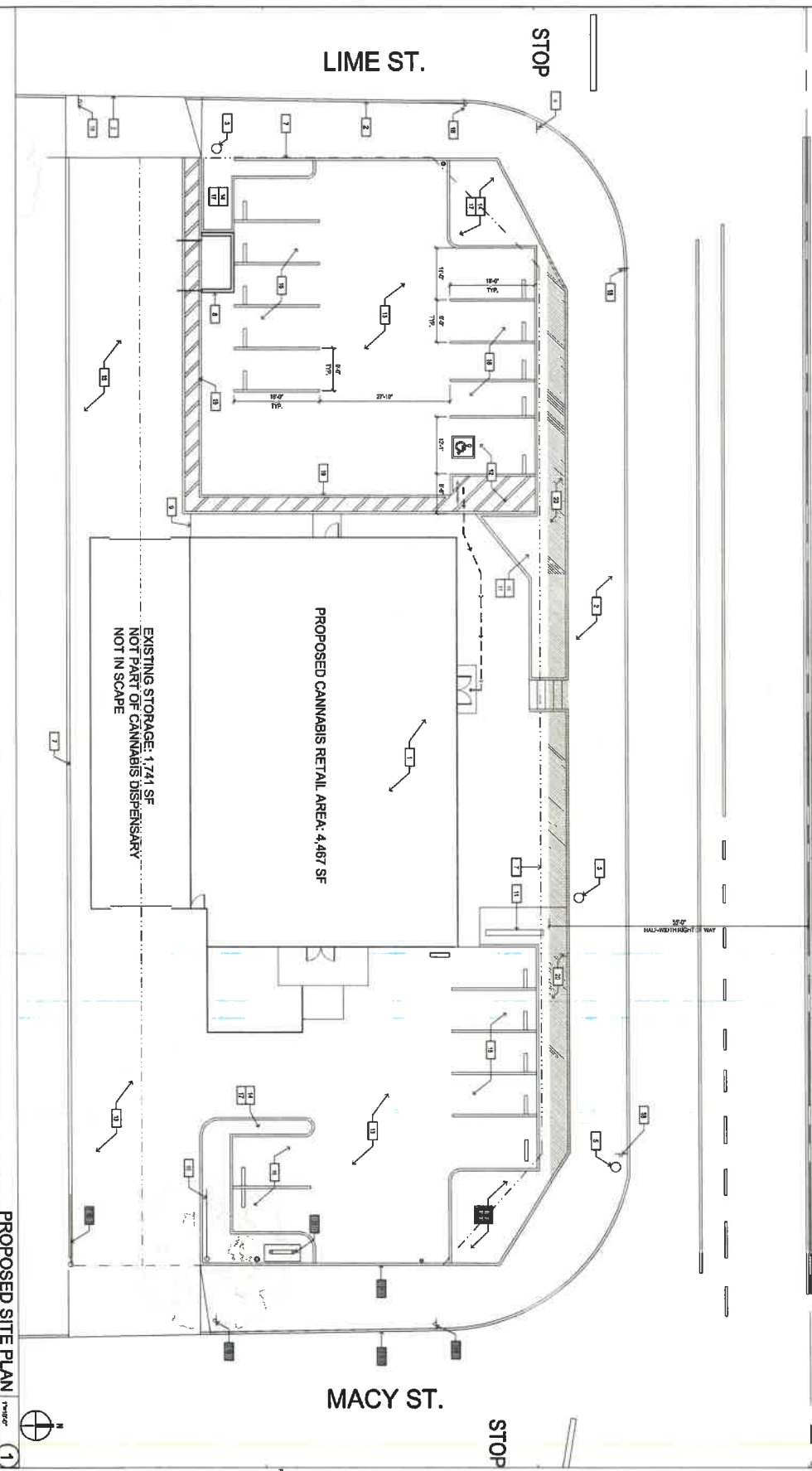
REGULATORY AGENCY NUMBER: 10000  
CONDITIONAL USE PERMIT NUMBER: 10000  
THIS PROJECT WILL CARRY BOTH LOCAL AND METROPOLITAN LICENSES.  
THERE WILL NOT BE DELIVERY SERVICES IN THIS LOCATION.

**BUILDING AND SITE INFORMATION**

ADDRESS: 1573 GRAND AVE, LAKE ELSINORE, CA 92530  
APR#: 2023-018  
ZONE: CUP (COMMERCIAL USE PERMIT ZONE)  
PERMITS: CUP, FIRE ALARM, OCCUPANCY PERMITS  
PROPOSED OCCUPANCY: RETAIL (CANNABIS DISPENSARY)  
EXISTING OCCUPANCY: RETAIL (CANNABIS DISPENSARY)  
ADDITIONAL BUILDING AND PROPOSED SPACE: 1,741 SF (EXISTING)  
TOTAL BUILDING AREA: 6,487 SF (EXISTING)  
PROPOSED AREA: 1,741 SF (NOT IN SCOPE)  
CONSTRUCTION TYPE: TYPE I, IV  
FOUNDATION: CONCRETE  
SLOPE: 1.2% (NOT IN SCOPE)

- KEYNOTES**
- 1. EXISTING BUILDING TO REMAIN
  - 2. EXISTING PUBLIC ENTRANCE TO REMAIN
  - 3. EXISTING POWER PANELS TO REMAIN
  - 4. EXISTING STAIRS TO REMAIN
  - 5. EXISTING BATHS TO REMAIN
  - 6. EXISTING CORE VAULT TO REMAIN
  - 7. EXISTING TRENCH ENCLOSURE WITH VAULT TO REMAIN
  - 8. EXISTING DRIVE TO REMAIN
  - 9. EXISTING PLAZA WITH SIGN SERVICE
  - 10. NEW ACCESSIBLE PARKING AND LOADING ZONE
  - 11. NEW PARKING AND LOADING ZONE
  - 12. EXISTING IMPLICATIONS TO REMAIN
  - 13. EXISTING TRAIL TO BE PROTECTED
  - 14. PROPOSED PARKING SPILLS
  - 15. NEW AMERICAN SIGNAGE TO LANDSCAPE
  - 16. NEW PARKING SIGN TO BE INSTALLED
  - 17. NEW ACCESSIBLE ENTRANCE TO TRAIL
  - 18. AREA TO BE WIDENED

**GRAND AVE.**



**PROPOSED SITE PLAN**

**1**

**PROPOSED SITE PLAN**

DATE: 5/1/2023

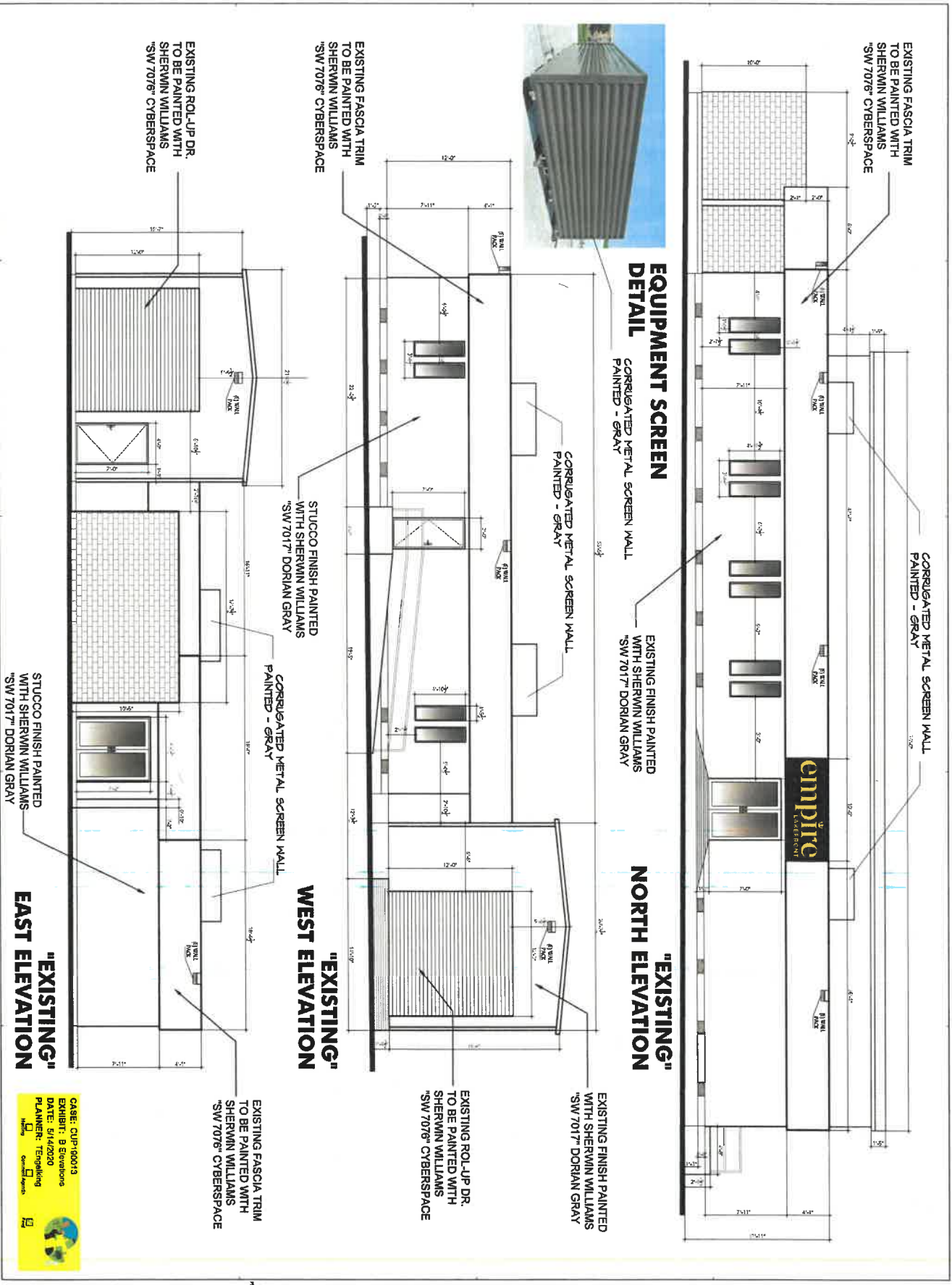
**A1.0**

**SHEET**

**EMPIRE CONNECT**  
1573 GRAND AVE.  
LAKE ELSINORE, CA 92530

**HESTIA**  
B & B  
LICENSED ALCOHOL BEVERAGE CONTROL AGENT, CALIFORNIA

2020 © Hestia Construction Co. All Rights Reserved. Hestia Construction Co.



GABE: CUP-100019  
 SHEET: 9 Elevations  
 DATE: 9/14/2020  
 PLANNER: Terrell

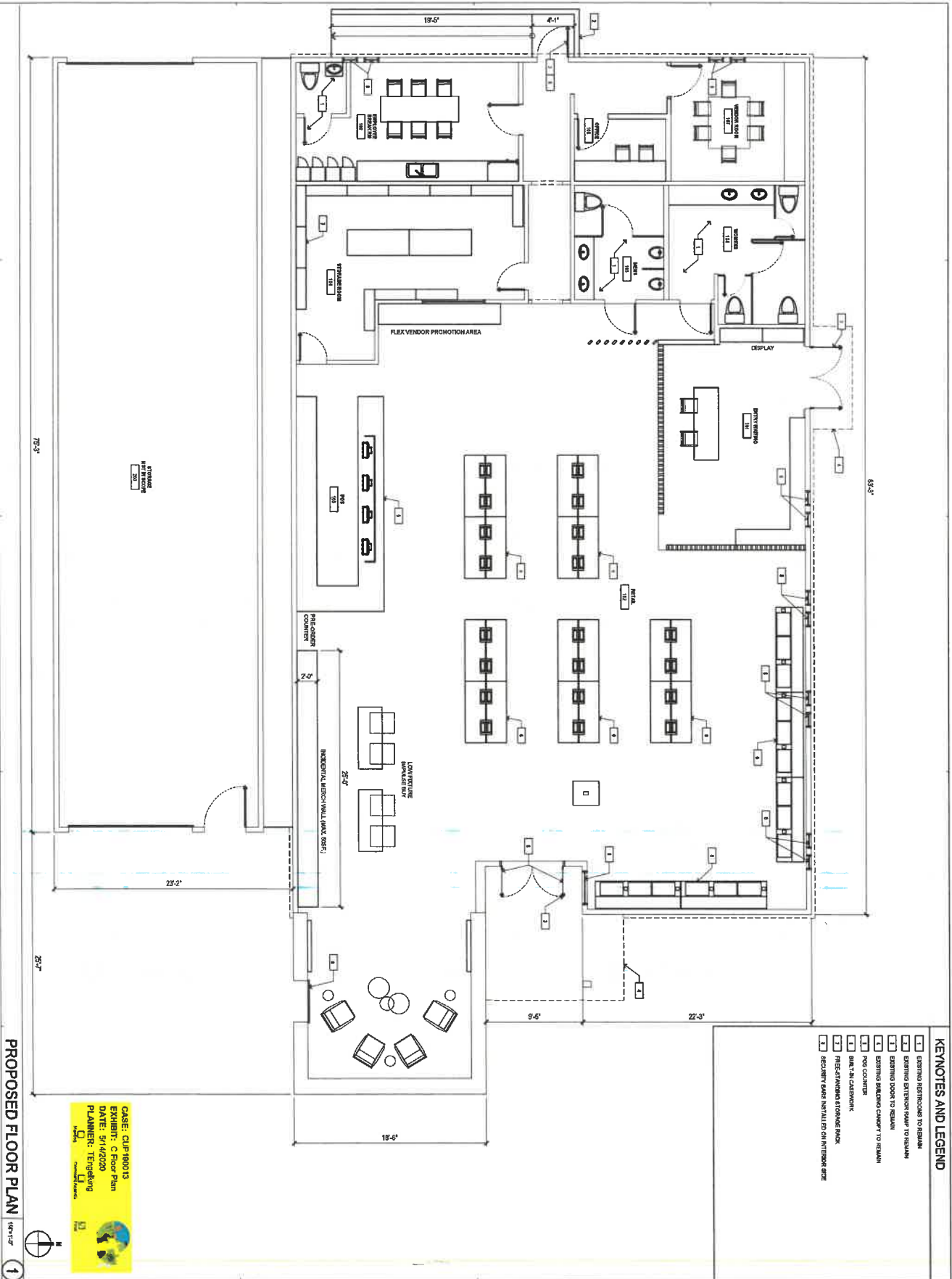
SHEET  
**A3.0**

EXTERIOR ELEVATIONS

**EMPIRE CONNECT**  
 15573 GRAND AVE.  
 LAKE ELSSINORE, CA. 92530

**HESTIA**  
 CONSTRUCTION CO.  
 15573 GRAND AVE.  
 LAKE ELSSINORE, CA. 92530





- KEYNOTES AND LEGEND**
- EXISTING NETWORKS TO REMAIN
  - EXISTING EXTERIOR LIGHT TO REMAIN
  - EXISTING DOOR TO REMAIN
  - EXISTING BUILDING CHIMNEY TO REMAIN
  - POS COUNTER
  - BAKERY COUNTER
  - PRESCRIPTION STORAGE RACK
  - SECURITY VANS INSTALL ON INTERIOR SIDE

**PROPOSED FLOOR PLAN**  
 14'-0" x 1'-0"

CASE: CUP-180013  
 EXHIBIT: C Floor Plan  
 DATE: 5/14/2020  
 PLANNER: Tengeling

**A2.0**  
 S H E E T

**PROPOSED FLOOR PLAN**

**EMPIRE CONNECT**  
 15573 GRAND AVE.  
 LAKE ELSINORE, CA. 92530

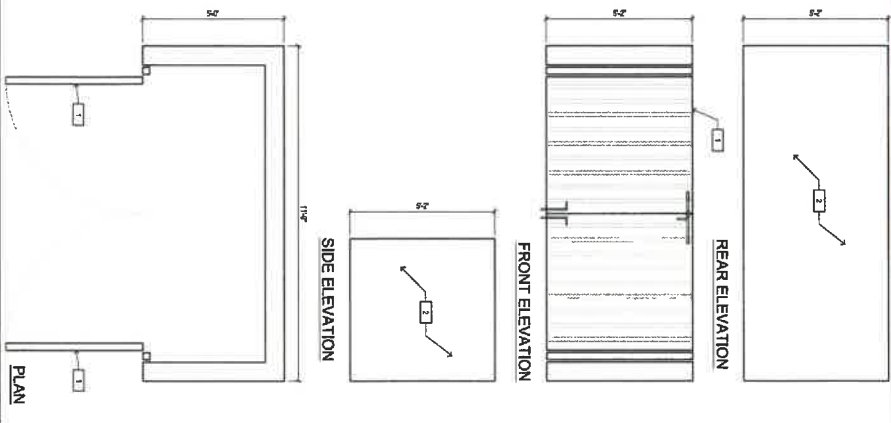
**HESTIA**  
 5050 Antioch Road, Suite 150  
 San Ramon, CA 94583  
 925.751.1100

Sheet 05 of 05  
 Drawing file name: enclosure details and signage plan.dwg  
 Drawing file name: enclosure details and signage plan.dwg

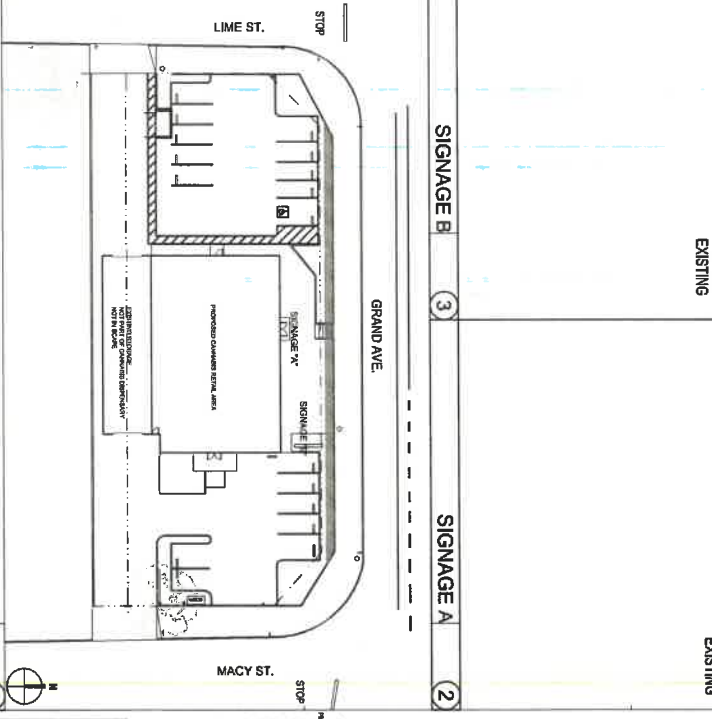
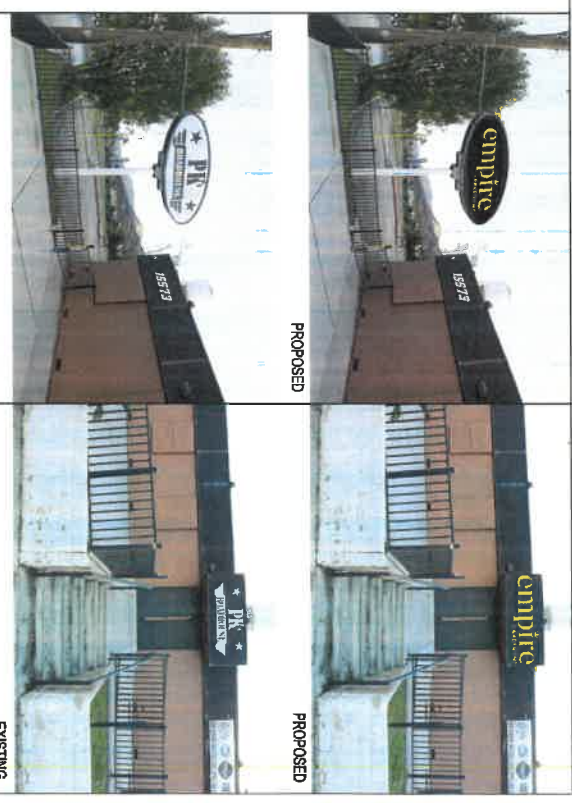
**TRASH ENCLOSURE KEYNOTES**

- 1 EXISTING BRICK QUOTE TO BE PAINTED BLACK.
- 2 EXISTING CURB WALL TO BE PAINTED TO MATCH INLAND PARK WALL COLOR.
- 3 ALL DIMENSIONS UNLESS SHOWN TO BE KEPT IN TRASH ENCLOSURE AT ALL TIMES.

**TRASH ENCLOSURE PHOTO**



**TRASH ENCLOSURE DETAILS** 1/2" = 1'-0" 5



**SIGNAGE PLAN** 1/2" = 1'-0" 1

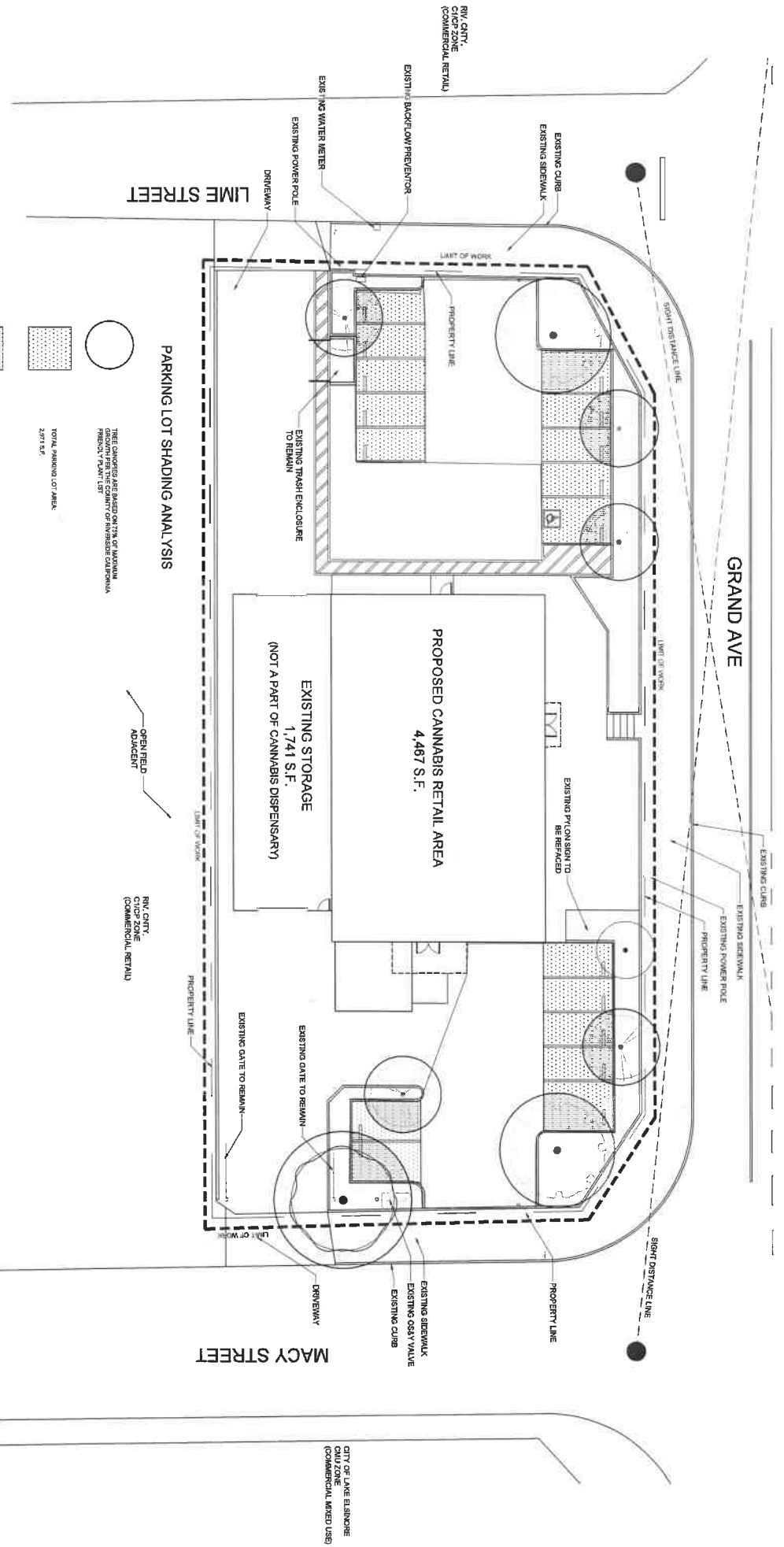
**A1.2**  
 S H E E T

**SIGNAGE AND TRASH ENCLOSURE PLAN**

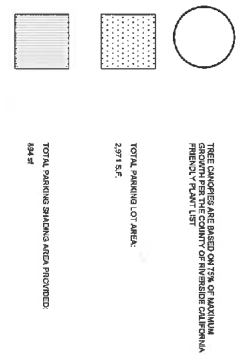
**EMPIRE CONNECT**  
 15573 GRAND AVE.  
 LAKE ELSINORE, CA. 92530



**HESTIA**  
 REALTY  
 655 ANTONIO BLVD., SUITE 110  
 COSTA MESA, CA. 92626



**PARKING LOT SHADING ANALYSIS**



| COUNTY REQUIRED PARKING LOT SHADING REQUIREMENT: |                                |
|--|--------------------------------|
| NUMBER OF PARKING SPACES                         | % OF PARKING AREA TO BE SHADED |
| 6-91 SPACES                                      | 30%                            |

% OF PARKING AREA SHADING PROVIDED - 634 / 2,271 = 28%

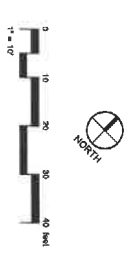
THIS PLAN MEETS OR EXCEEDS THE COUNTY'S MINIMUM SHADING REQUIREMENT

**PARKING LOT SHADING PLAN**

SCALE: 1" = 10'-0"

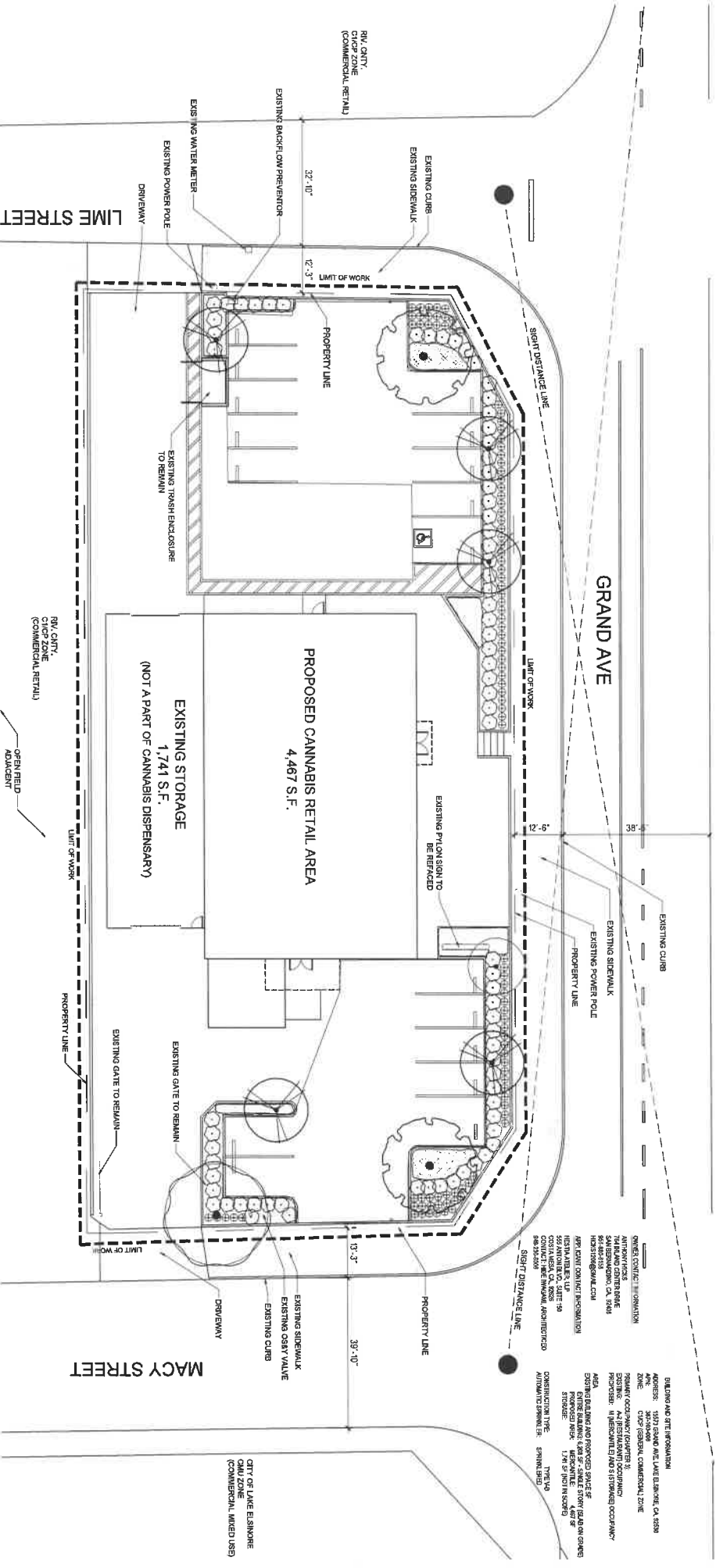
**NEW CANNABIS DISPENSARY**

35573 ROAD INC. ONE ELMORE GARDEN 55307 THERMIST 11, 2020



**Walden**  
 Walnut Dawn Associates  
 Landscape Architecture  
 2851 E. Main Street  
 Riverside, CA 92503  
 P: (951) 353-2438

038 10 2022



### GRAND AVE

EXISTING CURB  
EXISTING SIDEWALK  
EXISTING POWER POLE  
PROPERTY LINE

**BUILDING AND SITE INFORMATION**  
 ADDRESS: 1937 GRAND AVE, ELSON, CA 95928  
 ZONE: CUP (COMMERCIAL, MIXED USE)  
 PROJECT CONTACT (OWNER):  
 ANTHONY FOSI  
 741 BALBOA DRIVE, SUITE 100  
 ELSON, CA 95928  
 916.452.4118  
 HOSI@GMAIL.COM  
 WWW.HOSI.COM/CONTACT/ANTHONY  
 HOSI ANDERSON, LP  
 1000 W. 14TH ST., SUITE 140  
 COVINA, CA 91724  
 CONTACT: NINA MORALES, ARCHITECT  
 909.441.1111  
 CONSTRUCTION TYPE: SINGLE STORY  
 ALTERNATE NUMBER: 1937GRAND

CITY OF LAKE ELSON  
 CHAU ZONE  
 (COMMERCIAL, MIXED USE)

### PLANT SCHEDULE (PLANT FACTORS PER WCCCS ZONE 4)

| TREES | BOTANICAL (COMMON NAME)                                      | SIZE                   | QAL | FE  | QTY     | REMARKS          |
|-------|--|------------------------|-----|-----|---------|------------------|
|       | Existing Tree  | EXISTING               |     |     | 1       | Protect in Place |
|       | Existing Tree  | Remove in Construction |     |     | 1       | To be removed    |
|       | Prickly Pear 'Desert Museum' / Desert Museum Palo Verde      | 30" Box                | L   |     | 5       |                  |
|       | Phoenix Spineless 'Thornless AZT' / Thornless Hoop Mesquite  | 30" Box                | L   |     | 2       |                  |
|       | Acacia anabellina / Mesquite / Yarrow                        | 1.5mL                  | L   |     | 105     |                  |
|       | Botanical (Common Name)                                      | QAL                    | FE  | QTY | REMARKS |                  |
|       | Leucospermum Indicum 'Open Cloud' / Green Cloud Ficus Bungei | 5.0mL                  | L   | 24  |         |                  |
|       | Botanical (Common Name)                                      | QAL                    | FE  | QTY | REMARKS |                  |
|       | Melaleuca implexica 'Yellow Tempus Visa'                     | 5.0mL                  | L   | 1   |         |                  |
|       | Botanical (Common Name)                                      | QAL                    | FE  | QTY | REMARKS |                  |
|       | Crucifera leucocarpa 'Tall/Lime Bay Tree Lily'               | 5.0mL                  | L   | 29  |         |                  |
|       | Hesperis matronalis / Red Yucca                              | 1.5mL                  | L   | 33  |         |                  |

### DESCRIPTION OF DESIGN APPROACH:

The design uses the project requirements set forth by the County and the City of Lake Elson. The design approach is to provide a functional and aesthetically pleasing design that meets the requirements of the County and the City of Lake Elson.

### SITE INFORMATION:

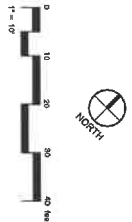
- The project site is 1.741 acres in size and is located on Grand Ave. The site is currently used for storage.
- The project site is 1.741 acres in size and is located on Grand Ave. The site is currently used for storage.
- The project site is 1.741 acres in size and is located on Grand Ave. The site is currently used for storage.
- The project site is 1.741 acres in size and is located on Grand Ave. The site is currently used for storage.

| COUNTY REQUIRED PARKING LOT LANDSCAPE AREA REQUIREMENT | % OF PARKING SPACES |
|--|---------------------|
| NUMBER OF PARKING SPACES                               | 5%                  |

% OF PARKING LANDSCAPE AREA PROVIDED: 2,142 S.F. (5.1%) = 54%

### NEW CANNABIS DISPENSARY

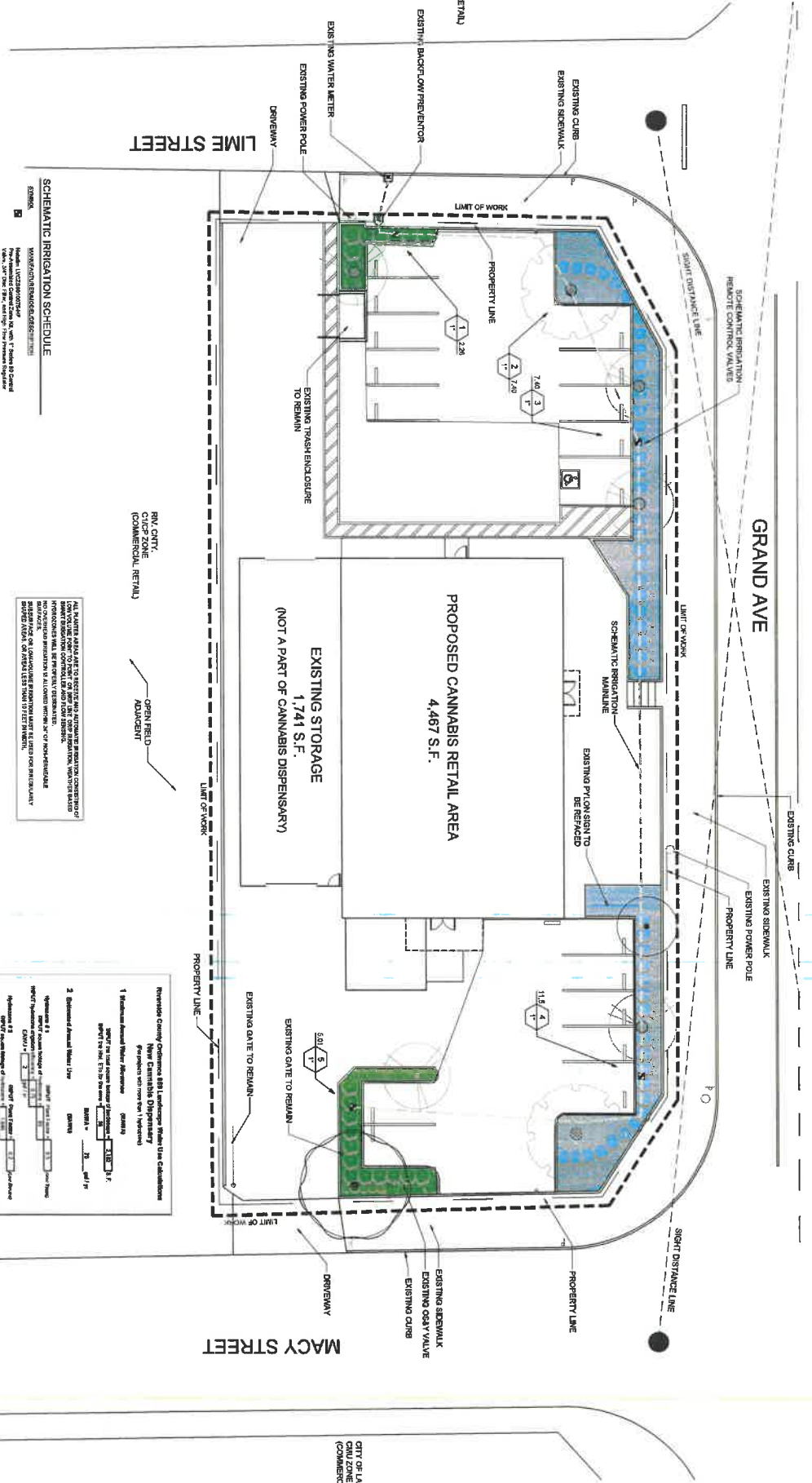
1937 GRAND AVE, LAKE ELSON, CALIFORNIA 95928 FEBRUARY 11, 2020



**Wada?**  
 Wanda Davis Associates  
 28951 Luffield Dr.  
 Riverside, CA 92503  
 PH: (951) 535-2456  
 FAX: (951) 535-2456

SCALE: 1" = 10'-0"

### PRELIMINARY LANDSCAPE PLAN



### SCHEMATIC IRRIGATION SCHEDULE

| SYMBOL | DESCRIPTION                   |
|--------|-------------------------------|
|        | SCHEMATIC IRRIGATION MAINLINE |
|        | ZONE                          |
|        | RAIN SENSOR                   |
|        | VALVE                         |
|        | BACKFLOW PREVENTOR            |
|        | WATER METER                   |
|        | POWER POLE                    |
|        | SEWER                         |
|        | SIDEWALK                      |
|        | DRIVEWAY                      |
|        | PROPERTY LINE                 |
|        | LIMIT OF WORK                 |
|        | RIGHT OF WAY LINE             |
|        | OPEN FIELD                    |

### IRRIGATION SCHEDULE

| SYMBOL | DESCRIPTION         | DRECP | ESG | GM4 |
|--------|---------------------|-------|-----|-----|
|        | ZONE 1: RAIN SENSOR | 14.60 | 30  | 7   |
|        | ZONE 2: IRRIGATION  | 14.60 | 40  | 28  |
|        | ZONE 3: IRRIGATION  | 14.60 | 40  | 7   |

ALL MATERIALS AND LABOR TO BE INSTALLED SHALL BE APPROVED BY THE CITY ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY ENGINEER AND THE LOCAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY ENGINEER AND THE LOCAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY ENGINEER AND THE LOCAL AGENCIES.

REVEREND COUNTY ORDINANCE 8814 (LANDSCAPE WATER USE CALCULATION) (FOR DETAILS SEE COUNTY WEBSITE)

1. Determine Annual Water Requirement (AWR) for each plant species (AWR = 23" and 1" for each species)

2. Determine Annual Water Use (AWU) for each plant species (AWU = AWR x Area)

3. Determine Total Annual Water Requirement (TAWR) (TAWR = AWU1 + AWU2)

4. Determine Total Annual Water Use (TAWU) (TAWU = AWU1 + AWU2)

5. Determine Annual Water Requirement (AWR) for each plant species (AWR = 23" and 1" for each species)

6. Determine Annual Water Use (AWU) for each plant species (AWU = AWR x Area)

7. Determine Total Annual Water Requirement (TAWR) (TAWR = AWU1 + AWU2)

8. Determine Total Annual Water Use (TAWU) (TAWU = AWU1 + AWU2)

## SCHEMATIC IRRIGATION PLAN

SCALE: 1" = 10'-0"

## NEW CANNABIS DISPENSARY

1507 GRAND AVE., LIME BLVD., OAKLAND, CA 94612



Wilson Davis Associates  
 Landscape Architecture  
 1507 Grand Ave., Suite 200  
 Oakland, CA 94612  
 Tel: (510) 835-2426



**COUNTY OF RIVERSIDE  
TRANSPORTATION AND LAND MANAGEMENT AGENCY**



Juan C. Perez  
Agency Director

**CUP190013**

**ADVISORY NOTIFICATION DOCUMENT**

The following notifications are included as part of the recommendation of approval for CUP190013. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

**Advisory Notification**

**Advisory Notification. 1 AND - Preamble**

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Conditional Use Permit No. 190013 and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

**Advisory Notification. 2 AND - Project Description & Operational Limits**

Commercial Cannabis Retail Store located within an existing 4,467 sq. ft. building and the accompanying storage space will be located within the adjacent, existing 1,741 sq. ft. metal building.

**Advisory Notification. 3 AND - Design Guidelines**

Compliance with applicable Design Guidelines:

1. 1st District Design Guidelines
2. County Wide Design Guidelines and Standards

**Advisory Notification. 4 AND - Exhibits**

The development of the premises shall conform substantially with that as shown on the following APPROVED EXHIBIT(S) Exhibit A (Site Plan), Exhibit B (Elevations), Exhibit C (Floor Plans), Exhibit D (Conceptual Grading Plan), Exhibit E (Conceptual Landscaping and Irrigation Plans), Exhibit F (Colors and Materials),

**Advisory Notification. 5 AND - Federal, State & Local Regulation Compliance**

1. Compliance with applicable Federal Regulations, including, but not limited to:
  - National Pollutant Discharge Elimination System (NPDES)
  - Clean Water Act

## ADVISORY NOTIFICATION DOCUMENT

### Advisory Notification

#### Advisory Notification. 5 AND - Federal, State & Local Regulation Compliance (cont.)

- Migratory Bird Treaty Act (MBTA)
2. Compliance with applicable State Regulations, including, but not limited to:
    - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
    - Government Code Section 66020 (90 Days to Protest)
    - Government Code Section 66499.37 (Hold Harmless)
    - State Subdivision Map Act
    - Native American Cultural Resources, and Human Remains (Inadvertent Find)
    - School District Impact Compliance
    - Civil Code Section 815.3 & Government Code Sections 65040.2 et al - SB 18 (Tribal Intergovernmental Consultation)
    - Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)
  3. Compliance with applicable County Regulations, including, but not limited to:
    - Ord. No. 348 (Land Use Planning and Zoning Regulations)
    - Ord. No. 413 (Regulating Vehicle Parking)
    - Ord. No. 421 (Excavation Covering & Swimming Pool Safety)
    - Ord. No. 457 (Building Requirements)
    - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)
    - Ord. No. 460 (Division of Land)
    - Ord. No. 461 (Road Improvement Standards)
    - Ord. No. 484 (Control of Blowing Sand)
    - Ord. No. 555 (Surface Mining and Reclamation)
    - Ord. No. 625 (Right to Farm)
    - Ord. No. 630 (Regulating Dogs and Cats)
    - Ord. No. 716 (Abandoned, Neglected or Cruelly Treated Animals)
    - Ord. No. 771 (Controlling Potentially Dangerous & Dangerous Animals) • Ord. No. 878 (Regarding Noisy Animals)
    - Ord. No. 655 (Regulating Light Pollution)
    - Ord. No. 671 (Consolidated Fees)
    - Ord. No. 679 (Directional Signs for Subdivisions)
    - Ord. No. 742 (Fugitive Dust/PM10 Emissions in Coachella Valley)
    - Ord. No. 787 (Fire Code)
    - Ord. No. 847 (Regulating Noise)
    - Ord. No. 857 (Business Licensing)
    - Ord. No. 859 (Water Efficient Landscape Requirements)
    - Ord. No. 915 (Regulating Outdoor Lighting)
    - Ord. No. 916 (Cottage Food Operations)
    - Ord. No. 925 (Prohibiting Marijuana Cultivating)
    - Ord. No. 927 (Regulating Short Term Rentals)
    - Ord. No. 928 (Clarifying County Prohibition on Mobile Marijuana Dispensaries and Deliveries)
  4. Mitigation Fee Ordinances

## ADVISORY NOTIFICATION DOCUMENT

### Advisory Notification

#### **Advisory Notification. 5      AND - Federal, State & Local Regulation Compliance (cont.)**

- Ord. No. 659 Development Impact Fees (DIF)
- Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
- Ord. No. 673 Coachella Valley Transportation Uniform Mitigation Fee (CV TUMF)
- Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
- Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)
- Ord. No. 875 Coachella Valley Multiple Species Habitat Conservation Plan (CV MSHCP)

### E Health

#### **E Health. 1                      ECP Comments**

If contamination or the presence of a naturally occurring hazardous material is discovered at the site, assessment, investigation, and/or cleanup may be required. Contact Riverside County Environmental Health - Environmental Cleanup Programs at (951) 955-8980, for further information.

### General

#### **General. 1                      General – Business Licensing**

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.

#### **General. 2                      General – Causes for Revocation**

In the event the use hereby permitted under this permit is found:

- (a) to be in violation of the terms and conditions of this permit; and/or,
- (b) to have been obtained by fraud or perjured testimony; and/or,
- (c) to be detrimental to the public health, safety or general welfare, or is a public nuisance, then this permit shall be subject to revocation procedures.

#### **General. 3                      General – Ceased Operations**

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

#### **General. 4                      General – Hold Harmless**

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



## ADVISORY NOTIFICATION DOCUMENT

### General

#### General. 4

#### General – Hold Harmless (cont.)

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the project or its associated environmental documentation; and,

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

(a) and (b) above are hereinafter collectively referred to as "LITIGATION."

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

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

Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the Project, applicant/permittee shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). Applicant/permittee shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. To the extent such costs are not recoverable under the California Public Records Act from the records requestor, applicant/permittee agrees that deposits under this section may also be used to cover staff time incurred by the COUNTY to compile, review, and redact records in response to a Public Records Act request made by a petitioner in any legal challenge to the Project when the petitioner is using the Public Records Act request as a means of obtaining the administrative record for LITIGATION purposes. Within ten (10) days of written notice from COUNTY, applicant/permittee shall make such additional deposits.

#### General. 5

#### General – Human Remains

If human remains are found on this site, the developer/permit holder or any successor in interest shall comply with State Health and Safety Code Section 7050.5.

#### General. 6

#### General – Review Fees

Any subsequent submittals required by these conditions of approval, including but not limited to grading

**ADVISORY NOTIFICATION DOCUMENT****General****General. 6****General – Review Fees (cont.)**

plan, building plan, or mitigation and 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.

**General. 7****General – Unanticipated Resources**

The developer/permit holder or any successor in interest shall comply with the following for the life of this permit. If during ground disturbance activities, unanticipated cultural resources\* are discovered, the following procedures shall be followed: All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be convened between the developer, the project archaeologist\*\*, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc.) for the cultural resource. Resource evaluations shall be limited to nondestructive analysis. Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished.

\* A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other.

\*\* If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the significance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary.

**Planning****Planning. 1****General - A. Application Requirements**

At the time of filing the application for a Commercial Cannabis Activity on a form provided by the Planning Department, the applicant shall also provide the applicable fee for processing the land use permit application. All entitlement fees shall be paid in full, prior to operating the cannabis business. Ord. 348 Article XIXh

**Planning. 2****General - B. State License Required**

Obtain and maintain during the life of the Commercial Cannabis Activity the applicable California license issued pursuant to California Business and Professions Code Sections 19300.7 or 26050(a) as may be amended from time to time. Ord. 348 Article XIXh

**Planning. 3****General - C. Suspension, Revocation, or Termination of State License**

**ADVISORY NOTIFICATION DOCUMENT****Planning****Planning. 3                      General - C. Suspension, Revocation, or Termination of State License**

Suspension of a license issued by the State of California, or by any State licensing authority, shall immediately suspend the ability of a Commercial Cannabis Activity to operate within the County until the State, or its respective State licensing authority, reinstates or reissues the State license. Revocation or termination of a license by the State of California, or by any State licensing authority, will also be grounds to revoke or terminate any conditional use permit granted to a Commercial Cannabis Activity pursuant to this Article. Ord. 348 Article XIXh

**Planning. 4                      General - D. Health and Safety**

Commercial Cannabis Activities shall at all times be operated in such a way as to ensure the health, safety, and welfare of the public. Commercial Cannabis Activities shall not create a public nuisance or adversely affect the health or safety of the nearby residents, businesses or employees working at the Commercial Cannabis Activity by creating dust, glare, heat, noise, noxious gasses, odor, smoke, traffic, vibration, unsafe conditions or other impacts, or be hazardous due to the use or storage of materials, processes, products, and runoff of water, pesticides or wastes. Ord. 348 Article XIXh

**Planning. 5                      General - E. Development Agreement**

No approval required by this ordinance shall be given for any permit for a Commercial Cannabis Activity unless the Board of Supervisors prior to or concurrently with approves a development agreement, pursuant to Section 18.26b of this ordinance, setting forth the terms and conditions under which the Commercial Cannabis Activity will operate in addition to the requirements of Ordinance 348, all other local ordinances and regulations, state law and such other terms and conditions that will protect and promote the public health, safety and welfare. No use or operation under any permit for a Commercial Cannabis Activity shall be allowed to begin until the development agreement is effective.

**Planning. 6                      General - F. Nuisance Odors**

All Commercial Cannabis Activities shall be sited and operated in a manner that prevents Cannabis nuisance odors from being detected offsite. All Commercial Cannabis Activities shall provide a sufficient odor absorbing ventilation and exhaust system so that odor generated inside the Commercial Cannabis Activity that is distinctive to its operation is not detected outside of the operation's facility, anywhere on adjacent lots or public rights-of-way, on or about the exterior or interior common area walkways, hallways, breezeways, foyers, lobby areas, or any other areas available for use by common tenants or the visiting public, or within any other unit located inside the same building as the Commercial Cannabis Activity. In order to control nuisances such as odors, humidity and mold, Commercial Cannabis Activities shall install and maintain at the minimum, the following equipment, or any other equipment that can be proven to be an equally or more effective method or technology to control these nuisances: Ord. 348 Article XIXh

1. An exhaust air filtration system with odor control that prevents internal odors from being emitted externally;
2. An air system that creates negative air pressure between the Commercial Cannabis Activities' interior and exterior, so that the odors generated by the Commercial Cannabis Activity are not detectable on the

**ADVISORY NOTIFICATION DOCUMENT****Planning****Planning. 6 General - F. Nuisance Odors (cont.)**

outside of the Commercial Cannabis Activity.

**Planning. 7 General - G. Commercial Cannabis Activity Operator Qualifications**

1. All operators and all employees of a Commercial Cannabis Activity must be 21 years of age or older.
2. Operators shall be subject to background checks.
3. Permits for Commercial Cannabis Activities shall not be granted for operators with felony convictions, as specified in subdivision (c) of Section 667.5 of the Penal Code and subdivision (c) of Section 1192.7 of the Penal Code.
4. Applicants providing false or misleading information in the permitting process will result in rejection of the application or nullification or revocation of any permit granted pursuant to this Article. Ord. 348 Article XIXh

**Planning. 8 General - H. Relocation of a Permitted Commercial Cannabis Activity**

In the event the permittee or successor in interest vacates and relocates the Commercial Cannabis Activity to a new location, a new conditional use permit will need to be granted by the County in accordance with this ordinance prior to commencing operations at the new location.

**Planning. 9 General - I. Hours of Operation**

A Commercial Cannabis Activity operating as a Cannabis Retailer may be open to the public seven days a week only between the hours of 6:00 A.M. and 10:00 P.M. All other Commercial Cannabis Activities may operate only during the hours specified in the conditional use permit granted by the County. Ord. 348 Article XIXh

**Planning. 10 General - J. Inspections**

A Commercial Cannabis Activity shall be subject to inspections by appropriate local and State agencies, including, but not limited to, the Riverside County Departments of Code Enforcement, Planning, Fire, Public Health, Environmental Health, the Agricultural Commissioner's Office and the Sheriff's Department. Ord. 348 Article XIXh

**Planning. 11 General - K. Monitoring Program**

Permittees of a Commercial Cannabis Activity shall participate in the County's monitoring program to verify permit requirements such as, but not limited to, security measures, water use and State track-and-trace requirements. Ord. 348 Article XIXh

**Planning. 12 General - L. Restriction on Alcohol and Tobacco Sales or**

Commercial Cannabis Activities shall not allow the sale, dispensing, or consumption of alcoholic beverages or tobacco on the site of the Commercial Cannabis Activity.

## ADVISORY NOTIFICATION DOCUMENT

**Planning****Planning. 12****General - L. Restriction on Alcohol and Tobacco Sales or Consumption (cont.)**

Ord. 348 Article XIXh

**Planning. 13****General - M. Restriction on Consumption**

Cannabis shall not be consumed or used on the lot of any Commercial Cannabis Activity. Ord. 348 Article XIXh

**Planning. 14****General - N. Security - Part 1**

A Commercial Cannabis Activity shall implement sufficient security measures to deter and prevent the unauthorized entrance into areas containing Cannabis or Cannabis Products, to deter and prevent the theft of Cannabis or Cannabis Products at the Commercial Cannabis Activity and to ensure emergency access in accordance with applicable Fire Code standards. Guard dogs shall not be used at the Commercial Cannabis Activity as a security measure. Security measures shall include, but not be limited to, the following:

1. A plan to prevent individuals from loitering on the lot if they are not engaging in activity expressly related to the Commercial Cannabis Activity.
2. 24 hour emergency contact information for the owner or an on-site employee which shall be provided to the County.
3. A professionally installed, maintained, and monitored alarm system.
4. Except for Live Cannabis Plants being cultivated at a cultivation facility and limited amounts of Cannabis for display purposes, all Cannabis and Cannabis Products shall be stored in a secured and locked structure and in a secured and locked safe room, safe, or vault, and in a manner as to prevent diversion, theft, and loss.
5. 24 hour security surveillance cameras to monitor all entrances and exits to a Commercial Cannabis Activity, all interior spaces within the Commercial Cannabis Activity that are open and accessible to the public, and all interior spaces where Cannabis, cash or currency is being stored for any period of time on a regular basis. The permittee for a Commercial Cannabis Activity shall be responsible for ensuring that the security surveillance camera's footage is accessible. Video recordings shall be maintained for a minimum of 90 days, and shall be made available to the County upon request. Ord. 348 Article XIXh

**Planning. 15****General - N. Security - Part 2**

6. Sensors shall be installed to detect entry and exit from all secure areas.
7. Panic buttons shall be installed in all Commercial Cannabis Activities.
8. Any bars installed on the windows or the doors of a Commercial Cannabis Activity shall be installed only on the interior of the building.
9. Security personnel must be licensed by the State of California Bureau of Security and Investigative Services.

## ADVISORY NOTIFICATION DOCUMENT

### Planning

#### Planning. 15

#### General - N. Security - Part 2 (cont.)

10. A Commercial Cannabis Activity shall have the capability to remain secure during a power outage and all access doors shall not be solely controlled by an electronic access panel to ensure locks are not released during a power outage.
11. A Commercial Cannabis Activity shall cooperate with the County and, upon reasonable notice to the Commercial Cannabis Activity, allow the County to inspect or audit the effectiveness of the security plan for the Commercial Cannabis Activity.
12. The permittee for a Commercial Cannabis Activity shall notify the Riverside County Sheriff's Department immediately after discovering any of the following:
- a. Significant discrepancies identified during inventory.
  - b. Diversion, theft, loss, or any criminal activity involving the Commercial Cannabis Activity or any agent or employee of the Commercial Cannabis Activity.
  - c. The loss or unauthorized alteration of records related to Cannabis, registering qualifying patients, primary caregivers, or employees or agents of the Commercial Cannabis Activity.
  - d. Any other breach of security.
13. Firearms shall not be permitted at a Commercial Cannabis Activity by an owner, manager, employee, volunteer or vendor other than those individuals authorized as a State Licensed Security Personnel.
14. Cannabis or Cannabis Products shall not be stored outside at any time. Ord. 348 Article XIXh

#### Planning. 16

#### General - O. Permit and License Posting

The permittee shall post or cause to be posted at the Commercial Cannabis Activity all required County and State permits and licenses to operate. Such posting shall be in a central location, visible to the patrons, and in all vehicles that deliver or transport Cannabis. Ord. 348 Article XIXh

#### Planning. 17

#### General - P. Signage

Signage for a Commercial Cannabis Activity shall comply with the following:

1. In addition to the requirements set forth in this section and California Business and Professions Code section 26152 as may be amended, business identification signage for a Commercial Cannabis Activity shall comply with Section 19.4 of Ordinance 348.
2. No Commercial Cannabis Activity shall advertise by having a person or device holding a sign or an air dancer sign advertising the activity to passersby, whether such person, device or air dancer is on the lot of the Commercial Cannabis Activity or elsewhere including, but not limited to, the public right-of-way.
3. No Commercial Cannabis Activity shall publish or distribute advertising or marketing that is attractive to children.
4. No Commercial Cannabis shall advertise or market Cannabis or Cannabis Products on motor vehicles.

## ADVISORY NOTIFICATION DOCUMENT

### Planning

#### Planning. 17

#### General - P. Signage (cont.)

5. Except for advertising signs inside a licensed Premises and provided that such advertising signs do not advertise or market Cannabis or Cannabis Products in a manner intended to encourage persons under 21 years of age to consume Cannabis or Cannabis Products, no Commercial Cannabis Activity shall advertise or market Cannabis or Cannabis Products on an advertising sign within 1,000 feet of a Child Day Care Center, a K-12 school, a public park or a Youth Center.
6. No signs placed on the lot of a Commercial Cannabis Activity shall obstruct any entrance or exit to the building or any window.
7. Each entrance to a Commercial Cannabis Activity shall be visibly posted with a clear and legible notice indicating that smoking, ingesting, or otherwise consuming Cannabis on the lot of the Commercial Cannabis Activity is prohibited.
8. Signage shall not be directly illuminated, internally or externally.
9. No banners, flags, billboards, or other prohibited signs may be used at any time. Ord. 348 Article XIXh

#### Planning. 18

#### General - Q. Records

1. Each owner and permittee of a Commercial Cannabis Activity shall maintain clear and adequate records and documentation demonstrating that all Cannabis or Cannabis Products have been obtained from and are provided to other permitted and licensed Cannabis operations. The County shall have the right to examine, monitor, and audit such records and documentation, which shall be made available to the County upon written request.
2. Each owner and permittee of a Commercial Cannabis Activity shall maintain a current register of the names and contact information, including name, address, and telephone number, of anyone owning or holding an ownership interest in the Commercial Cannabis Activity, and of all the officers, managers, employees, agents and volunteers currently employed or otherwise engaged by the Commercial Cannabis Activity. The County shall have the right to examine, monitor, and audit such records and documentation, which shall be made available to the County upon request.
3. All Commercial Cannabis Activities shall maintain an inventory control and reporting system that accurately documents the present location, amounts, and descriptions of all Cannabis and Cannabis Products for all stages of the growing and production or manufacturing, laboratory testing and distribution processes until purchase by or distribution to a qualified patient, primary caregiver for medical purpose or an adult 21 years of age or older who qualifies to purchase adult-use Cannabis. Ord. 348 Article XIXh

#### Planning. 19

#### General - R. Water

All Commercial Cannabis Activities shall obtain a 'Will Serve' letter from the applicable water purveyor, indicating agreement to supply water for the Commercial Cannabis Activity. The letter shall include the activity proposed and any improvements required for service. For Commercial Cannabis Activities where water service is not available, conditions from the Department of Environmental Health for a permitted onsite, in-ground well will be required for the conditional use permit. Irrigation and domestic water supplies shall not include water transported by vehicle from off-site sources.

## ADVISORY NOTIFICATION DOCUMENT

### Planning

#### Planning. 19

#### General - R. Water (cont.)

Ord. 348 Article XIXh

#### Planning. 20

#### General - S. Waste Water

All Commercial Cannabis Activities shall obtain a 'Will Serve' letter from the applicable sanitary sewer purveyor, indicating agreement to supply sewer for the Commercial Cannabis Activity. The letter shall include the activity proposed and any improvements required for service. For Commercial Cannabis Activities where sewer service is not available, conditions from the Department of Environmental Health will be required for the conditional use permit. Where sanitary sewer is not available, the applicant shall obtain clearance from the appropriate regional water quality control board.

#### Planning. 21

#### General - T. Parking

Parking shall be provided in accordance with Section 18.12 of Ordinance 348. Ord. 348 Article XIXh

#### Planning. 22

#### General - U. Visibility

In no case shall Live Cannabis Plants be visible from a public or private road, sidewalk, park or common public viewing area. Ord. 348 Article XIXh

#### Planning. 23

#### General - V. Hazardous Materials

All Commercial Cannabis Activities that utilize hazardous materials shall comply with applicable hazardous waste generator, Riverside County Ordinance No. 615, and hazardous materials handling, Riverside County Ordinance No. 651, requirements and maintain any applicable permits for these programs from the Riverside County Fire Department, the Riverside County Department of Environmental Health, the Riverside County Department of Waste Resources and the Agricultural Commissioner. Ord. 348 Article XIXh

#### Planning. 24

#### General - W. Compliance with Local and State Laws and Regulations

1. All Commercial Cannabis Activities shall comply with all applicable local and State laws, ordinances and regulations related to, but not limited to, the following: the California Environmental Quality Act, California Building Code, California Fire Code, Riverside County Ordinance No. 787, Riverside County Ordinance No. 457, Riverside County Ordinance No. 657, Riverside County Ordinance No. 745, Airport Land Use Compatibility Plans, weights and measures regulations, track and trace requirements, pesticide use, water quality, storm water discharge and the grading of land.

2. All buildings and structures, including greenhouse, hoop structures, or other similar structures shall comply with all applicable Building, Fire, and Safety laws and regulations. All buildings and structures shall be reviewed by the Riverside County Building and Safety Department in accordance with the California Building Code and Riverside County Ordinance No. 457 and by the Riverside County Fire Department in accordance with Riverside County Ordinance No. 787 and the California Fire Code.

#### Planning. 25

#### General - X. Material Alterations to Premises



## ADVISORY NOTIFICATION DOCUMENT

### Planning

#### Planning. 25

#### General - X. Material Alterations to Premises (cont.)

No physical change, alteration, or modification shall be made to a Premises without first obtaining the appropriate approvals from the County, including but not limited a substantial conformance or revised permit and all other necessary permits. Alterations or modifications requiring approval include, without limitation: (i) the removal, creation, or relocation of a common entryway, doorway, passage, or a means of public entry or exit, when such common entryway, doorway, or passage alters or changes limited-access areas within the Premises; (ii) the removal, creation, addition, or relocation of a Cultivation Area; (iii) or the addition or alteration of a water supply. The requirement of this Section is in addition to compliance with any other applicable State or local law or regulation pertaining to approval of building modifications, zoning, and land use requirements. In the event that the proposed modification requires a new or modified conditional use permit such permit must be obtained prior to issuance of building permits. Ord. 348 Article XIXh

#### Planning. 26

#### LCP Landscape Concept Plan required at project submittal

LCP Landscape Concept Plan required at project submittal

Provide a single digital file in PDF form on a non-rewritable Compact Disc (CD) media with a Landscape Concept Plan (LCP) on County standard Transportation Department Title Block plan sheet format (24" x 36"), 1:20 scale, with title block, north arrow, limit of work lines, hardscape features, graphic scale, and street names, etc. Plan shall clearly depict concept designs for the expected future final landscaping, shading, and parking plan. Final landscape plans will be required to be submitted, reviewed, and approved prior to the issuance of building permits.

The LCP shall be prepared in a professional manner by a California Licensed/Registered Landscape Architect and signed/stamped by such.

For basic guidance, please review Section 18.12, Sections 19.300 through 19.304 of Ordinance No. 348, Ordinance No. 859, and the Riverside County Guide to California Friendly Landscaping. No irrigation system information is required but the plan shall include an estimated annual water use calculation for irrigation on the project. Conceptual plan shall also provide information on the size, number, genus, species, common name, spacing, plant factor, size, and symbol of trees, bushes and ground cover to be provided within landscaped areas and in other open space areas within the project. Plants must be selected from the Riverside County California Friendly Plant List. Water efficient planting materials are encouraged. Special features, such as rockwork, fencing, water features, existing plants to remain, MSHCP regulated areas, ALUC flight areas, recreational trails, and uses shall be identified.

Planting plans shall consider existing landscaping on adjacent and nearby properties and provide a logical transition to the on-site landscaping concepts with designs to prevent abrupt contrasts between properties, typically show 300 feet from project boundary.

If impacts to on-site or nearby biological resources require special treatments, the planting plans shall be reviewed and approved by a professional biologist from the County's official list.

If the project is in the Coachella Valley, the landscape architect shall coordinate with the Riverside County

## ADVISORY NOTIFICATION DOCUMENT

**Planning****Planning. 26****LCP Landscape Concept Plan required at project submittal (cont.)**

Agricultural Commissioner's for a current list of quarantine plant materials. The number for the Agricultural Commissioner's office is 760-863-8291.

**Planning-All****Planning-All. 1****Cannabis Retail Operations - 1**

Entrances into the retail location of the Cannabis Retailer shall be separate from the reception area and locked at all times with entry strictly controlled. An electronic or mechanical entry system shall be utilized to limit access and entry to the retail location.

**Planning-All. 2****Cannabis Retail Operations - 10**

Cannabis Retailers shall not distribute any Cannabis or Cannabis Product unless such products are labeled and in a tamper-evident package in compliance with the California Business and Professions Code and any additional rules promulgated by a licensing authority.

**Planning-All. 3****Cannabis Retail Operations - 11**

Cannabis Retailers shall not provide free samples of any type, including Cannabis Products, to any person and shall not allow any person to provide free samples on the Cannabis Retailer's lot.

**Planning-All. 4****Cannabis Retail Operations - 12**

Deliveries shall be conducted in accordance with California Business and Professions Code Section 26090 or as may be amended and all state regulations pertaining to delivery of Cannabis Products.

**Planning-All. 5****Cannabis Retail Operations - 13**

Cannabis or Cannabis Products shall not be sold or delivered by any means or method to any person within a motor vehicle.

**Planning-All. 6****Cannabis Retail Operations - 14**

Cannabis Retailers shall not include a drive-in, drive-through or walk up window where retail sales of Cannabis or Cannabis Products are sold to persons or persons within or about a motor vehicle.

**Planning-All. 7****Cannabis Retail Operations - 2**

Cannabis Retailers may include the sale of Medical Cannabis, requiring an M-License from the State. Cannabis Retailers selling only Medical Cannabis shall verify consumers who enter the Premises are at least 18 years of age and that they hold a valid Physician's Recommendation.

**Planning-All. 8****Cannabis Retail Operations - 3**

Cannabis Retailers may include the sale of Adult Use Cannabis, requiring an A-license from the State.

## ADVISORY NOTIFICATION DOCUMENT

### Planning-All

#### **Planning-All. 8                      Cannabis Retail Operations - 3 (cont.)**

Cannabis Retailers selling only Adult Use Cannabis shall verify that consumers who enter the Premises are at least 21 years of age.

#### **Planning-All. 9                      Cannabis Retail Operations - 4**

A Cannabis Retailers may include the sale of both Medical and Adult use Cannabis requiring both an A-License and an M-License from the State. All Cannabis Retailers selling both Medical and Adult Use Cannabis shall verify that consumers who enter the premises are at least 18 years of age and that they hold a valid Physician's Recommendation or are at least 21 years of age.

#### **Planning-All. 10                      Cannabis Retail Operations - 5**

Display areas shall include the smallest amount of Cannabis and Cannabis Products reasonably anticipated to meet sales during operating hours.

#### **Planning-All. 11                      Cannabis Retail Operations - 6**

Cannabis and Cannabis Products not in the display area shall be maintained in a locked secure area.

#### **Planning-All. 12                      Cannabis Retail Operations - 7**

Not more than 10% of the Cannabis Retailer floor area, up to a maximum of 50 square feet, shall be used for the sale of incidental goods such as, but not limited to, clothing, posters, or non-cannabis goods.

#### **Planning-All. 13                      Cannabis Retail Operations - 8**

Restroom facilities shall be locked and under the control of the Cannabis Retailer.

#### **Planning-All. 14                      Cannabis Retail Operations - 9**

Cannabis Retailers shall ensure that all Cannabis and Cannabis Products held for sale by the Cannabis Retailer are cultivated, manufactured, transported, distributed, and tested by California licensed and permitted facilities that are in full conformance with State and local laws and regulations.

### Transportation

#### **Transportation. 1                      Trans General Conditions**

#### General Conditions

1. With respect to the conditions of approval for the referenced tentative exhibit, 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. The County of Riverside applicable ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though

## ADVISORY NOTIFICATION DOCUMENT

### Transportation

#### Transportation. 1                      Trans General Conditions (cont.)

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

2. 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.

#### Transportation. 1                      Trans General Conditions

##### General Conditions

1. With respect to the conditions of approval for the referenced tentative exhibit, 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. The County of Riverside applicable 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.

2. A signing and striping plan is required for this project. The Project shall be responsible for any additional paving and/or striping removal caused by the striping plan or as approved by the Director of Transportation.

3. Alternations to natural drainage patterns shall require protecting downstream properties by means approved by the Transportation Department.

4. If the Transportation Department allows the use of streets for drainage purposes, the 10-year discharge shall be contained in the top of curb or asphalt concrete dikes, and the 100-year discharge shall be contained in the street right-of-way.

5. Vacating/abandoning of existing public rights-of-way along GRAND AVENUE, FROM THE FACE OF EXISTING BLOCK WALL TO THE PROPERTY LINE, requires a separate request from the Project that is approved by the Board of Supervisors. If said public rights-of-way is also County owned land, it may be necessary to enter into an agreement with the County for its purchase or exchange.

6. The project shall comply with the most current ADA requirements. Ramps shall be constructed at all 4 legs of 4-way intersections and "T" intersections per Standard No. 403, sheets 1 through 7 of Ordinance 461.

7. The Project shall obtain approval of ADA Ramps, sidewalks, and street improvement plans from the Transportation Department. Improvement plans shall be based upon approval of the Director of Transportation.

8. Additional information, standards, ordinances, policies, and design guidelines can be obtained from the

## ADVISORY NOTIFICATION DOCUMENT

### Transportation

#### Transportation. 1                      Trans General Conditions (cont.)

Transportation Department Web site: <http://rctlma.org/trans/>. If you have questions, please call the Plan Check Section at (951) 955 6527.

### Waste Resources

#### Waste Resources. 1                      Waste - General

\*Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division. \*AB 341 focuses on increased commercial waste recycling as a method to reduce greenhouse gas (GHG) emissions. The regulation requires businesses and organizations that generate four or more cubic yards of waste per week and multifamily units of 5 or more, to recycle. A business shall take at least one of the following actions in order to reuse, recycle, compost, or otherwise divert commercial solid waste from disposal:

- Source separate recyclable and/or compostable material from solid waste and donate or self-haul the material to recycling facilities.
- Subscribe to a recycling service with their waste hauler.
- Provide recycling service to their tenants (if commercial or multi-family complex).
- Demonstrate compliance with the requirements of California Code of Regulations Title 14. For more information, please visit: [www.rivcowm.org/open/cms/recycling/recycling\\_and\\_compost\\_business.html#mandatory](http://www.rivcowm.org/open/cms/recycling/recycling_and_compost_business.html#mandatory) \*The use of mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries is recommended. 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. \*AB 1826 requires businesses and multifamily complexes to arrange for organic waste recycling services. Those subject to AB 1826 shall take at least one of the following actions in order to divert organic waste from disposal: -Source separate organic material from all other recyclables and donate or self-haul to a permitted organic waste processing facility. -Enter into a contract or work agreement with gardening or landscaping service provider or refuse hauler to ensure the waste generated from those services meet the requirements of AB 1826.

Plan: CUP190013

Parcel: 387103006

60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 1                      SUBMIT GRADING PLANS                      Not Satisfied

The project proponent shall submit two sets of grading plans (24" x 36") to the Transportation Department for review and approval. If road right of way improvements are required, the project proponent shall submit street improvement plans for review and approval, open an IP account, and pay for all associated fees in order to clear this condition. The Standard plan check turnaround time is 10 working days. Approval is required prior to issuance of a grading permit.

060 - Transportation. 2                      SUBMIT PLANS                      Not Satisfied

Prior to the issuance of a building permit, the owner / applicant may be required to submit a Water Quality Management Plan (WQMP), on one PDF on two CD copies, if the development of the parcel(s) meets or exceeds any of the thresholds outlined in the WQMP guidance document. If it is determined that a WQMP is required, the owner applicant shall be required to submit a WQMP and associated plans for review and approval prior to issuance of building permit. More information can be found at the following website.

<http://rcflood.org/npdes/>

80. Prior To Building Permit Issuance

E Health

080 - E Health. 1                      Water and Sewer                      Not Satisfied

Prior to building permit, provide current documentation from the appropriate purveyor(s) for the establishment of water and sewer service for this project. List information about water and wastewater on exhibits. Only domestic wastewater from restrooms and kitchens can be discharged to sewer. Other waste, including industrial waste, cannot be discharged to sewer without written approval from the Regional Water Quality Control Board and the sewer agency. It is the responsibility of the applicant to ensure that all requirements to obtain potable water service and sanitary sewer service are met with the appropriate purveyors, as well as, all other applicable agencies. Contact DEH Land Use at 951-955-8980 for any questions.

If sewer is not available and the use of septic is proposed, a C-42 certification of the existing system must be provided to our department for review, along with information about maximum daily expected customers, maximum number of employees and customer access to restrooms.

Fire

080 - Fire. 1                      Prior to permit                      Not Satisfied

1. The minimum number of fire hydrants required, as well as the location and spacing of fire hydrants, shall comply with the C.F.C. and NFPA 24. Fire hydrants shall be located no closer than 40 feet to a building. A fire hydrant shall be located within 50 feet of the fire department connection for buildings protected with a fire sprinkler system. The size and number of outlets required for the approved fire hydrants are (6" x 4" x 2 1/2" x 2 1/2") (CFC 507.5.1, 507.5.7, Appendix C, NFPA 24-7.2.3.)

2. Existing fire hydrants on public streets are allowed to be considered available. Existing fire hydrants on adjacent properties shall not be considered available unless fire apparatus access roads extend between properties and easements are established to prevent obstruction of such roads. (CFC 507, 501.3)

080 - Fire. 2                      Prior to permit                      Not Satisfied

Plan: CUP190013

Parcel: 387103006

80. Prior To Building Permit Issuance

Fire

080 - Fire. 2 Prior to permit (cont.) Not Satisfied

Business Plan Required

Prior to building permit issuance, please provide a business plan with a complete scope of work. Indicate any storage, hazardous materials or manufacturing that may be conducted on this site. In addition, please note proposed business hours, the use of any delayed egress/ingress systems (limited access passages) and if open flame devices will be on site.

080 - Fire. 3 Prior to permit Not Satisfied

1. The Fire Department emergency vehicular access road shall be (all weather surface) capable of sustaining an imposed load of 75,000 lbs. GVW. The approved fire access road shall be in place during the time of construction. Temporary fire access roads shall be approved by the Office of the Fire Marshal. (CFC 501.4)
2. Prior to construction, all locations where structures are to be built shall have an approved Fire Department access based on street standards approved by the Office of the Fire Marshal. (CFC 501.4)
3. Fire lanes and fire apparatus access roads shall have an unobstructed width of not less than twenty-four (24) as approved by the Office of the Fire Marshal and an unobstructed vertical clearance of not less the thirteen (13) feet six (6) inches. (CFC 503.2.1)

080 - Fire. 4 Prior to permit Not Satisfied

Final fire and life safety conditions will be addressed when the Office of the Fire Marshal reviews building plans. These conditions will be based on occupancy, use, California Building Code (CBC), California Fire Code (CFC), and related codes, which are in effect at the time of building plan submittal. The Office of the Fire Marshal is required to set a minimum fire flow for the remodel or construction of all commercial buildings per CFC Appendix B and Table B105.1. The applicant/developer shall provide documentation to show there exists a water system capable of delivering a minimum of 1750 gpm for 2 hours at 20+PSI residual operating pressure. The required fire flow may be adjusted during the approval process to reflect changes in design, construction type, or automatic fire protection measures as approved by the Fire Prevention Bureau. Specific requirements for the project will be determined at time of submittal. (CFC 507.3, Appendix B)

Planning

080 - Planning. 1 0080-Planning-USE - CONFORM TO ELEVATIONS Not Satisfied

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

080 - Planning. 2 0080-Planning-USE - CONFORM TO FLOOR PLANS Not Satisfied

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

Survey

080 - Survey. 1 Survey Not Satisfied

1. Prior to doing any work within the road right of way, if survey monuments including centerline monuments, tie points, property corners and benchmarks found it shall be located and tied out and corner records filed with the County Surveyor pursuant to Section 8771 of the Business &

Plan: CUP190013

Parcel: 387103006

80. Prior To Building Permit Issuance

Survey

080 - Survey. 1 Survey (cont.) Not Satisfied

Professions Code. Survey points destroyed during construction shall be reset, and a second corner record filed for those points prior to completion and acceptance of the improvements.

2. The project proponent, by his/her design, is requesting a vacation of the existing dedicated rights of way along GRAND AVENUE, FROM THE FACE OF EXISTING BLOCK WALL TO THE PROPERTY LINE. The project proponent shall apply under a separate application with the County Surveyor for a conditional vacation of Grand Avenue, and receive a Board of Supervisors decision. Should the Board of Supervisors fail to approve said vacation request, the project proponent shall re-design the project, utilizing the existing rights-of-way.

Transportation

080 - Transportation. 1 SUBMIT PLANS Not Satisfied

This condition applies if a grading permit is not required.

Prior to the issuance of a building permit, the owner / applicant may be required to submit a Water Quality Management Plan (WQMP), on one PDF on two CD copies, if the development of the parcel(s) meets or exceeds any of the thresholds outlined in the WQMP guidance document. If it is determined that a WQMP is required, the owner applicant shall be required to submit a WQMP and associated plans for review and approval prior to issuance of building permit. More information can be found at the following website.

<http://rcflood.org/npdes/>

90. Prior to Building Final Inspection

E Health

090 - E Health. 1 Hazmat Not Satisfied

The facility will require a business emergency plan for the storage of hazardous materials if greater than 55 gallons, 200 cubic feet or 500 pounds, or any acutely hazardous materials or extremely hazardous substances is handled or stored on the premises. Additionally, THC extraction or other processing activities may require a permit from DEH Hazmat. Contact Hazmat at 951-358-5055 for any questions.

Fire

090 - Fire. 1 Prior to final Not Satisfied

Prior to issuance of a Certificate of Occupancy or Building Final, a "Knox Box Rapid Entry System" shall be provided. The Knox-Box shall be installed in an accessible location approved by the Fire Code Official. All exterior security emergency access gates shall be electronically operated and be provided with Knox key switches and remote actuating devices, for access by emergency personnel. (CFC 506.1)  
Any limited access devices shall be reviewed and accepted by the fire department, prior to final approval.

Planning

090 - Planning. 1 0090-Planning-USE - ACCESSIBLE PARKING Not Satisfied



Plan: CUP190013

Parcel: 387103006

90. Prior to Building Final Inspection

Planning

090 - Planning. 1                      0090-Planning-USE - ACCESSIBLE PARKING (cont.)                      Not Satisfied

A minimum of One (1) accessible parking space for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk.

090 - Planning. 2                      0090-Planning-USE - ROOF EQUIPMENT SHIELDING                      Not Satisfied

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

090 - Planning. 3                      0090-Planning-USE - TRASH ENCLOSURES                      Not Satisfied

One (1) trash enclosure which is adequate to enclose a minimum of 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 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. Previous location of trash enclosure shall be completely demolished to make space for proposed parking area.

090 - Planning. 4                      090 - Obtain State License                      Not Satisfied

Prior to final of the building permit or certificate of occupancy, whichever occurs first; obtain the California State License for Commercial Cannabis Activity. The applicable California license issued is pursuant to California Business and Professions Code Sections 19300.7 or 26050(a), or equivalent and as may be amended from time to time.

Provide a copy of the State License for Commercial Cannabis Activity to the Riverside County Planning Department.

090 - Planning. 5                      090 - Sheriff's Signage for No Loitering                      Not Satisfied

Prior to final of the building permit or certificate of occupancy, whichever occurs first; acquire a "no loitering" signs from the Riverside County Sheriff's Department. Said signage provides additional authorization for the Riverside County Sheriff's Department to assist, as needed on site.

Transportation

090 - Transportation. 1                      ADA RAMPS CONSTRUCT/RECONSTRUCT                      Not Satisfied

The project shall comply with the most current ADA requirements. Ramps shall be constructed at all 4 legs of 4-way intersections and "T" intersections per draft Standard No. 403, sheets 1 through 7 of Ordinance 461 and as directed by the Director of Transportation.

Plan: CUP190013

Parcel: 387103006

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 1      ADA RAMPS CONSTRUCT/RECONSTRUCT (cont.)      Not Satisfied

090 - Transportation. 2      No parking sign      Not Satisfied

A signing and striping plan is required for this project. The Project shall be responsible for any additional paving and/or striping removal caused by the striping plan or as approved by the Director of Transportation.

NOTE:

This condition has requested by the first supervisor's District:  
No parking sign shall be installed along the Perimeter of project site.

090 - Transportation. 3      Relocate Gate      Not Satisfied

Gates shall be installed/relocated 35' radial from the flow-line of adjacent streets.

090 - Transportation. 4      WQMP COMPLETION      Not Satisfied

If the project proposes to exceed the impervious thresholds found in the WQMP guidance document, the applicant will be required to acceptably install all structural BMPs described in the Project Specific WQMP, provide an Engineer WQMP certification, GPS location of all BMPs, and ensure that the requirements for permanent inspection and maintenance the BMPs are established with a BMP maintenance agreement.

090 - Transportation. 5      WRCOG TUMF      Not Satisfied

Payment of Transportation Fees

Prior to the time of issuance of a Certificate of Occupancy or upon final inspection, whichever occurs first, the Project shall pay fees in accordance with the fee schedule in effect at the time of payment:

- Transportation Uniform Mitigation Fees (TUMF) in accordance with Ordinance No. 824.

Waste Resources

090 - Waste Resources. 1      Waste - Commercial and Organics Recycling      Not Satisfied

Prior to final inspection, the applicant shall complete a Mandatory Commercial Recycling and Organics Recycling Compliance form (Form D). Form D requires applicants to identify programs or plans that address commercial and organics recycling, in compliance with State legislation/regulation. Once completed, Form D shall be submitted to the Recycling Section of the Department of Waste Resources for approval. To obtain Form D, please contact the Recycling Section at 951-486-3200, or email to: [Waste-CompostingRecycling@rivco.org](mailto:Waste-CompostingRecycling@rivco.org).

DEVELOPMENT AGREEMENT NO. 1900008

This Development Agreement (hereinafter “Agreement”) is entered into effective on the date it is recorded with the Riverside County Recorder (hereinafter the “Effective Date”) by and among the COUNTY OF RIVERSIDE (hereinafter “COUNTY”), and the persons and entities listed below (hereinafter “OWNER”):

Michael Lee  
John T. Rankins

RECITALS

WHEREAS, COUNTY is authorized to enter into binding development agreements with persons having legal or equitable interests in real property for the development of such property, pursuant to Article 11, Section 7 of the California Constitution and Section 65864, et seq. of the Government Code; and,

WHEREAS, COUNTY has adopted Procedures and Requirements of the County of Riverside for the Consideration of Development Agreements (hereinafter “Procedures and Requirements”), pursuant to Section 65865 of the Government Code; and,

WHEREAS, OWNER has requested COUNTY to enter into a development agreement and proceedings have been taken in accordance with the Procedures and Requirements of COUNTY; and,

WHEREAS, by electing to enter into this Agreement, COUNTY shall bind future Boards of Supervisors of COUNTY by the obligations specified herein and limit the future exercise of certain governmental and proprietary powers of COUNTY; and,

WHEREAS, the terms and conditions of this Agreement have undergone extensive review by COUNTY and the Board of Supervisors and have been found to be fair, just and

reasonable; and,

WHEREAS, the best interests of the citizens of Riverside County and the public health, safety and welfare will be served by entering into this Agreement; and,

WHEREAS, all of the procedures of the California Environmental Quality Act (Public Resources Code, Section 21000 et seq.) have been met with respect to the Project and the Agreement; and,

WHEREAS, this Agreement and the Project are consistent with the Riverside County General Plan and any specific plan applicable thereto; and,

WHEREAS, all actions taken and approvals given by COUNTY have been duly taken or approved in accordance with all applicable legal requirements for notice, public hearings, findings, votes, and other procedural matters; and,

WHEREAS, this Agreement will confer substantial private benefits on OWNER by granting vested rights to develop the Property in accordance with the provisions of this Agreement; and,

WHEREAS, OWNER proposes to develop the Property to be used for the Commercial Cannabis Activity described in Exhibit E (“the Development Plan”); and,

WHEREAS, Riverside County Ordinance 348.4898 (hereafter “Ordinance 348.4898”) establishes a regulatory permitting process for Commercial Cannabis Activities and prohibits all Commercial Cannabis Activities in all land use zones without the benefit of a land use permit issued by the COUNTY; and,

WHEREAS, Board of Supervisors Policy No. B-9 further sets forth provisions to be included in development agreements in order to implement applicable General Plan provisions, to ensure that the County does not disproportionately bear the burden of

commercial cannabis activities throughout the County, to ensure the County receives public benefits for the commercial cannabis activities, to ensure there are adequate resources available for enforcement of permitted and unpermitted commercial cannabis activities, and to give cannabis owners and property owners certainty as to the County's requirements; and,

WHEREAS, this Agreement complies with the provisions of both Ordinance No. 348.4898 and Board Policy B-9; and,

WHEREAS, this Agreement will eliminate uncertainty in planning and provide for the orderly development of the Property, ensure progressive installation of necessary improvements, provide for public services appropriate to the development of the Project, and generally serve the purposes for which development agreements under Sections 65864, et seq. of the Government Code are intended; and,

WHEREAS, OWNER has incurred and will in the future incur substantial costs in order to assure development of the Property in accordance with this Agreement; and,

WHEREAS, OWNER has incurred and will in the future incur substantial costs in excess of the generally applicable requirements in order to assure vesting of legal rights to develop the Property in accordance with this Agreement.

### COVENANTS

NOW, THEREFORE, in consideration of the above recitals and of the mutual covenants hereinafter contained and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. DEFINITIONS AND EXHIBITS.

1.1 Definitions. The following terms when used in this Agreement shall be defined as follows:

1.1.1 “Agreement” means this Development Agreement.

1.1.2 “Base Rate” means an amount equal to \$18.00 multiplied by the entire Cannabis Area, as shown on Exhibit “G”, and which is payable to COUNTY annually pursuant to Subsections 4.2.1 and 4.2.2 of this Agreement and increased annually by 2% from and after the date of this agreement.

1.1.3 “Commercial Cannabis Activity” means the cultivation, possession, manufacture, distribution, processing, storing, laboratory testing, packaging, labeling, transportation, delivery or sale of Cannabis and cannabis products as provided for in Ordinance No. 348, as amended through Ordinance No. 348.4898, and any other subsequently adopted zoning ordinance amendment or subsequently adopted zoning ordinance.

1.1.4 “Conditional Use Permit” means the land use permit required by COUNTY to conduct Commercial Cannabis Activities.

1.1.5 “COUNTY” means the County of Riverside, a political subdivision of the State of California.

1.1.6 “Development” means the improvement of the Property for the purposes of completing the structures, improvements and facilities comprising the Project including, but not limited to: grading; the construction of infrastructure and public facilities related to the Project whether located within or outside the Property; the construction or re-construction of buildings and structures; the tenant improvements of structures, and the installation of landscaping. When authorized by a Subsequent Development Approval as provided by this Agreement, “development” includes the maintenance, repair, reconstruction or redevelopment of any building,

structure, improvement or facility after the construction and completion thereof.

1.1.7 “Development Approvals” means all permits and other entitlements for use subject to approval or issuance by COUNTY in connection with use of the Property and for development of the Property for Commercial Cannabis Activities including, but not limited to:

- (a) Conditional use permits, and site plans;
- (b) Zoning Amendments;
- (c) General Plan Amendments
- (d) Tentative and final subdivision and parcel maps;
- (e) Grading and building permits;
- (f) Any permits or entitlements necessary from the COUNTY;
- (g) Any easements necessary from COUNTY or any other land owner;
- (h) Specific plans and specific plan amendments;
- (i) Right of Entry agreements

1.1.8 “Development Exaction” means any requirement of the COUNTY in connection with or pursuant to any Land Use Regulation or Development Approval for the dedication of land, the construction of improvements or public facilities, or the payment of fees in order to lessen, offset, mitigate or compensate for the impacts of development on the environment or other public interests.

1.1.9 “Development Plan” means the Existing or Proposed Development Approvals and the Existing Land Use Regulations applicable to development of the

Property.

1.1.10 “Effective Date” means the date this Agreement is recorded with the County Recorder.

1.1.11 “Existing Development Approvals” means all Development Approvals approved or issued prior to the Effective Date. Existing Development Approvals includes the Development Approvals incorporated herein as Exhibit “C” and all other Development Approvals which are a matter of public record on the Effective Date.

1.1.12 “Existing Land Use Regulations” means all Land Use Regulations in effect on the Effective Date. Existing Land Use Regulations includes the Land Use Regulations incorporated herein as Exhibit “D” and all other Land Use Regulations which are a matter of public record on the Effective Date.

1.1.13 “Land Use Regulations” means all ordinances, resolutions, codes, rules, regulations and official policies of COUNTY governing the development and use of land, including, without limitation, the permitted use of land, the density or intensity of use, subdivision requirements, the maximum height and size of proposed buildings and structures, the provisions for reservation or dedication of land for public purposes, and the design, improvement and construction standards and specifications applicable to the development of the property. “Land Use Regulations” does not include any COUNTY ordinance, resolution, code, rule, regulation or official policy, governing:

- (a) The conduct of businesses, professions, and occupations;
- (b) Taxes and assessments;
- (c) The control and abatement of nuisances;



- (d) The granting of encroachment permits and the conveyance of rights and interests which provide for the use of or the entry upon public property;
- (e) The exercise of the power of eminent domain.

1.1.14 “Mortgagee” means a mortgagee of a mortgage, a beneficiary under a deed of trust or any other security-device lender, and their successors and assigns.

1.1.15 “OWNER” means the owner of the PROPERTY and the persons and entities listed as OWNER on the first page of this Agreement. OWNER shall also include any of the following:

1. A person with an aggregate ownership interest of 20 percent or more in the Commercial Cannabis Activity for which a license or permit is being sought, unless the interest is solely a security, lien, or encumbrance.
2. The chief executive officer of a nonprofit or other entity for the Commercial Cannabis Activity.
3. A member of the board of directors of a nonprofit for the Commercial Cannabis Activity.
4. An individual who will be participating in the direction, control, or management of the person applying for a Commercial Cannabis Activity Conditional Use Permit or State license.”

1.1.16 “Project” means the development of the Property contemplated by the Development Plan as such Plan may be further defined, enhanced or modified pursuant to the provisions of this Agreement.

1.1.17 “Property” means the real property described on Exhibit “A” and

shown on Exhibit “B” to this Agreement.

1.1.18 “Reservations of Authority” means the rights and authority excepted from the assurances and rights provided to OWNER under this Agreement and reserved to COUNTY under Section 3.5 of this Agreement.

1.1.19 “Subsequent Development Approvals” means all Development Approvals approved subsequent to the Effective Date in connection with development of the Property.

1.1.20 “Subsequent Land Use Regulations” means any Land Use Regulations adopted and effective after the Effective Date of this Agreement.

1.1.21 “Transfer” means sale, assignment, lease, sublease or any other transfer of a legal or equitable interest in the Property.

1.2 Exhibits. The following documents are attached to, and by this reference made a part of, this Agreement:

Exhibit “A” - Legal Description of the Property

Exhibit “B” - Map Showing Property and Its Location

Exhibit “C” - Existing Development Approvals

Exhibit “D” - Existing Land Use Regulations

Exhibit “E” - Commercial Cannabis Activity Site Plan & Description

Exhibit “F” - Applicable Annual Public Benefits Base Payments

Exhibit “G” - Commercial Cannabis Area calculation exhibit.

Exhibit “H” - Additional Public Benefits Exhibit

2. GENERAL PROVISIONS.

2.1 Binding Effect of Agreement. The Property is hereby made subject to this Agreement. Development of the Property is hereby authorized and shall be carried out only in accordance with the terms of this Agreement.

2.2 Ownership of Property. OWNER represents and covenants that it is the owner of a legal or equitable interest in the Property or a portion thereof.

2.3 Term. This Agreement shall commence on the Effective Date and shall continue for a period of ten years thereafter, unless this term is modified or extended for one additional five year term pursuant to the provisions of this Agreement and so long as the Project is in compliance with all applicable conditions of approval and County ordinances.

2.4 Transfer.

2.4.1 Right to Transfer. Right to Transfer. OWNER shall have the right to transfer the Property in whole or in part (provided that no such partial transfer shall violate the Subdivision Map Act, Government Code Section 66410, et seq., or Riverside County Ordinance No. 460) to any person, partnership, joint venture, firm or corporation at any time during the term of this Agreement; provided, however, that any such transfer shall include the assignment and assumption of the rights, duties and obligations arising under or from this Agreement and be made in strict compliance with the following conditions precedent:

(a) No transfer of any right or interest under this Agreement shall be made unless made together with the sale, transfer or assignment of all or a part of the Property.

(b) Concurrent with any such transfer or within fifteen (15) business days thereafter, OWNER shall notify COUNTY, in writing, of such transfer and

shall provide COUNTY with an executed agreement by the transferee, in a form reasonably acceptable to COUNTY, providing therein that the transferee expressly and unconditionally assumes all the duties and obligations of OWNER under this Agreement.

Any transfer not made in strict compliance with the foregoing conditions shall constitute a default by OWNER under this Agreement. Notwithstanding the failure of any transferee to execute the agreement required by Paragraph (b) of this Subsection 2.4.1, the burdens of this Agreement shall be binding upon such transferee, but the benefits of this Agreement shall not inure to such transferee until and unless such agreement is executed.

2.4.2 Release of Transferring Owner. Notwithstanding any transfer, a transferring OWNER shall continue to be obligated under this Agreement unless such transferring OWNER is given a release in writing by COUNTY, which release shall be provided by COUNTY upon the full satisfaction by such transferring OWNER of the following conditions:

(a) OWNER no longer has a legal or equitable interest in all or any part of the Property.

(b) OWNER is not then in default under this Agreement.

(c) OWNER has provided COUNTY with the notice and executed agreement required under Paragraph (b) of Subsection 2.4.1 above.

(d) The transferee provides COUNTY with security equivalent to any security previously provided by OWNER to secure performance of its obligations hereunder.

2.4.3 Subsequent Transfer. Any subsequent transfer after an initial transfer shall be made only in accordance with and subject to the terms and conditions of this Section.

2.5 Amendment or Cancellation of Agreement. This Agreement may be amended or cancelled in whole or in part only by written consent of all parties in the manner provided for in Government Code Section 65868. This provision shall not limit any remedy of COUNTY or OWNER as provided by this Agreement.

2.6 Termination. This Agreement shall be deemed terminated and of no further effect upon the occurrence of any of the following events:

(a) Expiration of the stated term of this Agreement as set forth in Section 2.3.

(b) Entry of a final judgment by a court of competent jurisdiction setting aside, voiding or annulling the adoption of the ordinance approving this Agreement. For purposes of clarity this termination section excludes entry of a final judgment by a court of competent jurisdiction setting aside, voiding or annulling the adoption of Board of Supervisors' Policy No. B-9.

(c) The adoption of a referendum measure overriding or repealing the ordinance approving this Agreement.

(d) OWNER's election to terminate this Agreement. If OWNER elects not to develop all or a portion of the Property as a Commercial Cannabis Activity, OWNER shall provide notice of such election to the COUNTY, such notice by OWNER shall (i) seek to terminate this Agreement as to the portion of the Property that is the subject of such notice of termination; and (ii) shall acknowledge that the Conditional Use Permit (CUP No. 190013) shall be null and void as to the Property that is the subject of such notice of termination. Following receipt of OWNER's notice of election to terminate this Agreement, OWNER and COUNTY shall execute an appropriate instrument in recordable form evidencing such

termination, and shall cause such instrument to be an amendment to this Agreement to be processed in accordance with COUNTY's "Procedures and Requirements for the Consideration of Development Agreements (Commercial Cannabis Activities)" set forth in Resolution No. 2019-037.

(e) When OWNER no longer has a legal or equitable interest in the Property or has ceased operations on the Property for a period of ninety (90) consecutive days and no evidence demonstrating continuing and ongoing use of the Property consistent with the approved Conditional Use Permit No. 190013.

(f) Federal Enforcement of the Federal Controlled Substances Act against OWNER or the COUNTY. The parties understand that cannabis is still classified as a Schedule I Drug under the Federal Controlled Substances Act, 21 U.S.C. §§ 801 et seq. In the event there is federal enforcement of the Federal Controlled Substances Act against the COUNTY for the COUNTY's enactment of a comprehensive, regulatory framework for commercial cannabis activities or against OWNER for OWNER's own commercial cannabis activities, this Agreement shall be deemed terminated and of no further effect.

(g) Revocation of a Commercial Cannabis Activity Conditional Use Permit or State License.

Upon the termination of this Agreement, no party shall have any further right or obligation hereunder except with respect to any obligation to have been performed prior to such termination or with respect to any default in the performance of the provisions of this Agreement which has occurred prior to such termination or with respect to any obligations which are specifically set forth as surviving this Agreement.

2.7 Notices.

(a) As used in this Agreement, “notice” includes, but is not limited to, the communication of notice, request, demand, approval, statement, report, acceptance, consent, waiver, appointment or other communication required or permitted hereunder.

(b) All notices shall be in writing and shall be considered given either:

(i) when delivered in person to the recipient named below; (ii) on the date of delivery shown on the return receipt, after deposit in the United States mail in a sealed envelope as either registered or certified mail with return receipt requested, and postage and postal charges prepaid, and addressed to the recipient named below; (iii) on the next business day when delivered by overnight United States mail or courier service; or (iv) on the date of delivery shown in the facsimile records of the party sending the facsimile after transmission by facsimile to the recipient named below. All notices shall be addressed as follows:

If to COUNTY:

Clerk of the Board of Supervisors  
Riverside County Administrative Center  
4080 Lemon Street, First Floor  
Riverside, CA 92502  
Fax No. (951) 955-1071

with copies to:

County Executive Officer  
Riverside County Administrative Center  
4080 Lemon Street, 4th Floor  
Riverside, CA 92501  
Fax No. (951) 955-1105

and

Assistant TLMA Director — Planning and Land Use  
Transportation and Land Management Agency  
Riverside County Administrative Center,  
4080 Lemon Street, 12th Floor  
Riverside, CA 92501  
Fax No. (951) 955-1817

and

County Counsel  
County of Riverside  
3960 Orange Street, Suite 500  
Riverside, CA 92501  
Fax No. (951) 955-6363

If to OWNER:

John T. Rankins  
2654 W. Horizon Ridge Pkwy  
Henderson, NV 89052

(c) Either party may, by notice given at any time, require subsequent notices to be given to another person or entity, whether a party or an officer or representative of a party, or to a different address, or both. Notices given before actual receipt of notice of change shall not be invalidated by any such change.

3. DEVELOPMENT OF THE PROPERTY.

3.1 Rights to Develop. Subject to the terms of this Agreement including the Reservations of Authority, OWNER shall have a vested right to develop the Property in accordance with, and to the extent of, the Development Plan. The Existing Development Approvals shall not expire and shall remain valid for the Term of this Agreement so long as the Project remains in compliance with all conditions of approval for the Existing Development Approvals and in compliance with this Agreement. The Project shall remain subject to all Subsequent Development Approvals required to complete the Project as contemplated by the Development Plan. Except as



otherwise provided in this Agreement, the permitted uses of the Property, the density and intensity of use, the maximum height and size of proposed buildings and structures, and provisions for reservation and dedication of land for public purposes shall be those set forth in the Development Plan.

3.2 Effect of Agreement on Land Use Regulations. Except as otherwise provided under the terms of this Agreement including the Reservations of Authority, the rules, regulations and official policies governing permitted uses of the Property, the density and intensity of use of the Property, the maximum height and size of proposed buildings and structures, and the design, improvement and construction standards and specifications applicable to development of the Property shall be the Existing Land Use Regulations. In connection with any Subsequent Development Approval, COUNTY shall exercise its discretion in accordance with the Development Plan, and as provided by this Agreement including, but not limited to, the Reservations of Authority. COUNTY shall accept for processing, review and action all applications for Subsequent Development Approvals, and such applications shall be processed in the normal manner for processing such matters.

3.3 Timing of Development. The parties acknowledge that OWNER cannot at this time predict when or the rate at which phases of the Property will be developed. Such decisions depend upon numerous factors which are not within the control of OWNER, such as market orientation and demand, interest rates, absorption, completion and other similar factors. Since the California Supreme Court held in Pardee Construction Co. v. City of Camarillo (1984) 37 Cal.3d 465, that the failure of the parties therein to provide for the timing of development resulted in a later adopted initiative restricting the timing of development to prevail over such parties' agreement, it is the parties' intent to cure that deficiency by acknowledging and providing that OWNER shall have the right to develop the Property in such order and at such rate and at such times as OWNER deems

appropriate within the exercise of its subjective business judgment.

3.4 Changes and Amendments. The parties acknowledge that refinement and further development of the Project will require Subsequent Development Approvals and may demonstrate that changes are appropriate and mutually desirable in the Existing Development Approvals. In the event OWNER finds that a change in the Existing Development Approvals is necessary or appropriate, OWNER shall apply for a Subsequent Development Approval to effectuate such change and COUNTY shall process and act on such application in accordance with the Existing Land Use Regulations, except as otherwise provided by this Agreement including the Reservations of Authority. If approved, any such change in the Existing Development Approvals shall be incorporated herein as an addendum to Exhibit “C”, and may be further changed from time to time as provided in this Section. Unless otherwise required by law, as determined in COUNTY’s reasonable discretion, a change to the Existing Development Approvals shall be deemed “minor” and not require an amendment to this Agreement provided such change does not:

- (a) Alter the permitted uses of the Property as a whole; or,
  - (b) Increase the density or intensity of use of the Property as a whole;
- or,
- (c) Increase the maximum height and size of permitted buildings or structures;
- or,
- (d) Delete a requirement for the reservation or dedication of land for public purposes within the Property as a whole; or,
  - (e) Constitute a project requiring a subsequent or supplemental environmental impact report pursuant to Section 21166 of the Public Resources Code.

3.5 Reservations of Authority.

3.5.1 Limitations. Reservations and Exceptions. Notwithstanding any other

provision of this Agreement, the following Subsequent Land Use Regulations shall apply to the development of the Property.

(a) Processing fees and charges of every kind and nature imposed by COUNTY to cover the estimated actual costs to COUNTY of processing applications for Development Approvals or for monitoring compliance with any Development Approvals granted or issued.

(b) Procedural regulations relating to hearing bodies, petitions, applications, notices, findings, records, hearings, reports, recommendations, appeals and any other matter of procedure.

(c) Regulations governing construction standards and specifications including, without limitation, the Building Code, Plumbing Code, Mechanical Code, Electrical Code, Fire Code and Grading Code applicable in the County.

(d) Regulations imposing Development Exactions. Development Exactions shall be applicable to development of the Property if such Development Exaction is applied uniformly to development, either throughout the COUNTY or within a defined area of benefit which includes the Property. No such subsequently adopted Development Exaction shall apply if its application to the Property would physically prevent development of the Property for the uses and to the density or intensity of development set forth in the Development Plan.

(e) Regulations which may be in conflict with the Development Plan but which are reasonably necessary to protect the public health and safety. To the extent possible, any such regulations shall be applied and construed so as to provide OWNER with the rights and assurances provided under this Agreement.

(f) Regulations which are not in conflict with the Development Plan. Any regulation, whether adopted by initiative or otherwise, limiting the rate or timing of development of the Property shall be deemed to conflict with the Development Plan and shall therefore not be applicable to the development of the Property.

(g) Regulations which are in conflict with the Development Plan provided OWNER has given written consent to the application of such regulations to development of the Property.

3.5.2 Subsequent Development Approvals. This Agreement shall not prevent COUNTY, in acting on Subsequent Development Approvals, from applying Subsequent Land Use Regulations which do not conflict with the Development Plan, nor shall this Agreement prevent COUNTY from denying or conditionally approving any Subsequent Development Approval on the basis of the Existing Land Use Regulations or any Subsequent Land Use Regulation not in conflict with the Development Plan.

3.5.3 Modification or Suspension by State or Federal Law. In the event that State or Federal laws or regulations, enacted after the Effective Date of this Agreement, prevent or preclude compliance with one or more of the provisions of this Agreement or require changes in plans, maps or permits approved by the COUNTY, such provisions of this Agreement shall be modified or suspended as may be necessary to comply with such State or Federal laws or regulations, provided, however, that this Agreement shall remain in full force and effect to the extent it is not inconsistent with such laws or regulations and to the extent such laws or regulations do not render such remaining provisions impractical to enforce.

3.5.4 Intent. The parties acknowledge and agree that COUNTY is restricted in its authority to limit its police power by contract and that the foregoing limitations, reservations and exceptions are intended to reserve to COUNTY all of its police power which cannot be so limited. This Agreement shall be construed, contrary to its stated terms if necessary, to reserve to COUNTY all such power and authority which cannot be restricted by contract.

3.5.5. Application of State and Local Regulatory Laws Governing Commercial Cannabis Activities. The operation of Commercial Cannabis Activities is a highly regulated business activity, and it is subject to various state and local laws and regulations. This Agreement does not, and the County cannot and does not intend to, give OWNER the right to continue its operations without complying with applicable state and local laws governing its operations. OWNER shall be responsible for obtaining, and maintaining throughout the entire term of this Agreement, all applicable state licenses, permits, approvals, and consents, even if the applicable state laws and regulations are altered following the Effective Date.

3.6. Public Works. If OWNER is required by this Agreement to construct any public works facilities which will be dedicated to COUNTY or any other public agency upon completion, and if required by applicable laws to do so, OWNER shall perform such work in the same manner and subject to the same requirements as would be applicable to COUNTY or such other public agency if it would have undertaken such construction.

3.7 Provision of Real Property Interests by COUNTY. In any instance where OWNER is required to construct any public improvement on land not owned by OWNER, OWNER shall at its sole cost and expense provide or cause to be provided, the real property interests necessary for the construction of such public improvements. In the event OWNER is unable, after exercising

reasonable efforts to acquire the real property interests necessary for the construction of such public improvements, and if so instructed by OWNER and upon OWNER'S provision of adequate security for costs COUNTY may reasonably incur, COUNTY shall negotiate the purchase of the necessary real property interests to allow OWNER to construct the public improvements as required by this Agreement and, if necessary, in accordance with the procedures established by law, use its power of eminent domain to acquire such required real property interests. OWNER shall pay all costs associated with such acquisition or condemnation proceedings. This Section 3.7 is not intended by the parties to impose upon the OWNER an enforceable duty to acquire land or construct any public improvements on land not owned by OWNER, except to the extent that the OWNER elects to proceed with the development of the Project, and then only in accordance with valid conditions imposed by the COUNTY upon the development of the Project under the Subdivision Map Act, Government Code Section 66410 et seq., or other legal authority.

3.8 Regulation by Other Public Agencies. It is acknowledged by the parties that other public agencies not within the control of COUNTY possess authority to regulate aspects of the development of the Property separately from or jointly with COUNTY and this Agreement does not limit the authority of such other public agencies. For example, pursuant to Government Code Section 66477 and Section 10.35 of Riverside County Ordinance No. 460, another local public agency may provide local park and recreation services and facilities and in that event, it is permitted, and therefore shall be permitted by the parties, to participate jointly with COUNTY to determine the location of land to be dedicated or in lieu fees to be paid for local park purposes, provided that COUNTY shall exercise its authority subject to the terms of this Agreement.

3.9 Tentative Tract Map Extension. Notwithstanding the provisions of Section 66452.6(a)(1) of the Government Code, regarding extensions of time for approved tentative maps subject

to a development agreement, no tentative subdivision map or tentative parcel map, heretofore or hereafter approved in connection with development of the Property, shall be granted an extension of time except in accordance with the Subdivision Map Act and Existing Land Use Regulations.

3.10 Vesting Tentative Maps. If any tentative or final subdivision map, or tentative or final parcel map, heretofore or hereafter approved in connection with development of the Property, is a vesting map under the Subdivision Map Act (Government Code Section 66410, et seq.) and Riverside County Ordinance No. 460 and if this Agreement is determined by a final judgment to be invalid or unenforceable insofar as it grants a vested right to develop to OWNER, then and to that extent the rights and protections afforded OWNER under the laws and ordinances applicable to vesting maps shall supersede the provisions of this Agreement. Except as set forth immediately above, development of the Property shall occur only as provided in this Agreement, and the provisions in this Agreement shall be controlling over any conflicting provision of law or ordinance concerning vesting maps.

3.11 Request for Proposal Responses. Unless superseded by the terms of this Agreement, development of the Property shall be consistent with the Request for Proposal Responses submitted to the COUNTY and associated with CAN 190006, incorporated herein by this reference.

#### 4. PUBLIC BENEFITS.

4.1 Intent. The parties acknowledge and agree that development of the Property will detrimentally affect public interests which will not be fully addressed by the Development Plan and further acknowledge and agree that this Agreement confers substantial private benefits on OWNER which should be balanced by commensurate public benefits. Accordingly, the parties intend to provide consideration to the public to balance the private benefits conferred on OWNER by providing more fully for the satisfaction of public interests.

4.2 Public Benefits for Commercial Cannabis Activities.

4.2.1 Annual Public Benefit Base Payments. Prior to the issuance of the first grading permit or the first building permit, whichever occurs first, for any part of the Commercial Cannabis Activity, OWNER shall pay to COUNTY an amount equal to the base payment calculated per Section 1.1.2 of this Agreement (“Base Payment”); provided, however, that such initial annual base payment shall be prorated based on the number of whole months remaining between the date of payment and the first following June 30th.

4.2.2 Subsequent Annual Base Payments. The Annual Base Payment shall be subject to annual increases in an amount of 2%. Prior to the first July 1<sup>st</sup> following the initial Base Payment and each July 1<sup>st</sup> thereafter during the term of the Agreement, OWNER shall pay to COUNTY an amount equal to the Base Payment plus the 2% annual increase.

4.3 Annual Additional Public Benefits. OWNER shall perform Additional Public Benefits identified in Exhibit “H” that will benefit the community in which the Commercial Cannabis Activity is located. Prior to the issuance of the first grading permit or the first building permit, whichever occurs first, for any part of the Commercial Cannabis Activity, OWNER shall pay to COUNTY an amount equal to the additional annual public benefit set forth in Exhibit “H” of this Agreement (“Additional Public Benefit”); provided, however, that such initial annual payment shall be prorated based on the number of whole months remaining between the date of payment and the first following June 30th.

4.3.1 Subsequent Annual Additional Public Benefits. The Additional Public Benefit provided in Exhibit “H” shall be subject to annual increases in an amount of 5%. Prior to the first July 1<sup>st</sup> following the initial Additional Public Benefit payment and each July 1<sup>st</sup> thereafter during the term of the Agreement, OWNER shall pay to COUNTY an



amount equal to the Additional Public Benefit plus the 5% annual increase.

4.4 Taxes. Nothing herein shall be construed to relieve OWNER from paying and remitting all applicable federal, state and local taxes applicable to the Project, including but not limited to, income taxes, property taxes, local sales and use taxes, and any taxes imposed on cannabis activities and cannabis products pursuant to the Medicinal and Adult-Use Cannabis Regulation and Safety Act.

4.5 Assessments. Nothing herein shall be construed to relieve the Property from assessments levied against it by the County pursuant to any statutory procedure for the assessment of property to pay for infrastructure and/or services which benefit the Property.

4.6 New Taxes. Any subsequently enacted County taxes, including but not limited to any taxes on commercial cannabis activities, shall apply to the Project. In the event that County taxes are enacted specifically for commercial cannabis activities and cannabis products, the parties agree that this Agreement may be modified in accordance with Section 2.5 to reduce the OWNER's total public benefit payment (the sum total of the Base Rate plus the Additional Public Benefit) by an amount equal to the amount of the tax imposed on the OWNER for commercial cannabis activities and cannabis products. The parties acknowledge that the intent of being able to modify the Agreement in the event County taxes are enacted on the commercial cannabis activities and cannabis products is to enable the authority to adjust the total public benefit amount due and payable under this Agreement by the OWNER.

4.7 Vote on Future Assessments and Fees. In the event that any assessment, fee or charge which is applicable to the Property is subject to Article XIID of the California Constitution and OWNER does not return its ballot, OWNER agrees, on behalf of itself and its successors that the County may count OWNER's ballot as affirmatively voting in favor of such assessment, fee or charge.

5. FINANCING OF PUBLIC IMPROVEMENTS. If deemed appropriate, COUNTY and OWNER will cooperate in the formation of any special assessment district, community facilities district or alternate financing mechanism to pay for the construction and/or maintenance and operation of public infrastructure facilities required as part of the Development Plan. OWNER also agrees that it will not initiate and/or cooperate in the formation of any such special assessment district, community facilities district or alternate financing mechanism involving any other public agency without the prior written consent of the COUNTY.

Should the Property be included within such a special assessment district, community facilities district or other financing entity, the following provisions shall be applicable:

(a) In the event OWNER conveys any portion of the Property and/or public facilities constructed on any portion of the Property to COUNTY or any other public entity and said Property is subject to payment of taxes and/or assessments, such taxes and/or assessments shall be paid in full by OWNER prior to completion of any such conveyance.

(b) If OWNER is in default in the payment of any taxes and/or assessments, OWNER shall be considered to be in default of this Agreement and COUNTY may, in its sole discretion, initiate proceedings pursuant to Section 8.4 of this Agreement.

Notwithstanding the foregoing, it is acknowledged and agreed by the parties that nothing contained in this Agreement shall be construed as requiring COUNTY or the COUNTY Board of Supervisors to form any such district or to issue and sell bonds.

6. REVIEW FOR COMPLIANCE.

6.1 Annual Review. The TLMA Director, in consultation with the County Executive Officer and County Counsel, shall review this Agreement annually, on or before the Effective Date, in order to ascertain the good faith compliance by OWNER with the terms of the Agreement. In order to facilitate this review, OWNER shall submit an annual monitoring report, in a form

specified by the TLMA Director providing all information necessary to evaluate such good faith compliance as determined by the TLMA Director. OWNER shall pay the annual review and administration fee set forth in Ordinance No. 671 prior to submission of each annual monitoring report. Prior to the issuance of any grading permit or building permit for any part of the Project, OWNER shall prepay a fee deposit and administration fee as set forth in Ordinance No. 671 (the "Monitoring Fee Prepayment"). The Monitoring Fee Prepayment shall be retained by the COUNTY until termination of this Agreement, may be used by the COUNTY at any time if there is a failure to pay any part of the annual monitoring and administration fees required under Ordinance No. 671, and shall be promptly replenished by OWNER up to the original required amount after notice by COUNTY to OWNER. Failure by OWNER to submit an annual monitoring report, on or before the Effective Date of each year in the form specified by the TLMA Director, to pay any part of the annual monitoring and administration fee required under Ordinance No. 671, to make the Monitoring Fee Prepayment or to replenish the Monitoring Fee Prepayment shall constitute a default by OWNER under this Agreement.

6.2 Special Review. The Board of Supervisors may order a special review of compliance with this Agreement at any time. The TLMA Director, in consultation with the County Executive Officer and County Counsel, shall conduct such special reviews.

6.3 Property Inspection. In accordance with applicable regulations set forth in the Medicinal and Adult Use Cannabis Regulation and Safety Act and upon twenty-four (24) hour written notice, OWNER shall allow COUNTY representatives access to the Property and all buildings and structures located on the Property to determine compliance with CUP No. 190013 and this Agreement.

6.4 Records Inspection. Upon written request by the COUNTY, OWNER shall provide records to the COUNTY demonstrating compliance with this Agreement, CUP No. 190013

and consistency with the Request for Proposal Responses associated with CAN 190006 including, but not limited to, ownership of Property, local hiring and local ownership programs.

6.5 Procedure.

(a) During either an annual review or a special review, OWNER shall be required to demonstrate good faith compliance with the terms of the Agreement. The burden of proof on this issue shall be on OWNER.

(b) Upon completion of an annual review or a special review, the TLMA Director shall submit a report to the Board of Supervisors setting forth the evidence concerning good faith compliance by OWNER with the terms of this Agreement and his recommended finding on that issue.

(c) If the Board finds on the basis of substantial evidence that OWNER has complied in good faith with the terms and conditions of this Agreement, the review shall be concluded.

(d) If the Board makes a preliminary finding that OWNER has not complied in good faith with the terms and conditions of this Agreement, the Board may modify or terminate this Agreement as provided in Section 6.4 and Section 6.5. Notice of default as provided under Section 8.4 of this Agreement shall be given to OWNER prior to or concurrent with, proceedings under Section 6.4 and Section 6.5.

6.6 Proceedings Upon Modification or Termination. If, upon a preliminary finding under Section 6.3, COUNTY determines to proceed with modification or termination of this Agreement, COUNTY shall give written notice to OWNER of its intention so to do. The notice shall be given at least ten calendar days prior to the scheduled hearing and shall contain:

(a) The time and place of the hearing;

(b) A statement as to whether or not COUNTY proposes to terminate or to modify the Agreement; and,

(c) Such other information as is reasonably necessary to inform OWNER of the nature of the proceeding.

6.7 Hearing on Modification or Termination. At the time and place set for the hearing on modification or termination, OWNER shall be given an opportunity to be heard and shall be entitled to present written and oral evidence. OWNER shall be required to demonstrate good faith compliance with the terms and conditions of this Agreement. The burden of proof on this issue shall be on OWNER. If the Board of Supervisors finds, based upon substantial evidence, that OWNER has not complied in good faith with the terms or conditions of the Agreement, the Board may terminate this Agreement or modify this Agreement and impose such conditions as are reasonably necessary to protect the interests of the County. The decision of the Board of Supervisors shall be final, subject only to judicial review pursuant to Section 1094.5 of the Code of Civil Procedure.

6.8 Certificate of Agreement Compliance. If, at the conclusion of an annual or special review, OWNER is found to be in compliance with this Agreement, COUNTY shall, upon request by OWNER, issue a Certificate of Agreement Compliance (“Certificate”) to OWNER stating that after the most recent annual or special review and based upon the information known or made known to the TLMA Director and Board of Supervisors that (1) this Agreement remains in effect and (2) OWNER is not in default. The Certificate shall be in recordable form, shall contain information necessary to communicate constructive record notice of the finding of compliance, shall state whether the Certificate is issued after an annual or a special review and shall state the anticipated date of commencement of the next annual review. OWNER may record the Certificate with the County Recorder. Whether or not the Certificate is relied upon by

transferees or OWNER, COUNTY shall not be bound by a Certificate if a default existed at the time of the Periodic or Special Review, but was concealed from or otherwise not known to the TLMA Director or Board of Supervisors.

7. INCORPORATION AND ANNEXATION.

7.1 Intent. If all or any portion of the Property is annexed to or otherwise becomes a part of a city or another county, it is the intent of the parties that this Agreement shall survive and be binding upon such other jurisdiction.

7.2 Incorporation. If at any time during the term of this Agreement, a city is incorporated comprising all or any portion of the Property, the validity and effect of this Agreement shall be governed by Section 65865.3 of the Government Code.

7.3 Annexation. OWNER and COUNTY shall oppose, in accordance with the procedures provided by law, the annexation to any city of all or any portion of the Property unless both OWNER and COUNTY give written consent to such annexation.

8. DEFAULT AND REMEDIES.

8.1 Remedies, in General. It is acknowledged by the parties that COUNTY would not have entered into this Agreement if it were to be liable in damages under this Agreement, or with respect to this Agreement or the application thereof.

In general, each of the parties hereto may pursue any remedy at law or equity available for the breach of any provision of this Agreement, except that COUNTY shall not be liable in damages to OWNER, or to any successor in interest of OWNER, or to any other person, and OWNER covenants not to sue for damages or claim any damages:

- (a) For any breach of this Agreement or for any cause of action which arises out of this Agreement; or

(b) For the taking, impairment or restriction of any right or interest conveyed or provided under or pursuant to this Agreement; or

(c) Arising out of or connected with any dispute, controversy or issue regarding the application, validity, interpretation or effect of the provisions of this Agreement.

Notwithstanding anything in this Article 8 to the contrary, OWNER's liability to COUNTY in connection with this Agreement shall be limited to direct damages and shall exclude any other liability, including without limitation liability for special, indirect, punitive or consequential damages in contract, tort, warranty, strict liability or otherwise.

8.2 Specific Performance. The parties acknowledge that money damages and remedies at law generally are inadequate and specific performance and other non-monetary relief are particularly appropriate remedies for the enforcement of this Agreement and should be available to all parties for the following reasons:

(a) Money damages are unavailable against COUNTY as provided in Section 8.1 above.

(b) Due to the size, nature and scope of the project, it may not be practical or possible to restore the Property to its natural condition once implementation of this Agreement has begun. After such implementation, OWNER may be foreclosed from other choices it may have had to utilize the Property or portions thereof. OWNER has invested significant time and resources and performed extensive planning and processing of the Project in agreeing to the terms of this Agreement and will be investing even more significant time and resources in implementing the Project in reliance upon the terms of this Agreement, and it is not possible to determine the sum of money which would adequately compensate OWNER for such efforts.

8.3 General Release. Except for non-damage remedies, including the remedy of specific performance and judicial review as provided for in Section 8, OWNER, for itself, its successors and assignees, hereby releases the COUNTY, its officers, agents, employees, and independent contractors from any and all claims, demands, actions, or suits of any kind or nature whatsoever arising out of any liability, known or unknown, present or future, including, but not limited to, any claim or liability, based or asserted, pursuant to Article I, Section 19 of the California Constitution, the Fifth Amendment of the United States Constitution, or any other law or ordinance which seeks to impose any other monetary liability or damages, whatsoever, upon the COUNTY because it entered into this Agreement or because of the terms of this Agreement. OWNER hereby waives the provisions of Section 1542 of the Civil Code which provides:

A GENERAL RELEASE DOES NOT EXTEND TO CLAIMS THAT THE CREDITOR OR RELEASING PARTY DOES NOT KNOW OR SUSPECT TO EXIST IN HIS OR HER FAVOR AT THE TIME OF EXECUTING THE RELEASE AND THAT, IF KNOWN BY HIM OR HER WOULD HAVE MATERIALLY AFFECTED HIS OR HER SETTLEMENT WITH THE DEBTOR OR RELEASED PARTY.

\_\_\_\_\_  
OWNER Initials

\_\_\_\_\_  
OWNER Initials

\_\_\_\_\_  
OWNER Initials

8.4 Termination or Modification of Agreement for Default of OWNER. Subject to the provisions contained in Subsection 2.5 herein, COUNTY may terminate or modify this Agreement for any failure of OWNER to perform any material duty or obligation of OWNER under this Agreement, or to comply in good faith with the terms of this Agreement (hereinafter referred to as “default”); provided, however, COUNTY may terminate or modify this Agreement pursuant to this Section only after providing written notice to OWNER of default setting forth the nature of



the default and the actions, if any, required by OWNER to cure such default and, where the default can be cured, OWNER has failed to take such actions and cure such default within 60 days after the effective date of such notice or, in the event that such default cannot be cured within such 60 day period but can be cured within a longer time, has failed to commence the actions necessary to cure such default within such 60 day period and to diligently proceed to complete such actions and cure such default.

8.5 Termination of Agreement for Default of COUNTY. OWNER may terminate this Agreement only in the event of a default by COUNTY in the performance of a material term of this Agreement and only after providing written notice to COUNTY of default setting forth the nature of the default and the actions, if any, required by COUNTY to cure such default and, where the default can be cured, COUNTY has failed to take such actions and cure such default within 60 days after the effective date of such notice or, in the event that such default cannot be cured within such 60 day period but can be cured within a longer time, has failed to commence the actions necessary to cure such default within such 60 day period and to diligently proceed to complete such actions and cure such default.

8.6 Attorneys' Fees. In any action at law or in equity to enforce or interpret this Agreement, or otherwise arising out of this Agreement, including without limitation any action for declaratory relief or petition for writ of mandate, the parties shall bear their own attorneys' fees.

## 9. THIRD PARTY LITIGATION.

9.1 General Plan Litigation. COUNTY has determined that this Agreement is consistent with its General Plan, and that the General Plan meets all requirements of law. OWNER has reviewed the General Plan and concurs with COUNTY's determination. The parties acknowledge that:

- (a) Litigation may be filed challenging the legality, validity and adequacy of

the General Plan; and,

(b) If successful, such challenges could delay or prevent the performance of this Agreement and the development of the Property.

COUNTY shall have no liability in damages under this Agreement for any failure of COUNTY to perform under this Agreement or the inability of OWNER to develop the Property as contemplated by the Development Plan of this Agreement as the result of a judicial determination that on the Effective Date, or at any time thereafter, the General Plan, or portions thereof, are invalid or inadequate or not in compliance with law.

9.2 Third Party Litigation Concerning Agreement. OWNER shall defend, at its expense, including attorneys' fees, indemnify, and hold harmless COUNTY, its officers, agents, employees and independent contractors from any claim, action or proceeding against COUNTY, its officers, agents, employees or independent contractors to attack, set aside, void, or annul the approval of this Agreement or the approval of any permit granted pursuant to this Agreement. COUNTY shall promptly notify OWNER of any such claim, action or proceeding, and COUNTY shall cooperate in the defense. If COUNTY fails to promptly notify OWNER of any such claim, action or proceeding, or if COUNTY fails to cooperate in the defense, OWNER shall not thereafter be responsible to defend, indemnify, or hold harmless COUNTY. COUNTY may in its discretion participate in the defense of any such claim, action or proceeding.

9.3 Indemnity. In addition to the provisions of 9.2 above, OWNER shall indemnify and hold COUNTY, its officers, agents, employees and independent contractors free and harmless from any liability whatsoever, based or asserted upon any act or omission of OWNER, its officers, agents, employees, subcontractors and independent contractors, for property damage, bodily injury, or death (OWNER's employees included) or any other element of damage of any kind or nature, relating to or in any way connected with or arising from the activities contemplated

hereunder, including, but not limited to, the study, design, engineering, construction, completion, failure and conveyance of the public improvements, save and except claims for damages arising through the sole active negligence or sole willful misconduct of COUNTY. OWNER shall defend, at its expense, including attorneys' fees, COUNTY, its officers, agents, employees and independent contractors in any legal action based upon such alleged acts or omissions. COUNTY may in its discretion participate in the defense of any such legal action.

9.4 Environment Assurances. OWNER shall indemnify and hold COUNTY, its officers, agents, employees and independent contractors free and harmless from any liability, based or asserted, upon any act or omission of OWNER, its officers, agents, employees, subcontractors, predecessors in interest, successors, assigns and independent contractors for any violation of any federal, state or local law, ordinance or regulation relating to industrial hygiene or to environmental conditions on, under or about the Property, including, but not limited to, soil and groundwater conditions, and OWNER shall defend, at its expense, including attorneys' fees, COUNTY, its officers, agents, employees and independent contractors in any action based or asserted upon any such alleged act or omission. COUNTY may in its discretion participate in the defense of any such action.

9.5 Reservation of Rights. With respect to Sections 9.2, 9.3 and 9.4 herein, COUNTY reserves the right to either (1) approve the attorney(s) which OWNER selects, hires or otherwise engages to defend COUNTY hereunder, which approval shall not be unreasonably withheld, or (2) conduct its own defense, provided, however, that OWNER shall reimburse COUNTY forthwith for any and all reasonable expenses incurred for such defense, including attorneys' fees, upon billing and accounting therefor.

9.6 Survival. The provisions of Sections 8.1 through 8.3, inclusive, Section 8.6 and Sections 9.1 through 9.6, inclusive, shall survive the termination of this Agreement.

10. MORTGAGEE PROTECTION.

The parties hereto agree that this Agreement shall not prevent or limit OWNER, in any manner, at OWNER's sole discretion, from encumbering the Property or any portion thereof or any improvement thereon by any mortgage, deed of trust or other security device securing financing with respect to the Property. COUNTY acknowledges that the lenders providing such financing may require certain Agreement interpretations and modifications and agrees upon request, from time to time, to meet with OWNER and representatives of such lenders to negotiate in good faith any such request for interpretation or modification. COUNTY will not unreasonably withhold its consent to any such requested interpretation or modification provided such interpretation or modification is consistent with the intent and purposes of this Agreement. Any Mortgagee of the Property shall be entitled to the following rights and privileges:

(a) Neither entering into this Agreement nor a breach of this Agreement shall defeat, render invalid, diminish or impair the lien of any mortgage on the Property made in good faith and for value, unless otherwise required by law.

(b) The Mortgagee of any mortgage or deed of trust encumbering the Property, or any part thereof, which Mortgagee, has submitted a request in writing to the COUNTY in the manner specified herein for giving notices, shall be entitled to receive written notification from COUNTY of any default by OWNER in the performance of OWNER's obligations under this Agreement.

(c) If COUNTY timely receives a request from a Mortgagee requesting a copy of any notice of default given to OWNER under the terms of this Agreement, COUNTY shall provide a copy of that notice to the Mortgagee within ten (10) days of sending the notice of default to OWNER. The Mortgagee shall have the right, but not the obligation, to cure the default during the remaining cure period allowed such party under this Agreement.

(d) Any Mortgagee who comes into possession of the Property, or any part thereof,

pursuant to foreclosure of the mortgage or deed of trust, or deed in lieu of such foreclosure, shall take the Property, or part thereof, subject to the terms of this Agreement. No Mortgagee (including one who acquires title or possession to the Property, or any portion thereof, by foreclosure, trustee's sale, deed in lieu of foreclosure, lease termination, eviction or otherwise) shall have any obligation to construct or complete construction of improvements, or to guarantee such construction or completion; provided, however, that a Mortgagee shall not be entitled to devote the Property to solar power plant use except in full compliance with this Agreement. A Mortgagee in possession shall not have an obligation or duty under this Agreement to perform any of OWNER's obligations or other affirmative covenants of OWNER hereunder, or to guarantee such performance; provided, however, that to the extent that any covenant to be performed by OWNER is a condition precedent to the performance of a covenant by COUNTY, the performance thereof shall continue to be a condition precedent to COUNTY's performance hereunder. All payments called for under Section 4 of this Agreement shall be a condition precedent to COUNTY's performance under this Agreement. Any transfer by any Mortgagee in possession shall be subject to the provisions of Section 2.4 of this Agreement.

11. MISCELLANEOUS PROVISIONS.

11.1 Recordation of Agreement. This Agreement and any amendment, modification, termination or cancellation thereof shall be recorded with the County Recorder by the Clerk of the Board of Supervisors within the period required by Section 65868.5 of the Government Code.

11.2 Entire Agreement. This Agreement sets forth and contains the entire understanding and agreement of the parties, and there are no oral or written representations, understandings or ancillary covenants, undertakings or agreements which are not contained or expressly referred to herein. No testimony or evidence of any such representations, understandings or covenants shall be admissible in any proceeding of any kind or nature to interpret or determine the terms or

conditions of this Agreement.

11.3 Severability. If any term, provision, covenant or condition of this Agreement shall be determined invalid, void or unenforceable, the remainder of this Agreement shall not be affected thereby to the extent such remaining provisions are not rendered impractical to perform taking into consideration the purposes of this Agreement. Notwithstanding the foregoing, the provision of the Public Benefits set forth in Sections 4.2 and 4.3 of this Agreement, including the payments set forth therein, are essential elements of this Agreement and COUNTY would not have entered into this Agreement but for such provisions, and therefore in the event such provisions are determined to be invalid, void or unenforceable, this entire Agreement shall be null and void and of no force and effect whatsoever.

11.4 Interpretation and Governing Law. This Agreement and any dispute arising hereunder shall be governed and interpreted in accordance with the laws of the State of California. This Agreement shall be construed as a whole according to its fair language and common meaning to achieve the objectives and purposes of the parties hereto, and the rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not be employed in interpreting this Agreement, all parties having been represented by counsel in the negotiation and preparation hereof.

11.5 Section Headings. All section headings and subheadings are inserted for convenience only and shall not affect any construction or interpretation of this Agreement.

11.6 Gender and Number. As used herein, the neuter gender includes the masculine and feminine, the feminine gender includes the masculine, and the masculine gender includes the feminine. As used herein, the singular of any word includes the plural.

11.7 Joint and Several Obligations. If this Agreement is signed by more than one OWNER, all obligations of such OWNERS under this Agreement shall be joint and several, and

the default of any such OWNER shall be the default of all such OWNERS.

11.8 Time of Essence. Time is of the essence in the performance of the provisions of this Agreement as to which time is an element.

11.9 Waiver. Failure by a party to insist upon the strict performance of any of the provisions of this Agreement by the other party, or the failure by a party to exercise its rights upon the default of the other party; shall not constitute a waiver of such party's right to insist and demand strict compliance by the other party with the terms of this Agreement thereafter.

11.10 No Third Party Beneficiaries. Unless expressly stated herein, this Agreement is made and entered into for the sole protection and benefit of the parties and their successors and assigns. No other person shall have any right of action based upon any provision of this Agreement.

11.11 Force Majeure. Neither party shall be deemed to be in default where failure or delay in performance of any of its obligations under this Agreement is caused by floods, earthquakes, other Acts of God, fires, wars, riots or similar hostilities, strikes and other labor difficulties beyond the party's control, (including the party's employment force). If any such events shall occur, the term of this Agreement and the time for performance by either party of any of its obligations hereunder may be extended by the written agreement of the parties for the period of time that such events prevented such performance, provided that the term of this Agreement shall not be extended under any circumstances for more than five (5) years.

11.12 Mutual Covenants. The covenants contained herein are mutual covenants and also constitute conditions to the concurrent or subsequent performance by the party benefited thereby of the covenants to be performed hereunder by such benefited party.

11.13 Successors in Interest. The burdens of this Agreement shall be binding upon, and the benefits of this Agreement shall inure to, all successors in interest to the parties to this Agreement. All provisions of this Agreement shall be enforceable as equitable servitudes and

constitute covenants running with the land. Each covenant to do or refrain from doing some act hereunder with regard to development of the Property: (a) is for the benefit of and is a burden upon every portion of the Property; (b) runs with the Property and each portion thereof; and, (c) is binding upon each party and each successor in interest during ownership of the Property or any portion thereof.

11.14 Counterparts. This Agreement may be executed by the parties in counterparts, which counterparts shall be construed together and have the same effect as if all of the parties had executed the same instrument.

11.15 Jurisdiction and Venue. Any action at law or in equity arising under this Agreement or brought by a party hereto for the purpose of enforcing, construing or determining the validity of any provision of this Agreement shall be filed and tried in the Riverside Historic Courthouse of the Superior Court of the County of Riverside, State of California, and the parties hereto waive all provisions of law providing for the filing, removal or change of venue to any other court.

11.16 Project as a Private Undertaking. It is specifically understood and agreed by and between the parties hereto that the development of the Project is a private development, that neither party is acting as the agent of the other in any respect hereunder, and that each party is an independent contracting entity with respect to the terms, covenants and conditions contained in this Agreement. No partnership, joint venture or other association of any kind is formed by this Agreement. The only relationship between COUNTY and OWNER is that of a government entity regulating the development of private property and the owner of such property.

11.17 Further Actions and Instruments. Each of the parties shall cooperate with and provide reasonable assistance to the other to the extent contemplated hereunder in the performance of all obligations under this Agreement and the satisfaction of the conditions of this Agreement. Upon the request of either party at any time, the other party shall promptly execute, with



acknowledgement or affidavit if reasonably required, and file or record such required instruments and writings and take any actions as may be reasonably necessary under the terms of this Agreement to carry out the intent and to fulfill the provisions of this Agreement or to evidence or consummate the transactions contemplated by this Agreement.

11.18 Eminent Domain. No provision of this Agreement shall be construed to limit or restrict the exercise by COUNTY of its power of eminent domain. As used herein, “Material Condemnation” means a condemnation of all or a portion of the Property that will have the effect of preventing development of the Project in accordance with this Agreement. In the event of a Material Condemnation, OWNER may (i) request the COUNTY to amend this Agreement and/or to amend the Development Plan, which amendment shall not be unreasonably withheld, (ii) decide, in its sole discretion, to challenge the condemnation, or (iii) request that COUNTY agree to terminate this Agreement by mutual agreement, which agreement shall not be unreasonably withheld, by giving a written request for termination to the COUNTY.

11.19 Agent for Service of Process. In the event OWNER is not a resident of the State of California or it is an association, partnership or joint venture without a member, partner or joint venturer resident of the State of California, or it is a foreign corporation, then in any such event, OWNER shall file with the TLMA Director, upon its execution of this Agreement, a designation of a natural person residing in the State of California, giving his or her name, residence and business addresses, as its agent for the purpose of service of process in any court action arising out of or based upon this Agreement, and the delivery to such agent of a copy of any process in any such action shall constitute valid service upon OWNER. If for any reason service of such process upon such agent is not feasible, then in such event OWNER may be personally served with such process out of this County and such service shall constitute valid service upon OWNER. OWNER is amenable to the process so served, submits to the jurisdiction of the Court so obtained and waives

any and all objections and protests thereto. OWNER for itself, assigns and successors hereby waives the provisions of the Hague Convention (Convention on the Service Abroad of Judicial and Extra Judicial Documents in Civil or Commercial Matters, 20 U.S.T. 361, T.I.A.S. No. 6638).

11.20 Designation of COUNTY Officials. Except for functions to be performed by the Board of Supervisors, COUNTY may, at any time and in its sole discretion, substitute any COUNTY official to perform any function identified in this Agreement as the designated responsibility of any other official. COUNTY shall provide notice of such substitution pursuant to Section 2.7; provided, however, the failure to give such notice shall not affect the authority of the substitute official in any way.

11.21 Authority to Execute. The person executing this Agreement on behalf of OWNER warrants and represents that he has the authority to execute this Agreement on behalf of his corporation, partnership or business entity and warrants and represents that he has the authority to bind OWNER to the performance of its obligations hereunder.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the day and year set forth below.

COUNTY OF RIVERSIDE, a political subdivision of the State of California

Dated: \_\_\_\_\_

By \_\_\_\_\_  
V. Manuel Perez  
Chairman, Board of Supervisors

ATTEST:

KECIA HARPER  
Clerk of the Board

By \_\_\_\_\_  
Deputy  
(SEAL)

Dated: \_\_\_\_\_

OWNER: Michael Lee

By: \_\_\_\_\_

Dated: \_\_\_\_\_

OWNER: John T. Rankins

By: \_\_\_\_\_

(ALL SIGNATURES SHALL BE ACKNOWLEDGED BEFORE A NOTARY PUBLIC.  
EXECUTION ON BEHALF OF ANY CORPORATION SHALL BE BY TWO  
CORPORATE OFFICERS.)

EXHIBIT "A"

Development Agreement No. 1900008

LEGAL DESCRIPTION OF PROPERTY

LOT(S) 1 AND "D", OF AMENDED MAPS OF THE SUBDIVISION OF A PORTION OF OLIVE ACRES, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 18 PAGE(S) 51 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

SAID LOT "D" HAVING BEEN VACATED BY RESOLUTION OF THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY. A CERTIFICATE COPY OF WHICH RESOLUTION WAS RECORDED MARCH 21, 1934 IN BOOK 164 PAGE 380, OFFICIAL RECORDS.

EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER OF SAID LOT 1, SAID POINT BEING THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF GRAND AVENUE (80.00 FEET WIDE) AND THE WESTERLY RIGHT OF WAY LINE OF MACY STREET (30.00 FEET WIDE); THENCE SOUTH 36°31'10" WEST ALONG SAID WESTERLY LINE OF MACY STREET, A DISTANCE OF 38.00 FEET; THENCE NORTH 8°28'48" WEST, A DISTANCE OF 32.52 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 55.00 FEET SOUTHERLY MEASURED AT RIGHT ANGLES, FROM THE CENTERLINE OF GRAND AVENUE; THENCE NORTH 53°29'00" WEST ALONG SAID PARALLEL LINE IN A DISTANCE OF 188.75 FEET; THENCE SOUTH 81°31'38" WEST A DISTANCE OF 32.52 FEET TO A POINT ON THE EASTERLY LINE OF LIME STREET (60.00 FEET WIDE) DISTANT SOUTH 36°32'18" WEST, 37.99 FEET FROM THE NORTHWESTERLY CORNER OF SAID LOT 1; THENCE NORTH 36°32'18" EAST A DISTANCE OF 37.99 FEET FROM THE NORTHWESTERLY CORNER; THENCE NORTH 36°32'18" EAST A DISTANCE OF 37.99 FEET TO SAID NORTHERLY CORNER OF LOT 1; THENCE SOUTH 53°29'00" EAST, ALONG SAID SOUTHERLY LINE OF GRAND AVENUE, A DISTANCE OF 234.64 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH ALL ACCESS AND RIGHT OF INGRESS AND EGRESS BETWEEN THE GRANTOR'S REMAINING PORTION OF SAID LOT 1 AND SAID GRAND AVENUE.

EXHIBIT "B"

Development Agreement No. 1900008

MAP OF PROPERTY AND ITS LOCATION

EXHIBIT "C"

Development Agreement No. 1900008

EXISTING DEVELOPMENT APPROVALS

OTHER DEVELOPMENT APPROVALS:

Conditional Use Permit No. 190013

Plot Plan No. 0416S1

Plot Plan No. 13387

Plot Plan No. 13387S1

Plot Plan No. 13387S2

Plot Plan No. 13387S3

Plot Plan No. 13387S4

The development approvals listed above include the approved maps and all conditions of approval.

COPIES OF THE EXISTING DEVELOPMENT APPROVALS LISTED ABOVE ARE ON FILE IN THE RIVERSIDE COUNTY PLANNING DEPARTMENT AND ARE INCORPORATED HEREIN BY REFERENCE.

EXHIBIT "D"

Development Agreement No. 1900008

EXISTING LAND USE REGULATIONS

1. Riverside County Comprehensive General Plan as amended through Resolution No. 2019-050
2. Ordinance No. 348 as amended through Ordinance No. 348.4913
3. Ordinance No. 448 as amended through Ordinance No. 448.A
4. Ordinance No. 457 as amended through Ordinance No. 457.105
5. Ordinance No. 458 as amended through Ordinance No. 458.16
6. Ordinance No. 460 as amended through Ordinance No. 460.154
7. Ordinance No. 461 as amended through Ordinance No. 461.10
8. Ordinance No. 509 as amended through Ordinance No. 509.2
9. Ordinance No. 547 as amended through Ordinance No. 547.7
10. Ordinance No. 555 as amended through Ordinance No. 555.20
11. Ordinance No. 617 as amended through Ordinance No. 617.4
12. Ordinance No. 650 as amended through Ordinance No. 650.6
13. Ordinance No. 659 as amended through Ordinance No. 659.13
14. Ordinance No. 663 as amended through Ordinance No. 663.10
15. Ordinance No. 671 as amended through Ordinance No. 671.21
16. Ordinance No. 673 as amended through Ordinance No. 673.4
17. Ordinance No. 679 as amended through Ordinance No. 679.4
18. Ordinance No. 682 as amended through Ordinance No. 682.4
19. Ordinance No. 726 as amended through Ordinance No. 726
20. Ordinance No. 743 as amended through Ordinance No. 743.3

21. Ordinance No. 748 as amended through Ordinance No. 748.1
22. Ordinance No. 749 as amended through Ordinance No. 749.1
23. Ordinance No. 752 as amended through Ordinance No. 752.2
24. Ordinance No. 754 as amended through Ordinance No. 754.3
25. Ordinance No. 787 as amended through Ordinance No. 787.9
26. Ordinance No. 806 as amended through Ordinance No. 806
27. Ordinance No. 810 as amended through Ordinance No. 810.2
28. Ordinance No. 817 as amended through Ordinance No. 817.1
29. Ordinance No. 824 as amended through Ordinance No. 824.15
30. Ordinance No. 847 as amended through Ordinance No. 847.1
31. Ordinance No. 859 as amended through Ordinance No. 859.3
32. Ordinance No. 875 as amended through Ordinance No. 875.1
33. Ordinance No. 915 as amended through Ordinance No. 915
34. Ordinance No. 925 as amended through Ordinance No. 925.1
35. Ordinance No. 926 as amended through Ordinance No. 926
36. Ordinance No. 927 as amended through Ordinance No. 927
37. Ordinance No. 931 as amended through Ordinance No. 931
38. Resolution No. 2019-037 Establishing Procedures and Requirements of the County of Riverside for the Consideration of Development Agreements (Commercial Cannabis Activities)
39. Board of Supervisors Policy No. B-9 Commercial Cannabis Activities

COPIES OF THE EXISTING LAND USE REGULATIONS LISTED ABOVE ARE ON FILE IN THE RIVERSIDE COUNTY PLANNING DEPARTMENT AND ARE INCORPORATED HEREIN BY REFERENCE.



EXHIBIT "E"

Development Agreement No. 1900008

COMMERCIAL CANNABIS ACTIVITY SITE PLAN & DESCRIPTION

As shown on the attached site plan, CUP No. 190013 permits a storefront retail cannabis business within a 5,000 square foot building.

## EXHIBIT "F"

Development Agreement No. 1900008

### APPLICABLE PUBLIC BASE BENEFITS PAYMENTS

The Cannabis Retailer operating at the Property pursuant to CUP No. 190013 includes a building totaling 5,000 square feet as shown on Exhibit "G". In accordance with Board Policy B-9, the base public benefit is \$18.00 per square foot. Therefore, the public base benefit payment will be \$90,000 and will increase annually at a rate of 2%.

EXHIBIT "G"

Development Agreement No. 1900008

CANNABIS AREA CALCULATION EXHIBIT

The Cannabis Area calculation includes the 5,000 square foot building that will be used for the Cannabis Retailer operations as shown in this Exhibit "G".

EXHIBIT "H"

Development Agreement No. 1900008

COMMERCIAL CANNABIS ACTIVITY PUBLIC BENEFIT

The additional annual public benefit provided by the OWNER shall be \$112,500.00 with an annual increase of 5%. The COUNTY will utilize this additional annual public benefit within the surrounding community for additional public benefits including, but not limited to, code enforcement, public safety services, infrastructure improvements, community enhancement programs and other similar public benefits as solely determined by the COUNTY's Board of Supervisors. Additionally, consistent with CAN 190006, OWNER will participate in community events, career opportunity events, as well as educational and wellness seminars within the surrounding community.



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach, P.E.*  
*Assistant TLMA Director*

## DEVELOPMENT ADVISORY COMMITTEE (“DAC”) SECOND CASE TRANSMITTAL RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE PO Box 1409 Riverside, 92502-1409

DATE: October 24, 2019

**TO:**

Riv. Co. Fire Department (Riv. Office)  
Riv. Co. Trans. Dept. – Landscape Section

Board of Supervisors - Supervisor: Kevin  
Jeffries

City of Corona Sphere of Influence  
Western Municipal Water District (WMWD)

**DEVELOPMENT AGREEMENT NO. 1900008, CONDITIONAL USE PERMIT NO. 190013 – CEQ190077**  
– Applicant: Michael Lee – First Supervisorial District – Lakeland Village District – Elsinore Area Plan: Commercial Retail (CR) (0.20 – 0.35 FAR) – Location: North of Lake Terrace Dr, east of Riverside Dr, south of Grand Ave, and west of State Highway 74 – .53 Acres – Zoning: General Commercial (C-1/C-P) – **REQUEST:** Development Agreement No 1900008 would impose a lifespan on the proposed cannabis project and provide community benefit to the Elsinore Area. Conditional Use Permit No. 190013 proposes to use an existing building as a storefront for a retail cannabis business with existing parking – APN: 387-103-006 – Related Cases: CAN1900006, CEQ190077, DA1900008 – **BBID: 821-521-929**

**DAC staff members and other listed Riverside County Agencies, Departments and Districts staff:**  
A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Public Land Use System (PLUS) on or before the indicated DAC 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 PLUS routing on or before the above date. This case is scheduled for a **DAC internal review on November 7, 2019**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

Any questions regarding this project, should be directed to Project Planner: Mina Morgan at 951-955-6035 or email at [Mimorgan@RIVCO.ORG](mailto:Mimorgan@RIVCO.ORG)

Public Hearing Path: Administrative Action:  DH:  PC:  BOS:

DATE: 10/24/19 SIGNATURE: *[Handwritten 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 PLANNING DEPARTMENT

*Charissa Leach, P.E.  
Assistant TLMA Director*

COMMENTS:

**Comments on CUP 190013  
Development Agreement 1900008 – Cannabis  
Grand Avenue & Macy Street**

1. The Applicant shall make a public presentation to the Lakeland Village Community Advisory Council. Please contact Tricia Almiron at 951-955-1010 or [TAlmiron@RIVCO.org](mailto:TAlmiron@RIVCO.org)
2. The Applicant shall select, describe and submit a detailed description of their proposed Community Benefit (see attached list).
3. No Parking signs shall be added along to all three street frontages bordering this location. Signage shall also be added to deter customers from parking in front of residences along Macy and Lime Streets.
4. The building, parking lot and landscaping shall be maintained in good order while vacant and once occupancy is granted. Graffiti, trash, debris and dead foliage shall not be permitted to linger.
5. The existing landscaping could be freshened up with a few additional plantings subject to approval by TLMA.

DATE: 10/24/14

SIGNATURE: *[Handwritten 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.*

**Typical First District "Public Benefit" options for all First District cannabis operators to consider:**

- A. Assist with funding and/or promoting organized community clean-up events.
- B. Fund roadside weed abatement, clean-up or beautification efforts in local community.
- C. Fund covered bus shelters in the local community.
- D. Assist with funding for security guard(s) at community center or parks or special events.
- E. Fund programs, or physical upgrades / enhancements at local community center or park.
- F. Fund sidewalk installations in vicinity & local community.
- G. Fund "Welcome to (community name)" monument signs.
- H. Fund community sports fields, trails, or upgrades/enhancements.
- I. Fund local equestrian trails &/or facilities (in appropriate communities).
- J. Fund local street sweeping services.
- K. Fund Sheriff CSO or enhanced Deputy Patrol (possibly join with other local cannabis operators).
- L. Fund local CERT/Disaster preparedness programs, supplies or training.



RIVERSIDE COUNTY  
PLANNING DEPARTMENT

Charissa Leach, P.E.  
Assistant TLMA Director

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- PLOT PLAN
 CONDITIONAL USE PERMIT
 PUBLIC USE PERMIT
 TEMPORARY USE PERMIT
 VARIANCE

REVISIED PERMIT Original Case No.

CUP 190013

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: Michael Lee

Contact Person: Anthony Hicks E-Mail: Hicks1206@gmail.com

Mailing Address: 15573 Grand Ave

Lake Elsinore CA 92530
City State ZIP

Daytime Phone No: (951) 880-6158 Fax No: ( )

Engineer/Representative Name:

Contact Person: E-Mail:

Mailing Address: Street

City State ZIP

Daytime Phone No: ( ) Fax No: ( )

Property Owner Name: John T Rankins

Contact Person: E-Mail:

Mailing Address: 2654 W Horizon Ridge Pkwy

Henderson NV 89052
City State ZIP

Daytime Phone No: ( ) Fax No: ( )

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

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

Planning Our Future... Preserving Our Past



**APPLICATION FOR LAND USE AND DEVELOPMENT**

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the use permit type and number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

**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, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

(If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the use permit is ready for public hearing.)

John T Rankins  
\_\_\_\_\_  
*PRINTED NAME OF PROPERTY OWNER(S)*

\_\_\_\_\_  
*SIGNATURE OF PROPERTY OWNER(S)*

\_\_\_\_\_  
*PRINTED NAME OF PROPERTY OWNER(S)*

\_\_\_\_\_  
*SIGNATURE OF PROPERTY OWNER(S)*

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 applicant 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 this application, the applicant 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.

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 387-103-006

Approximate Gross Acreage: .53 acres

General location (nearby or cross streets): North of Lake Terrace Dr., South of Grand Ave, East of Riverside Dr., West of S-H 74

**APPLICATION FOR LAND USE AND DEVELOPMENT**

**PROJECT PROPOSAL:**

Describe the proposed project.

Commercial Cannabis Storefront Retail

Identify the applicable Ordinance No. 348 Section and Subsection reference(s) describing the proposed land use(s): \_\_\_\_\_

Number of existing lots: \_\_\_\_\_

| EXISTING Buildings/Structures: Yes <input type="checkbox"/> No <input type="checkbox"/> |             |        |         |              |                          |                  |
|---|-------------|--------|---------|--------------|--------------------------|------------------|
| No.*  | Square Feet | Height | Stories | Use/Function | To be Removed            | Bldg. Permit No. |
| 1   |             |        |         |              | <input type="checkbox"/> |                  |
| 2   |             |        |         |              | <input type="checkbox"/> |                  |
| 3   |             |        |         |              | <input type="checkbox"/> |                  |
| 4   |             |        |         |              | <input type="checkbox"/> |                  |
| 5   |             |        |         |              | <input type="checkbox"/> |                  |
| 6   |             |        |         |              | <input type="checkbox"/> |                  |
| 7   |             |        |         |              | <input type="checkbox"/> |                  |
| 8   |             |        |         |              | <input type="checkbox"/> |                  |
| 9   |             |        |         |              | <input type="checkbox"/> |                  |
| 10  |             |        |         |              | <input type="checkbox"/> |                  |

Place check in the applicable row, if building or structure is proposed to be removed.

| PROPOSED Buildings/Structures: Yes <input type="checkbox"/> No <input type="checkbox"/> |             |        |         |              |
|---|-------------|--------|---------|--------------|
| No.*  | Square Feet | Height | Stories | Use/Function |
| 1   |             |        |         |              |
| 2   |             |        |         |              |
| 3   |             |        |         |              |
| 4   |             |        |         |              |
| 5   |             |        |         |              |
| 6   |             |        |         |              |
| 7   |             |        |         |              |
| 8   |             |        |         |              |
| 9   |             |        |         |              |
| 10  |             |        |         |              |

| PROPOSED Outdoor Uses/Areas: Yes <input type="checkbox"/> No <input type="checkbox"/> |             |              |
|---|-------------|--------------|
| No.*  | Square Feet | Use/Function |
| 1   |             |              |
| 2   |             |              |
| 3   |             |              |
| 4   |             |              |
| 5   |             |              |

**APPLICATION FOR LAND USE AND DEVELOPMENT**

|    |  |  |
|----|--|--|
| 6  |  |  |
| 7  |  |  |
| 8  |  |  |
| 9  |  |  |
| 10 |  |  |

\* Match to Buildings/Structures/Outdoor Uses/Areas identified on Exhibit "A".

Check this box if additional buildings/structures exist or are proposed, and attach additional page(s) to identify them.)

Related cases filed in conjunction with this application:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Are there previous development applications filed on the subject property: Yes  No

If yes, provide Application No(s). \_\_\_\_\_  
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) \_\_\_\_\_ EIR 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 signed copy(ies): \_\_\_\_\_

Is the project located within 1,000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resources Code, and within an urbanized area as defined by Government Code Section 65944? Yes  No

Is this an application for a development permit? Yes  No

If the project located within either the Santa Ana River/San Jacinto Valley watershed, the Santa Margarita River watershed, or the Whitewater River watershed, check the appropriate checkbox below.

*If not known, please refer to [Riverside County's Map My County website](#) to determine if the property is located within any of these watersheds (search for the subject property's Assessor's Parcel Number, then select the "Geographic" Map Layer – then select the "Watershed" sub-layer)*

If any of the checkboxes are checked, click on the adjacent hyperlink to open the applicable Checklist Form. Complete the form and attach a copy as part of this application submittal package.

[Santa Ana River/San Jacinto Valley](#)

[Santa Margarita River](#)

[Whitewater River](#)

**APPLICATION FOR LAND USE AND DEVELOPMENT**

If the applicable Checklist has concluded that the application requires a preliminary project-specific Water Quality Management Plan (WQMP), such a plan shall be prepared and included with the submittal of this application.

**HAZARDOUS WASTE AND SUBSTANCES STATEMENT**

The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to [Section 65962.5](#) of the Government Code. Accordingly, the project applicant is required to submit a signed statement that contains the following information:

Name of Applicant: Michael Lee

Address: 15573 Grand Ave, Lake Elsinore, CA 92530

Phone number: 951-880-6158

Address of site (street name and number if available, and ZIP Code): 15573 Grand Ave, 92530

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: 387-103-006

Specify any list pursuant to Section 65962.5 of the Government Code: \_\_\_\_\_

Regulatory Identification number: \_\_\_\_\_

Date of list: \_\_\_\_\_


Applicant: Michael Lee Date 07/01/2019

**HAZARDOUS MATERIALS DISCLOSURE STATEMENT**

[Government Code Section 65850.2](#) requires the owner or authorized agent for any development project to disclose whether:

1. Compliance will be needed with the applicable requirements of Section 25505 and Article 2 (commencing with Section 25531) of Chapter 6.95 of Division 20 of the Health and Safety Code or the requirements for a permit for construction or modification from the air pollution control district or air quality management district exercising jurisdiction in the area governed by the County. Yes  No
2. The proposed project will have more than a threshold quantity of a regulated substance in a process or will contain a source or modified source of hazardous air emissions. Yes  No

I (we) certify that my (our) answers are true and correct.

Owner/Authorized Agent (1)  Date 7/15/19

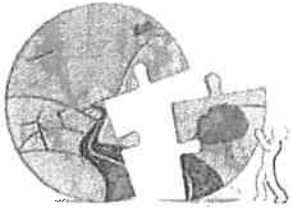
Owner/Authorized Agent (2) \_\_\_\_\_ Date \_\_\_\_\_

## **APPLICATION FOR LAND USE AND DEVELOPMENT**

---

**This completed application form, together with all of the listed requirements provided on the Land Use and Development Application Filing Instructions Handout, are required in order to file an application with the County of Riverside Planning Department.**

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\Land Use and Development Condensed application.docx  
Created: 04/29/2015 Revised: 08/03/2018



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E,  
Assistant TLMA Director

## INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

The owner(s) of the property, at their own expense, agree to defend, indemnify and hold harmless the County of Riverside and its agents, officers, and employees from and against any lawsuit, claim, action, or proceeding (collectively referred to as "proceeding") brought against the County of Riverside, its agents, officers, attorneys and employees to attack, set aside, void, or annul the County's decision to approve any tentative map (tract or parcel), revised map, map minor change, reversion to acreage, conditional use permit, public use permit, surface mining permit, WECS permit, hazardous waste siting permit, temporary outdoor event permit, plot plan, substantial conformance, revised permit, variance, setback adjustment, general plan amendment, specific plan, specific plan amendment, specific plan substantial conformance, zoning amendments, and any associated environmental documents. This defense and indemnification obligation shall include, but not limited to, damages, fees and/or costs awarded against the County, if any, and cost of suit, attorney's fees and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by applicant, property owner, the County, and/or the parties initiating or bringing such proceeding.

Property Owner(s) Signature(s) and Date

*[Handwritten Signature]*  
7/15/19

John T Rankins  
Printed Name of Owner

If the property is owned by multiple owners, the paragraph above must be signed by each owner. Attach additional sheets of this page, if necessary.

If the property owner is a corporate entity, Limited Liability Company, partnership or trust, the following information must be submitted in conjunction with this application of the LP-1, LP-2 (if an amendment)

filed with the California Secretary of State.

- If the property owner is a general partnership, provide a copy of the partnership agreement documenting who has authority to bind the general partnership and to sign on its behalf.
- If the property owner is a corporation, provide a copy of the Articles of Incorporation and/or a corporate resolution documenting which officers have authority to bind the corporation and to sign on its behalf. The corporation must also be in good standing with the California Secretary of State.
- If the property owner is a trust, provide a copy of the trust certificate.

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

Desert Office · 77-588 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7040

"Planning Our Future... Preserving Our Past"

## INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

- *If the property owner is a Limited Liability Corporation, provide a copy of the operating agreement for the LLC documenting who has authority to bind the LLC and to sign on its behalf.*

*If the signing entity is also a corporate entity, Limited Liability Company, partnership or trust, the above documentation must also be submitted with this application. For any out of State legal entities, provide documentation showing registration with the California Secretary of State.*

*In addition to the above, provide a copy of a Preliminary Title Report for the property subject to this application. The Preliminary Title Report must be issued by a title company licensed to conduct business in the State of California and dated less than six months prior to the date of submittal of this application. The Assistant TLMA Director may waive the requirement for a Preliminary Title Report if it can be shown to the satisfaction of the Assistant TLMA Director that the property owner(s) has owned the property consistently for at least the last five years.*

*If the application is for a plot plan for a Wireless Communication Facility, the property owner(s) and the cellular service provider must sign the indemnification paragraph above. If the application is for a plot plan for a wireless communication co-location, only the co-locating service provider needs to sign the indemnification paragraph above.*



**COUNTY OF RIVERSIDE  
TRANSPORTATION AND LAND MANAGEMENT AGENCY**



Juan C. Perez  
Director of Transportation and Land Management Agency

Patricia Romo  
Transportation Director,  
Transportation Department

Charissa Leach, P.E.  
Assistant TLMA Director  
Planning Department

Mike Lara  
Building Official,  
Building & Safety Department

Hector Viray  
Code Enforcement Official,  
Code Enforcement Department

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

**TO BE COMPLETED BY APPLICANT:**

This agreement is by and between the County of Riverside, hereafter "County of Riverside",

and Michael Lee hereafter "Applicant" and John T Rankins " Property Owner".

Description of application/permit use:  
Commercial Cannabis Storefront Retail

If your application is subject to Deposit-based Fee, the following applies

**Section 1. Deposit-based Fees**

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

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

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



- D. This Agreement shall only be executed by an authorized representative of the Applicant and the Property Owner. The person(s) executing this Agreement represents that he/she has the express authority to enter into this agreement on behalf of the Applicant and/or Property Owner.
- E. This Agreement is not assignable without written consent by the County of Riverside. The County of Riverside will not consent to assignment of this Agreement until all outstanding costs have been paid by Applicant.
- F. Deposit statements, requests for deposits or refunds shall be directed to Applicant at the address identified in Section 4.

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

**Section 4. Applicant and Owner Information**

**1. PROPERTY INFORMATION:**

Assessors Parcel Number(s): 387-103-006

Property Location or Address:  
15573 Grand Ave, Lake Elsinore, CA 92530

**2. PROPERTY OWNER INFORMATION:**

Property Owner Name: John T Rankins Phone No.: \_\_\_\_\_  
 Firm Name: \_\_\_\_\_ Email: \_\_\_\_\_  
 Address: 2654 W Horizon Ridge Pkwy  
Henderson, NV 89052

**3. APPLICANT INFORMATION:**

Applicant Name: Michael Lee Phone No.: 818-886-5324  
 Firm Name: Empire Connect Email: leemichael0510@icloud.com  
 Address (if different from property owner)  
4520 San Antonio Rd  
Yorba Linda, CA 92886

**4. SIGNATURES:**

Signature of Applicant:  Date: 07/01/2019  
 Print Name and Title: Michael Lee

Signature of Property Owner: \_\_\_\_\_ Date: \_\_\_\_\_  
 Print Name and Title: \_\_\_\_\_

Signature of the County of Riverside, by \_\_\_\_\_ Date: \_\_\_\_\_  
 Print Name and Title: \_\_\_\_\_

|   |                         |
|---|-------------------------|
| <b>FOR COUNTY OF RIVERSIDE USE ONLY</b> |                         |
| Application or Permit (s)#: _____       |                         |
| Set #: _____                            | Application Date: _____ |

- D. This Agreement shall only be executed by an authorized representative of the Applicant and the Property Owner. The person(s) executing this Agreement represents that he/she has the express authority to enter into this agreement on behalf of the Applicant and/or Property Owner.
- E. This Agreement is not assignable without written consent by the County of Riverside. The County of Riverside will not consent to assignment of this Agreement until all outstanding costs have been paid by Applicant.
- F. Deposit statements, requests for deposits or refunds shall be directed to Applicant at the address identified in Section 4.

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

**Section 4. Applicant and Owner Information**

**1. PROPERTY INFORMATION:**

Assessors Parcel Number(s): 387-103-006

Property Location or Address:  
15573 Grand Ave, Lake Elsinore, CA 92530

**2. PROPERTY OWNER INFORMATION:**

Property Owner Name: John T Rankins Phone No.: \_\_\_\_\_  
 Firm Name: \_\_\_\_\_ Email: \_\_\_\_\_  
 Address: 2654 W Horizon Ridge Pkwy  
Henderson, NV 89052

**3. APPLICANT INFORMATION:**

Applicant Name: Michael Lee Phone No.: 818-886-5324  
 Firm Name: Empire Connect Email: leemichael0510@icloud.com  
 Address (if different from property owner)  
4520 San Antonio Rd  
Yorba Linda, CA 92886

**4. SIGNATURES:**

Signature of Applicant: \_\_\_\_\_ Date: \_\_\_\_\_  
 Print Name and Title: \_\_\_\_\_

Signature of Property Owner: \_\_\_\_\_ Date: 7/15/19  
 Print Name and Title: John T Rankins

Signature of the County of Riverside, by \_\_\_\_\_ Date: \_\_\_\_\_  
 Print Name and Title: \_\_\_\_\_

|   |                         |
|---|-------------------------|
| <b>FOR COUNTY OF RIVERSIDE USE ONLY</b> |                         |
| Application or Permit (s)#: _____       |                         |
| Set #: _____                            | Application Date: _____ |

## NOTICE OF PUBLIC HEARING

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider a proposed project in the vicinity of your property, as described below:

**CONDITIONAL USE PERMIT NO. 190013 and DEVELOPMENT AGREEMENT NO. 1900008 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15301 (Existing Facilities), 15303 (New Construction or Conversion of Small Structures), and Section 15061 (Common Sense) – Applicant: Empire Connect – Representative: Anthony Hicks – First Supervisorial District – Lakeland Village Zoning District – Elsinore Area Plan: Commercial Retail (CR) (0.20 – 0.35 FAR) – Location: Northerly of Lake Terrace Drive, easterly of Riverside Drive, southerly of Grand Avenue, and westerly of State Highway 74 – .53 Acres – Zoning: General Commercial (C-1/C-P) – **REQUEST:** Development Agreement No. 1900008, would impose a lifespan on the proposed cannabis project and provide community benefit to the Elsonore Area. Conditional Use Permit No. 190013, proposes a storefront retail cannabis business and delivery service that includes two (2) existing commercial buildings and accompanying parking. The first, existing 4,467 sq. ft. retail building will be used as a storefront for a retail cannabis business. The second, existing 1,741 sq. ft. building will be used for storage related to the cannabis business.

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.  
DATE OF HEARING: **JUNE 3, 2020**  
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER  
BOARD CHAMBERS, 1ST FLOOR  
4080 LEMON STREET, RIVERSIDE, CA 92501

Pursuant to Executive Order N-25-20, this meeting will be conducted by teleconference and at the Place of Hearing, as listed above. Public access to the meeting location will be allowed, but limited to comply with the Executive Order. Information on how to participate in the hearing will be available on the Planning Department website at: <https://planning.rctlma.org/>.

For further information regarding this project please contact the Project Planner Travis Engelking at (951) 955-1417 or email at [TEngelki@rivco.org](mailto:TEngelki@rivco.org), or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

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

The case file for the proposed project is available for review via email by contacting the project planner. Please contact the project planner regarding additional viewing methods.

Any person wishing to comment on the proposed project may submit their comments in writing by mail or email, or by phone between the date of this notice and the public hearing; or, may appear and be heard at the time and place noted above. Please note that access to the meeting is limited. All comments received prior to the public hearing will be submitted to the Planning Commission for consideration, in addition to any oral testimony, before making a decision on the proposed project. All correspondence received before and during the meeting will be distributed to the Planning Commission, and all correspondence received will be retained for the official record.

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 Commission at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:  
RIVERSIDE COUNTY PLANNING DEPARTMENT  
Attn: Travis Engelking  
P.O. Box 1409, Riverside, CA 92502-1409

## PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on May 14, 2020,

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

APN (s) or case numbers CUP190013 for

Company or Individual's Name RCIT - GIS,

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.

TITLE: GIS Analyst

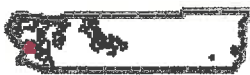
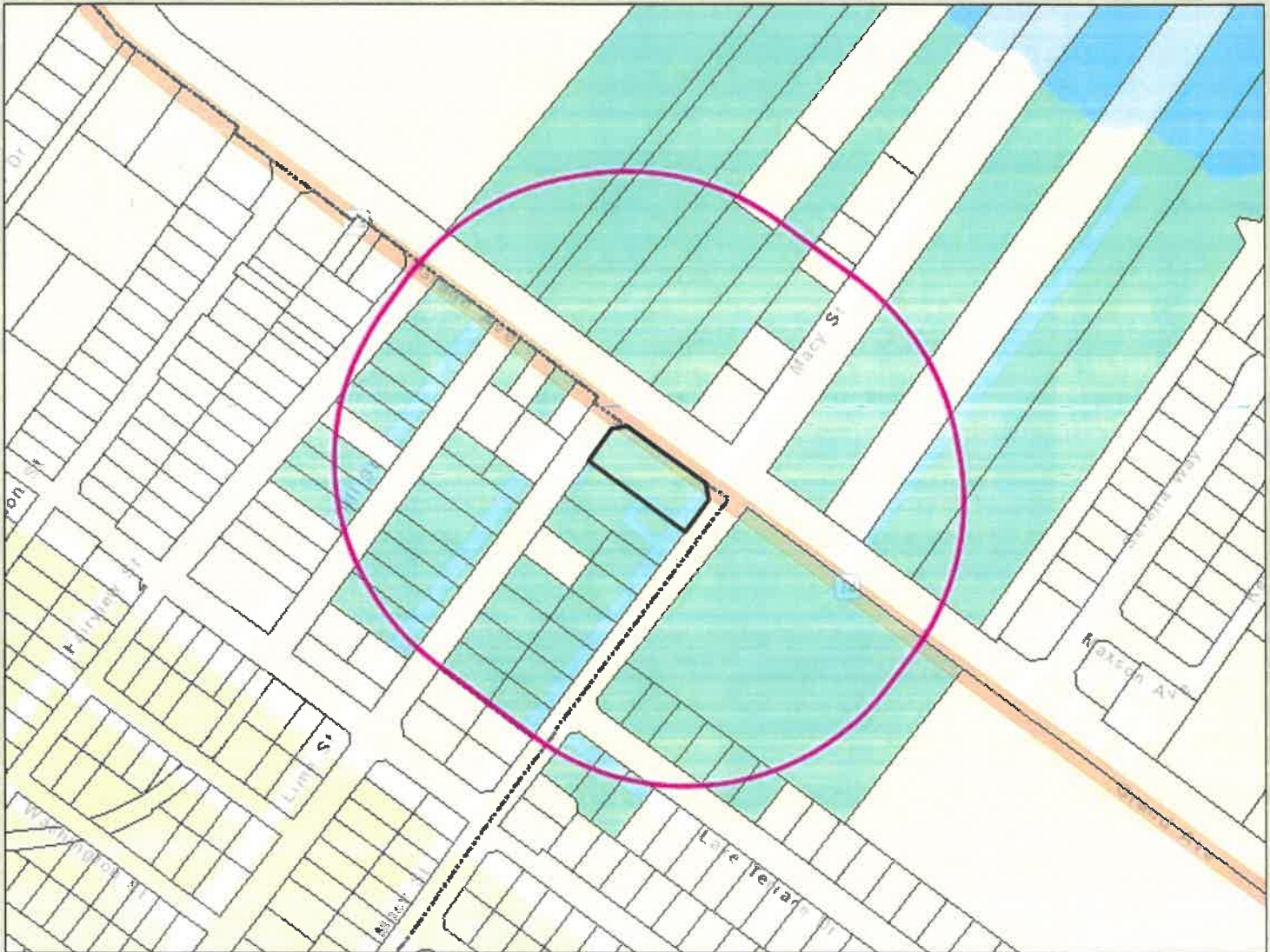
ADDRESS: 4080 Lemon Street 9<sup>TH</sup> Floor

Riverside, Ca. 92502

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

# Riverside County GIS Mailing Labels

CUP190013 ( 600 feet buffer )



## Legend

-  County Boundary
-  Cities
-  Parcels
-  World Street Map

## Notes



0 376 752 Feet

**\*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... 5/14/2020 8:35:46 AM

© Riverside County RCIT

379060005  
CP LAKE ELSINORE 130  
11209 BROCKWAY RD STE C206  
TRUCKEE CA 96161

379060007  
JUNFENG ZHU  
23650 JUSTICE ST  
WEST HILLS CA 91304

379060008  
EBRAHIM MAHGEREFTEH  
9671 NETHERWAY DR  
HUNTINGTON BEACH CA 92646

379060010  
MARK A. KELSEY  
32905 MACY ST  
LAKE ELSINORE CA 92530

379060014  
CHIN PI WU  
2939 SAN LUIS ST  
RICHMOND CA 94804

379060017  
GLENN OSMENT  
30872 VIA BONICA  
LAKE ELSINORE CA 92530

379060026  
RIVERSIDE COUNTY FLOOD CONT  
1995 MARKET ST  
RIVERSIDE CA 92501

381030001  
SUNIL J. SHAH  
915 W LAS PALMAS DR  
FULLERTON CA 92835

381030003  
CYPERT LAVONNE N FSMILY TRUST DATED  
17130 VAN BUREN BLVD  
RIVERSIDE CA 92504

381030005  
JOHN E. GAMBLE  
20091 MT ISRAEL PL  
ESCONDIDO CA 92029

381320023  
ZAIREY INC  
45 CINCH RD  
BELL CANYON CA 91307

381361001  
DENNIS R. JONES  
15600 LAKE TERRACE DR  
LAKE ELSINORE CA 92530

381361002  
MASON FAMILY LIVING TRUST DATED 10/13/2011  
15610 LAKE TERRACE DR  
LAKE ELSINORE CA 92530

381361003  
JONATHAN M CABALLOS MAGANA  
15620 LAKE TERRACE DR  
LAKE ELSINORE CA 92530

381361004  
SHOZO T. MURAKAMI  
15630 LAKE TERRACE DR  
LAKE ELSINORE CA 92530

381361005  
RACHELLE A. FREELAND  
15640 LAKE TERRACE DR  
LAKE ELSINORE CA 92530

381361006  
EVEDEAN MILLER  
417 GLASTONBURG LN  
LEWISVILLE TX 75056

381362001  
DEWEY D. DAVIDE  
P O BOX 911  
HUNTINGTON BEACH CA 92648

381362002  
CAROLE A. FEENEY  
15611 LAKE TERRACE DR  
LAKE ELSINORE CA 92530

381362003  
GREG L. FUNK  
15621 LAKE TERRACE DR  
LAKE ELSINORE CA 92530

387101004  
HT PROP  
31902 AVENIDA EVITA  
SAN JUAN CAPO CA 92675

387101005  
TED E. LACY  
2941 VIA DEL ROBLES  
FALLBROOK CA 92028

387101006  
LE INV  
2618 SAN MIGUEL STE 503  
NEWPORT BEACH CA 92660

387101007  
AZAM NAGEER  
33075 HILL ST  
LAKE ELSINORE CA 92530

387101009  
JOSE SUAREZ ESQUIVES  
33101 HILL ST  
LAKE ELSINORE CA 92530

387101010  
LAZARO TAPIA TLASECA  
33104 FAIRVIEW ST  
LAKE ELSINORE CA 92530

387101016  
STEVE S. LEE  
3272 SILVER MAPLE DR  
YORBA LINDA CA 92886

387101017  
STEVE EILERSEN  
P O BOX 2094  
TEMECULA CA 92593

387102001  
PATRICIA GARCIA  
29237 N POINTE ST  
LAKE ELSINORE CA 92530

387102003  
JORGE SALDANA  
P O BOX 277  
MURRIETA CA 92564

387102012  
VELASCO FAMILY TRUST  
8161 E KAISER BLVD 27788  
ANAHEIM CA 92809

387102013  
JOSE FELIX JIMENEZ  
33079 LIME ST  
LAKE ELSINORE CA 92530

387102014  
TODD RAYMOND MARTIN  
7 DOVER WAY  
LAKE OSWEGO OR 97034

387102015  
GENOVEVA GAYTAN  
33135 LIME ST  
LAKE ELSINORE CA 92530

387102019  
EASTON C. GULLY  
33084 HILL ST  
LAKE ELSINORE CA 92530

387102020  
HT PROP  
31902 AVD EVITA  
SAN JUAN CAPO CA 92675

387102021  
MADELENE A. LESLE  
32976 SERENA WAY  
LAKE ELSINORE CA 92530

387102022  
JORGE MORENO  
33076 HILL ST  
LAKE ELSINORE CA 92530

387103006  
JOHN T. RANKINS  
2654 W HORIZON RIDGE  
HENDERSON NV 89052

387103011  
REX E. BRATCHER  
33115 MACY ST  
LAKE ELSINORE CA 92530

387103012  
TED L. ALVERSON  
33103 MACY ST  
LAKE ELSINORE CA 92530

387103013  
GARY D. RUSH  
33089 MACY ST  
LAKE ELSINORE CA 92530



387103014  
KEITH E. BANKS  
33075 MACY ST  
LAKE ELSINORE CA 92530

387103015  
JUDY A. LIPPOLD  
33063 MACY ST  
LAKE ELSINORE CA 92530

387103016  
RUDY RAMIREZ  
33051 MACY ST  
LAKE ELSINORE CA 92530

387103017  
J & R PIKOVER FAMILY TRUST  
10171 BAYWOOD CT  
LOS ANGELES CA 90077

387103018  
JESSICA MARTINEZ  
33050 LIME ST  
LAKE ELSINORE CA 92530

387103020  
JUAN RAUL JAIME BALDERAS  
33074 LIME ST  
LAKE ELSINORE CA 92530

387103021  
LETICIA FRAUSTO  
33088 LIME ST  
LAKE ELSINORE CA 92530

387103022  
SONYJA DAVIS HELTON  
33102 LIME ST  
LAKE ELSINORE CA 92530

387103023  
RANDI VAZZANO  
33114 LIME ST  
LAKE ELSINORE CA 92530

Empire Connect C/O Anthony Hicks  
15573 Grand Ave  
Lake Elsinore, CA 92530

City of Lake Elsinore  
130 South Main Street  
Lake Elsinore, CA 92530

Richard Drury  
Komalpreet Toor  
Lozeau Drury, LLP  
1939 Harrison Street, Suite 150  
Oakland, CA 94612

Kirkland West  
Habitat Defense Council  
PO Box 7821  
Laguna Niguel, Ca, 92607-7821



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach, P.E.*  
*Assistant Director of TLMA*

## 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, 12th Floor P.O. Box 1409 Riverside, CA 92502-1409

38686 El Cerrito Road Palm Desert, CA 92201

Project Title/Case No.: CUP190013

Project Location: 15573 Grand Ave Lake Elsinore, CA 92530 (See attached map)

Project Description: Conditional Use Permit No 190013 (CUP No. 1900013). CUP No. 190013 proposes a storefront retail cannabis business and delivery service that includes two existing commercial buildings and accompanying parking. The first, existing 4,467 square foot retail building will be used as a storefront for a retail cannabis business. The second, existing 1,741 square foot building will be used for storage related to the cannabis business.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Sponsor: Empire Connect

**Exempt Status: (Check one)**

- Ministerial (Sec. 21080(b)(1); 15268)  Categorical Exemption (15301,15303)  
 Declared Emergency (Sec. 21080(b)(3); 15269(a))  Statutory Exemption (\_\_\_\_\_)  
 Emergency Project (Sec. 21080(b)(4); 15269(b)(c))  Other (15061)

Reasons why project is exempt: The Planning Department concludes the project is exempt from CEQA based on Sections 15301, 15303, and 15061 of the CEQA Guidelines.

This proposed project is exempt from California Environmental Quality Act (CEQA) review pursuant to Article 5 - Preliminary Review of Projects and Conduct of Initial Study, Section 15061 (b)(3), which states: Once a lead agency has determined that an activity is a project subject to CEQA, a lead agency shall determine whether the project is exempt from CEQA. The Project is deemed to be a "project" pursuant to CEQA. The Project is a retail business (cannabis retail) and will be occupying an existing permitted retail building or structure for the sole purpose of selling cannabis only. No cultivation, testing, microbusiness, distribution, or manufacturing is involved with the Project or project site. The Project is EXEMPT under State CEQA Guidelines Section 15061 because Section (b) (3) states: The activity is covered by the general rule that CEQA applies only to projects, which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. The proposed Project will merely continue to operate as a retail establishment similar to prior ongoing activities at the Project site. The Project will not result in any additional impacts related to traffic, air quality, or public safety, beyond what already occurs at the existing commercial retail establishment. Given the site has already been developed for such uses and only minimal façade improvements and upgrades would be required, no construction impacts would occur. As the land is already developed, there are no potential impacts related to aesthetics, biological and cultural resources, hydrology, or other similar potential impacts. Lastly, as the State has created various rules and regulations as they relate to cannabis waste, particularly for cannabis cultivators, there are no impacts related to cannabis as a hazardous waste as it relates to the commercial selling of cannabis (the State actually treats cannabis as an organic waste, versus a hazardous waste). Therefore, the project meets the requirements for CEQA exemption per Section 15061(b) (3) as there is no potential that the Project as proposed would have a significant physical impact on the environment.

Additionally, this project is also exempt from California Environmental Quality Act (CEQA) review pursuant to Article 19 - Categorical Exemptions, Section 15301 (Existing Facilities), which states: Class I consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. The key consideration is whether the project involves negligible or no expansion of an existing use. The existing site has already been utilized for ongoing retail and commercial uses at the site. Interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyance would be required, which would not significantly expand the capability of the site or substantively increase the proposed use of the site beyond what already occurs. In this case, the proposed project would not expand the existing structures and has not proposed any significant construction or improvements for the project site. Therefore, the project as proposed, would not expand upon the existing permitted buildings, would not expand the use of the site beyond those uses that already occur, and therefore the Project complies with the guidelines of the California Environmental Quality Act (CEQA), (Article 19, Section 15301 Class 1, Existing Facilities).

Furthermore, this project is exempt from California Environmental Quality Act (CEQA) review pursuant to Article 19 - Categorical Exemptions, Section 15303 (New Construction or Conversion of Small Structures). This section specifically exempts construction and location of new, small facilities or structures; and the conversion of existing small structures for one use or another where only minor modifications are made in the exterior of the structure. The Project does not include the construction of any new structures, would only propose minor modifications such as paint and signage, and would only re-entitle the existing Commercial Retail Facility. Therefore, the project as proposed, complies with the guidelines of the California Environmental Quality Act (CEQA), (Article 19, Section 15303 (New Construction or Conversion of Small Structures)).

None of the exceptions pursuant to State CEQA Guidelines section 15300.2 would occur. The Project would not have a significant effect on the environment due to unusual circumstances; would not result in a cumulative impact; would not impact any historic resources; and is not located on a hazardous site or location.

Travis Engelking \_\_\_\_\_ (951) 955-0417 \_\_\_\_\_  
County Contact Person Phone Number  
\_\_\_\_\_  
Signature Urban Regional Planner II Title Date

Date Received for Filing and Posting at OPR: \_\_\_\_\_

Please charge deposit fee case # \_\_\_\_\_

Please charge deposit fee case#: \_\_\_\_\_

**FOR COUNTY CLERK'S USE ONLY**



# COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

Agenda Item No.

4 . 4

Planning Commission Hearing: June 3, 2020

## PROPOSED PROJECT

**Case Number(s):** DA1900044 and CUP190053

**CEQA Exempt** Section 15061(b)(3), Section 15301 and Section 15303

**Area Plan:** Temescal Canyon

**Zoning Area/District:** Glen Ivy Area

**Supervisory District:** First District

**Project Planner:** Russell Brady

**Project APN(s):** 283-160-038

**Applicant(s):** River Releaf

**Representative(s):** Infrastructure Engineers



Charissa Leach, P.E.  
Assistant TLMA Director

## PROJECT DESCRIPTION AND LOCATION

**Conditional Use Permit No. 190053 (CUP190053)** is a proposal for a cannabis micro business within an existing 8,565 square foot two-story commercial building on a 0.43 acre parcel. The micro business will include indoor cultivation (4,500 square feet), manufacturing (985 square feet), retail (1,500 square feet), distribution (1,580 square feet), and supporting storage, office, employee break area, and lobby/reception areas.

**Development Agreement No. 1900044 (DA1900044)** sets forth the terms and conditions under which the Commercial Cannabis Activity of CUP190053 will operate in addition to the requirements established under Ordinance No. 348, and all other local ordinances and regulations, state law and such other terms and conditions. DA1900044 has a term of 10 years and grants the applicant vesting rights to develop the Project and will provide community benefits to the Temescal Canyon Area.

The project site is located west of Temescal Canyon Road at the intersection with Dawson Canyon Road.

The above is hereinafter referred to as the "Project".

## PROJECT RECOMMENDATION

### STAFF RECOMMENDATIONS:

**THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:**

**FIND** that the project is **EXEMPT** from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15061 (b)(3) (Common Sense), Section 15301 (Existing Facilities), and Section 15303(c) (New Construction or Conversion of Small Structures) based on the findings and conclusions in the staff report; and,

**TENTATIVELY APPROVE Development Agreement No. 1900044**, based upon the findings in this staff report, pending final adoption of the Development Agreement ordinance by the Board of Supervisors; and,

**APPROVE Conditional Use Permit No. 190053**, subject to the attached Advisory Notification Document, Conditions of Approval, and based upon the findings and conclusions provided in this staff report.

**PROJECT DATA**

**Land Use and Zoning:**

|   |   |
|---|---|
| Specific Plan:                              | N/A   |
| Existing General Plan Foundation Component: | Community Development (CD)                          |
| Existing General Plan Land Use Designation: | Light Industrial (LI)                               |
| Policy / Overlay Area:                      | N/A   |
| Surrounding General Plan Land Uses          |   |
| North:                                      | Light Industrial (LI)                               |
| East:                                       | Light Industrial (LI)                               |
| South:                                      | Light Industrial (LI)                               |
| West:                                       | Light Industrial (LI)                               |
| Existing Zoning Classification:             | Manufacturing – Service Commercial (M-SC)           |
| Proposed Zoning Classification:             | N/A   |
| Surrounding Zoning Classifications          |   |
| North:                                      | Manufacturing – Service Commercial (M-SC)           |
| East:                                       | Mineral Resources and Related Manufacturing (M-R-A) |
| South:                                      | Manufacturing – Service Commercial (M-SC)           |
| West:                                       | Manufacturing – Service Commercial (M-SC)           |
| Existing Use:                               | Vacant Commercial/Industrial Building               |
| Surrounding Uses                            |   |
| North:                                      | Industrial/Commercial                               |
| East:                                       | Vacant land   |
| South:                                      | Vacant land   |
| West:                                       | Industrial/Commercial                               |

**Project Details:**

| <i>Item</i>                    | <i>Value</i>     | <i>Min./Max. Development Standard</i> |
|--------------------------------|------------------|---------------------------------------|
| Project Site (Acres):          | 0.43 acres       | N/A                                   |
| Existing Building Area (SQFT): | 8,565            | N/A                                   |
| Building Height (FT):          | 26 feet 6 inches | 40 feet at the setback line           |

**Parking:**

| <i>Type of Use</i>                                    | <i>Building Area (in SF)</i> | <i>Parking Ratio</i>                    | <i>Spaces Required</i> | <i>Spaces Provided</i> |
|---|------------------------------|---|------------------------|------------------------|
| Commercial Cannabis – Microbusiness with Retail Sales | 8,565 sq. ft.                | 1 space/200 sq. ft. of gross floor area | 42                     | 17                     |

Note: The Conditional Use Permit proposes a specific use and the project applicant has provided additional detail to consider a reduced amount of parking provided on the site pursuant to Ordinance No. 348 Section 18.12.h

**Located Within:**

|  |                              |
|--|------------------------------|
| City's Sphere of Influence:              | Yes – Corona                 |
| Community Service Area ("CSA"):          | No                           |
| Special Flood Hazard Zone:               | No                           |
| Agricultural Preserve:                   | No                           |
| Liquefaction Area:                       | Yes – Low/Very Low Potential |
| Subsidence Area:                         | Yes – Susceptible            |
| Fault Zone:                              | No                           |
| Fire Zone:                               | Yes – Very High              |
| Mount Palomar Observatory Lighting Zone: | No                           |
| WRCMSHCP Criteria Cell:                  | Yes                          |
| CVMSHCP Conservation Boundary:           | No                           |
| Stephens Kangaroo Rat ("SKR") Fee Area:  | Yes                          |
| Airport Influence Area ("AIA"):          | No                           |

## PROJECT LOCATION MAP



## PROJECT BACKGROUND AND ANALYSIS

### Background:

### Cannabis Background:

On October 23, 2018, the Board of Supervisors adopted Ordinance No. 348.4898 that established the permitting process and regulations for commercial cannabis activities.

Applicants requesting to establish commercial cannabis retail, microbusiness, and/or cultivation uses were required to submit a request for proposal "RFP" cannabis package. Applicants who ranked highest were allowed to proceed forward with the Conditional Use Permit process. On July 2, 2019, the Board of Supervisors accepted the Cannabis RFP response package rankings list, which allowed the highest ranking applicants to begin the land use review process for their proposed project. In the first year of implementation, 50 cannabis cultivation applications and 19 cannabis retail applications began the land use review process.

The project was assigned a RFP Cannabis File No. CAN190088 and as a microbusiness was not ranked based on the limitations of license types established by the Board of Supervisors.

### Project Details:

The project will occupy an existing approximately 8,565 square feet building within an existing small business park. The business park was originally approved in 2003 under Plot Plan No. 18511 (PP18511). The business park was subsequently constructed and has been occupied by a variety of office and light industrial uses.



The project includes components for retail, cultivation, distribution, and manufacturing. The retail component will operate between the hours of 8 a.m. to 10 p.m. daily in accordance with the County of Riverside Ordinance No. 348 Section 19.505 (I) that limits retail hours of operation of 6 a.m. to 10 p.m. The cultivation, distribution, and manufacturing components are proposed to operate from 10 p.m. to 8 a.m. the following day in the hours that the retail component is not operating. Section 19.505 (I) does not limit the hours of operations for other Commercial Cannabis Activities, although they may be specified in the Conditional Use Permit.

The parking rate of 1 space per 200 square feet for gross floor area for a cannabis microbusiness results in a requirement of 42 spaces. Pursuant to Ordinance No. 348 Section 18.12.h (Special Review of Parking), the Planning Director may reduce the parking requirement otherwise prescribed based on sufficient evidence and documentation to demonstrate unusual conditions warrant a parking reduction. The parking rate for a cannabis microbusiness was included with the recent update to Ordinance No. 348 to permit Commercial Cannabis uses and this rate was not based on specific data or sampling of these specific uses, in particular a microbusiness with its mix of uses and parking demands, and the amount of parking necessary to serve the use.

The retail component of the microbusiness is the more likely larger generator of demand for parking. Even then, compared to typical retail uses, based on planned controlled access into the retail area of the building would likely result in a lower occupancy of the retail area compared to typical retail uses, which also uses a rate of 1 space per 200 square feet. The other components of the microbusiness would be occupied by employees only and would operate at times where the retail component is not operating. The project anticipates a maximum of 6 employees for the retail component at a given time and a maximum of 9 employees total for the distribution, cultivation, and manufacturing components at a given time. Security will be up to 3 guards at a given time. Based on this and the retail area encompassing 1,500 square feet and applying the 1 space per 200 square feet on that component for the daytime operations results in a required daytime parking of 8 spaces. For the nighttime operations, utilizing the number of employees of 9 and the 3 security guards, the 17 spaces provided on the parcel would be more than adequate for those employees.

Electrical vehicle (EV) parking is not needed for this project because EV parking is required for development projects involving at least 25 parking spaces and this project is only being required to provide the 17 parking spaces that currently exist on the site.

### **General Plan Consistency**

The project site has a General Plan Foundation Component and Land Use Designation of Community Development (CD): Light Industrial (LI). The Community Development General Plan Foundation Component depicts areas where urban and suburban development is appropriate. It is the intent of this Foundation Component to provide a breadth of land uses that foster variety and choice, accommodate a range of life styles, living and working conditions, and accommodate diverse community settings. The goal is to accommodate a balance of jobs, housing, and services within communities to help achieve other aspects of the RCIP Vision, such as mobility, open space, and air quality goals.

The Light Industrial land use designation allows for a wide variety of industrial and related uses, including assembly and light manufacturing, repair and other service facilities, warehousing, distribution centers, and supporting retail uses. The project is consistent with the Community Development General Plan

Foundation Component and Light Industrial Land Use Designation as the proposed permit includes retail, manufacturing, and service uses.

### **Zoning Consistency**

The project site is zoned Manufacturing – Service Commercial (M-SC). Pursuant to Ordinance No. 348, Article XIXh, Section 19.522, Cannabis Microbusinesses are allowed in the M-SC Zone with an approved conditional use permit. The applicant has submitted this CUP application to ensure compliance with all applicable development standards and regulations. As further described in the findings section, the project meets all the applicable development standards for the M-SC Zone and those set forth in Section 11.4 of Ordinance No. 348, including design, height, setbacks, and parking requirements.

DA No. 1900044 and CUP No. 190053 were submitted to the County of Riverside on October 29, 2019.

## **ENVIRONMENTAL REVIEW AND ENVIRONMENTAL FINDINGS**

This proposed project is exempt from the California Environmental Quality Act (CEQA) review pursuant to State CEQA Guidelines Section 15061 because Section (b) (3) provides: The activity is covered by the general rule that CEQA applies only to projects, which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. The proposed Project will merely continue to operate as an industrial/commercial use similar to prior ongoing activities at the Project site and similar to the immediate surrounding industrial/commercial uses. The Project will not result in any additional impacts related to traffic, air quality, or public safety, beyond what already occurs at the existing industrial/commercial establishment and was previously analyzed with the approved Plot Plan No. 18511 and the Addendum to Environmental Impact Report No. 183 that was prepared for it. Given the site has already been developed for such uses and only minimal façade improvements and upgrades would be required, no construction impacts would occur. As the land is already developed, there are no potential impacts related to aesthetics, biological and cultural resources, hydrology, or other similar potential impacts. Lastly, as the State has created various rules and regulations as they relate to cannabis waste, particularly for cannabis cultivators, there are no impacts related to cannabis as a hazardous waste as it relates to the proposed microbusiness (the State actually treats cannabis as an organic waste, versus a hazardous waste). Therefore, the project meets the requirements for CEQA exemption per Section 15061(b)(3) as there is no potential that the Project as proposed would have a significant physical impact on the environment.

Additionally, this project is also exempt from California Environmental Quality Act (CEQA) review pursuant to Article 19 - Categorical Exemptions, Section 15301 (Existing Facilities), which provides: Class I consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. The key consideration is whether the project involves negligible or no expansion of an existing use. The existing site has already been utilized for ongoing industrial and commercial uses. Interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyance would be required, which would not significantly expand the capability of the site or substantively increase the proposed use of the site beyond what already occurs. In this case, the proposed project would not expand the existing building and has not proposed any significant construction or improvements for the project site. Therefore, the project as proposed, would not expand upon the existing permitted buildings, would not expand the use of the site beyond those uses that already occur, and therefore the Project complies with the guidelines of the

California Environmental Quality Act (CEQA), (Article 19, Section 15301 Class 1, Existing Facilities).

Furthermore, this project is exempt from California Environmental Quality Act (CEQA) review pursuant to Article 19 - Categorical Exemptions, Section 15303 (New Construction or Conversion of Small Structures). This section specifically exempts construction and location of new, small facilities or structures; and the conversion of existing small structures for one use or another where only minor modifications are made in the exterior of the structure. The Project does not include the construction of any new structures, would only propose minor exterior modifications such as signage, interior improvements to accommodate the use, and would only re-entitle the existing industrial/commercial facility. Therefore, the project as proposed, complies with the guidelines of the California Environmental Quality Act (CEQA), (Article 19, Section 15303 (New Construction or Conversion of Small Structures)).

None of the exceptions pursuant to State CEQA Guidelines section 15300.2 would occur. The Project would not have a significant effect on the environment due to unusual circumstances; would not result in a cumulative impact; would not impact any historic resources; and is not located on a hazardous site or location. The proposed cannabis related use does not present any unusual circumstances since it would present similar environmental impacts compared to any other use that would be permitted to occupy the business park space. As previously noted, the impacts of this overall business park development was covered under Plot Plan No. 18511 and specifically the Addendum to Environmental Impact Report No. 183 that was prepared for it. Since all impacts of the proposed use would be similar to other uses that would occupy the space, all potential cumulative impacts of this use were also previously addressed in the prior approvals. No historic resources are known to exist on the site that could be impacted since the site is recently developed. The site is not known to be located on a hazardous site based on available data. Additionally, since the State has created various rules and regulations as they relate to cannabis waste, particularly for cannabis cultivators, there are no impacts related to cannabis as a hazardous waste as it relates to the commercial selling of cannabis (the State actually treats cannabis as an organic waste, versus a hazardous waste).

## **FINDINGS AND CONCLUSIONS**

**In order for the County to approve the proposed project, the following findings are required to be made:**

### **Land Use Findings:**

1. The project site has a General Plan Land Use Designation of Light Industrial (LI). The Light Industrial land use designation allows for a wide variety of industrial and related uses, including assembly and light manufacturing, repair and other service facilities, warehousing, distribution centers, and supporting retail uses. The project is consistent with the Community Development General Plan Foundation Component and Light Industrial Land Use Designation as the proposed permit includes retail, manufacturing, and service uses. Additionally, the Community Development General Plan Foundation Component depicts areas where urban and suburban development is appropriate. It is the intent of this Foundation Component to provide a breadth of land uses that foster variety and choice, accommodate a range of life styles, living and working conditions, and accommodate diverse community settings. The goal is to accommodate a balance of jobs, housing, and services within communities to help achieve other aspects of the RCIP Vision, such as mobility, open space, and air quality goals.

The project is consistent with the Community Development General Plan Foundation Component and Light Industrial Land Use Designation as it would provide community services and job opportunities within the surrounding community.

2. The site has a Zoning Classification of Manufacturing – Service Commercial (M-SC), which is consistent with the Riverside County General Plan because the M-SC Zone conditionally allows specified industrial and commercial uses which implements the CD:LI General Plan Land Use Designation that encourages retail and manufacturing uses.
3. The proposed use, a Cannabis Microbusiness, is allowed in the M-SC Zoning Classification with an approved Conditional Use Permit.
4. The uses surrounding the property in question are predominately industrial and commercial businesses such as an auto body shop to the north, a laser cutting business, and metal material distribution. The project's proposed use is compatible with the surrounding uses because the cannabis microbusiness that includes indoor cultivation, manufacturing, distribution, and retail is consistent with the industrial/commercial activity of the surrounding businesses.

**Conditional Use Permit Findings:**

1. The proposed use will not be detrimental to the health, safety, or general welfare of the community since the project has been reviewed by County departments specifically for these concerns and has received departmental approvals and has been designed and conditioned to protect the health, safety, and general welfare of the community. Based on the findings included in this staff report, advisory notification document and conditions of approval, the proposed project will not be detrimental to the health, safety or general welfare of the community and is subject to those conditions necessary to protect the health, safety, and general welfare of the community.
2. The proposed project conforms to the logical development of the land and is compatible with the present and future logical development of the surrounding property, as the project site is surrounded by properties which are designated Community Development: Light Industrial (CD:LI) which allows for a wide variety of industrial and related uses, including assembly and light manufacturing, repair and other service facilities, warehousing, distribution centers, and supporting retail uses. The proposed use, a cannabis microbusiness including indoor cultivation, manufacturing, distribution, and retail would provide community services and job opportunities within the surrounding community. Additionally, the project complies with the development standards of the M-SC Zone. Therefore, the proposed project conforms to the logical development of the land and to be compatible with the present and future logical development of the surrounding property.
3. All use permits which permit the construction of more than one structure on a single legally divided parcel shall, in addition to all other requirements, be subject to a condition which prohibits the sale of any existing or subsequently constructed structures on the parcel until the parcel is divided and a final map recorded in accordance with Ordinance No. 460 in such a manner that each building is located on a separate legally divided parcel. The existing building is a single building on a single parcel, so this situation does not exist for this project.

**Permit Requirements for All Commercial Cannabis Activities:**

1. Section 19.505 of Ordinance No. 348 sets forth requirements that all Commercial Cannabis Activities, including commercial cannabis microbusinesses, must comply with, including, among others, submitting an appropriate application, obtaining and maintaining a state license, being sited and operated in such a way that controls odors, being limited in hours of operation, and implementing sufficient security measures. All of these requirements have either already been met or are required in the attached project's Conditions of Approval or Advisory Notification Document which are incorporated herein by this reference. Specifically, Planning. 6, Planning. 9, Planning 14 and 15 of the Advisory Notification Document address odor, hours of operation and security.
2. While security has been raised as a concern relating to cannabis-related activities, a standard condition of approval or requirement of the Advisory Notification Document (Planning. 14 and 15) requires sufficient security measures to deter and prevent the unauthorized entrance into areas containing Cannabis or Cannabis Products, to deter and prevent theft of Cannabis or Cannabis Produces, and to ensure emergency access in accordance with applicable Fire Code standards. These requirements include the following:
  - a. A plan to prevent individuals from loitering on the lot if they are not engaging in activity expressly related to the Commercial Cannabis Activity.
  - b. 24 hour emergency contact information for the owner or an on-site employee which shall be provided to the County.
  - c. A professionally installed, maintained, and monitored alarm system.
  - d. Except for Live Cannabis Plants being cultivated at a cultivation facility and limited amounts of Cannabis for display purposes, all Cannabis and Cannabis Products shall be stored in a secured and locked structure and in a secured and locked safe room, safe, or vault, and in a manner as to prevent diversion, theft, and loss.
  - e. 24 hour security surveillance cameras to monitor all entrances and exits to a Commercial Cannabis Activity, all interior spaces within the Commercial Cannabis Activity that are open and accessible to the public, and all interior spaces where Cannabis, cash or currency is being stored for any period of time on a regular basis. The permittee for a Commercial Cannabis Activity shall be responsible for ensuring that the security surveillance camera's footage is accessible. Video recordings shall be maintained for a minimum of 90 days, and shall be made available to the County upon request.

With implementation of these required measures, security concerns relating to the Commercial Cannabis Activity have been fully addressed.

### **Cannabis Microbusiness Facilities Standards:**

#### **General Location**

1. *Cannabis Microbusiness Facilities shall not be located within 600 feet from any Child Day Care Center, K-12 school, public park, or Youth Center. Distance shall be measured from the nearest point of the respective lot lines using a direct straight-line measurement. A new adjacent use will not affect the continuation of an existing legal use that has been established under this Article and continuously operating in compliance with the conditional use permit, and local and State laws and regulations. The*

project is not located within 600 feet from any Child Day Care Center, K-12 school, public park, or Youth Center. This is met because a radius map buffering 1,000 feet from the subject site was prepared by Riverside County and has not identified any Child Day Care Center, K-12 school, public park, or Youth Centers within 600 feet of the site.

2. Cannabis Microbusiness Facilities that include a Cannabis retail competent shall not be located within 1,000 feet from any Child Day Care Center, K-12 school, public park, or Youth Center. Distance shall be measured from the nearest point of the respective lot lines using a direct straight-line measurement. A new adjacent use will not affect the continuation of an existing legal use that has been established under this Article and continuously operating in compliance with the conditional use permit, and local and State laws and regulations. This location requirement may be modified with the approval of a variance pursuant to Section 18.27 of this ordinance. In no case shall the distance be less than allowed by State law. The project is not located within 1,000 feet from any Child Day Care Center, K-12 school, public park, or Youth Center. This is met because a radius map buffering 1,000 feet from the subject site was prepared by Riverside County and has not identified any Child Day Care Center, K-12 school, public park, or Youth Centers within 1,000 feet of the site.

#### Setbacks

3. *All Cannabis Microbusiness Facilities shall comply with the setback standards for the zone classification they are located in, except when adjacent to a residential zone where the minimum setback from the residentially zoned lot lines shall be 25 feet. In the event that a Cannabis Microbusiness Facility includes retail sales of Cannabis, then the minimum setback from residentially zoned lot lines shall be 40 feet.* As detailed in the following section addressing the development standards of the M-SC, the project meets all applicable setback standards of the M-SC zone. The project is not located adjacent to any residential zone, so the additional provision setbacks to such properties does not apply.
4. *Setbacks may be modified with an approved setback adjustment in accordance with Section 18.33 of this ordinance. In no case shall a setback be less than setbacks required by the State of California Bureau of Cannabis Control, the California Building Code or Ordinance No. 457.* No setback adjustments are applicable.

#### Activities

5. *Cannabis Microbusiness Facilities shall not transport or store non-cannabis goods.* The project has been conditioned to meet this standard. (Advisory Notification Document Planning-All No. 1 Planning Cannabis Microbusiness Operations – 1)
6. *Cannabis Microbusiness Facilities may distribute, manufacture (without volatile solvents) and dispense Cannabis under a single Cannabis Microbusiness Facilities license issued by the State.* The project does propose a Microbusiness that includes distribution, manufacture, and dispensing/retail. The manufacturing component does not propose any volatile solvents to be utilized. The project has been conditioned to meet this standard. (Advisory Notification Document Planning-All No. 2 Planning Cannabis Microbusiness Operations – 2)
7. *Cannabis Microbusiness Facilities may cultivate Cannabis indoors in an area less than 10,000 square feet.* The project does include indoor cannabis cultivation within a 4,500 square foot area, which meets this standard.

8. *Cannabis Microbusiness Facilities shall include at least three of the following Commercial Cannabis Activities, which shall be set forth in the conditional use permit; Indoor Cultivation up to 10,000 square feet, Manufacturing (with non-volatile solvents), Distribution, and Retail sales.* The proposed Project includes all four uses and complies with this standard.

#### Operations

9. *Cannabis Microbusiness Facilities shall comply with the operational requirements set forth in this Article that apply to the specified uses authorized by the approved conditional use permits, and the water and energy conservation standards as applicable to Cannabis Microbusiness Facilities that includes cultivation.* The proposed Cannabis Microbusiness includes retail, manufacturing, distribution and cultivation. The operational requirements for each separate use are included in the following sections with the applicable findings for each.

#### Retail Operational Requirements

1. The project complies with the operational requirements set forth in Ordinance No. 348 Section 19.519.C. as shown below:
  - a. *Entrances into the retail location of the Cannabis Retailer shall be separate from the reception area and locked at all times with entry strictly controlled. An electronic or mechanical entry system shall be utilized to limit access and entry to the retail location.* As provided by the floor plan, Exhibit C, all retail, reception, employee offices, and inventory areas shall have electronic or mechanical secured access. The project has been conditioned to meet this standard. (Advisory Notification Document Planning Cannabis Retail Operations – 1)
  - b. *Cannabis Retailers may include the sale of Medical Cannabis, requiring an M-License from the State. Cannabis Retailers selling only Medical Cannabis shall verify consumers who enter the Premises are at least 18 years of age and that they hold a valid Physician's Recommendation.* The project owner and management shall provide adequate training and education at the location as to these matters and require all customers to provide proper Identification to very consumers are of appropriate age. The project has been conditioned to meet this standard. (Advisory Notification Document Planning-Cannabis Retail Operations – 2)
  - c. *Cannabis Retailers may include the sale of Adult Use Cannabis, requiring an A-license from the State. Cannabis Retailers selling only Adult Use Cannabis shall verify that consumers who enter the Premises are at least 21 years of age.* The project owner and management shall provide adequate training and education at the location as to these matters and require all customers to provide proper Identification to very consumers are at least 21 years of age. The project has been conditioned to meet this standard. (Advisory Notification Document Planning Cannabis Retail Operations – 3)
  - d. *A Cannabis Retailers may include the sale of both Medical and Adult use Cannabis requiring both an A-License and an M-License from the State. All Cannabis Retailers selling both Medical and Adult Use Cannabis shall verify that consumers who enter the premises are at least 18 years of age and that they hold a valid Physician's Recommendation or are at least 21 years of age.* The project owner and management shall provide adequate training and education at the location as to these matters and require all customers to provide proper Identification to very consumers are

of appropriate age. The project has been conditioned to meet this standard. (Advisory Notification Document Planning Cannabis Retail Operations – 4)

- e. *Display areas shall include the smallest amount of Cannabis and Cannabis Products reasonably anticipated to meet sales during operating hours.* The project has been conditioned to meet this standard. (Advisory Notification Document Planning Cannabis Retail Operations – 5)
- f. *Cannabis and Cannabis Products not in the display area shall be maintained in a locked secure area.* The project has been conditioned to meet this standard. (Advisory Notification Document Planning Cannabis Retail Operations – 6)
- g. *Not more than 10% of the Cannabis Retailer floor area, up to a maximum of 50 square feet, shall be used for the sale of incidental goods such as, but not limited to, clothing, posters, or non-cannabis goods.* The project meets this standard because the provided floor plan, Exhibit C shows the maximum of 50 square feet for incidental goods that will be displayed at the sales counter only. It has been conditioned that not more than 10% of the Cannabis Retailer floor area, up to a maximum of 50 square feet, shall be used for the sale of incidental goods such as, but not limited to, clothing, posters, or non-cannabis goods. The project has been conditioned to meet this standard. (Advisory Notification Document Planning Cannabis Retail Operations – 7)
- h. *Restroom facilities shall be locked and under the control of the Cannabis Retailer.* As provided by the floor plan of the project, Exhibit C, the restroom facilities have a locking door to the designated room. The project has been conditioned to meet this standard. (Advisory Notification Document Planning Cannabis Retail Operations – 8)
- i. *Cannabis Retailers shall ensure that all Cannabis and Cannabis Products held for sale by the Cannabis Retailer are cultivated, manufactured, transported, distributed, and tested by California licensed and permitted facilities that are in full conformance with State and local laws and regulations.* The project has been conditioned to meet this standard. (Advisory Notification Document Planning Cannabis Retail Operations – 9)
- j. *Cannabis Retailers shall not distribute any Cannabis or Cannabis Product unless such products are labeled and in a tamper-evident package in compliance with the California Business and Professions Code and any additional rules promulgated by a licensing authority.* The project has been conditioned to meet this standard. (Advisory Notification Document Planning Cannabis Retail Operations – 10)
- k. *Cannabis Retailers shall not provide free samples of any type, including Cannabis Products, to any person and shall not allow any person to provide free samples on the Cannabis Retailer's lot.* It has been conditioned the Cannabis Retailer shall not provide free samples of any type, including Cannabis Products, to any person and shall not allow any person to provide free samples on the Cannabis Retailer's lot. The project has been conditioned to meet this standard. (Advisory Notification Document Planning Cannabis Retail Operations – 11)
- l. *Deliveries shall be conducted in accordance with California Business and Professions Code Section 26090 or as may be amended and all state regulations pertaining to delivery of Cannabis Products.* The project has been conditioned to meet this standard. (Advisory Notification Document Planning Cannabis Retail Operations – 12)



- m. *Cannabis or Cannabis Products shall not be sold or delivered by any means or method to any person within a motor vehicle.* The project has been conditioned to meet this standard. (Advisory Notification Document Planning Cannabis Retail Operations – 13)
- n. *Cannabis Retailers shall not include a drive-in, drive-through or walk up window where retail sales of Cannabis or Cannabis Products are sold to persons or persons within or about a motor vehicle.* The project is not designed with a drive-in, drive-through, or walk up window and has further been conditioned to meet this standard. (Advisory Notification Document Planning Cannabis Retail Operations – 14)

#### Manufacturing Operational Requirements

- 1. The project complies with the Manufacturing operational requirements set forth in Ordinance No. 348 Section 19.515.E. as shown below:
  - a. *Any compressed gases used in the manufacturing process shall not be stored on any lot within in containers that exceeds the amount which is approved by the Riverside County Fire Department and authorized by the conditional use permit.* The project has been conditioned to meet this standard. (Advisory Notification Document Planning Manufacturing Operations – 1)
  - b. *Closed loop systems for compressed gas extraction systems must be commercially manufactured, bear a permanently affixed and visible serial number and certified by an engineer licensed by the State of California that the system was commercially manufactured, is safe for its intended use, and was built to codes of recognized and generally accepted good engineering practices.* The project has been conditioned to meet this standard. (Advisory Notification Document Planning-Manufacturing Operations – 2)
  - c. *Cannabis Manufacturing Facilities shall have a training program for persons using solvents or gases in a closed looped system to create cannabis extracts on how to use the system, to access applicable material safety data sheets and to handle and store the solvents and gases safely.* The project has been conditioned to meet this standard. (Advisory Notification Document Planning Manufacturing Operations – 3)

#### Distribution Operational Requirements

- 1. The project complies with the Distribution operational requirements set forth in Ordinance No. 348 Section 19.521.C. as shown below:
  - a. *Cannabis and Cannabis Products shall only be transported between permitted and licensed Commercial Cannabis Activities.* The project has been conditioned to meet this standard. (Advisory Notification Document Planning Distribution Operations – 1)
  - b. *In addition to the requirements of Ordinance No. 348 Section 19.505.Q. the following record keeping measures are required to be implemented for all Cannabis Distribution Facilities:*
    - i. *Prior to transporting Cannabis or Cannabis Products, a shipping manifest shall be completed as required by state law and regulations.* The project has been conditioned to meet this standard. (Advisory Notification Document Planning Distribution Operations – 2)

- ii. *A copy of the shipping manifest shall be maintained during transportation and shall be made available upon request to law enforcement or any agents of the State or County charged with enforcement.* The project has been conditioned to meet this standard. (Advisory Notification Document Planning Distribution Operations – 2)
- iii. *Cannabis Distribution Facilities shall maintain appropriate records of transactions and shipping manifests that demonstrate an organized method of storing and transporting Cannabis and Cannabis Products to maintain a clear chain of custody.* The project has been conditioned to meet this standard. (Advisory Notification Document Planning Distribution Operations – 2)
- c. *Cannabis Distribution Facilities shall ensure that appropriate samples of Cannabis or Cannabis Products are tested by a permitted and licensed testing facility prior to distribution and shall maintain a copy of the test results in its files.* The project has been conditioned to meet this standard. (Advisory Notification Document Planning-All No. 27 Distribution Operations – 3)
- d. *Cannabis Distribution Facilities shall not be open to the public.* The Distribution component of the project is located on the second floor of the building and is not readily accessible to any public areas of the retail component of the project. The project has been conditioned to meet this standard. Advisory Notification Document Planning-All No. 28 Distribution Operations – 4)
- e. *Cannabis Distribution Facilities shall not transport or store non-cannabis goods.* The project has been conditioned to meet this standard. (Advisory Notification Document Planning-All No. 29 Distribution Operations – 5)

#### Cultivation Operational and Water and Energy Conservation Requirements

- 1. The project complies with the Cultivation water and energy conservation requirements and operational requirements set forth in Ordinance No. 348 Section 19.511.G through I as shown below:
  - a. *ENERGY CONSERVATION MEASURES. All Cannabis Cultivation operations shall include adequate measures to address the projected energy demand for Cannabis cultivation at the lot. On-site renewable energy generation shall be required for all Indoor Cannabis Cultivation operations. Renewable energy systems shall be designed to have a generation potential equal to or greater than 20-percent of the anticipated energy demand.* The project has been conditioned to meet this standard. (Advisory Notification Document Planning-Cultivation Operations – 1)
  - b. *WATER CONSERVATION MEASURES. All Cannabis Cultivation operations shall include adequate measures that minimize use of water for cultivation on the lot. Water conservation measures, water capture systems, or grey water systems shall be incorporated into the operations in order to minimize use of water where feasible.* The project has been conditioned to meet this standard. (Advisory Notification Document Planning Cultivation Operations – 2)
  - c. OPERATIONS.
    - i. *All Cannabis Cultivation lighting shall be fully shielded, downward casting and not spill over onto structures, other properties or the night sky. All Indoor and Mixed Light Cannabis Cultivation operations shall be fully contained so that little to no light escapes. Light shall not escape at a level that is visible from neighboring properties between sunset and sunrise.* The

cultivation is proposed indoors and the portion of the building where it is proposed does not contain windows where any internal light would escape to be visible to neighboring properties. Furthermore, the project has been conditioned to meet this standard. (Advisory Notification Document Planning Cultivation Operations – 3)

- ii. *All Cannabis Cultivation operations shall accumulate or store garbage and refuse in a nonabsorbent, water-tight, vector resistant, durable, easily cleanable, galvanized metal or heavy plastic containers with tight fitting lids. No refuse container shall be filled beyond the capacity to completely close the lid. All garbage and refuse on the site shall not be accumulated or stored for more than seven calendar days, and shall be properly disposed of before the end of the seventh day. All waste, including but not limited to refuse, garbage, green waste and recyclables, must be disposed of in accordance with County and State laws and regulations. All waste generated from Cannabis Cultivation operations must be properly stored and secured to prevent access from the public.* The project has been conditioned to meet this standard. (Advisory Notification Document Planning Cultivation Operations – 4)
- iii. *Onsite generators are prohibited, except as a source of energy in an emergencies. Onsite generators for emergency use shall be included in the conditional use permit.* The project is proposed within an existing building with electricity service and does not propose a generator on site. Regardless, the project has been conditioned to meet this standard. (Advisory Notification Document Planning Cultivation Operations – 5)
- iv. *Cannabis Cultivation within the A-1, A-P, A-2, and A-D Zones shall not include the retail sales of Cannabis or Cannabis Products.* The project is not located within these zones, so this standard is not applicable.

#### **Cannabis Microbusiness Findings:**

1. *The project complies with all the requirements of the State and County for a Cannabis Microbusiness facility.* This is met because the project has been designed and conditioned to meet these requirements.
2. *The Cannabis Microbusiness Facility's operating plan demonstrates proper protocols and procedures that address enforcement priorities for Cannabis activities including restricting access to minors, and ensuring that Cannabis and Cannabis Products are obtained from and supplied only to other permitted and licensed sources within the State and not distributed out of State.* The Project's Operating Plan addressing Safety and Security Protocols notes that minors will not be allowed on the premises, even if accompanied by a parent or guardian. The operating plan also includes a variety of measures and protocols regarding verification of licensing for product obtained or distributed.
3. *The Cannabis Microbusiness Facility is not located within 1,000 feet from any Child Day Care Center, K-12 school, public park, or Youth Center or a variance has been approved allowing a shorter distance but not less than recommended by State law.* The project is not located within 1,000 feet from any Child Day Care Center, K-12 school, public park, or Youth Center. This is met because a radius map buffering 1,000 feet from the subject site was prepared by Riverside County and has not identified any Child Day Care Center, K-12 school, public park, or Youth Centers within 1,000 feet of the site.
4. *For Cannabis Microbusiness Facility lots with verified cannabis-related violations within the last 12 months prior to the adoption date of Ordinance No. 348.4898, the use will not contribute to repeat*

*violation on the site and all applicable fees have been paid. This is met because no record of any cannabis-related violations within the last 12 months exist at the project site.*

**Manufacturing – Service Commercial (M-SC) Zone Development Standards Findings:**

1. The development standards of the M-SC Zoning Classification are as follows:
  - a. *The minimum lot size shall be 10,000 square feet with a minimum average lot width of 75 feet, except that a lot size not less than 7,000 square feet and an average width of not less than 65 feet may be permitted when sewers are available and will be utilized for the development. No subdivision is proposed at this time that would create parcels smaller than what currently exists. The existing parcel that the project is located on is approximately 19,132 square feet in size, so it meets the standard already.*
  - b. *Setbacks.*
    - i. *Where the front, side, or rear yard adjoins a lot zoned R-R, R-1, R-A, R-2, R-3, R-4, R-6, R-T, R-T-R, or W-2-M, the minimum setback shall be 25 feet from the property line. The Project is not adjacent to any such zones, so this setback does not apply.*
    - ii. *Where the front, side, or rear yard adjoins a lot with zoning classification other than those specified in the prior section, there is no minimum setback. This condition exists on all sides of the site.*
    - iii. *Where the front, side, or rear yard adjoins a street, the minimum setback shall be 25 feet from the property line. The Project site is bordered by Temescal Canyon Road to the east. Since the project already contains an existing building, the project already provides a setback of approximately 61 feet from the right-of-way line for Temescal Canyon Road.*
    - iv. *Within the exception of those portions of the setback area for which landscaping is required by Subsection E. below, the setback area may only be used for driveways, automobile parking, or landscaping. A setback area which adjoins a street separating it from a lot with a zoning classification other than those zones specified in paragraph (1) above, may also be used for loading docks. No other uses or improvements exist or are proposed within the designated setback areas other than driveways, parking, and landscaping.*
  - c. *Height Requirements. The height of structures, including buildings, shall be as follows:*
    - i. *Structures shall not exceed 40 feet at the yard setback line. The existing building is 26.5 feet tall and no additional improvements are proposed that would increase the height.*
    - ii. *Buildings shall not exceed 50 feet unless a height up to 75 feet is approved pursuant to Section 18.34 of Ordinance No. 348. As noted previously the existing and proposed building height is 26.5 feet.*
    - iii. *Structures other than buildings shall not exceed 50 feet unless a height up to 105 feet is approved pursuant to Section 18.34 of Ordinance No. 348. No other structures are proposed by the project for this to apply to.*

- iv. *Broadcasting antennas shall not exceed 50 feet unless a greater height is approved pursuant to Section 18.34 of Ordinance No. 348.* No broadcasting antennas are proposed for this to apply to.
  
- d. *Masonry Wall. Prior to occupancy of any industrial use permitted in the M-SC zone, a six foot high solid masonry wall or combination landscaped earthen berm and masonry wall shall be constructed on each property line that adjoins any parcel specifically zoned for residential use, unless otherwise approved by the hearing officer or body.* As noted previously in the setbacks section, the project site is not located adjacent to any parcels with residential zoning, so there are no other parcels that adjoin the subject site for this to be applicable to. Additionally, there are not any parcels with residential zoning on opposite sides of the streets that abut the project site.
  
- e. *Landscaping.*
  - i. *A minimum of ten percent of the site shall be landscaped and irrigated.* The Project site is already developed and on the project parcel there is approximately 2,615 square feet of landscaping, which equates to approximately 13.6% of landscape coverage on the 19,132 square foot site.
  
  - ii. *A minimum ten foot strip adjacent to street right-of-way lines shall be appropriately landscaped and maintained, except for designated pedestrian and vehicular access ways. Said landscape strip shall not include landscaping located within the street right-of-way.* The project site is already developed and includes an approximately 21 foot landscaping strip adjacent to the Temescal Canyon right-of-way that is only interrupted with pedestrian and vehicle access paths.
  
  - iii. *A minimum 20 foot strip adjacent to lots zoned R-R, R-1, R-A, R-2, R-3, R-4, R-6, R-T, R-T-R, or W-2-M, or separated by a street from a lot with said zoning, shall be landscaped and maintained, unless a tree screen or other buffer treatment is approved by the hearing officer or body. However, in no case shall said landscaping be less than ten feet wide excluding curbing.* As noted previously, there are no parcels with residential zoning adjacent to or across the street from the project site, so this standard does not apply.
  
- f. *Parking Areas. Parking areas shall be provided as required by Section 18.12 of Ordinance No. 348.* The parking rate of 1 space per 200 square feet for gross floor area for a cannabis microbusiness results in a requirement of 42 spaces. Pursuant to Ordinance No. 348 Section 18.12.h (Special Review of Parking), the Planning Director may reduce the parking requirement otherwise prescribed based on sufficient evidence and documentation to demonstrate unusual conditions warrant a parking reduction. The parking rate for a cannabis microbusiness was included with the recent update to Ordinance No. 348 to permit Commercial Cannabis uses and this rate was not based on specific data or sampling of these specific uses, in particular a microbusiness with its mix of uses and parking demands, and the amount of parking necessary to serve the use. The retail component of the microbusiness is the more likely larger generator of demand for parking. Even then, compared to typical retail uses, based on planned controlled access into the retail area of the building would likely result in a lower occupancy of the retail area compared to typical retail uses, which also uses a rate of 1 space per 200 square feet. The other components of the microbusiness would be occupied by employees only and would operate at times where the retail component is not operating. The project anticipates a maximum of 6 employees for the retail component at a given time and a maximum of 9 employees total for the

distribution, cultivation, and manufacturing components at a given time. Security will be up to 3 guards at a given time. Based on this and the retail area encompassing 1,500 square feet and applying the 1 space per 200 square feet on that component for the daytime operations results in a required daytime parking of 8 spaces. For the nighttime operations, utilizing the number of employees of 9 and the 3 security guards, the 17 spaces provided on the parcel would be more than adequate for those employees. Based on these unusual circumstances, the Planning Director has determined that the parking requirement may be reduced. A total of 17 spaces are provided on the parcel dedicated for this building. Electrical vehicle (EV) parking is not needed for this project because EV parking is required for development projects involving at least 25 parking spaces and this project is only required to provide the 17 parking spaces that currently exist on the site.

- g. *Trash Collection Areas. Trash collection areas shall be screened by landscaping or architectural features in such a manner as not to be visible from a public street or from any adjacent residential area.* Trash and other service areas are proposed within the loading areas for the building. These loading areas are located on the north side of the building, which does not directly face any street or any residential area.
- h. *Outside Storage and Service Areas. Outside storage shall be screened with structures or landscaping.* No outside storage or service areas are proposed with the Project.
- i. *Utilities. Utilities shall be installed underground except electrical lines rated at 33kV or greater.* The Project is conditioned to underground any new utilities, excluding electrical lines rated higher than 33 kV.
- j. *Mechanical Equipment. Mechanical equipment used in the manufacturing process shall be required to be enclosed in a building, and roof mounted accessory equipment may be required to be screened from view.* The project building is already constructed and all current rooftop equipment is adequately screened by the parapet. The project is anticipated to install rooftop mounted solar panels to comply with the renewable energy requirements for cultivation. These panels will also be required to comply with the standard to be verified at building permit and final inspection pursuant to the conditions of approval on the project.
- k. *Lighting. All lighting, including spot lights, electrical reflectors and other means of illumination for signs, structures, landscaping, parking, loading, unloading and similar areas shall be focused, directed, and arranged to prevent glare or direct illumination on streets or adjoining property.* The Project is conditioned to comply with Ordinance No. 915 which similarly requires direction of lighting downward and away from adjoin properties.

**Other Findings:**

1. The project site is located within a Criteria Cell of the Multi-Species Habitat Conservation Plan (MSHCP). The site has previously been graded and developed and pursuant to the provisions of the MSHCP is not required to complete the Habitat Acquisition and Negotiation Strategy (HANS) process.
2. The project site is located within the City of Corona Sphere of Influence. This project was provided to City of Corona for review and comment. No comments were received either in favor or opposition of the project.

3. The project site is not located within an Airport Influence Area (“AIA”) boundary and is therefore not subject to the Airport Land Use Commission (“ALUC”) review.
4. The project site is not located within the Mount Palomar Observatory Lighting Zone boundary.
5. The project site is located within the Fee Assessment Area of the Stephen’s Kangaroo Rat Habitat Conservation Plan (“SKRHCP”). Per County Ordinance No. 663 and the SKRHCP, all applicants who submit for development permits, including maps, within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this Project, instead of onsite mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen’s Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP.

**Fire Findings:**

1. The project site is located within a Cal Fire State Responsibility Area (“SRA”) and is within a very high fire hazard severity zone. As a part of being within an SRA, the Director of the Department of Forestry and Fire Protection or his/her designee must be notified of applications for building permits, tentative tract/parcel maps, and use permits for construction or development within an SRA. Riverside County Code Section 8.32.050 (C) (2) states that the Fire Chief is authorized and directed to enforce all applicable State fire laws and provisions of this ordinance and to perform such duties as directed by the Board of Supervisors. As designated, the Riverside County Assistant Fire Marshall shall have the authority to enforce all applicable State fire laws that the notification requirement of Title 14 has been met. The following additional findings are required to be met:
  - a. This project has been designed so that each building, and the development as a whole, is in compliance sections 4290 and 4291 of the Public Resources Code by providing adequate access to and around each building, location of hydrants, minimum water flow requirements, and building design requirements pursuant to Riverside County Ordinance No. 787.
  - b. Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department.
  - c. The project meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code and Riverside County Ordinance No. 787 by providing adequate access to and around each building based on building height, location of hydrants, minimum water flow requirements, and inclusion of blue dot reflectors, which are included as conditions of approval on the project.

**Development Agreement:**

The applicant has proposed entering into the attached draft development agreement (DA) with the County for the Project. The DA is consistent with the General Plan and Board Policy B-9. Additionally, the advisory notification document, conditions of approval, and entitlement approvals are incorporated in the exhibits of the DA and will ensure that the project is developed in a way that would not conflict with the public’s health, safety or general welfare. The DA has a term of 10 years and will grant the applicant vesting rights to develop the Project in accordance with the terms of the DA. In exchange, the DA provides

certain public benefits that go beyond the basic requirements of the County including annual public benefit payments, which will be used for additional public safety services, infrastructure improvements or community enhancement programs.

**Approval Requirements and Conclusion:**

Based on the findings provided in this staff report and conditions of approval, the project is consistent with the General Plan and any applicable specific plan, complies with the development standards of the M-SC zoning classification, complies with the permit requirements for all Commercial Cannabis Activities, complies with the minimum standard requirements and will not be detrimental to the public health, safety or general welfare. Additionally, the project complies with all applicable requirements of State law and ordinances of Riverside County.

**PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH**

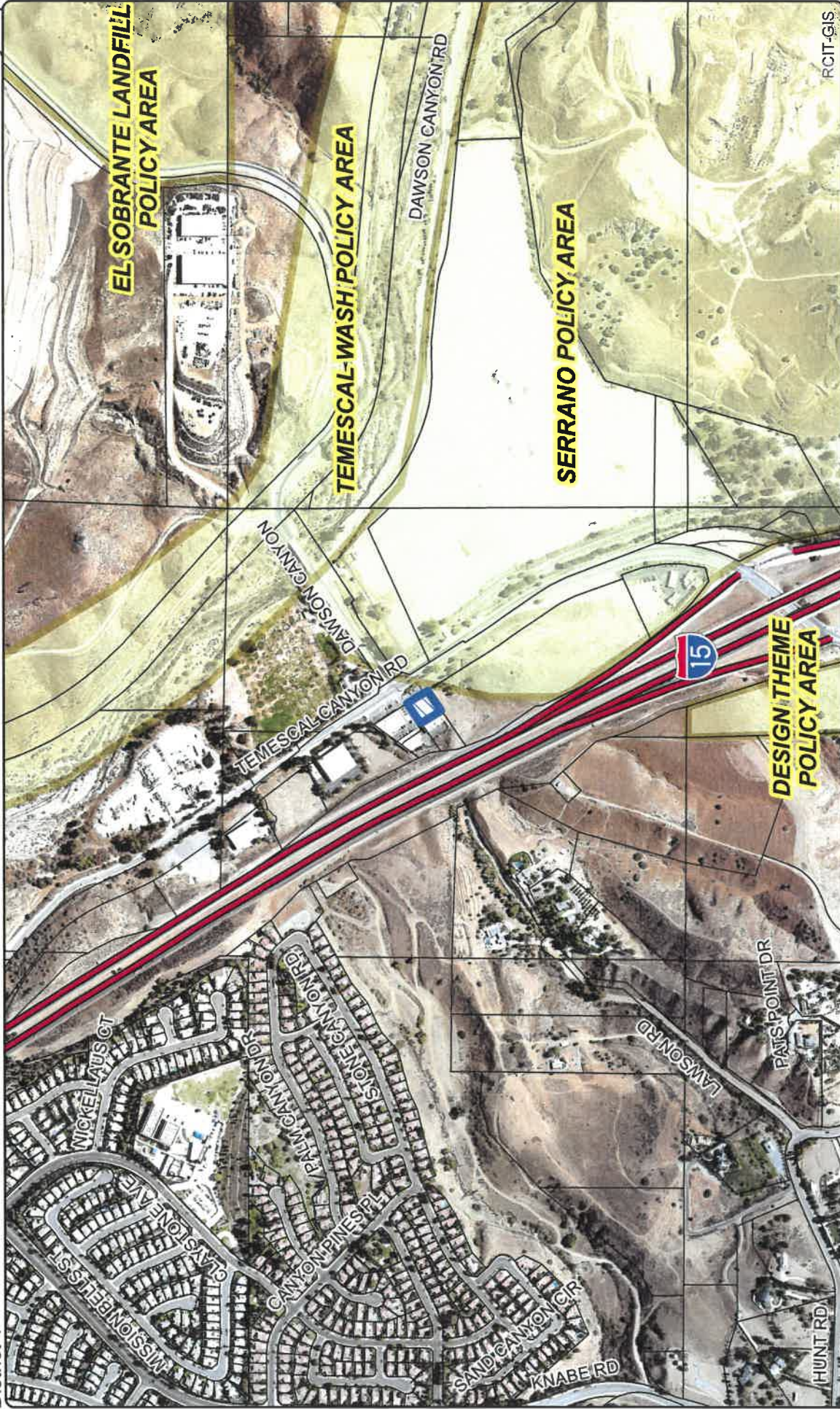
This project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 2,000 feet of the project site. As of the writing of this report, Planning Staff has not received written communication or phone calls indicating support or opposition to the proposed project.



**RIVERSIDE COUNTY PLANNING DEPARTMENT**  
**CUP190053**  
**VICINITY/POLICY AREAS**

Supervisor: Jeffries  
 District 1

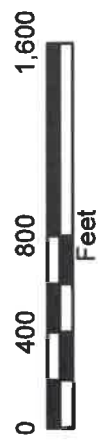
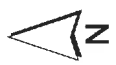
Date Drawn: 05/12/2020  
 Vicinity Map



RCIT-GIS

Author: Vinnie Nguyen

Zoning Area: Glen Ivy



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 affect future development of the subject parcels. For more information, please contact the Riverside County Planning Department offices in Riverside at (951) 945-3200 (Western County) or in Palm Desert at (760) 943-8277 (Eastern County) or Website: <http://planning.solutions.ca.gov>

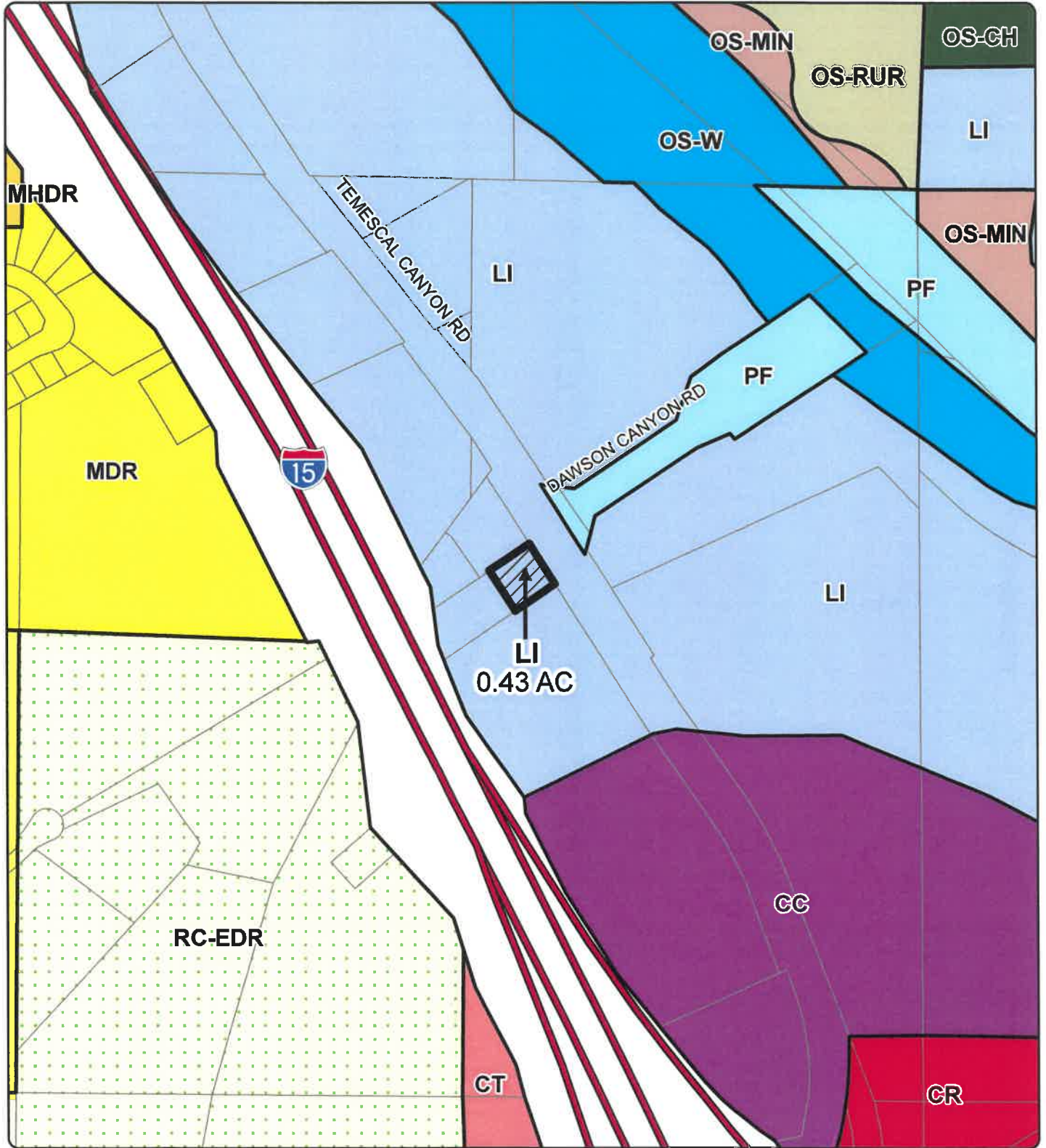
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP190053

EXISTING GENERAL PLAN

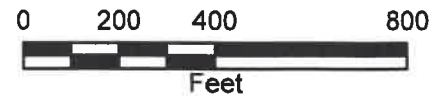
Supervisor: Jeffries  
District 1

Date Drawn: 05/12/2020  
Exhibit 5



Zoning Area: Glen Ivy

Author: Vinnie Nguyen



**DISCLAIMER:** On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rcplma.org>

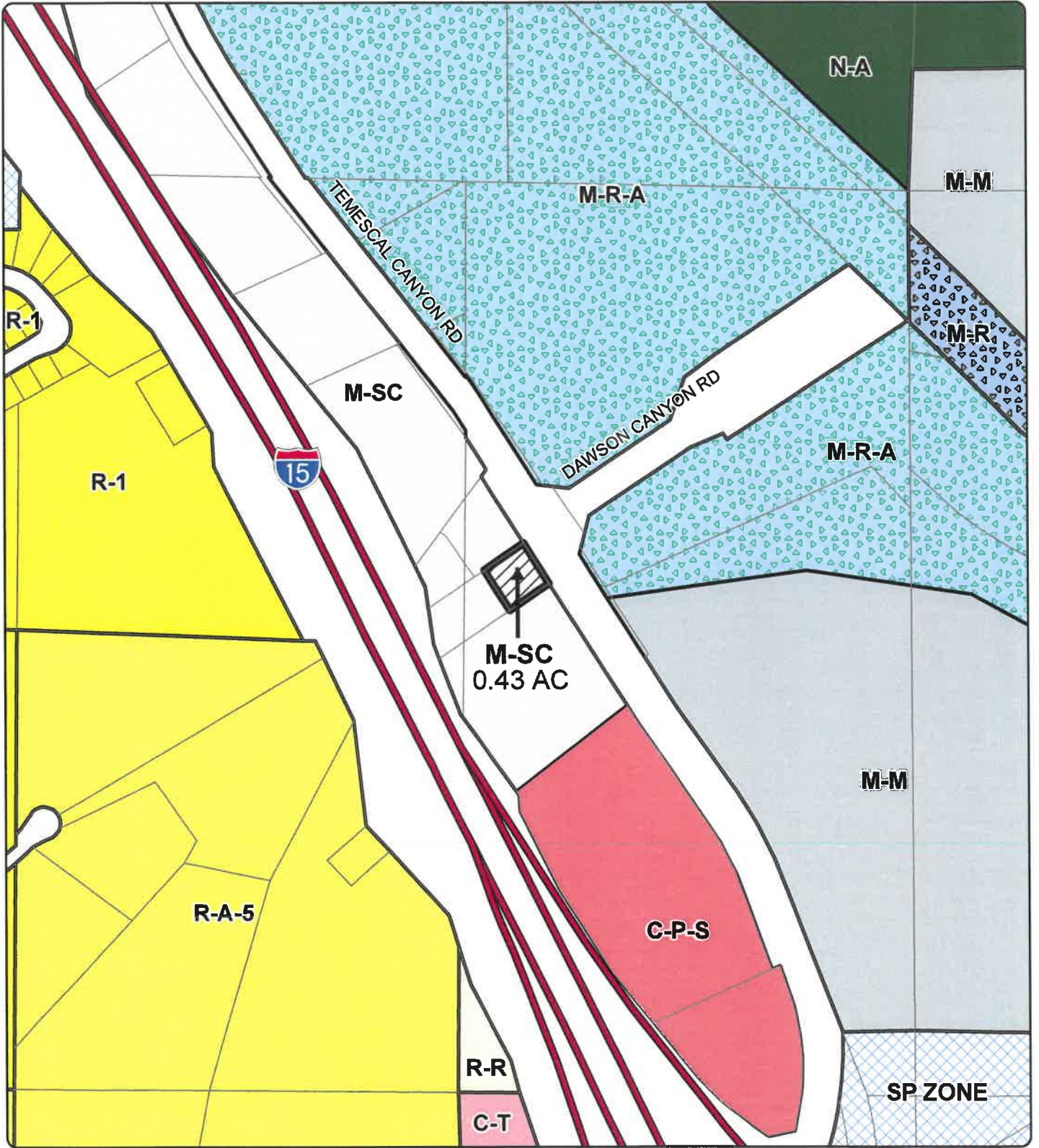
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP190053

EXISTING ZONING

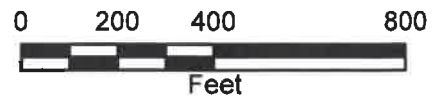
Supervisor: Jeffries  
District 1

Date Drawn: 05/12/2020  
Exhibit 2



Zoning Area: Glen Ivy

Author: Vinnie Nguyen



**DISCLAIMER:** On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. This new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rcplma.org>

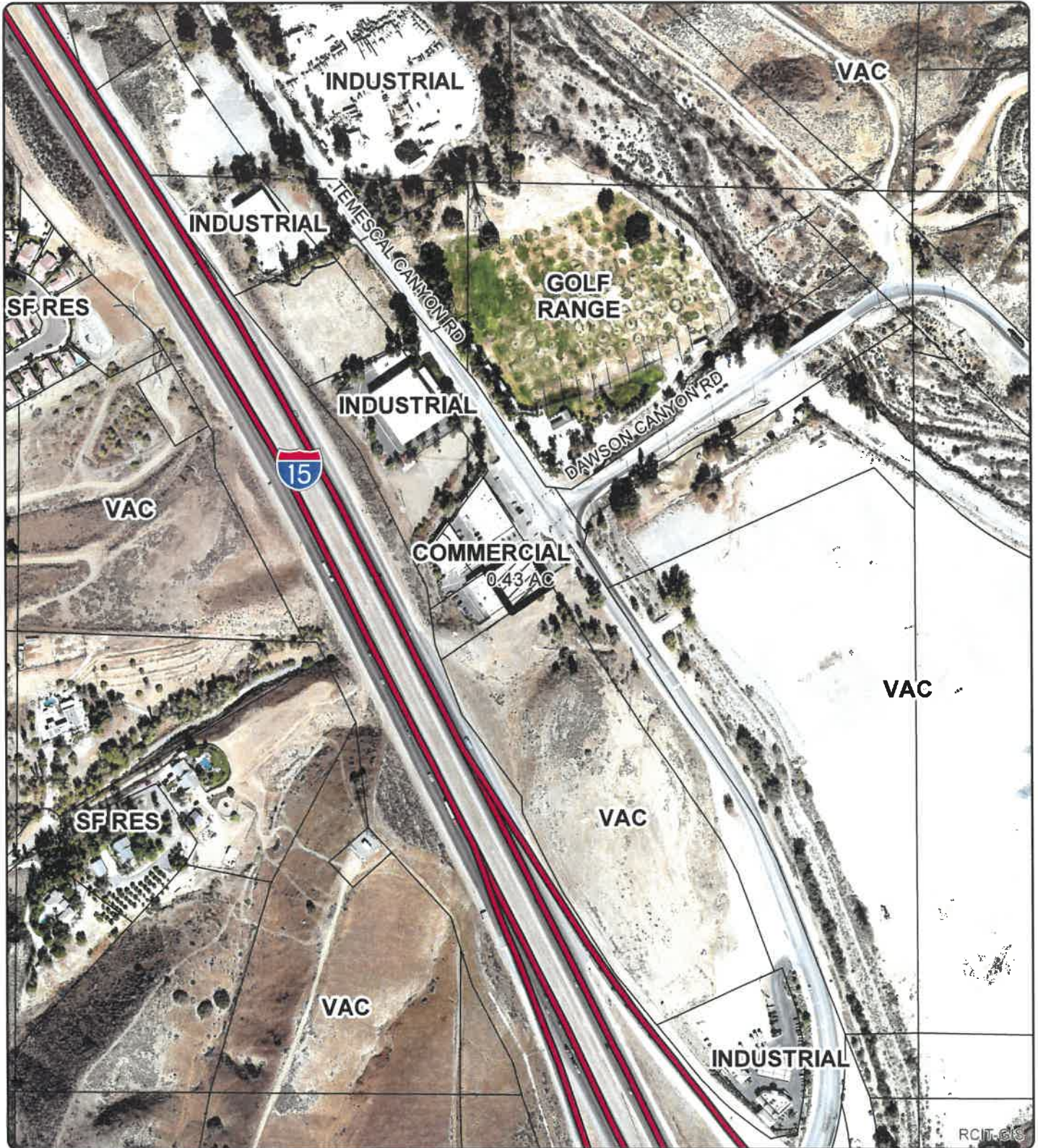
# RIVERSIDE COUNTY PLANNING DEPARTMENT

## CUP190053

### LAND USE

Supervisor: Jeffries  
District 1

Date Drawn: 05/12/2020  
Exhibit 1



Zoning Area: Glen Ivy

Author: Vinnie Nguyen

**DISCLAIMER:** On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctlms.org>



APN  
283160038-00

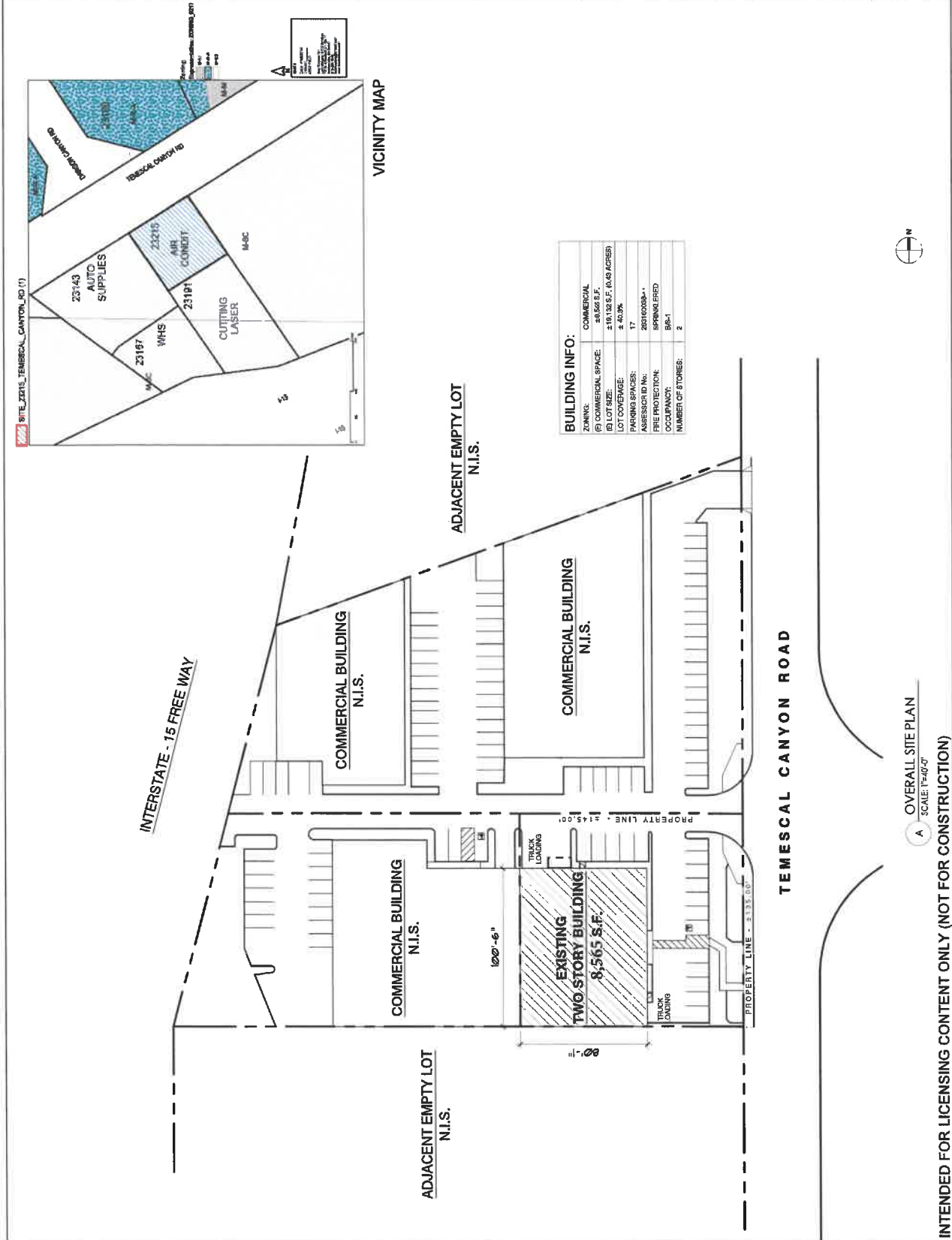
EXHIBIT AMENDMENT BLOCK:

OWNER:  
**JAMES & CHRISTIE KOONTZ**  
3240 MISSION INN AVE  
RIVERSIDE, CA 92507  
951-276-3657

TEMESCAL  
23215 TEMESCAL CANYON RD  
CORONA, CA 92883  
OVERALL SITE PLAN

|          |          |
|----------|----------|
| DATE     | S.A.     |
| 10/28/19 |          |
| REVISION | R1       |
| NOTES    | AS SHOWN |

A-1



OVERALL SITE PLAN  
SCALE: 1"=40'-0"

INTENDED FOR LICENSING CONTENT ONLY (NOT FOR CONSTRUCTION)

APN  
283160038-1

**EXHIBIT AMENDMENT BLOCK:**  
Retail and distribution  
hours of operation M-S  
8 am-10pm

Cultivation and  
manufacturing  
M-S 10pm-8am

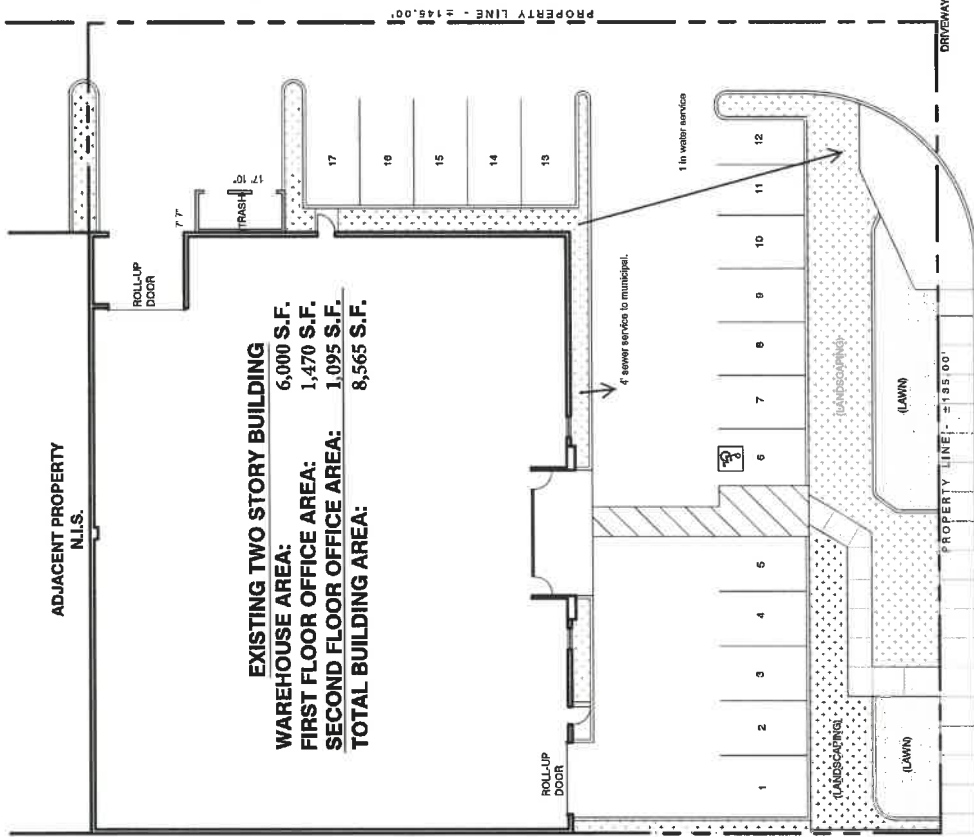
**OWNER:**  
JAMES & CHRISTIE KOONTZ  
3240 MISSION INN AVE  
RIVERSIDE, CA 92507  
951-276-3657

**TEMESCAL**  
23215 TEMESCAL CANYON RD  
CORONA, CA 92883  
**DETAILED SITE PLAN**

DATE  
10/28/19

SCALE  
R2

STATUS  
AS SHOWN



**EXISTING TWO STORY BUILDING**  
WAREHOUSE AREA: 6,000 S.F.  
FIRST FLOOR OFFICE AREA: 1,470 S.F.  
SECOND FLOOR OFFICE AREA: 1,095 S.F.  
TOTAL BUILDING AREA: 8,565 S.F.

**BUILDING INFO:**

|                       |                            |
|-----------------------|----------------------------|
| ZONING:               | COMMERCIAL                 |
| (E) COMMERCIAL SPACE: | ± 5,565 S.F.               |
| (E) LOT SIZE:         | ± 19,152 S.F. (0.43 ACRES) |
| LOT COVERAGE:         | ± 40.3%                    |
| PARKING SPACES:       | 17                         |
| ASSESSOR ID No.:      | 283160038-1                |
| FIRE PROTECTION:      | SPRINKLERED                |
| OCCUPANCY:            | BIS-1                      |
| NUMBER OF STORIES:    | 2                          |
| LANDSCAPE AREA:       | ± 2,815 S.F.               |

**Parking Calculations:**  
Retail: 1,500 sq ft / 200 = 8 stalls required  
Cultivation: 4 Employees  
Manufacturing: 2 Employees  
Distribution: 3 Employees  
Total: 9 Employees / 3 = 6 stalls required  
Total stalls required: 14 parking stalls  
Total stalls at proposed site: 17 stalls

All employees for cultivation and manufacturing will be operating at opposite hours of retail 7 days a week from 10:30pm to 7am. Retail and distribution will operate during normal business hours of 8am to 10pm 7 days a week.

All uses of facility will be for both adult (A type) and medical (M type) licenses. All product will be cultivated, processed, distributed, and sold for retail will be for both adult use and medical use.

**TEMESCAL CANYON ROAD**

EXISTING SITE PLAN  
SCALE: 1"=20'-0"

APN  
2831600038-1

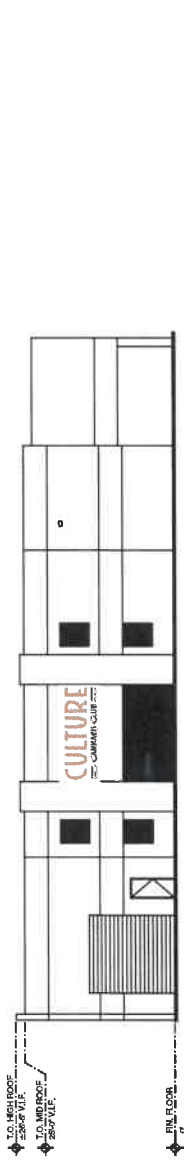
**EXHIBIT AMENDMENT BLOCK:**  
no exterior improvements to occur

**OWNER:**  
JAMES & CHRISTIE KOONTZ  
3240 MISSION INN AVE  
RIVERSIDE, CA 92507  
951-276-3657

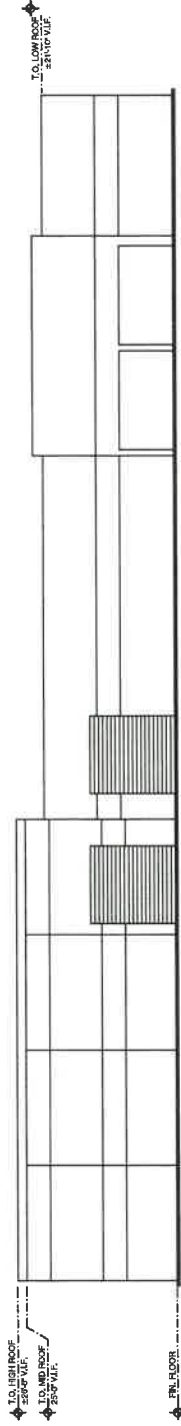
TEMESCAL  
23215 TEMESCAL CANYON RD  
CORONA, CA 92883  
ELEVATIONS

|          |          |
|----------|----------|
| DATE     | S.A.     |
| 10/28/19 |          |
| REVISION | N/A      |
| STATUS   | AS SHOWN |

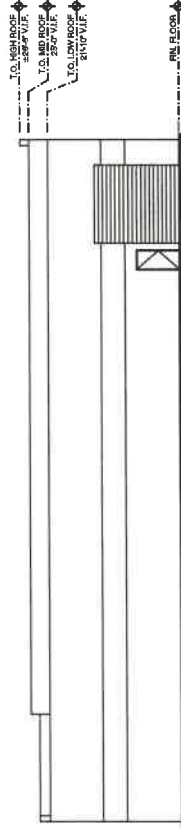
**B-1.0**



**A** NORTH ELEVATION  
SCALE: 1"=20'-0"



**B** WEST ELEVATION  
SCALE: 1"=20'-0"



**C** SOUTH ELEVATION  
SCALE: 1"=20'-0"



**D** EAST ELEVATION  
SCALE: 1"=20'-0"



INTENDED FOR LICENSING CONTENT ONLY (NOT FOR CONSTRUCTION)

APN  
283160038-7

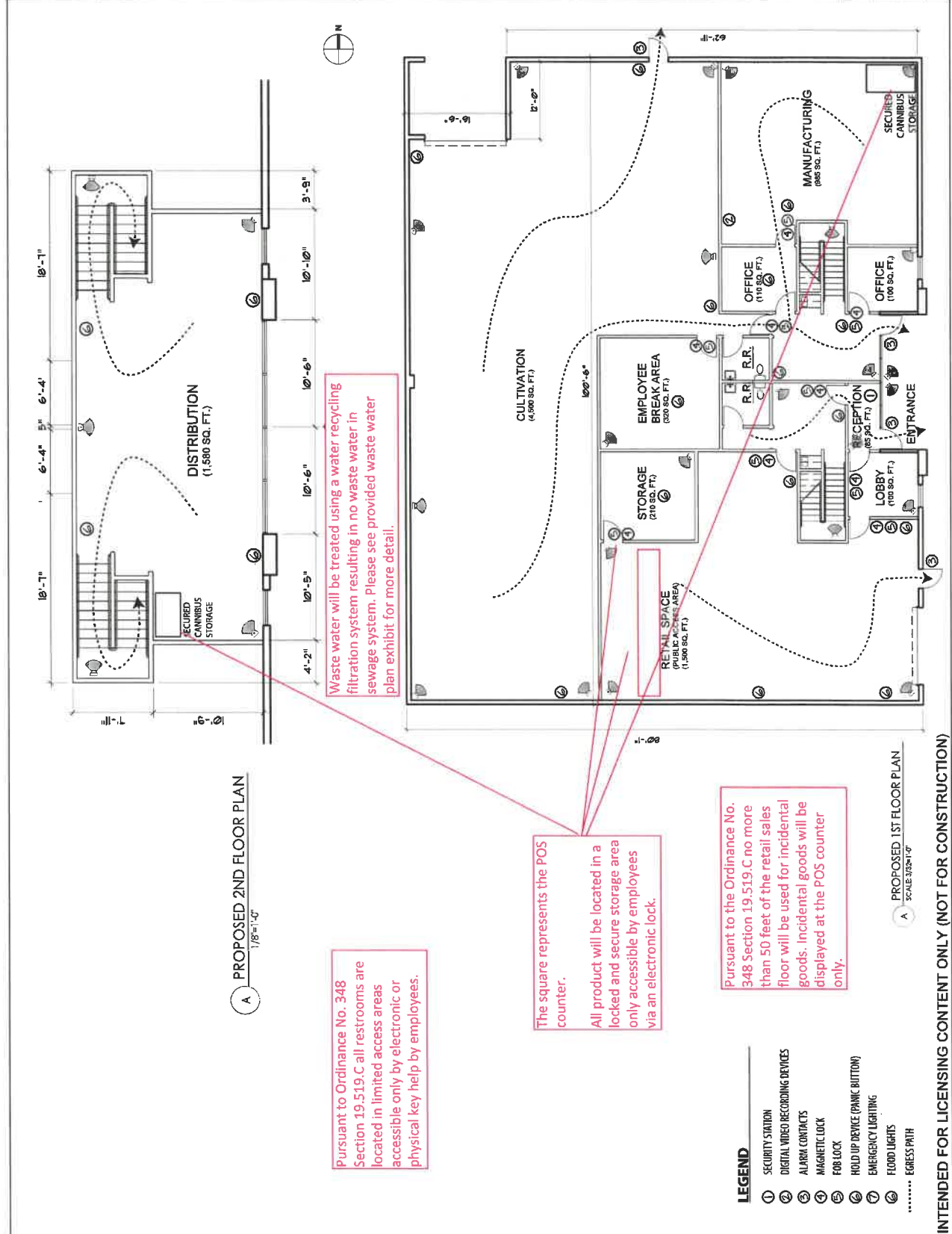
**EXHIBIT AMENDMENT BLOCK:**  
Retail employees present during normal hours of operation. Cultivation, distribution, and manufacturing employees present during opposite hours overnight.

**OWNER:**  
JAMES & CHRISTIE KOONTZ  
3240 MISSION INN AVE  
RIVERSIDE, CA 92507  
951-276-3657

TEMESCAL  
23215 TEMESCAL CANYON RD  
CORONA, CA 92883  
1ST AND 2ND OVER ALL  
SECURITY PLAN

DATE: S.A.  
03/27/2020  
REVISION: R4  
SCALE: AS SHOWN

**C-1.0**



**A** PROPOSED 2ND FLOOR PLAN  
1/8"=1'-0"

Pursuant to Ordinance No. 348 Section 19.519.C all restrooms are located in limited access areas accessible only by electronic or physical key help by employees.

Waste water will be treated using a water recycling filtration system resulting in no waste water in sewerage system. Please see provided waste water plan exhibit for more detail.

The square represents the POS counter.  
All product will be located in a locked and secure storage area only accessible by employees via an electronic lock.

Pursuant to the Ordinance No. 348 Section 19.519.C no more than 50 feet of the retail sales floor will be used for incidental goods. Incidental goods will be displayed at the POS counter only.

- LEGEND**
- ① SECURITY STATION
  - ② DIGITAL VIDEO RECORDING DEVICES
  - ③ ALARM CONTACTS
  - ④ MAGNETIC LOCK
  - ⑤ FOB LOCK
  - ⑥ HOLD UP DEVICE (PANIC BUTTON)
  - ⑦ EMERGENCY LIGHTING
  - ⑧ FLOOD LIGHTS
  - ..... EGRESS PATH

PROPOSED 1ST FLOOR PLAN  
SCALE: 1/32"=1'-0"

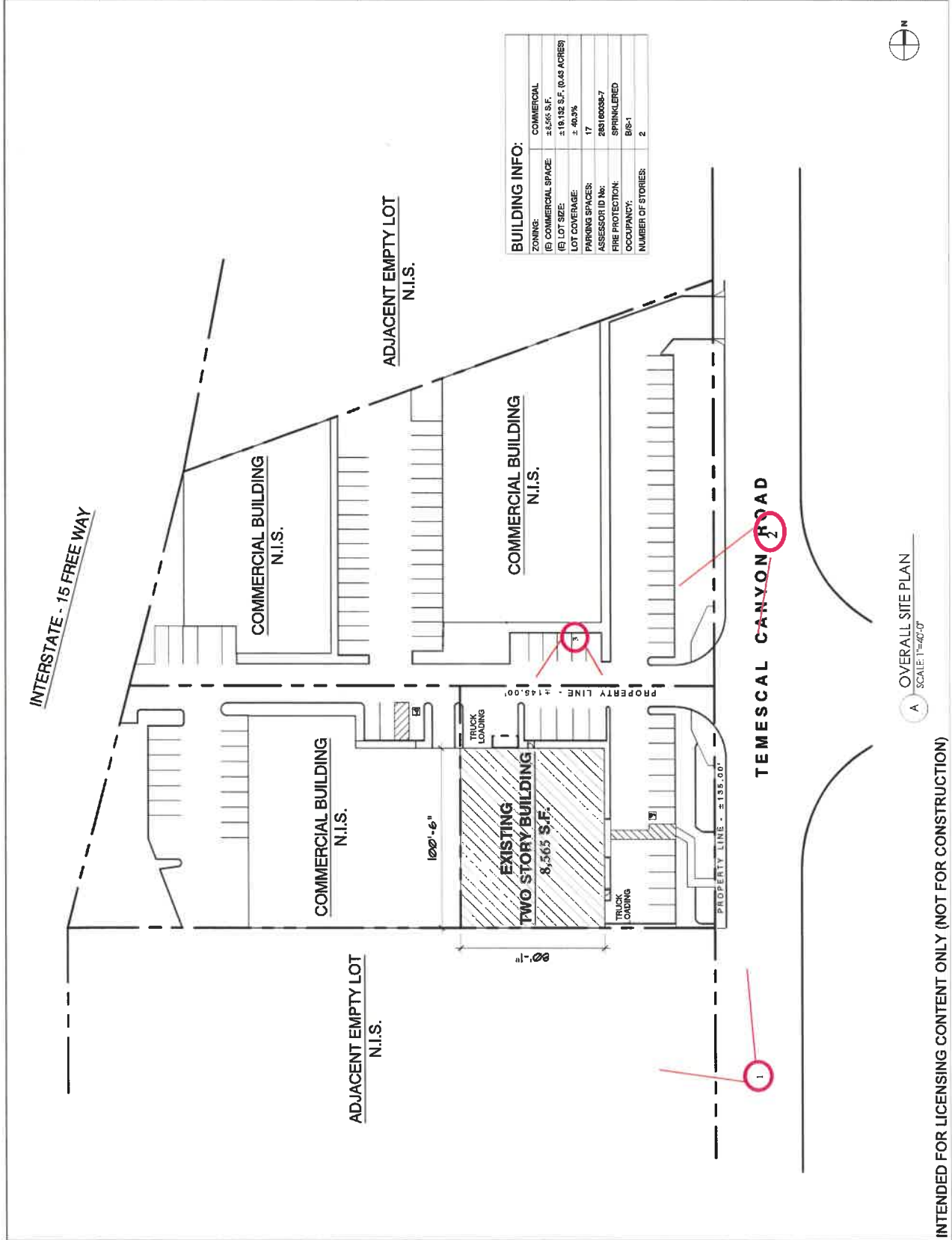
INTENDED FOR LICENSING CONTENT ONLY (NOT FOR CONSTRUCTION)



HARDWARE

MATERIALS

FINISHES



23215 TEMESCAL CANYON RD  
CORONA, CA 92883

OVERALL SITE PLAN

DATE: 4/10/19

SCALE: NA

AS SHOWN



OVERALL SITE PLAN  
SCALE: 1"=40'-0"

INTENDED FOR LICENSING CONTENT ONLY (NOT FOR CONSTRUCTION)

A-1



**COUNTY OF RIVERSIDE  
TRANSPORTATION AND LAND MANAGEMENT AGENCY**

Juan C. Perez  
Agency Director



05/26/20, 11:28 am

CUP190053

**ADVISORY NOTIFICATION DOCUMENT**

The following notifications are included as part of the recommendation of approval for CUP190053. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

**Advisory Notification**

**Advisory Notification. 1                    AND - Preamble**

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plan (CUP190053) and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

**Advisory Notification. 2                    AND - Project Description & Operational Limits**

Conditional Use Permit No. 190053 (CUP190053) is a proposal for a cannabis micro business within an existing 8,582 square foot two-story commercial building on an 0.43 acre parcel. The micro business will include indoor cultivation (4,500 square feet), manufacturing (1,085 square feet), retail (1,500 square feet), distribution (1,580 square feet), and supporting storage, office, employee break area, and lobby/reception areas.

**Advisory Notification. 3                    AND - Exhibits**

The development of the premises shall conform substantially with that as shown on the following APPROVED EXHIBIT(S)

APPROVED EXHIBIT A = CUP190053 Exhibit A (Site Plan), Sheets 1-2, dated 5/22/20.

APPROVED EXHIBIT B = Exhibit B (Elevations), dated 5/22/20.

APPROVED EXHIBIT C = Exhibit C (Floor Plans), dated 5/22/20.

**Advisory Notification. 4                    AND - Federal, State & Local Regulation Compliance**

1. Compliance with applicable Federal Regulations, including, but not limited to:
  - National Pollutant Discharge Elimination System (NPDES)
  - Clean Water Act
  - Migratory Bird Treaty Act (MBTA)
  
2. Compliance with applicable State Regulations, including, but not limited to:
  - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)

## ADVISORY NOTIFICATION DOCUMENT

### Advisory Notification

#### Advisory Notification. 4                      AND - Federal, State & Local Regulation Compliance (cont.)

- Government Code Section 66020 (90 Days to Protest)
  - Government Code Section 66499.37 (Hold Harmless)
  - State Subdivision Map Act
  - Native American Cultural Resources, and Human Remains (Inadvertent Find)
  - School District Impact Compliance
  - Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)
3. Compliance with applicable County Regulations, including, but not limited to:
- Ord. No. 348 (Land Use Planning and Zoning Regulations)
  - Ord. No. 413 (Regulating Vehicle Parking)
  - Ord. No. 457 (Building Requirements)
  - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)
  - Ord. No. 460 (Division of Land)
  - Ord. No. 461 (Road Improvement Standards)
  - Ord. No. 484 (Control of Blowing Sand)
  - Ord. No. 625 (Right to Farm)
  - Ord. No. 716 (Abandoned, Neglected or Cruelly Treated Animals)
  - Ord. No. 771 (Controlling Potentially Dangerous & Dangerous Animals)
  - Ord. No. 878 (Regarding Noisy Animals)
  - Ord. No. 671 (Consolidated Fees)
  - Ord. No. 679 (Directional Signs for Subdivisions)
  - Ord. No. 787 (Fire Code)
  - Ord. No. 847 (Regulating Noise)
  - Ord. No. 857 (Business Licensing)
  - Ord. No. 859 (Water Efficient Landscape Requirements)
  - Ord. No. 915 (Regulating Outdoor Lighting)
  - Ord. No. 916 (Cottage Food Operations)
  - Ord. No. 927 (Regulating Short Term Rentals)
4. Mitigation Fee Ordinances
- Ord. No. 659 Development Impact Fees (DIF)
  - Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
  - Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
  - Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)

### BS-Plan Check

#### BS-Plan Check. 1                      Gen - Custom

#### BUILDING AND SAFETY COMMENTS

To assist in providing an expeditious review, please cloud all corrections on revised exhibit. Items labeled as "Corrections" must be addressed prior to entitlement approval. Items labeled as "Notifications" are for your information only and are not required for entitlement approval. Include a comment response list addressing each correction on the comment list. Thank You.

Notifications

## ADVISORY NOTIFICATION DOCUMENT

### BS-Plan Check

#### BS-Plan Check. 1

#### Gen - Custom (cont.)

##### 1- ACCESSIBLE PATH OF TRAVEL:

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

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

The Accessible path of travel shall:

1. Connect to the public R.O.W.
2. Connect to all building(s).
3. Connect to all accessible parking loading/unloading areas.
4. Connect to accessible sanitary facilities.
5. Connect to areas of public accommodation.

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

##### CODE/ORDINANCE REQUIREMENTS:

The applicant shall obtain the required building permit(s) from the building department prior to any construction on the property. All building plans and supporting documentation shall comply with current adopted California Building Codes, Riverside County Ordinances regulations in effect at the time of building plan submittal and fee payment to the Building Department. All Building Department plan submittal and fee requirements shall apply.

NOTE: The new updated 2019 California Building Codes will be in effect as of January 1st 2020, as mandated by the state of California. Any building plan and fee payment submitted to the building department on or after January 1st, 2020 will be subject to the new updated California Building Code(s).

##### PERMIT ISSUANCE:

Per section 105.1 (2019 California Building Code, CBC): Where any owner or authorized agent intends to construct, enlarge, alter , repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert, or replace any electrical, gas, mechanical, or plumbing system, the regulation of which is governed by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.

The applicant shall obtain the required building permit(s) from the building department prior to any construction or placement of any building, structure or equipment on the property.

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

At no time shall the approval of the planning case exhibit allow for the construction or use of any building, structure, or equipment. In residential applications, each separate structure will require a separate building permit.

### E Health

#### E Health. 1

#### ECP COMMENTS

## ADVISORY NOTIFICATION DOCUMENT

### E Health

#### **E Health. 1**                                      **ECP COMMENTS (cont.)**

If contamination or the presence of a naturally occurring hazardous material is discovered at the site, assessment, investigation, and/or cleanup may be required. Contact Riverside County Environmental Health - Environmental Cleanup Programs at (951) 955-8980, for further information.

#### **E Health. 2**                                      **Gen - Custom**

All cannabis cultivation activities, other than those exempted for personal use, must either obtain coverage under the waiver or enroll in the State Waterboard's General Order by submitting an application to the State Water Resources Control Board using the application portal at [www.waterboards.ca.gov/cannabis](http://www.waterboards.ca.gov/cannabis). Waste discharge into an Onsite Wastewater Treatment System (OWTS)/Septic system will require clearance from the Santa Ana Regional Water Quality Control Board. Contact Eric Lindberg at the Santa Ana RWQCB for more information on permitting and waste discharge requirements.

### General

#### **General. 1**                                      **General – Business Licensing**

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.

#### **General. 2**                                      **General – Causes for Revocation**

In the event the use hereby permitted under this permit is found:

(a) to be in violation of the terms and conditions of this permit; and/or,

(b) to have been obtained by fraud or perjured testimony; and/or,

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

then this permit shall be subject to revocation procedures.

#### **General. 3**                                      **General – Ceased Operations**

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

#### **General. 4**                                      **General – Hold Harmless**

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

## ADVISORY NOTIFICATION DOCUMENT

### General

#### General. 4

#### General – Hold Harmless (cont.)

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the project or its associated environmental documentation; and,

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

(a) and (b) above are hereinafter collectively referred to as "LITIGATION."

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

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

Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the Project, applicant/permittee shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). Applicant/permittee shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. To the extent such costs are not recoverable under the California Public Records Act from the records requestor, applicant/permittee agrees that deposits under this section may also be used to cover staff time incurred by the COUNTY to compile, review, and redact records in response to a Public Records Act request made by a petitioner in any legal challenge to the Project when the petitioner is using the Public Records Act request as a means of obtaining the administrative record for LITIGATION purposes. Within ten (10) days of written notice from COUNTY, applicant/permittee shall make such additional deposits.

#### General. 5

#### General – Human Remains

If human remains are found on this site, the developer/permit holder or any successor in interest shall comply with State Health and Safety Code Section 7050.5.

#### General. 6

#### General – Review Fees

Any subsequent submittals required by these conditions of approval, including but not limited to grading plan, building plan, or mitigation and monitoring review, shall be reviewed on an hourly basis (research









## ADVISORY NOTIFICATION DOCUMENT

### Planning

**Planning. 13**                                      **General - M. Restriction on Consumption (cont.)**

**Planning. 13**                                      **General - M. Restriction on Consumption**

Cannabis shall not be consumed or used on the lot of any Commercial Cannabis Activity.

**Planning. 14**                                      **General - N. Security - Part 1**

A Commercial Cannabis Activity shall implement sufficient security measures to deter and prevent the unauthorized entrance into areas containing Cannabis or Cannabis Products, to deter and prevent the theft of Cannabis or Cannabis Products at the Commercial Cannabis Activity and to ensure emergency access in accordance with applicable Fire Code standards. Guard dogs shall not be used at the Commercial Cannabis Activity as a security measure. Security measures shall include, but not be limited to, the following:

1. A plan to prevent individuals from loitering on the lot if they are not engaging in activity expressly related to the Commercial Cannabis Activity.
2. 24 hour emergency contact information for the owner or an on-site employee which shall be provided to the County.
3. A professionally installed, maintained, and monitored alarm system.
4. Except for Live Cannabis Plants being cultivated at a cultivation facility and limited amounts of Cannabis for display purposes, all Cannabis and Cannabis Products shall be stored in a secured and locked structure and in a secured and locked safe room, safe, or vault, and in a manner as to prevent diversion, theft, and loss.
5. 24 hour security surveillance cameras to monitor all entrances and exits to a Commercial Cannabis Activity, all interior spaces within the Commercial Cannabis Activity that are open and accessible to the public, and all interior spaces where Cannabis, cash or currency is being stored for any period of time on a regular basis. The permittee for a Commercial Cannabis Activity shall be responsible for ensuring that the security surveillance camera's footage is accessible. Video recordings shall be maintained for a minimum of 90 days, and shall be made available to the County upon request.

**Planning. 15**                                      **General - N. Security - Part 2**

6. Sensors shall be installed to detect entry and exit from all secure areas.
7. Panic buttons shall be installed in all Commercial Cannabis Activities.
8. Any bars installed on the windows or the doors of a Commercial Cannabis Activity shall be installed only on the interior of the building.
9. Security personnel must be licensed by the State of California Bureau of Security and Investigative

## ADVISORY NOTIFICATION DOCUMENT

### Planning

#### Planning. 15                                      General - N. Security - Part 2 (cont.)

Services.

10. A Commercial Cannabis Activity shall have the capability to remain secure during a power outage and all access doors shall not be solely controlled by an electronic access panel to ensure locks are not released during a power outage.

11. A Commercial Cannabis Activity shall cooperate with the County and, upon reasonable notice to the Commercial Cannabis Activity, allow the County to inspect or audit the effectiveness of the security plan for the Commercial Cannabis Activity.

12. The permittee for a Commercial Cannabis Activity shall notify the Riverside County Sheriff’s Department immediately after discovering any of the following:

- a. Significant discrepancies identified during inventory.
- b. Diversion, theft, loss, or any criminal activity involving the Commercial Cannabis Activity or any agent or employee of the Commercial Cannabis Activity.
- c. The loss or unauthorized alteration of records related to Cannabis, registering qualifying patients, primary caregivers, or employees or agents of the Commercial Cannabis Activity.
- d. Any other breach of security.

13. Firearms shall not be permitted at a Commercial Cannabis Activity by an owner, manager, employee, volunteer or vendor other than those individuals authorized as a State Licensed Security Personnel.

14. Cannabis or Cannabis Products shall not be stored outside at any time.

#### Planning. 16                                      General - O. Permit and License Posting

The permittee shall post or cause to be posted at the Commercial Cannabis Activity all required County and State permits and licenses to operate. Such posting shall be in a central location, visible to the patrons, and in all vehicles that deliver or transport Cannabis.

#### Planning. 17                                      General - P. Signage

Signage for a Commercial Cannabis Activity shall comply with the following:

- 1. In addition to the requirements set forth in this section and California Business and Professions Code section 26152 as may be amended, business identification signage for a Commercial Cannabis Activity shall comply with Section 19.4 of Ordinance No. 348.
- 2. No Commercial Cannabis Activity shall advertise by having a person or device holding a sign or an air dancer sign advertising the activity to passersby, whether such person, device or air dancer is on the lot of the Commercial Cannabis Activity or elsewhere including, but not limited to, the public right-of-way.

## ADVISORY NOTIFICATION DOCUMENT

### Planning

#### Planning. 17

#### General - P. Signage (cont.)

3. No Commercial Cannabis Activity shall publish or distribute advertising or marketing that is attractive to children.
4. No Commercial Cannabis shall advertise or market Cannabis or Cannabis Products on motor vehicles.
5. Except for advertising signs inside a licensed Premises and provided that such advertising signs do not advertise or market Cannabis or Cannabis Products in a manner intended to encourage persons under 21 years of age to consume Cannabis or Cannabis Products, no Commercial Cannabis Activity shall advertise or market Cannabis or Cannabis Products on an advertising sign within 1,000 feet of a Child Day Care Center, a K-12 school, a public park or a Youth Center.
6. No signs placed on the lot of a Commercial Cannabis Activity shall obstruct any entrance or exit to the building or any window.
7. Each entrance to a Commercial Cannabis Activity shall be visibly posted with a clear and legible notice indicating that smoking, ingesting, or otherwise consuming Cannabis on the lot of the Commercial Cannabis Activity is prohibited.
8. Signage shall not be directly illuminated, internally or externally.
9. No banners, flags, billboards, or other prohibited signs may be used at any time.

#### Planning. 18

#### General - Q. Records

1. Each owner and permittee of a Commercial Cannabis Activity shall maintain clear and adequate records and documentation demonstrating that all Cannabis or Cannabis Products have been obtained from and are provided to other permitted and licensed Cannabis operations. The County shall have the right to examine, monitor, and audit such records and documentation, which shall be made available to the County upon written request.
2. Each owner and permittee of a Commercial Cannabis Activity shall maintain a current register of the names and contact information, including name, address, and telephone number, of anyone owning or holding an ownership interest in the Commercial Cannabis Activity, and of all the officers, managers, employees, agents and volunteers currently employed or otherwise engaged by the Commercial Cannabis Activity. The County shall have the right to examine, monitor, and audit such records and documentation, which shall be made available to the County upon request.
3. All Commercial Cannabis Activities shall maintain an inventory control and reporting system that accurately documents the present location, amounts, and descriptions of all Cannabis and Cannabis Products for all stages of the growing and production or manufacturing, laboratory testing and distribution processes until purchase by or distribution to a qualified patient, primary caregiver for medical purpose or an adult 21 years of age or older who qualifies to purchase adult-use Cannabis.

#### Planning. 19

#### General - R. Water







## ADVISORY NOTIFICATION DOCUMENT

### Planning-All

#### **Planning-All. 13 Cannabis Retail Operations - 3 (cont.)**

#### **Planning-All. 13 Cannabis Retail Operations - 3**

Cannabis Retailers may include the sale of Adult Use Cannabis, requiring an A-license from the State. Cannabis Retailers selling only Adult Use Cannabis shall verify that consumers who enter the Premises are at least 21 years of age.

#### **Planning-All. 14 Cannabis Retail Operations - 4**

A Cannabis Retailers may include the sale of both Medical and Adult use Cannabis requiring both an A-License and an M-License from the State. All Cannabis Retailers selling both Medical and Adult Use Cannabis shall verify that consumers who enter the premises are at least 18 years of age and that they hold a valid Physician's Recommendation or are at least 21 years of age.

#### **Planning-All. 15 Cannabis Retail Operations - 5**

Display areas shall include the smallest amount of Cannabis and Cannabis Products reasonably anticipated to meet sales during operating hours.

#### **Planning-All. 16 Cannabis Retail Operations - 6**

Cannabis and Cannabis Products not in the display area shall be maintained in a locked secure area.

#### **Planning-All. 17 Cannabis Retail Operations - 7**

Not more than 10% of the Cannabis Retailer floor area, up to a maximum of 50 square feet, shall be used for the sale of incidental goods such as, but not limited to, clothing, posters, or non-cannabis goods.

#### **Planning-All. 18 Cannabis Retail Operations - 8**

Restroom facilities shall be locked and under the control of the Cannabis Retailer.

#### **Planning-All. 19 Cannabis Retail Operations - 9**

Cannabis Retailers shall ensure that all Cannabis and Cannabis Products held for sale by the Cannabis Retailer are cultivated, manufactured, transported, distributed, and tested by California licensed and permitted facilities that are in full conformance with State and local laws and regulations.

#### **Planning-All. 20 Cultivation Operations - 1**

All Cannabis Cultivation operations shall include adequate measures to address the projected energy demand for Cannabis cultivation at the lot. On-site renewable energy generation shall be required for all Indoor Cannabis Cultivation operations. Renewable energy systems shall be designed to have a generation potential equal to or greater than 20-percent of the anticipated energy demand.



## ADVISORY NOTIFICATION DOCUMENT

### Planning-All

#### Planning-All. 21                      Cultivation Operations - 2 (cont.)

#### Planning-All. 21                      Cultivation Operations - 2

All Cannabis Cultivation operations shall include adequate measures that minimize use of water for cultivation on the lot. Water conservation measures, water capture systems, or grey water systems shall be incorporated into the operations in order to minimize use of water where feasible.

#### Planning-All. 22                      Cultivation Operations - 3

All Cannabis Cultivation lighting shall be fully shielded, downward casting and not spill over onto structures, other properties or the night sky. All Indoor and Mixed Light Cannabis Cultivation operations shall be fully contained so that little to no light escapes. Light shall not escape at a level that is visible from neighboring properties between sunset and sunrise.

#### Planning-All. 23                      Cultivation Operations - 4

All Cannabis Cultivation operations shall accumulate or store garbage and refuse in a nonabsorbent, water-tight, vector resistant, durable, easily cleanable, galvanized metal or heavy plastic containers with tight fitting lids. No refuse container shall be filled beyond the capacity to completely close the lid. All garbage and refuse on the site shall not be accumulated or stored for more than seven calendar days, and shall be properly disposed of before the end of the seventh day. All waste, including but not limited to refuse, garbage, green waste and recyclables, must be disposed of in accordance with County and State laws and regulations. All waste generated from Cannabis Cultivation operations must be properly stored and secured to prevent access from the public.

#### Planning-All. 24                      Cultivation Operations - 5

Onsite generators are prohibited, except as a source of energy in an emergencies. No generator is proposed with this Conditional Use Permit for any purposes.

#### Planning-All. 25                      Distribution Operations – 1

Cannabis and Cannabis Products shall only be transported between permitted and licensed Commercial Cannabis Activities.

#### Planning-All. 26                      Distribution Operations – 2

In addition to the requirements of Ordinance No. 348 Section 19.505.Q. and consistent with the California "Track and Trace" requirements, the following record keeping measures are required to be implemented for all Cannabis Distribution Facilities:

- i. Prior to transporting Cannabis or Cannabis Products, a shipping manifest shall be completed as required by state law and regulations.
- ii. A copy of the shipping manifest shall be maintained during transportation and shall be made available upon request to law enforcement or any agents of the State or County charged with enforcement.
- iii. Cannabis Distribution Facilities shall maintain appropriate records of transactions and shipping manifests that demonstrate an organized method of storing and transporting Cannabis and Cannabis

## ADVISORY NOTIFICATION DOCUMENT

### Planning-All

#### **Planning-All. 26**                      **Distribution Operations – 2 (cont.)**

Products to maintain a clear chain of custody.

#### **Planning-All. 27**                      **Distribution Operations – 3**

Cannabis Distribution Facilities shall ensure that appropriate samples of Cannabis or Cannabis Products are tested by a permitted and licensed testing facility prior to distribution and shall maintain a copy of the test results in its files.

#### **Planning-All. 28**                      **Distribution Operations – 4**

Cannabis Distribution Facilities shall not be open to the public. The Distribution component of the project is located on the second floor of the building and is not readily accessible to any public areas of the retail component of the project.

#### **Planning-All. 29**                      **Distribution Operations – 5**

Cannabis Distribution Facilities shall not transport or store non-cannabis goods, excluding any non-cannabis goods associated with a retail component that may include up to 10% of its floor area for non-cannabis goods.

#### **Planning-All. 30**                      **Manufacturing Operations – 1**

Any compressed gases used in the manufacturing process shall not be stored on any lot within in containers that exceeds the amount which is approved by the Riverside County Fire Department and authorized by the conditional use permit.

#### **Planning-All. 31**                      **Manufacturing Operations – 2**

Closed loop systems for compressed gas extraction systems must be commercially manufactured, bear a permanently affixed and visible serial number and certified by an engineer licensed by the State of California that the system was commercially manufactured, is safe for its intended use, and was built to codes of recognized and generally accepted good engineering practices.

#### **Planning-All. 32**                      **Manufacturing Operations – 3**

Cannabis Manufacturing Facilities shall have a training program for persons using solvents or gases in a closed looped system to create cannabis extracts on how to use the system, to access applicable material safety data sheets and to handle and store the solvents and gases safely.

### Transportation

#### **Transportation. 1**                      **Trans General Conditions**

General Conditions

1. With respect to the conditions of approval for the referenced tentative exhibit, it is understood that the

## ADVISORY NOTIFICATION DOCUMENT

### Transportation

#### **Transportation. 1                      Trans General Conditions (cont.)**

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. The County of Riverside applicable 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.

2. 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.

Plan: CUP190053

Parcel: 283160038

80. Prior To Building Permit Issuance

E Health

080 - E Health. 1                      Gen - Custom                      Not Satisfied

Prior to building permit issuance, provide current water and sewer will serve letters. In order to propose an on-site wastewater treatment system (OWTS)/septic for this project, connection to sewer must not be a viable option. In addition, the project must meet the following requirements:

- Provide total aggregate domestic waste flows. Project cannot exceed 10,000 gallons per day if proposing an OWTS. Projects that exceed 10,000 gallons per day must connect to sewer or obtain clearance from the Regional Water Quality Control Board (RWQCB) for their sewage disposal system.
- If it is determined that a project's waste flow can go to an OWTS, a soils percolation report must be provided for review. System must be clearly shown on all exhibits and meet all requirements of the Local Agency Management Program (LAMP) and any other applicable regulations and standards. A septic system proposal that does not meet the requirements of the LAMP will not be approved. Any existing wells and/or existing onsite wastewater treatment systems (OWTS) shall be noted on the exhibit. They shall be properly removed and/or destroyed under permit with DEH prior to grading.

Fire

080 - Fire. 1                      Fire - Business Plan Required                      Not Satisfied

Prior to building permit issuance, please provide a business plan with a complete scope of work. Indicate any storage, hazardous materials or manufacturing that may be conducted on this site. In addition, please note proposed business hours, the use of any delayed egress/ingress systems (limited access passages) and if open flame devices will be on site.

080 - Fire. 2                      Prior to Permit                      Not Satisfied

Final fire and life safety conditions will be addressed when the Office of the Fire Marshal reviews building plans. These conditions will be based on occupancy, use, California Building Code (CBC), California Fire Code (CFC), and related codes, which are in effect at the time of building plan submittal.

1. The Office of the Fire Marshal is required to set a minimum fire flow for the remodel or construction of all commercial buildings per CFC Appendix BB and Table B105.1. The applicant/developer shall provide documentation to show there exists a water system capable of delivering 1500gpm, for 2 hours duration at 20-PSI residual operating pressure. The required fire flow may be adjusted during the approval process to reflect changes in design, construction type, or automatic fire protection measures as approved by the Fire Prevention Bureau. Specific requirements for the project will be determined at time of submittal. (CFC 507.3, Appendix B)

080 - Fire. 3                      Prior to permit                      Not Satisfied

Existing fire hydrants on public streets are allowed to be considered available. Existing fire hydrants on adjacent properties shall not be considered available unless fire apparatus access roads extend between properties and easements are established to prevent obstruction of such roads. (CFC 507, 501.3)

Planning

080 - Planning. 1                      Renewable Energy                      Not Satisfied

Plan: CUP190053

Parcel: 283160038

80. Prior To Building Permit Issuance

Planning

080 - Planning. 1                      Renewable Energy (cont.)                      Not Satisfied

In accordance with Ordinance No. 348 Section 19.511.G for cannabis cultivation, the proposed project shall be required to offset its energy demand by 20 percent through provision of renewable energy generation. This is anticipated to be accommodated through solar panels mounted on the building rooftops.

The energy demand shall be determined at the initial building permit stage. Utilizing the energy demand calculated, the appropriate amount of solar panels shall be included with the related building permits to ensure their installation and operation.

Waste Resources

080 - Waste Resources. 1      080 - Waste Recycling Plan                      Not Satisfied

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

90. Prior to Building Final Inspection

Fire

090 - Fire. 1                      Prior to final                      Not Satisfied

Prior to issuance of a Certificate of Occupancy or Building Final, a "Knox Box Rapid Entry System" shall be provided. The Knox-Box shall be installed in an accessible location approved by the Fire Code Official. All exterior security emergency access gates shall be electronically operated and be provided with Knox key switches and remote actuating devices, for access by emergency personnel. (CFC 506.1)

Any limited access devices shall be reviewed and accepted by the fire department, prior to final approval.

Planning

090 - Planning. 1                      Renewable Energy - Installed                      Not Satisfied

In accordance with measure Ordinance No. 348 Section 19.511.G for cannabis cultivation, the proposed project shall be required to offset its energy demand by 20 percent through provision of renewable energy generation. In accordance with the prior condition titled "Renewable Energy", prior to occupancy, the renewable energy facility as approved with the prior condition shall be installed and ready for operation.

Waste Resources

090 - Waste Resources. 1      090 - Custom                      Not Satisfied

Plan: CUP190053

Parcel: 283160038

90. Prior to Building Final Inspection

Waste Resources

090 - Waste Resources. 1      090 - Custom (cont.)      Not Satisfied

090 - Waste Resources. 2      090 - Waste Reporting Form and Receipts      Not Satisfied

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



RIVERSIDE COUNTY  
PLANNING DEPARTMENT

Charissa Leach, P.E.  
Assistant TLMA Director

DEVELOPMENT ADVISORY COMMITTEE (“DAC”)  
INITIAL CASE TRANSMITTAL  
RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE  
PO Box 1409  
Riverside, 92502-1409

DATE: November 14, 2019

TO:

Riv. Co. Transportation Dept.  
Riv. Co. Environmental Health Dept.  
Riv. Co. Fire Department (Riv. Office)  
Riv. Co. Building & Safety – Plan Check  
Riv. Co. Trans. Dept. – Landscape Section

Riv. Co. Sheriff's Dept.  
Riv. Co. Waste Resources Management Dept.  
Board of Supervisors - Supervisor: Kevin  
Jeffries  
Planning Commissioner: Carl Bruce Shaffer

City of Riverside Sphere of Influence

**CONDITIONAL USE PERMIT NO. 190053 and DEVELOPMENT AGREEMENT NO. 1900044** - Applicant: River Leaf – Engineer/Representative: Infrastructures Engineers c/o Sia Shirazi - First Supervisorial District – Glen Ivy Area Zoning District – Temescal Canyon Area Plan: Community Development: Light Industrial (CD: LI) – Location: North of Ben Garrett Rd, South of Dawson Canyon Rd, East of I-15 FWY, and West of Temescal Canyon Rd – 0.44 Net Acres - Zoning: Existing: Manufacture Service Commercial (M-SC) - **REQUEST:** Conditional Use Permit No. 190053 (CUP190053), the project proposes a cannabis micro business within an existing 8,582 square foot two story commercial building. Development Agreement No. 1900044 (DA1900044) would impose a lifespan on the proposed cannabis project and provide community benefit to the Temescal Canyon Area – APN: 283-160-038 – **BBID: 676-388-433**

**DAC staff members and other listed Riverside County Agencies, Departments and Districts staff:**  
A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Public Land Use System (PLUS) on or before the indicated DAC 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 PLUS routing on or before the above date. This case is scheduled for a **DAC internal review on December 5, 2019**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

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**  
**PLANNING DEPARTMENT**

*Charissa Leach, P.E.*  
*Assistant TLMA Director*

Any questions regarding this project, should be directed to Travis Engelking, Project Planner at (951) 955-1417, or e-mail at [tengelki@rivco.org](mailto:tengelki@rivco.org) / MAILSTOP #: 1070

Public Hearing Path:    Administrative Action:     DH:     PC:     BOS:

COMMENTS:

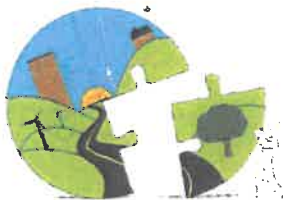
DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

PLEASE PRINT NAME AND TITLE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

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





# RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.  
Assistant TLMA Director

## APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- PLOT PLAN                       PUBLIC USE PERMIT                       VARIANCE  
 CONDITIONAL USE PERMIT                       TEMPORARY USE PERMIT  
 REVISED PERMIT Original Case # \_\_\_\_\_

Cup # 190053 [REDACTED]

INCOMPLETE APPLICATIONS WILL NOT BE ACC

### APPLICATION INFORMATION

River Releaf approved per applicant per Aaron Gillette

Applicant Name: Elemental Riverside

Contact Person: aaron gillette E-Mail: aarongillette500@gmail.com

Mailing Address: 6066 Nancita Court  
San Diego CA 92114  
City State ZIP

Daytime Phone No: (619) 735-2258 Fax No: ( ) \_\_\_\_\_

Engineer/Representative Name: Infrastructure Engineers

Contact Person: Sia Shirazi E-Mail: sshirazi@infengr.com

Mailing Address: 3060 Saturn St.  
Brea CA 92821  
City State ZIP

Daytime Phone No: (714) 306-2333 Fax No: ( ) \_\_\_\_\_

Property Owner Name: James & Christie Koontz

Contact Person: \_\_\_\_\_ E-Mail: \_\_\_\_\_

Mailing Address: 3240 Mission Inn ave.  
Riversided CA 92507  
City State ZIP

Daytime Phone No: (951) 276-3657 Fax No: ( ) \_\_\_\_\_

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

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

"Planning Our Future... Preserving Our Past"

**APPLICATION FOR LAND USE AND DEVELOPMENT**

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the use permit type and number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

**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, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

(If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the use permit is ready for public hearing.)

James Koontz

PRINTED NAME OF PROPERTY OWNER(S)

  
SIGNATURE OF PROPERTY OWNER(S)

Christie Koontz

PRINTED NAME OF PROPERTY OWNER(S)

  
SIGNATURE OF PROPERTY OWNER(S)

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 applicant 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 this application, the applicant 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.

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 283160038-1

Approximate Gross Acreage: .44 acre

General location (nearby or cross streets): North of Ben Garrett Rd, South of Dawson Canyon rd, East of I-15, West of Temescal Canyon Rd

**APPLICATION FOR LAND USE AND DEVELOPMENT**

**PROJECT PROPOSAL:**

Describe the proposed project.

Tennant Improvement to accomodate cannabis micro buisness.

Identify the applicable Ordinance No. 348 Section and Subsection reference(s) describing the proposed land use(s): \_\_\_\_\_

Number of existing lots: 1

| EXISTING Buildings/Structures: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |             |        |         |                         |                          |                  |
|--|-------------|--------|---------|-------------------------|--------------------------|------------------|
| No.*   | Square Feet | Height | Stories | Use/Function            | To be Removed            | Bldg. Permit No. |
| 1  | 8917        |        | 2       | cannabis micro business | <input type="checkbox"/> |                  |
| 2  |             |        |         |                         | <input type="checkbox"/> |                  |
| 3  |             |        |         |                         | <input type="checkbox"/> |                  |
| 4  |             |        |         |                         | <input type="checkbox"/> |                  |
| 5  |             |        |         |                         | <input type="checkbox"/> |                  |
| 6  |             |        |         |                         | <input type="checkbox"/> |                  |
| 7  |             |        |         |                         | <input type="checkbox"/> |                  |
| 8  |             |        |         |                         | <input type="checkbox"/> |                  |
| 9  |             |        |         |                         | <input type="checkbox"/> |                  |
| 10   |             |        |         |                         | <input type="checkbox"/> |                  |

Place check in the applicable row, if building or structure is proposed to be removed.

| PROPOSED Buildings/Structures: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |             |        |         |              |
|--|-------------|--------|---------|--------------|
| No.*   | Square Feet | Height | Stories | Use/Function |
| 1  |             |        |         |              |
| 2  |             |        |         |              |
| 3  |             |        |         |              |
| 4  |             |        |         |              |
| 5  |             |        |         |              |
| 6  |             |        |         |              |
| 7  |             |        |         |              |
| 8  |             |        |         |              |
| 9  |             |        |         |              |
| 10   |             |        |         |              |

| PROPOSED Outdoor Uses/Areas: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |             |              |
|--|-------------|--------------|
| No.*   | Square Feet | Use/Function |
| 1  |             |              |
| 2  |             |              |
| 3  |             |              |
| 4  |             |              |
| 5  |             |              |

**APPLICATION FOR LAND USE AND DEVELOPMENT**

|    |  |  |
|----|--|--|
| 6  |  |  |
| 7  |  |  |
| 8  |  |  |
| 9  |  |  |
| 10 |  |  |

\* Match to Buildings/Structures/Outdoor Uses/Areas identified on Exhibit "A".

Check this box if additional buildings/structures exist or are proposed, and attach additional page(s) to identify them.)

Related cases filed in conjunction with this application:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Are there previous development applications filed on the subject property: Yes  No

If yes, provide Application No(s). \_\_\_\_\_  
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) \_\_\_\_\_ EIR 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 signed copy(ies): \_\_\_\_\_

Is the project located within 1,000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resources Code, and within an urbanized area as defined by Government Code Section 65944? Yes  No

Is this an application for a development permit? Yes  No

If the project located within either the Santa Ana River/San Jacinto Valley watershed, the Santa Margarita River watershed, or the Whitewater River watershed, check the appropriate checkbox below.

*If not known, please refer to [Riverside County's Map My County website](#) to determine if the property is located within any of these watersheds (search for the subject property's Assessor's Parcel Number, then select the "Geographic" Map Layer – then select the "Watershed" sub-layer)*

If any of the checkboxes are checked, click on the adjacent hyperlink to open the applicable Checklist Form. Complete the form and attach a copy as part of this application submittal package.

[Santa Ana River/San Jacinto Valley](#)

[Santa Margarita River](#)

[Whitewater River](#)

**APPLICATION FOR LAND USE AND DEVELOPMENT**

If the applicable Checklist has concluded that the application requires a preliminary project-specific Water Quality Management Plan (WQMP), such a plan shall be prepared and included with the submittal of this application.

**HAZARDOUS WASTE AND SUBSTANCES STATEMENT**

The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to Section 65962.5 of the Government Code. Accordingly, the project applicant is required to submit a signed statement that contains the following information:

Name of Applicant: \_\_\_\_\_

Address: \_\_\_\_\_

Phone number: \_\_\_\_\_

Address of site (street name and number if available, and ZIP Code): \_\_\_\_\_

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: \_\_\_\_\_

Specify any list pursuant to Section 65962.5 of the Government Code: \_\_\_\_\_

Regulatory Identification number: \_\_\_\_\_

Date of list: \_\_\_\_\_

Applicant: \_\_\_\_\_ Date \_\_\_\_\_

**HAZARDOUS MATERIALS DISCLOSURE STATEMENT**

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

1. Compliance will be needed with the applicable requirements of Section 25505 and Article 2 (commencing with Section 25531) of Chapter 6.95 of Division 20 of the Health and Safety Code or the requirements for a permit for construction or modification from the air pollution control district or air quality management district exercising jurisdiction in the area governed by the County. Yes  No
2. The proposed project will have more than a threshold quantity of a regulated substance in a process or will contain a source or modified source of hazardous air emissions. Yes  No

I (we) certify that my (our) answers are true and correct.

Owner/Authorized Agent (1) Caron Bellette Date 10-20-19

Owner/Authorized Agent (2) \_\_\_\_\_ Date \_\_\_\_\_

## **APPLICATION FOR LAND USE AND DEVELOPMENT**

---

**This completed application form, together with all of the listed requirements provided on the Land Use and Development Application Filing Instructions Handout, are required in order to file an application with the County of Riverside Planning Department.**

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\Land Use and Development Condensed application.docx  
Created: 04/29/2015 Revised: 08/03/2018



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach, P.E.*  
*Assistant TLMA Director*

## APPLICATION FOR DEVELOPMENT AGREEMENT

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

DA1900044

### APPLICATION INFORMATION

Applicant Name: River Releaf

Contact Person: Aaron Gillette E-Mail: Aarongillette500@gmail.com

Mailing Address: 6066 Nancita ct  
SA n Diego CA 92114  
City State ZIP

Daytime Phone No: ( 619 ) 735 2258 Fax No: ( )

Engineer/Representative Name: Infrastructure Engineers

Contact Person: Sia Shirazi E-Mail: sshirazi@infengr.com

Mailing Address: 3060 Saturn st  
Brea CA 92821  
City State ZIP

Daytime Phone No: ( 714 ) 306-2333 Fax No: ( )

Property Owner Name: James & Christie Koontz

Contact Person: \_\_\_\_\_ E-Mail: Jimkoontz@aol.com

Mailing Address: 3240 Mission Inn Ave.  
Riverside CA 92507  
City State ZIP

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

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

*"Planning Our Future... Preserving Our Past"*

**APPLICATION FOR DEVELOPMENT AGREEMENT**


**DESCRIBE APPLICANT'S INTEREST IN THE PROPERTY:**

Property is in escrow

**\*NOTE:** ATTACH DOCUMENTATION VERIFYING THE APPLICANT'S INTEREST AND AUTHORIZATION TO APPLY ON BEHALF OF THE OWNER (See Section 104 of Exhibit "A" of Resolution No. 2012-047).

Anthony Spencer

PRINTED NAME OF APPLICANT



SIGNATURE OF APPLICANT

**DESCRIBE OWNER'S INTEREST IN THE PROPERTY:**

current owner

James Koontz

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

Christie Koontz

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the General Plan Amendment type and number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 23215 Temescal Canyon Rd Corona CA, 92883

Approximate Gross Acreage: .44 Acre

General location (nearby or cross streets): North of Ben Garret Rd, South of Dawson Canyon Rd, East of I- 15, West of Temescal Canyon Rd

**This completed application form, together with all of the listed requirements provided on the Development Agreement Application Filing Instructions Handout, are required in order to file an application with the County of Riverside Planning Department.**

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-1070 DA Condensed Application.docx  
Created: 07/06/2015 Revised: 07/30/2018



## NOTICE OF PUBLIC HEARING

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider a proposed project in the vicinity of your property, as described below:

**CONDITIONAL USE PERMIT NO. 190053 and DEVELOPMENT AGREEMENT NO. 1900044 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15061(b)(3) (Common Sense), Section 15301 (Existing Facilities), and Section 15303 (New Construction or Conversion of Small Structures) – Applicant: River Releaf – Engineer/Representative: Infrastructure Engineers – First Supervisorial District – Glen Ivy Area – Temescal Canyon Area Plan: Community Development: Light Industrial (CD-LI) – Location: Westerly of Temescal Canyon Road at the intersection with Dawson Canyon Road – 0.43 Acres – Zoning: Manufacturing – Service Commercial (M-SC) – **REQUEST:** Conditional Use Permit No. 190053 is a proposal for a cannabis micro business within an existing 8,565 sq. ft. two-story commercial building on an 0.43 acre parcel. The micro business will include indoor cultivation (4,500 sq. ft.), manufacturing (985 sq. ft.), retail (1,500 sq. ft.), distribution (1,580 sq. ft.), and supporting storage, office, employee break area, and lobby/reception areas. Development Agreement No. 1900044 is a proposal whereby the applicant enters into a development agreement with the County of Riverside, consistent with the County's Cannabis Ordinance, and it includes terms for providing a community benefit to the Temescal Canyon area.

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.  
DATE OF HEARING: **JUNE 3, 2020**  
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER  
BOARD CHAMBERS, 1ST FLOOR  
4080 LEMON STREET, RIVERSIDE, CA 92501

Pursuant to Executive Order N-25-20, this meeting will be conducted by teleconference and at the Place of Hearing, as listed above. Public access to the meeting location will be allowed, but limited to comply with the Executive Order. Information on how to participate in the hearing will be available on the Planning Department website at: <https://planning.rctlma.org/>.

For further information regarding this project please contact the Project Planner Russell Brady at (951) 955-3025 or email at [rbrady@rivco.org](mailto:rbrady@rivco.org), or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

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

The case file for the proposed project is available for review via email by contacting the project planner. Please contact the project planner regarding additional viewing methods.

Any person wishing to comment on the proposed project may submit their comments in writing by mail or email, or by phone between the date of this notice and the public hearing; or, may appear and be heard at the time and place noted above. Please note that access to the meeting is limited. All comments received prior to the public hearing will be submitted to the Planning Commission for consideration, in addition to any oral testimony, before making a decision on the proposed project. All correspondence received before and during the meeting will be distributed to the Planning Commission, and all correspondence received will be retained for the official record.

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 Commission at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:  
RIVERSIDE COUNTY PLANNING DEPARTMENT  
Attn: Russell Brady  
P.O. Box 1409, Riverside, CA 92502-1409

**PROPERTY OWNERS CERTIFICATION FORM**

I, VINNIE NGUYEN certify that on May 12, 2020,

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

APN (s) or case numbers CUP190053 for

Company or Individual's Name RCIT - GIS,

Distance buffered 2000'

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

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

TITLE: GIS Analyst

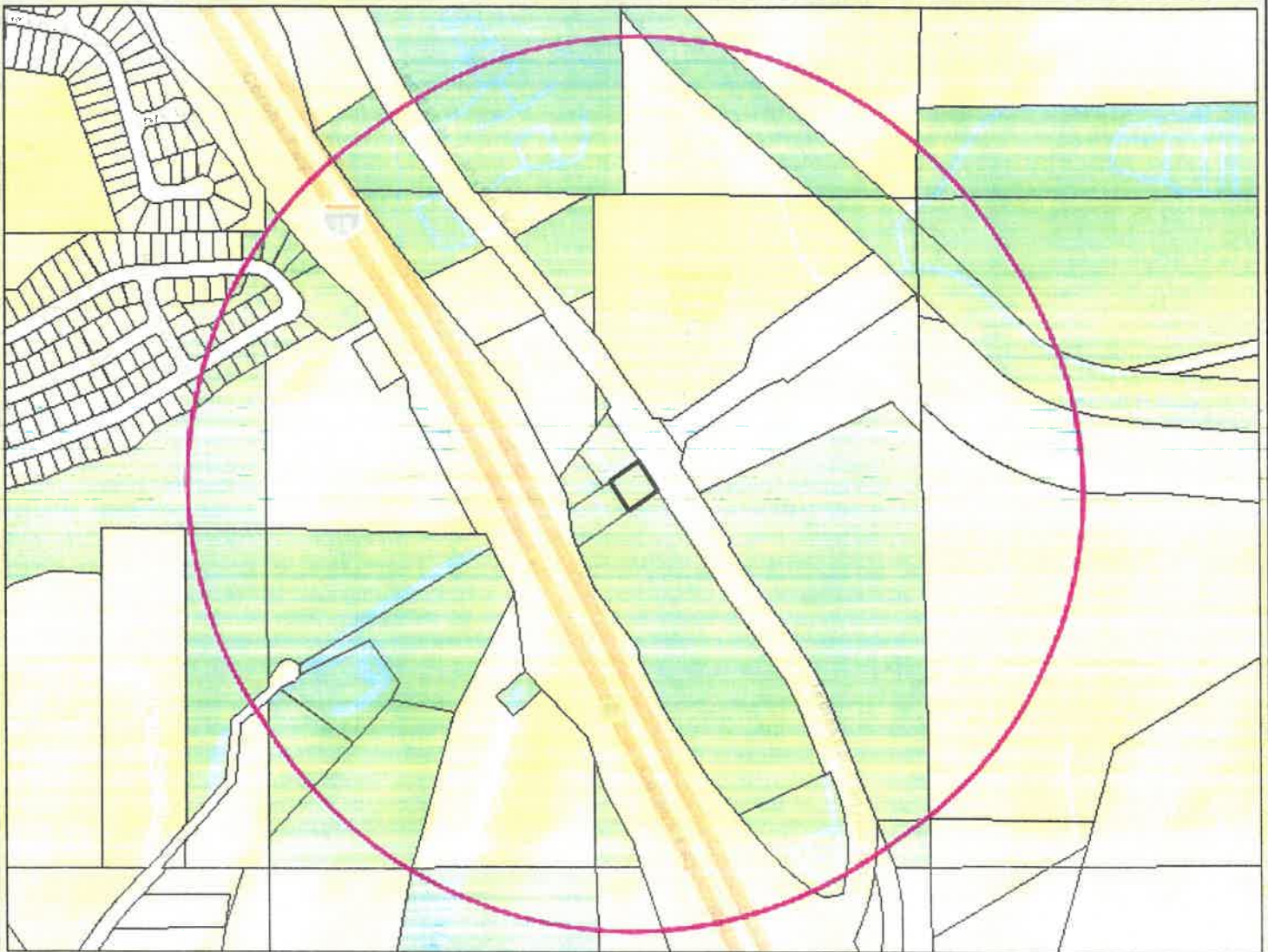
ADDRESS: 4080 Lemon Street 9<sup>TH</sup> Floor

Riverside, Ca. 92502

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

# Riverside County GIS Mailing Labels

CUP190053 ( 2000 feet buffer )



## Legend

-  County Boundary
-  Cities
-  Parcels
-  World Street Map

## Notes



0 752 1,505 Feet

**\*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... 5/12/2020 1:01:15 PM

© Riverside County RCIT

283110009  
CORONA CLAY CO  
22079 KNABE RD  
CORONA CA 92883

283110013  
OLSEN CANYON PROP  
17600 NEWHOPE ST  
FOUNTAIN VALLEY CA 92706

283110064  
SDG INV  
1920 FRONTAGE RD  
CORONA CA 92882

283120019  
MITCHELL C. LEINEN  
10064 DAWSON CANYON DR  
CORONA CA 92883

283140009  
RONALD H. WALECKI  
255 VIA LINDA VISTA  
REDONDO BEACH CA 90277

283140028  
CALIFORNIA MEADOWS HOMEOWNERS ASSN  
5500 E SANTA ANA CANYON RD  
ANAHEIM CA 92807

283150016  
CORONA NORCO UNIFIED SCHOOL DISTRICT  
2820 CLARK AVE  
NORCO CA 92860

283150021  
GF SERVICES  
PO BOX 77211  
CORONA CA 92877

283150034  
SOUTHERN CALIF EDISON CO  
2131 WALNUT GROVE 2ND FL  
ROSEMEAD CA 91770

283150038  
STEVE SIMMONS  
23280 LAWSON RD  
CORONA CA 92883

283150039  
DONALD J. SIMMONS  
23280 LAWSON RD  
CORONA CA 92883

283150040  
VINCENT LOPEZ  
23275 LAWSON RD  
CORONA CA 92883

283150042  
LEE LAKE WATER DIST  
22646 TEMESCAL CANYON RD  
CORONA CA 92883

283150047  
THOMAS T. SCHOCK  
P O BOX 1198  
LAKESIDE MT 59922

283150049  
COUNTY OF RIVERSIDE  
P O BOX 1180  
RIVERSIDE CA 92502

283150051  
GERALD W. KECK  
P O BOX 1283  
BOULEVARD CA 91905

283160009  
BBG KRG INC  
P O BOX 1839  
CORONA CA 92878

283160014  
TRIPLE-EIGHT REVOCABLE TRUST DATED  
6888 LINCOLN AVE  
BUENA PARK CA 90620

283160030  
ALBERT N. BAHU  
23255 TEMESCAL CANYON RD  
CORONA CA 92883

283160033  
USA WASTE OF CALIF INC  
P O BOX 1450  
CHICAGO IL 60690

283160035  
BAHU SAMIRA A  
23760 TEMESCAL CYN  
CORONA CA 92883

283160037  
TEMESCAL PROP  
4816 BUTTERNUT HOLLOW LN  
BONITA CA 91902

283160038  
KOONTZ LIVING TRUST DATED 11/26/18  
22281 JESSAMINE WAY  
CORONA CA 92883

283160039  
RICARDO ESQUER  
P O BOX 78161  
CORONA CA 92877

283160040  
GM&J LASER CUTTING  
8356 STANDUSTRIAL  
STANTON CA 90680

283160043  
CORONA CLAY CO  
5 CONCOURSE PWKY NO 1900  
ATLANTA GA 30328

283170019  
CORONA NORCO UNIFIED SCHOOL DIST  
2820 CLARK AVE  
NORCO CA 92860

283190033  
USA WASTE OF CALIF  
P O BOX 1450  
CHICAGO IL 60690

283190037  
LEINEN FAMILY  
1240 MAGNOLIA AVE  
CORONA CA 92879

283303003  
JEANNE M. JOHNSON  
9426 STONE CANYON RD  
CORONA CA 92883

283304001  
JOSE MARISCAL PARRA  
9415 STONE CANYON RD  
CORONA CA 92883

283304002  
WILLIE FRANK WASHINGTON  
9407 STONE CANYON RD  
CORONA CA 92883

283320014  
ANALYN RUNEZ  
9514 PALM CANYON DR  
CORONA CA 92883

283320015  
ALFRED C. NUNGARAY  
2501 E BELMONT CT  
ANAHEIM CA 92806

283320016  
SARAH ANN ANDERSON  
9538 PALM CANYON DR  
CORONA CA 92883

283320017  
JESUS FRANCO  
9550 PALM CANYON DR  
CORONA CA 92883

283320018  
DAVID A. TAFT  
9575 STONE CANYON RD  
CORONA CA 92883

283320019  
DARRYL ROOT  
9553 STONE CANYON RD  
CORONA CA 92883

283320020  
JARED SCHWEITZER  
9529 STONE CANYON RD  
CORONA CA 92883

283320021  
MIGUEL SALGADO GONZALEZ  
9505 STONE CANYON RD  
CORONA CA 92883

283320022  
KATHERINE CHRIS TRINKLE  
9481 STONE CANYON RD  
CORONA CA 92883

283320023  
DEBORAH L. COLE  
9457 STONE CANYON RD  
CORONA CA 92883

283320024  
KENNETH JAMES THRASHER  
3114 HALF CIRCLE RD  
NORCO CA 92860

283321001  
AIM INLAND  
531 E CHAPMAN AVE  
ORANGE CA 92866

283321002  
JAMES A. TALLUTO  
9480 STONE CANYON RD  
CORONA CA 92883

283321003  
JORGE MEDEL  
9502 STONE CANYON RD  
CORONA CA 92883

283321004  
GREGORY SCOTT LAUBE  
9528 STONE CANYON RD  
CORONA CA 92883

283321005  
FRANCISCO OROZCO  
22014 MIMOSA LN  
MORENO VALLEY CA 92553

283321006  
SETH A. MATHER  
9568 STONE CANYON RD  
CORONA CA 92883

283321007  
CALIFORNIA MEADOWS HOMEOWNERS ASSN  
5500 E SANTA ANA CYN RD  
ANAHEIM, CA 92807

283321008  
MICHAEL S. GEORGIE  
9501 PALM CANYON DR  
CORONA CA 92883

**Applicant:**

River Releaf, c/o Devon Julian  
3 Corporate Park  
Irvine, CA 92606

**Representative:**

Infrastructure Engineers, c/o Sia Shirazi  
222 Harbor Boulevard, Suite 705  
Anaheim, CA 92805

**Applicant:**

River Releaf, c/o Devon Julian  
3 Corporate Park  
Irvine, CA 92606

**Representative:**

Infrastructure Engineers, c/o Sia Shirazi  
222 Harbor Boulevard, Suite 705  
Anaheim, CA 92805

**Applicant:**

River Releaf, c/o Devon Julian  
3 Corporate Park  
Irvine, CA 92606

**Representative:**

Infrastructure Engineers, c/o Sia Shirazi  
222 Harbor Boulevard, Suite 705  
Anaheim, CA 92805

**Owner:**

James Koontz  
3240 Mission Inn Avenue  
Riverside, CA 92507

**Owner:**

James Koontz  
3240 Mission Inn Avenue  
Riverside, CA 92507

Kirkland West  
Habitat Defense Council  
PO Box 7821  
Laguna Niguel, Ca, 92607-7821

**Owner:**

James Koontz  
3240 Mission Inn Avenue  
Riverside, CA 92507

City of Corona  
Attn: Planning Division  
400 South Vicentia Avenue  
Corona, CA 92882

Richard Drury  
Komalpreet Toor  
Lozeau Drury, LLP  
1939 Harrison Street, Suite 150  
Oakland, CA 94612

City of Corona  
Attn: Planning Division  
400 South Vicentia Avenue  
Corona, CA 92882

City of Corona  
Attn: Planning Division  
400 South Vicentia Avenue  
Corona, CA 92882





**Reasons why project is exempt:** This proposed project is exempt from the California Environmental Quality Act (CEQA) review pursuant to State CEQA Guidelines Section 15061 because Section (b) (3) provides: The activity is covered by the general rule that CEQA applies only to projects, which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. The proposed Project will merely continue to operate as an industrial/commercial use similar to prior ongoing activities at the Project site and similar to the immediate surrounding industrial/commercial uses. The Project will not result in any additional impacts related to traffic, air quality, or public safety, beyond what already occurs at the existing industrial/commercial establishment and was previously analyzed with the approved Plot Plan No. 18511 and the Addendum to Environmental Impact Report No. 183 that was prepared for it. Given the site has already been developed for such uses and only minimal façade improvements and upgrades would be required, no construction impacts would occur. As the land is already developed, there are no potential impacts related to aesthetics, biological and cultural resources, hydrology, or other similar potential impacts. Lastly, as the State has created various rules and regulations as they relate to cannabis waste, particularly for cannabis cultivators, there are no impacts related to cannabis as a hazardous waste as it relates to the proposed microbusiness (the State actually treats cannabis as an organic waste, versus a hazardous waste). Therefore, the project meets the requirements for CEQA exemption per Section 15061(b)(3) as there is no potential that the Project as proposed would have a significant physical impact on the environment.

Additionally, this project is also exempt from California Environmental Quality Act (CEQA) review pursuant to Article 19 - Categorical Exemptions, Section 15301 (Existing Facilities), which provides: Class I consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. The key consideration is whether the project involves negligible or no expansion of an existing use. The existing site has already been utilized for ongoing industrial and commercial uses. Interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyance would be required, which would not significantly expand the capability of the site or substantively increase the proposed use of the site beyond what already occurs. In this case, the proposed project would not expand the existing building and has not proposed any significant construction or improvements for the project site. Therefore, the project as proposed, would not expand upon the existing permitted buildings, would not expand the use of the site beyond those uses that already occur, and therefore the Project complies with the guidelines of the California Environmental Quality Act (CEQA), (Article 19, Section 15301 Class 1, Existing Facilities).

Furthermore, this project is exempt from California Environmental Quality Act (CEQA) review pursuant to Article 19 - Categorical Exemptions, Section 15303 (New Construction or Conversion of Small Structures). This section specifically exempts construction and location of new, small facilities or structures; and the conversion of existing small structures for one use or another where only minor modifications are made in the exterior of the structure. The Project does not include the construction of any new structures, would only propose minor exterior modifications such as signage, interior improvements to accommodate the use, and would only re-entitle the existing industrial/commercial facility. Therefore, the project as proposed, complies with the guidelines of the California Environmental Quality Act (CEQA), (Article 19, Section 15303 (New Construction or Conversion of Small Structures)).

None of the exceptions pursuant to State CEQA Guidelines section 15300.2 would occur. The Project would not have a significant effect on the environment due to unusual circumstances; would not result in a cumulative impact; would not impact any historic resources; and is not located on a hazardous site or location. The proposed cannabis related use does not present any unusual circumstances since it would present similar environmental impacts compared to any other use that would be permitted to occupy the business park space. As previously noted, the impacts of this overall business park development was covered under Plot Plan No. 18511 and specifically the Addendum to Environmental Impact Report No. 183 that was prepared for it. Since all impacts of the proposed use would be similar to other uses that would occupy the space, all potential cumulative impacts of this use were also previously addressed in the prior approvals. No historic resources are known to exist on the site that could be impacted since the site is recently developed. The site is not known to be located on a hazardous site based on available data. Additionally, since the State has created various rules and regulations as they relate to cannabis waste, particularly for cannabis cultivators, there are no impacts related to cannabis as a hazardous waste as it relates to the commercial selling of cannabis (the State actually treats cannabis as an organic waste, versus a hazardous waste).

Russell Brady \_\_\_\_\_ 951-955-3025 \_\_\_\_\_  
 County Contact Person Phone Number

\_\_\_\_\_  
 Signature Title Date

Date Received for Filing and Posting at OPR: \_\_\_\_\_

*Please charge deposit fee case#:* ZEA

ZCFG No. -\*\*SELECT\*\*

**FOR COUNTY CLERK'S USE ONLY**

DEVELOPMENT AGREEMENT NO. 190044

This Development Agreement (hereinafter “Agreement”) is entered into effective on the date it is recorded with the Riverside County Recorder (hereinafter the “Effective Date”) by and among the COUNTY OF RIVERSIDE (hereinafter “COUNTY”), and the persons and entities listed below (hereinafter “OWNER”):

James Alan Koontz and Christie Fister Koontz, as co-trustees of  
The Koontz Living Trust established November 26, 2018

Julie Le

RECITALS

WHEREAS, COUNTY is authorized to enter into binding development agreements with persons having legal or equitable interests in real property for the development of such property, pursuant to Article 11, Section 7 of the California Constitution and Section 65864, et seq. of the Government Code; and,

WHEREAS, COUNTY has adopted Procedures and Requirements of the County of Riverside for the Consideration of Development Agreements (hereinafter “Procedures and Requirements”), pursuant to Section 65865 of the Government Code; and,

WHEREAS, OWNER has requested COUNTY to enter into a development agreement and proceedings have been taken in accordance with the Procedures and Requirements of COUNTY; and,

WHEREAS, by electing to enter into this Agreement, COUNTY shall bind future Boards of Supervisors of COUNTY by the obligations specified herein and limit the future exercise of certain governmental and proprietary powers of COUNTY; and,

WHEREAS, the terms and conditions of this Agreement have undergone extensive

review by COUNTY and the Board of Supervisors and have been found to be fair, just and reasonable; and,

WHEREAS, the best interests of the citizens of Riverside County and the public health, safety and welfare will be served by entering into this Agreement; and,

WHEREAS, all of the procedures of the California Environmental Quality Act (Public Resources Code, Section 21000 et seq.) have been met with respect to the Project and the Agreement; and,

WHEREAS, this Agreement and the Project are consistent with the Riverside County General Plan and any specific plan applicable thereto; and,

WHEREAS, all actions taken and approvals given by COUNTY have been duly taken or approved in accordance with all applicable legal requirements for notice, public hearings, findings, votes, and other procedural matters; and,

WHEREAS, this Agreement will confer substantial private benefits on OWNER by granting vested rights to develop the Property in accordance with the provisions of this Agreement; and,

WHEREAS, OWNER proposes to develop the Property to be used for the Commercial Cannabis Activity described in Exhibit E (“the Development Plan”); and,

WHEREAS, Riverside County Ordinance 348.4898 (hereafter “Ordinance 348.4898”) establishes a regulatory permitting process for Commercial Cannabis Activities and prohibits all Commercial Cannabis Activities in all land use zones without the benefit of a land use permit issued by the COUNTY; and,

WHEREAS, Board of Supervisors Policy No. B-9 further sets forth provisions to be included in development agreements in order to implement applicable General Plan

provisions, to ensure that the County does not disproportionately bear the burden of commercial cannabis activities throughout the County, to ensure the County receives public benefits for the commercial cannabis activities, to ensure there are adequate resources available for enforcement of permitted and unpermitted commercial cannabis activities, and to give cannabis owners and property owners certainty as to the County's requirements; and,

WHEREAS, this Agreement complies with the provisions of both Ordinance No. 348.4898 and Board Policy B-9; and,

WHEREAS, this Agreement will eliminate uncertainty in planning and provide for the orderly development of the Property, ensure progressive installation of necessary improvements, provide for public services appropriate to the development of the Project, and generally serve the purposes for which development agreements under Sections 65864, et seq. of the Government Code are intended; and,

WHEREAS, OWNER has incurred and will in the future incur substantial costs in order to assure development of the Property in accordance with this Agreement; and,

WHEREAS, OWNER has incurred and will in the future incur substantial costs in excess of the generally applicable requirements in order to assure vesting of legal rights to develop the Property in accordance with this Agreement.

### COVENANTS

NOW, THEREFORE, in consideration of the above recitals and of the mutual covenants hereinafter contained and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. DEFINITIONS AND EXHIBITS.

1.1 Definitions. The following terms when used in this Agreement shall be defined

as follows:

1.1.1 “Agreement” means this Development Agreement.

1.1.2 “Base Rate” means the calculated amount set forth in Exhibit “F”, and which is payable to COUNTY annually pursuant to Subsections 4.2.1 and 4.2.2 of this Agreement and increased annually by 2% from and after the date of this agreement.

1.1.3 “Commercial Cannabis Activity” means the cultivation, possession, manufacture, distribution, processing, storing, laboratory testing, packaging, labeling, transportation, delivery or sale of Cannabis and cannabis products as provided for in Ordinance No. 348, as amended through Ordinance No. 348.4898, and any other subsequently adopted zoning ordinance amendment or subsequently adopted zoning ordinance.

1.1.4 “Conditional Use Permit” means the land use permit required by COUNTY to conduct Commercial Cannabis Activities.

1.1.5 “COUNTY” means the County of Riverside, a political subdivision of the State of California.

1.1.6 “Development” means the improvement of the Property for the purposes of completing the structures, improvements and facilities comprising the Project including, but not limited to: grading; the construction of infrastructure and public facilities related to the Project whether located within or outside the Property; the construction or re-construction of buildings and structures; the tenant improvements of structures, and the installation of landscaping. When authorized by a Subsequent Development Approval as provided by this Agreement, “development” includes the maintenance, repair, reconstruction or redevelopment of any building,

structure, improvement or facility after the construction and completion thereof.

1.1.7 “Development Approvals” means all permits and other entitlements for use subject to approval or issuance by COUNTY in connection with use of the Property and for development of the Property for Commercial Cannabis Activities including, but not limited to:

- (a) Conditional use permits, and site plans;
- (b) Zoning Amendments;
- (c) General Plan Amendments
- (d) Tentative and final subdivision and parcel maps;
- (e) Grading and building permits;
- (f) Any permits or entitlements necessary from the COUNTY;
- (g) Any easements necessary from COUNTY or any other land owner;
- (h) Specific plans and specific plan amendments;
- (i) Right of Entry agreements

1.1.8 “Development Exaction” means any requirement of the COUNTY in connection with or pursuant to any Land Use Regulation or Development Approval for the dedication of land, the construction of improvements or public facilities, or the payment of fees in order to lessen, offset, mitigate or compensate for the impacts of development on the environment or other public interests.

1.1.9 “Development Plan” means the Existing or Proposed Development Approvals and the Existing Land Use Regulations applicable to development of the



Property.

1.1.10 “Effective Date” means the date this Agreement is recorded with the County Recorder.

1.1.11 “Existing Development Approvals” means all Development Approvals approved or issued prior to the Effective Date. Existing Development Approvals includes the Development Approvals incorporated herein as Exhibit “C” and all other Development Approvals which are a matter of public record on the Effective Date.

1.1.12 “Existing Land Use Regulations” means all Land Use Regulations in effect on the Effective Date. Existing Land Use Regulations includes the Land Use Regulations incorporated herein as Exhibit “D” and all other Land Use Regulations which are a matter of public record on the Effective Date.

1.1.13 “Land Use Regulations” means all ordinances, resolutions, codes, rules, regulations and official policies of COUNTY governing the development and use of land, including, without limitation, the permitted use of land, the density or intensity of use, subdivision requirements, the maximum height and size of proposed buildings and structures, the provisions for reservation or dedication of land for public purposes, and the design, improvement and construction standards and specifications applicable to the development of the property. “Land Use Regulations” does not include any COUNTY ordinance, resolution, code, rule, regulation or official policy, governing:

- (a) The conduct of businesses, professions, and occupations;
- (b) Taxes and assessments;
- (c) The control and abatement of nuisances;

- (d) The granting of encroachment permits and the conveyance of rights and interests which provide for the use of or the entry upon public property;
- (e) The exercise of the power of eminent domain.

1.1.14 “Mortgagee” means a mortgagee of a mortgage, a beneficiary under a deed of trust or any other security-device lender, and their successors and assigns.

1.1.15 “OWNER” means the owner of the PROPERTY and the persons and entities listed as OWNER on the first page of this Agreement. OWNER shall also include any of the following:

1. A person with an aggregate ownership interest of 20 percent or more in the Commercial Cannabis Activity for which a license or permit is being sought, unless the interest is solely a security, lien, or encumbrance.
2. The chief executive officer of a nonprofit or other entity for the Commercial Cannabis Activity.
3. A member of the board of directors of a nonprofit for the Commercial Cannabis Activity.
4. An individual who will be participating in the direction, control, or management of the person applying for a Commercial Cannabis Activity Conditional Use Permit or State license.”

1.1.16 “Project” means the development of the Property contemplated by the Development Plan as such Plan may be further defined, enhanced or modified pursuant to the provisions of this Agreement.

1.1.17 “Property” means the real property described on Exhibit “A” and

shown on Exhibit “B” to this Agreement.

1.1.18 “Reservations of Authority” means the rights and authority excepted from the assurances and rights provided to OWNER under this Agreement and reserved to COUNTY under Section 3.5 of this Agreement.

1.1.19 “Subsequent Development Approvals” means all Development Approvals approved subsequent to the Effective Date in connection with development of the Property.

1.1.20 “Subsequent Land Use Regulations” means any Land Use Regulations adopted and effective after the Effective Date of this Agreement.

1.1.21 “Transfer” means sale, assignment, lease, sublease or any other transfer of a legal or equitable interest in the Property.

1.2 Exhibits. The following documents are attached to, and by this reference made a part of, this Agreement:

- Exhibit “A” - Legal Description of the Property
- Exhibit “B” - Map Showing Property and Its Location
- Exhibit “C” - Existing Development Approvals
- Exhibit “D” - Existing Land Use Regulations
- Exhibit “E” - Commercial Cannabis Activity Site Plan & Description
- Exhibit “F” - Applicable Annual Public Benefits Base Payments
- Exhibit “G” - Commercial Cannabis Area calculation exhibit.
- Exhibit “H” - Additional Public Benefits Exhibit

2. GENERAL PROVISIONS.

2.1 Binding Effect of Agreement. The Property is hereby made subject to this Agreement. Development of the Property is hereby authorized and shall be carried out only in accordance with the terms of this Agreement.

2.2 Ownership of Property. OWNER represents and covenants that it is the owner of a legal or equitable interest in the Property or a portion thereof.

2.3 Term. This Agreement shall commence on the Effective Date and shall continue for a period of ten years thereafter, unless this term is modified or extended for one additional five year term pursuant to the provisions of this Agreement and so long as the Project is in compliance with all applicable conditions of approval and County ordinances.

2.4 Transfer.

2.4.1 Right to Transfer. Right to Transfer. OWNER shall have the right to transfer the Property in whole or in part (provided that no such partial transfer shall violate the Subdivision Map Act, Government Code Section 66410, et seq., or Riverside County Ordinance No. 460) to any person, partnership, joint venture, firm or corporation at any time during the term of this Agreement; provided, however, that any such transfer shall include the assignment and assumption of the rights, duties and obligations arising under or from this Agreement and be made in strict compliance with the following conditions precedent:

(a) No transfer of any right or interest under this Agreement shall be made unless made together with the sale, transfer or assignment of all or a part of the Property.

(b) Concurrent with any such transfer or within fifteen (15) business days thereafter, OWNER shall notify COUNTY, in writing, of such transfer and

shall provide COUNTY with an executed agreement by the transferee, in a form reasonably acceptable to COUNTY, providing therein that the transferee expressly and unconditionally assumes all the duties and obligations of OWNER under this Agreement.

Any transfer not made in strict compliance with the foregoing conditions shall constitute a default by OWNER under this Agreement. Notwithstanding the failure of any transferee to execute the agreement required by Paragraph (b) of this Subsection 2.4.1, the burdens of this Agreement shall be binding upon such transferee, but the benefits of this Agreement shall not inure to such transferee until and unless such agreement is executed.

2.4.2 Release of Transferring Owner. Notwithstanding any transfer, a transferring OWNER shall continue to be obligated under this Agreement unless such transferring OWNER is given a release in writing by COUNTY, which release shall be provided by COUNTY upon the full satisfaction by such transferring OWNER of the following conditions:

- (a) OWNER no longer has a legal or equitable interest in all or any part of the Property.
- (b) OWNER is not then in default under this Agreement.
- (c) OWNER has provided COUNTY with the notice and executed agreement required under Paragraph (b) of Subsection 2.4.1 above.
- (d) The transferee provides COUNTY with security equivalent to any security previously provided by OWNER to secure performance of its obligations hereunder.

2.4.3 Subsequent Transfer. Any subsequent transfer after an initial transfer shall be made only in accordance with and subject to the terms and conditions of this Section.

2.5 Amendment or Cancellation of Agreement. This Agreement may be amended or cancelled in whole or in part only by written consent of all parties in the manner provided for in Government Code Section 65868. This provision shall not limit any remedy of COUNTY or OWNER as provided by this Agreement.

2.6 Termination. This Agreement shall be deemed terminated and of no further effect upon the occurrence of any of the following events:

(a) Expiration of the stated term of this Agreement as set forth in Section 2.3.

(b) Entry of a final judgment by a court of competent jurisdiction setting aside, voiding or annulling the adoption of the ordinance approving this Agreement. For purposes of clarity this termination section excludes entry of a final judgment by a court of competent jurisdiction setting aside, voiding or annulling the adoption of Board of Supervisors' Policy No. B-9.

(c) The adoption of a referendum measure overriding or repealing the ordinance approving this Agreement.

(d) OWNER's election to terminate this Agreement. If OWNER elects not to develop all or a portion of the Property as a Commercial Cannabis Activity, OWNER shall provide notice of such election to the COUNTY, such notice by OWNER shall (i) seek to terminate this Agreement as to the portion of the Property that is the subject of such notice of termination; and (ii) shall acknowledge that the Conditional Use Permit (CUP No. 190053) shall be null and void as to the Property that is the subject of such notice of termination. Following receipt of OWNER's notice of election to terminate this Agreement, OWNER and COUNTY shall execute an appropriate instrument in recordable form evidencing such

termination, and shall cause such instrument to be an amendment to this Agreement to be processed in accordance with COUNTY's "Procedures and Requirements for the Consideration of Development Agreements (Commercial Cannabis Activities)" set forth in Resolution No. 2019-037.

(e) When OWNER no longer has a legal or equitable interest in the Property or has ceased operations on the Property for a period of ninety (90) consecutive days and no evidence demonstrating continuing and ongoing use of the Property consistent with the approved Conditional Use Permit No. 190053.

(f) Federal Enforcement of the Federal Controlled Substances Act against OWNER or the COUNTY. The parties understand that cannabis is still classified as a Schedule I Drug under the Federal Controlled Substances Act, 21 U.S.C. §§ 801 et seq. In the event there is federal enforcement of the Federal Controlled Substances Act against the COUNTY for the COUNTY's enactment of a comprehensive, regulatory framework for commercial cannabis activities or against OWNER for OWNER's own commercial cannabis activities, this Agreement shall be deemed terminated and of no further effect.

(g) Revocation of a Commercial Cannabis Activity Conditional Use Permit or State License.

Upon the termination of this Agreement, no party shall have any further right or obligation hereunder except with respect to any obligation to have been performed prior to such termination or with respect to any default in the performance of the provisions of this Agreement which has occurred prior to such termination or with respect to any obligations which are specifically set forth as surviving this Agreement.

2.7 Notices.

(a) As used in this Agreement, “notice” includes, but is not limited to, the communication of notice, request, demand, approval, statement, report, acceptance, consent, waiver, appointment or other communication required or permitted hereunder.

(b) All notices shall be in writing and shall be considered given either:

(i) when delivered in person to the recipient named below; (ii) on the date of delivery shown on the return receipt, after deposit in the United States mail in a sealed envelope as either registered or certified mail with return receipt requested, and postage and postal charges prepaid, and addressed to the recipient named below; (iii) on the next business day when delivered by overnight United States mail or courier service; or (iv) on the date of delivery shown in the facsimile records of the party sending the facsimile after transmission by facsimile to the recipient named below. All notices shall be addressed as follows:

If to COUNTY:

Clerk of the Board of Supervisors  
Riverside County Administrative Center  
4080 Lemon Street, First Floor  
Riverside, CA 92502  
Fax No. (951) 955-1071

with copies to:

County Executive Officer  
Riverside County Administrative Center  
4080 Lemon Street, 4th Floor  
Riverside, CA 92501  
Fax No. (951) 955-1105

and



Assistant TLMA Director — Planning and Land Use  
Transportation and Land Management Agency  
Riverside County Administrative Center,  
4080 Lemon Street, 12th Floor  
Riverside, CA 92501  
Fax No. (951) 955-1817

and

County Counsel  
County of Riverside  
3960 Orange Street, Suite 500  
Riverside, CA 92501  
Fax No. (951) 955-6363

If to OWNER:

Julie Le  
3 Corporate Park, Suite 200  
Irvine, CA 92606

(c) Either party may, by notice given at any time, require subsequent notices to be given to another person or entity, whether a party or an officer or representative of a party, or to a different address, or both. Notices given before actual receipt of notice of change shall not be invalidated by any such change.

3. DEVELOPMENT OF THE PROPERTY.

3.1 Rights to Develop. Subject to the terms of this Agreement including the Reservations of Authority, OWNER shall have a vested right to develop the Property in accordance with, and to the extent of, the Development Plan. The Existing Development Approvals shall not expire and shall remain valid for the Term of this Agreement so long as the Project remains in compliance with all conditions of approval for the Existing Development Approvals and in compliance with this Agreement. The Project shall remain subject to all Subsequent Development Approvals required to complete the Project as contemplated by the Development Plan. Except as

otherwise provided in this Agreement, the permitted uses of the Property, the density and intensity of use, the maximum height and size of proposed buildings and structures, and provisions for reservation and dedication of land for public purposes shall be those set forth in the Development Plan.

3.2 Effect of Agreement on Land Use Regulations. Except as otherwise provided under the terms of this Agreement including the Reservations of Authority, the rules, regulations and official policies governing permitted uses of the Property, the density and intensity of use of the Property, the maximum height and size of proposed buildings and structures, and the design, improvement and construction standards and specifications applicable to development of the Property shall be the Existing Land Use Regulations. In connection with any Subsequent Development Approval, COUNTY shall exercise its discretion in accordance with the Development Plan, and as provided by this Agreement including, but not limited to, the Reservations of Authority. COUNTY shall accept for processing, review and action all applications for Subsequent Development Approvals, and such applications shall be processed in the normal manner for processing such matters.

3.3 Timing of Development. The parties acknowledge that OWNER cannot at this time predict when or the rate at which phases of the Property will be developed. Such decisions depend upon numerous factors which are not within the control of OWNER, such as market orientation and demand, interest rates, absorption, completion and other similar factors. Since the California Supreme Court held in Pardee Construction Co. v. City of Camarillo (1984) 37 Cal.3d 465, that the failure of the parties therein to provide for the timing of development resulted in a later adopted initiative restricting the timing of development to prevail over such parties' agreement, it is the parties' intent to cure that deficiency by acknowledging and providing that OWNER shall have the right to develop the Property in such order and at such rate and at such times as OWNER deems

appropriate within the exercise of its subjective business judgment.

3.4 Changes and Amendments. The parties acknowledge that refinement and further development of the Project will require Subsequent Development Approvals and may demonstrate that changes are appropriate and mutually desirable in the Existing Development Approvals. In the event OWNER finds that a change in the Existing Development Approvals is necessary or appropriate, OWNER shall apply for a Subsequent Development Approval to effectuate such change and COUNTY shall process and act on such application in accordance with the Existing Land Use Regulations, except as otherwise provided by this Agreement including the Reservations of Authority. If approved, any such change in the Existing Development Approvals shall be incorporated herein as an addendum to Exhibit “C”, and may be further changed from time to time as provided in this Section. Unless otherwise required by law, as determined in COUNTY’s reasonable discretion, a change to the Existing Development Approvals shall be deemed “minor” and not require an amendment to this Agreement provided such change does not:

- (a) Alter the permitted uses of the Property as a whole; or,
- (b) Increase the density or intensity of use of the Property as a whole;

or,

- (c) Increase the maximum height and size of permitted buildings or structures;

or,

- (d) Delete a requirement for the reservation or dedication of land for public purposes within the Property as a whole; or,

- (e) Constitute a project requiring a subsequent or supplemental environmental impact report pursuant to Section 21166 of the Public Resources Code.

3.5 Reservations of Authority.

3.5.1 Limitations, Reservations and Exceptions. Notwithstanding any other

provision of this Agreement, the following Subsequent Land Use Regulations shall apply to the development of the Property.

(a) Processing fees and charges of every kind and nature imposed by COUNTY to cover the estimated actual costs to COUNTY of processing applications for Development Approvals or for monitoring compliance with any Development Approvals granted or issued.

(b) Procedural regulations relating to hearing bodies, petitions, applications, notices, findings, records, hearings, reports, recommendations, appeals and any other matter of procedure.

(c) Regulations governing construction standards and specifications including, without limitation, the Building Code, Plumbing Code, Mechanical Code, Electrical Code, Fire Code and Grading Code applicable in the County.

(d) Regulations imposing Development Exactions. Development Exactions shall be applicable to development of the Property if such Development Exaction is applied uniformly to development, either throughout the COUNTY or within a defined area of benefit which includes the Property. No such subsequently adopted Development Exaction shall apply if its application to the Property would physically prevent development of the Property for the uses and to the density or intensity of development set forth in the Development Plan.

(e) Regulations which may be in conflict with the Development Plan but which are reasonably necessary to protect the public health and safety. To the extent possible, any such regulations shall be applied and construed so as to provide OWNER with the rights and assurances provided under this Agreement.

(f) Regulations which are not in conflict with the Development Plan. Any regulation, whether adopted by initiative or otherwise, limiting the rate or timing of development of the Property shall be deemed to conflict with the Development Plan and shall therefore not be applicable to the development of the Property.

(g) Regulations which are in conflict with the Development Plan provided OWNER has given written consent to the application of such regulations to development of the Property.

3.5.2 Subsequent Development Approvals. This Agreement shall not prevent COUNTY, in acting on Subsequent Development Approvals, from applying Subsequent Land Use Regulations which do not conflict with the Development Plan, nor shall this Agreement prevent COUNTY from denying or conditionally approving any Subsequent Development Approval on the basis of the Existing Land Use Regulations or any Subsequent Land Use Regulation not in conflict with the Development Plan.

3.5.3 Modification or Suspension by State or Federal Law. In the event that State or Federal laws or regulations, enacted after the Effective Date of this Agreement, prevent or preclude compliance with one or more of the provisions of this Agreement or require changes in plans, maps or permits approved by the COUNTY, such provisions of this Agreement shall be modified or suspended as may be necessary to comply with such State or Federal laws or regulations, provided, however, that this Agreement shall remain in full force and effect to the extent it is not inconsistent with such laws or regulations and to the extent such laws or regulations do not render such remaining provisions impractical to enforce.

3.5.4 Intent. The parties acknowledge and agree that COUNTY is restricted in its

authority to limit its police power by contract and that the foregoing limitations, reservations and exceptions are intended to reserve to COUNTY all of its police power which cannot be so limited. This Agreement shall be construed, contrary to its stated terms if necessary, to reserve to COUNTY all such power and authority which cannot be restricted by contract.

3.5.5. Application of State and Local Regulatory Laws Governing Commercial Cannabis Activities. The operation of Commercial Cannabis Activities is a highly regulated business activity, and it is subject to various state and local laws and regulations. This Agreement does not, and the County cannot and does not intend to, give OWNER the right to continue its operations without complying with applicable state and local laws governing its operations. OWNER shall be responsible for obtaining, and maintaining throughout the entire term of this Agreement, all applicable state licenses, permits, approvals, and consents, even if the applicable state laws and regulations are altered following the Effective Date.

3.6. Public Works. If OWNER is required by this Agreement to construct any public works facilities which will be dedicated to COUNTY or any other public agency upon completion, and if required by applicable laws to do so, OWNER shall perform such work in the same manner and subject to the same requirements as would be applicable to COUNTY or such other public agency if it would have undertaken such construction.

3.7 Provision of Real Property Interests by COUNTY. In any instance where OWNER is required to construct any public improvement on land not owned by OWNER, OWNER shall at its sole cost and expense provide or cause to be provided, the real property interests necessary for the construction of such public improvements. In the event OWNER is unable, after exercising reasonable efforts to acquire the real property interests necessary for the construction of such

public improvements, and if so instructed by OWNER and upon OWNER'S provision of adequate security for costs COUNTY may reasonably incur, COUNTY shall negotiate the purchase of the necessary real property interests to allow OWNER to construct the public improvements as required by this Agreement and, if necessary, in accordance with the procedures established by law, use its power of eminent domain to acquire such required real property interests. OWNER shall pay all costs associated with such acquisition or condemnation proceedings. This Section 3.7 is not intended by the parties to impose upon the OWNER an enforceable duty to acquire land or construct any public improvements on land not owned by OWNER, except to the extent that the OWNER elects to proceed with the development of the Project, and then only in accordance with valid conditions imposed by the COUNTY upon the development of the Project under the Subdivision Map Act, Government Code Section 66410 et seq., or other legal authority.

3.8 Regulation by Other Public Agencies. It is acknowledged by the parties that other public agencies not within the control of COUNTY possess authority to regulate aspects of the development of the Property separately from or jointly with COUNTY and this Agreement does not limit the authority of such other public agencies. For example, pursuant to Government Code Section 66477 and Section 10.35 of Riverside County Ordinance No. 460, another local public agency may provide local park and recreation services and facilities and in that event, it is permitted, and therefore shall be permitted by the parties, to participate jointly with COUNTY to determine the location of land to be dedicated or in lieu fees to be paid for local park purposes, provided that COUNTY shall exercise its authority subject to the terms of this Agreement.

3.9 Tentative Tract Map Extension. Notwithstanding the provisions of Section 66452.6(a)(1) of the Government Code, regarding extensions of time for approved tentative maps subject to a development agreement, no tentative subdivision map or tentative parcel map, heretofore or

hereafter approved in connection with development of the Property, shall be granted an extension of time except in accordance with the Subdivision Map Act and Existing Land Use Regulations.

3.10 Vesting Tentative Maps. If any tentative or final subdivision map, or tentative or final parcel map, heretofore or hereafter approved in connection with development of the Property, is a vesting map under the Subdivision Map Act (Government Code Section 66410, et seq.) and Riverside County Ordinance No. 460 and if this Agreement is determined by a final judgment to be invalid or unenforceable insofar as it grants a vested right to develop to OWNER, then and to that extent the rights and protections afforded OWNER under the laws and ordinances applicable to vesting maps shall supersede the provisions of this Agreement. Except as set forth immediately above, development of the Property shall occur only as provided in this Agreement, and the provisions in this Agreement shall be controlling over any conflicting provision of law or ordinance concerning vesting maps.

3.11 Request for Proposal Responses. Unless superseded by the terms of this Agreement, development of the Property shall be consistent with the Request for Proposal Responses submitted to the COUNTY and associated with CAN 190088, incorporated herein by this reference.

#### 4. PUBLIC BENEFITS.

4.1 Intent. The parties acknowledge and agree that development of the Property will detrimentally affect public interests which will not be fully addressed by the Development Plan and further acknowledge and agree that this Agreement confers substantial private benefits on OWNER which should be balanced by commensurate public benefits. Accordingly, the parties intend to provide consideration to the public to balance the private benefits conferred on OWNER by providing more fully for the satisfaction of public interests.

4.2 Public Benefits for Commercial Cannabis Activities.



4.2.1 Annual Public Benefit Base Payments. Prior to the issuance of the certificate of occupancy for any part of the Commercial Cannabis Activity, OWNER shall pay to COUNTY an amount equal to the base payment calculated per Section 1.1.2 of this Agreement (“Base Payment”); provided, however, that such initial annual base payment shall be prorated based on the number of whole months remaining between the date of payment and the first following June 30th.

4.2.2 Subsequent Annual Base Payments. The Annual Base Payment shall be subject to annual increases in an amount of 2%. Prior to the first July 1<sup>st</sup> following the initial Base Payment and each July 1<sup>st</sup> thereafter during the term of the Agreement, OWNER shall pay to COUNTY an amount equal to the Base Payment plus the 2% annual increase.

4.3 Annual Additional Public Benefits. OWNER shall perform Additional Public Benefits identified in Exhibit “H” that will benefit the community in which the Commercial Cannabis Activity is located. Prior to the issuance of the certificate of occupancy for any part of the Commercial Cannabis Activity, OWNER shall pay to COUNTY an amount equal to the additional annual public benefit set forth in Exhibit “H” of this Agreement (“Additional Public Benefit”); provided, however, that such initial annual payment shall be prorated based on the number of whole months remaining between the date of payment and the first following June 30th.

4.3.1 Subsequent Annual Additional Public Benefits. The Additional Public Benefit provided in Exhibit “H” shall be subject to annual increases in an amount of 5%. Prior to the first July 1<sup>st</sup> following the initial Additional Public Benefit payment and each July 1<sup>st</sup> thereafter during the term of the Agreement, OWNER shall pay to COUNTY an amount equal to the Additional Public Benefit plus the 5% annual increase.

4.4 Taxes. Nothing herein shall be construed to relieve OWNER from paying and remitting all applicable federal, state and local taxes applicable to the Project, including but not limited to, income taxes, property taxes, local sales and use taxes, and any taxes imposed on cannabis activities and cannabis products pursuant to the Medicinal and Adult-Use Cannabis Regulation and Safety Act.

4.5 Assessments. Nothing herein shall be construed to relieve the Property from assessments levied against it by the County pursuant to any statutory procedure for the assessment of property to pay for infrastructure and/or services which benefit the Property.

4.6 New Taxes. Any subsequently enacted County taxes, including but not limited to any taxes on commercial cannabis activities, shall apply to the Project. In the event that County taxes are enacted specifically for commercial cannabis activities and cannabis products, the parties agree that this Agreement may be modified in accordance with Section 2.5 to reduce the OWNER's total public benefit payment (the sum total of the Base Rate plus the Additional Public Benefit) by an amount equal to the amount of the tax imposed on the OWNER for commercial cannabis activities and cannabis products. The parties acknowledge that the intent of being able to modify the Agreement in the event County taxes are enacted on the commercial cannabis activities and cannabis products is to enable the authority to adjust the total public benefit amount due and payable under this Agreement by the OWNER.

4.7 Vote on Future Assessments and Fees. In the event that any assessment, fee or charge which is applicable to the Property is subject to Article XIID of the California Constitution and OWNER does not return its ballot, OWNER agrees, on behalf of itself and its successors that the County may count OWNER's ballot as affirmatively voting in favor of such assessment, fee or charge.

5. FINANCING OF PUBLIC IMPROVEMENTS. If deemed appropriate, COUNTY and OWNER will cooperate in the formation of any special assessment district, community facilities district or alternate financing mechanism to pay for the construction and/or maintenance and operation of public infrastructure facilities required as part of the Development Plan. OWNER also agrees that it will not initiate and/or cooperate in the formation of any such special assessment district, community facilities district or alternate financing mechanism involving any other public agency without the prior written consent of the COUNTY.

Should the Property be included within such a special assessment district, community facilities district or other financing entity, the following provisions shall be applicable:

(a) In the event OWNER conveys any portion of the Property and/or public facilities constructed on any portion of the Property to COUNTY or any other public entity and said Property is subject to payment of taxes and/or assessments, such taxes and/or assessments shall be paid in full by OWNER prior to completion of any such conveyance.

(b) If OWNER is in default in the payment of any taxes and/or assessments, OWNER shall be considered to be in default of this Agreement and COUNTY may, in its sole discretion, initiate proceedings pursuant to Section 8.4 of this Agreement.

Notwithstanding the foregoing, it is acknowledged and agreed by the parties that nothing contained in this Agreement shall be construed as requiring COUNTY or the COUNTY Board of Supervisors to form any such district or to issue and sell bonds.

6. REVIEW FOR COMPLIANCE.

6.1 Annual Review. The TLMA Director, in consultation with the County Executive Officer and County Counsel, shall review this Agreement annually, on or before the Effective Date, in order to ascertain the good faith compliance by OWNER with the terms of the Agreement. In order to facilitate this review, OWNER shall submit an annual monitoring report, in a form

specified by the TLMA Director providing all information necessary to evaluate such good faith compliance as determined by the TLMA Director. OWNER shall pay the annual review and administration fee set forth in Ordinance No. 671 prior to submission of each annual monitoring report. Prior to the issuance of any grading permit or building permit for any part of the Project, OWNER shall prepay a fee deposit and administration fee as set forth in Ordinance No. 671 (the "Monitoring Fee Prepayment"). The Monitoring Fee Prepayment shall be retained by the COUNTY until termination of this Agreement, may be used by the COUNTY at any time if there is a failure to pay any part of the annual monitoring and administration fees required under Ordinance No. 671, and shall be promptly replenished by OWNER up to the original required amount after notice by COUNTY to OWNER. Failure by OWNER to submit an annual monitoring report, on or before the Effective Date of each year in the form specified by the TLMA Director, to pay any part of the annual monitoring and administration fee required under Ordinance No. 671, to make the Monitoring Fee Prepayment or to replenish the Monitoring Fee Prepayment shall constitute a default by OWNER under this Agreement.

6.2 Special Review. The Board of Supervisors may order a special review of compliance with this Agreement at any time. The TLMA Director, in consultation with the County Executive Officer and County Counsel, shall conduct such special reviews.

6.3 Property Inspection. In accordance with applicable regulations set forth in the Medicinal and Adult Use Cannabis Regulation and Safety Act and upon twenty-four (24) hour written notice, OWNER shall allow COUNTY representatives access to the Property and all buildings and structures located on the Property to determine compliance with CUP No. 190053 and this Agreement.

6.4. Records Inspection. Upon written request by the COUNTY, OWNER shall provide records to the COUNTY demonstrating compliance with this Agreement, CUP No. 190053 and consistency with the Request for Proposal Responses associated with CAN 190088 including, but not

limited to, ownership of Property, local hiring and local ownership programs.

6.5 Procedure.

(a) During either an annual review or a special review, OWNER shall be required to demonstrate good faith compliance with the terms of the Agreement. The burden of proof on this issue shall be on OWNER.

(b) Upon completion of an annual review or a special review, the TLMA Director shall submit a report to the Board of Supervisors setting forth the evidence concerning good faith compliance by OWNER with the terms of this Agreement and his recommended finding on that issue.

(c) If the Board finds on the basis of substantial evidence that OWNER has complied in good faith with the terms and conditions of this Agreement, the review shall be concluded.

(d) If the Board makes a preliminary finding that OWNER has not complied in good faith with the terms and conditions of this Agreement, the Board may modify or terminate this Agreement as provided in Section 6.4 and Section 6.5. Notice of default as provided under Section 8.4 of this Agreement shall be given to OWNER prior to or concurrent with, proceedings under Section 6.4 and Section 6.5.

6.6 Proceedings Upon Modification or Termination. If, upon a preliminary finding under Section 6.3, COUNTY determines to proceed with modification or termination of this Agreement, COUNTY shall give written notice to OWNER of its intention so to do. The notice shall be given at least ten calendar days prior to the scheduled hearing and shall contain:

- (a) The time and place of the hearing;
- (b) A statement as to whether or not COUNTY proposes to terminate or to modify the Agreement; and,

(c) Such other information as is reasonably necessary to inform OWNER of the nature of the proceeding.

6.7 Hearing on Modification or Termination. At the time and place set for the hearing on modification or termination, OWNER shall be given an opportunity to be heard and shall be entitled to present written and oral evidence. OWNER shall be required to demonstrate good faith compliance with the terms and conditions of this Agreement. The burden of proof on this issue shall be on OWNER. If the Board of Supervisors finds, based upon substantial evidence, that OWNER has not complied in good faith with the terms or conditions of the Agreement, the Board may terminate this Agreement or modify this Agreement and impose such conditions as are reasonably necessary to protect the interests of the County. The decision of the Board of Supervisors shall be final, subject only to judicial review pursuant to Section 1094.5 of the Code of Civil Procedure.

6.8 Certificate of Agreement Compliance. If, at the conclusion of an annual or special review, OWNER is found to be in compliance with this Agreement, COUNTY shall, upon request by OWNER, issue a Certificate of Agreement Compliance (“Certificate”) to OWNER stating that after the most recent annual or special review and based upon the information known or made known to the TLMA Director and Board of Supervisors that (1) this Agreement remains in effect and (2) OWNER is not in default. The Certificate shall be in recordable form, shall contain information necessary to communicate constructive record notice of the finding of compliance, shall state whether the Certificate is issued after an annual or a special review and shall state the anticipated date of commencement of the next annual review. OWNER may record the Certificate with the County Recorder. Whether or not the Certificate is relied upon by transferees or OWNER, COUNTY shall not be bound by a Certificate if a default existed at the time of the Periodic or Special Review, but was concealed from or otherwise not known

to the TLMA Director or Board of Supervisors.

7. INCORPORATION AND ANNEXATION.

7.1 Intent. If all or any portion of the Property is annexed to or otherwise becomes a part of a city or another county, it is the intent of the parties that this Agreement shall survive and be binding upon such other jurisdiction.

7.2 Incorporation. If at any time during the term of this Agreement, a city is incorporated comprising all or any portion of the Property, the validity and effect of this Agreement shall be governed by Section 65865.3 of the Government Code.

7.3 Annexation. OWNER and COUNTY shall oppose, in accordance with the procedures provided by law, the annexation to any city of all or any portion of the Property unless both OWNER and COUNTY give written consent to such annexation.

8. DEFAULT AND REMEDIES.

8.1 Remedies in General. It is acknowledged by the parties that COUNTY would not have entered into this Agreement if it were to be liable in damages under this Agreement, or with respect to this Agreement or the application thereof.

In general, each of the parties hereto may pursue any remedy at law or equity available for the breach of any provision of this Agreement, except that COUNTY shall not be liable in damages to OWNER, or to any successor in interest of OWNER, or to any other person, and OWNER covenants not to sue for damages or claim any damages:

(a) For any breach of this Agreement or for any cause of action which arises out of this Agreement; or

(b) For the taking, impairment or restriction of any right or interest conveyed or provided under or pursuant to this Agreement; or

(c) Arising out of or connected with any dispute, controversy or issue regarding the application, validity, interpretation or effect of the provisions of this Agreement.

Notwithstanding anything in this Article 8 to the contrary, OWNER's liability to COUNTY in connection with this Agreement shall be limited to direct damages and shall exclude any other liability, including without limitation liability for special, indirect, punitive or consequential damages in contract, tort, warranty, strict liability or otherwise.

8.2 Specific Performance. The parties acknowledge that money damages and remedies at law generally are inadequate and specific performance and other non-monetary relief are particularly appropriate remedies for the enforcement of this Agreement and should be available to all parties for the following reasons:

(a) Money damages are unavailable against COUNTY as provided in Section 8.1 above.

(b) Due to the size, nature and scope of the project, it may not be practical or possible to restore the Property to its natural condition once implementation of this Agreement has begun. After such implementation, OWNER may be foreclosed from other choices it may have had to utilize the Property or portions thereof. OWNER has invested significant time and resources and performed extensive planning and processing of the Project in agreeing to the terms of this Agreement and will be investing even more significant time and resources in implementing the Project in reliance upon the terms of this Agreement, and it is not possible to determine the sum of money which would adequately compensate OWNER for such efforts.

8.3 General Release. Except for non-damage remedies, including the remedy of specific performance and judicial review as provided for in Section 8, OWNER, for itself, its successors and assignees, hereby releases the COUNTY, its officers, agents, employees,



and independent contractors from any and all claims, demands, actions, or suits of any kind or nature whatsoever arising out of any liability, known or unknown, present or future, including, but not limited to, any claim or liability, based or asserted, pursuant to Article I, Section 19 of the California Constitution, the Fifth Amendment of the United States Constitution, or any other law or ordinance which seeks to impose any other monetary liability or damages, whatsoever, upon the COUNTY because it entered into this Agreement or because of the terms of this Agreement. OWNER hereby waives the provisions of Section 1542 of the Civil Code which provides:

A GENERAL RELEASE DOES NOT EXTEND TO CLAIMS THAT THE CREDITOR OR RELEASING PARTY DOES NOT KNOW OR SUSPECT TO EXIST IN HIS OR HER FAVOR AT THE TIME OF EXECUTING THE RELEASE AND THAT, IF KNOWN BY HIM OR HER WOULD HAVE MATERIALLY AFFECTED HIS OR HER SETTLEMENT WITH THE DEBTOR OR RELEASED PARTY.

\_\_\_\_\_  
OWNER Initials      \_\_\_\_\_  
OWNER Initials      \_\_\_\_\_  
OWNER Initials

8.4 Termination or Modification of Agreement for Default of OWNER. Subject to the provisions contained in Subsection 2.5 herein, COUNTY may terminate or modify this Agreement for any failure of OWNER to perform any material duty or obligation of OWNER under this Agreement, or to comply in good faith with the terms of this Agreement (hereinafter referred to as “default”); provided, however, COUNTY may terminate or modify this Agreement pursuant to this Section only after providing written notice to OWNER of default setting forth the nature of the default and the actions, if any, required by OWNER to cure such default and, where the default can be cured, OWNER has failed to take such actions and cure such default within 60 days after the effective date of such notice or, in the event that such default cannot be cured within such 60

day period but can be cured within a longer time, has failed to commence the actions necessary to cure such default within such 60 day period and to diligently proceed to complete such actions and cure such default.

8.5 Termination of Agreement for Default of COUNTY. OWNER may terminate this Agreement only in the event of a default by COUNTY in the performance of a material term of this Agreement and only after providing written notice to COUNTY of default setting forth the nature of the default and the actions, if any, required by COUNTY to cure such default and, where the default can be cured, COUNTY has failed to take such actions and cure such default within 60 days after the effective date of such notice or, in the event that such default cannot be cured within such 60 day period but can be cured within a longer time, has failed to commence the actions necessary to cure such default within such 60 day period and to diligently proceed to complete such actions and cure such default.

8.6 Attorneys' Fees. In any action at law or in equity to enforce or interpret this Agreement, or otherwise arising out of this Agreement, including without limitation any action for declaratory relief or petition for writ of mandate, the parties shall bear their own attorneys' fees.

## 9. THIRD PARTY LITIGATION.

9.1 General Plan Litigation. COUNTY has determined that this Agreement is consistent with its General Plan, and that the General Plan meets all requirements of law. OWNER has reviewed the General Plan and concurs with COUNTY's determination. The parties acknowledge that:

(a) Litigation may be filed challenging the legality, validity and adequacy of the General Plan; and,

(b) If successful, such challenges could delay or prevent the performance of this Agreement and the development of the Property.

COUNTY shall have no liability in damages under this Agreement for any failure of COUNTY to perform under this Agreement or the inability of OWNER to develop the Property as contemplated by the Development Plan of this Agreement as the result of a judicial determination that on the Effective Date, or at any time thereafter, the General Plan, or portions thereof, are invalid or inadequate or not in compliance with law.

9.2 Third Party Litigation Concerning Agreement. OWNER shall defend, at its expense, including attorneys' fees, indemnify, and hold harmless COUNTY, its officers, agents, employees and independent contractors from any claim, action or proceeding against COUNTY, its officers, agents, employees or independent contractors to attack, set aside, void, or annul the approval of this Agreement or the approval of any permit granted pursuant to this Agreement. COUNTY shall promptly notify OWNER of any such claim, action or proceeding, and COUNTY shall cooperate in the defense. If COUNTY fails to promptly notify OWNER of any such claim, action or proceeding, or if COUNTY fails to cooperate in the defense, OWNER shall not thereafter be responsible to defend, indemnify, or hold harmless COUNTY. COUNTY may in its discretion participate in the defense of any such claim, action or proceeding.

9.3 Indemnity. In addition to the provisions of 9.2 above, OWNER shall indemnify and hold COUNTY, its officers, agents, employees and independent contractors free and harmless from any liability whatsoever, based or asserted upon any act or omission of OWNER, its officers, agents, employees, subcontractors and independent contractors, for property damage, bodily injury, or death (OWNER's employees included) or any other element of damage of any kind or nature, relating to or in any way connected with or arising from the activities contemplated hereunder, including, but not limited to, the study, design, engineering, construction, completion, failure and conveyance of the public improvements, save and except claims for damages arising through the sole active negligence or sole willful misconduct of COUNTY. OWNER shall defend,

at its expense, including attorneys' fees, COUNTY, its officers, agents, employees and independent contractors in any legal action based upon such alleged acts or omissions. COUNTY may in its discretion participate in the defense of any such legal action.

9.4 Environment Assurances. OWNER shall indemnify and hold COUNTY, its officers, agents, employees and independent contractors free and harmless from any liability, based or asserted, upon any act or omission of OWNER, its officers, agents, employees, subcontractors, predecessors in interest, successors, assigns and independent contractors for any violation of any federal, state or local law, ordinance or regulation relating to industrial hygiene or to environmental conditions on, under or about the Property, including, but not limited to, soil and groundwater conditions, and OWNER shall defend, at its expense, including attorneys' fees, COUNTY, its officers, agents, employees and independent contractors in any action based or asserted upon any such alleged act or omission. COUNTY may in its discretion participate in the defense of any such action.

9.5 Reservation of Rights. With respect to Sections 9.2, 9.3 and 9.4 herein, COUNTY reserves the right to either (1) approve the attorney(s) which OWNER selects, hires or otherwise engages to defend COUNTY hereunder, which approval shall not be unreasonably withheld, or (2) conduct its own defense, provided, however, that OWNER shall reimburse COUNTY forthwith for any and all reasonable expenses incurred for such defense, including attorneys' fees, upon billing and accounting therefor.

9.6 Survival. The provisions of Sections 8.1 through 8.3, inclusive, Section 8.6 and Sections 9.1 through 9.6, inclusive, shall survive the termination of this Agreement.

## 10. MORTGAGEE PROTECTION.

The parties hereto agree that this Agreement shall not prevent or limit OWNER, in any manner, at OWNER's sole discretion, from encumbering the Property or any portion thereof or

any improvement thereon by any mortgage, deed of trust or other security device securing financing with respect to the Property. COUNTY acknowledges that the lenders providing such financing may require certain Agreement interpretations and modifications and agrees upon request, from time to time, to meet with OWNER and representatives of such lenders to negotiate in good faith any such request for interpretation or modification. COUNTY will not unreasonably withhold its consent to any such requested interpretation or modification provided such interpretation or modification is consistent with the intent and purposes of this Agreement. Any Mortgagee of the Property shall be entitled to the following rights and privileges:

(a) Neither entering into this Agreement nor a breach of this Agreement shall defeat, render invalid, diminish or impair the lien of any mortgage on the Property made in good faith and for value, unless otherwise required by law.

(b) The Mortgagee of any mortgage or deed of trust encumbering the Property, or any part thereof, which Mortgagee, has submitted a request in writing to the COUNTY in the manner specified herein for giving notices, shall be entitled to receive written notification from COUNTY of any default by OWNER in the performance of OWNER's obligations under this Agreement.

(c) If COUNTY timely receives a request from a Mortgagee requesting a copy of any notice of default given to OWNER under the terms of this Agreement, COUNTY shall provide a copy of that notice to the Mortgagee within ten (10) days of sending the notice of default to OWNER. The Mortgagee shall have the right, but not the obligation, to cure the default during the remaining cure period allowed such party under this Agreement.

(d) Any Mortgagee who comes into possession of the Property, or any part thereof, pursuant to foreclosure of the mortgage or deed of trust, or deed in lieu of such foreclosure, shall take the Property, or part thereof, subject to the terms of this Agreement. No Mortgagee (including one who acquires title or possession to the Property, or any portion thereof, by foreclosure,

trustee's sale, deed in lieu of foreclosure, lease termination, eviction or otherwise) shall have any obligation to construct or complete construction of improvements, or to guarantee such construction or completion; provided, however, that a Mortgagee shall not be entitled to devote the Property to solar power plant use except in full compliance with this Agreement. A Mortgagee in possession shall not have an obligation or duty under this Agreement to perform any of OWNER's obligations or other affirmative covenants of OWNER hereunder, or to guarantee such performance; provided, however, that to the extent that any covenant to be performed by OWNER is a condition precedent to the performance of a covenant by COUNTY, the performance thereof shall continue to be a condition precedent to COUNTY's performance hereunder. All payments called for under Section 4 of this Agreement shall be a condition precedent to COUNTY's performance under this Agreement. Any transfer by any Mortgagee in possession shall be subject to the provisions of Section 2.4 of this Agreement.

## 11. MISCELLANEOUS PROVISIONS.

11.1 Recordation of Agreement. This Agreement and any amendment, modification, termination or cancellation thereof shall be recorded with the County Recorder by the Clerk of the Board of Supervisors within the period required by Section 65868.5 of the Government Code.

11.2 Entire Agreement. This Agreement sets forth and contains the entire understanding and agreement of the parties, and there are no oral or written representations, understandings or ancillary covenants, undertakings or agreements which are not contained or expressly referred to herein. No testimony or evidence of any such representations, understandings or covenants shall be admissible in any proceeding of any kind or nature to interpret or determine the terms or conditions of this Agreement.

11.3 Severability. If any term, provision, covenant or condition of this Agreement shall be determined invalid, void or unenforceable, the remainder of this Agreement shall not be affected

thereby to the extent such remaining provisions are not rendered impractical to perform taking into consideration the purposes of this Agreement. Notwithstanding the foregoing, the provision of the Public Benefits set forth in Sections 4.2 and 4.3 of this Agreement, including the payments set forth therein, are essential elements of this Agreement and COUNTY would not have entered into this Agreement but for such provisions, and therefore in the event such provisions are determined to be invalid, void or unenforceable, this entire Agreement shall be null and void and of no force and effect whatsoever.

11.4 Interpretation and Governing Law. This Agreement and any dispute arising hereunder shall be governed and interpreted in accordance with the laws of the State of California. This Agreement shall be construed as a whole according to its fair language and common meaning to achieve the objectives and purposes of the parties hereto, and the rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not be employed in interpreting this Agreement, all parties having been represented by counsel in the negotiation and preparation hereof.

11.5 Section Headings. All section headings and subheadings are inserted for convenience only and shall not affect any construction or interpretation of this Agreement.

11.6 Gender and Number. As used herein, the neuter gender includes the masculine and feminine, the feminine gender includes the masculine, and the masculine gender includes the feminine. As used herein, the singular of any word includes the plural.

11.7 Joint and Several Obligations. If this Agreement is signed by more than one OWNER, all obligations of such OWNERS under this Agreement shall be joint and several, and the default of any such OWNER shall be the default of all such OWNERS.

11.8 Time of Essence. Time is of the essence in the performance of the provisions of this Agreement as to which time is an element.

11.9 Waiver. Failure by a party to insist upon the strict performance of any of the provisions of this Agreement by the other party, or the failure by a party to exercise its rights upon the default of the other party; shall not constitute a waiver of such party's right to insist and demand strict compliance by the other party with the terms of this Agreement thereafter.

11.10 No Third Party Beneficiaries. Unless expressly stated herein, this Agreement is made and entered into for the sole protection and benefit of the parties and their successors and assigns. No other person shall have any right of action based upon any provision of this Agreement.

11.11 Force Majeure. Neither party shall be deemed to be in default where failure or delay in performance of any of its obligations under this Agreement is caused by floods, earthquakes, other Acts of God, fires, wars, riots or similar hostilities, strikes and other labor difficulties beyond the party's control, (including the party's employment force). If any such events shall occur, the term of this Agreement and the time for performance by either party of any of its obligations hereunder may be extended by the written agreement of the parties for the period of time that such events prevented such performance, provided that the term of this Agreement shall not be extended under any circumstances for more than five (5) years.

11.12 Mutual Covenants. The covenants contained herein are mutual covenants and also constitute conditions to the concurrent or subsequent performance by the party benefited thereby of the covenants to be performed hereunder by such benefited party.

11.13 Successors in Interest. The burdens of this Agreement shall be binding upon, and the benefits of this Agreement shall inure to, all successors in interest to the parties to this Agreement. All provisions of this Agreement shall be enforceable as equitable servitudes and constitute covenants running with the land. Each covenant to do or refrain from doing some act hereunder with regard to development of the Property: (a) is for the benefit of and is a burden upon every portion of the Property; (b) runs with the Property and each portion thereof; and, (c) is



binding upon each party and each successor in interest during ownership of the Property or any portion thereof.

11.14 Counterparts. This Agreement may be executed by the parties in counterparts, which counterparts shall be construed together and have the same effect as if all of the parties had executed the same instrument.

11.15 Jurisdiction and Venue. Any action at law or in equity arising under this Agreement or brought by a party hereto for the purpose of enforcing, construing or determining the validity of any provision of this Agreement shall be filed and tried in the Riverside Historic Courthouse of the Superior Court of the County of Riverside, State of California, and the parties hereto waive all provisions of law providing for the filing, removal or change of venue to any other court.

11.16 Project as a Private Undertaking. It is specifically understood and agreed by and between the parties hereto that the development of the Project is a private development, that neither party is acting as the agent of the other in any respect hereunder, and that each party is an independent contracting entity with respect to the terms, covenants and conditions contained in this Agreement. No partnership, joint venture or other association of any kind is formed by this Agreement. The only relationship between COUNTY and OWNER is that of a government entity regulating the development of private property and the owner of such property.

11.17 Further Actions and Instruments. Each of the parties shall cooperate with and provide reasonable assistance to the other to the extent contemplated hereunder in the performance of all obligations under this Agreement and the satisfaction of the conditions of this Agreement. Upon the request of either party at any time, the other party shall promptly execute, with acknowledgement or affidavit if reasonably required, and file or record such required instruments and writings and take any actions as may be reasonably necessary under the terms of this Agreement to carry out the intent and to fulfill the provisions of this Agreement or to evidence or

consummate the transactions contemplated by this Agreement.

11.18 Eminent Domain. No provision of this Agreement shall be construed to limit or restrict the exercise by COUNTY of its power of eminent domain. As used herein, “Material Condemnation” means a condemnation of all or a portion of the Property that will have the effect of preventing development of the Project in accordance with this Agreement. In the event of a Material Condemnation, OWNER may (i) request the COUNTY to amend this Agreement and/or to amend the Development Plan, which amendment shall not be unreasonably withheld, (ii) decide, in its sole discretion, to challenge the condemnation, or (iii) request that COUNTY agree to terminate this Agreement by mutual agreement, which agreement shall not be unreasonably withheld, by giving a written request for termination to the COUNTY.

11.19 Agent for Service of Process. In the event OWNER is not a resident of the State of California or it is an association, partnership or joint venture without a member, partner or joint venturer resident of the State of California, or it is a foreign corporation, then in any such event, OWNER shall file with the TLMA Director, upon its execution of this Agreement, a designation of a natural person residing in the State of California, giving his or her name, residence and business addresses, as its agent for the purpose of service of process in any court action arising out of or based upon this Agreement, and the delivery to such agent of a copy of any process in any such action shall constitute valid service upon OWNER. If for any reason service of such process upon such agent is not feasible, then in such event OWNER may be personally served with such process out of this County and such service shall constitute valid service upon OWNER. OWNER is amenable to the process so served, submits to the jurisdiction of the Court so obtained and waives any and all objections and protests thereto. OWNER for itself, assigns and successors hereby waives the provisions of the Hague Convention (Convention on the Service Abroad of Judicial and Extra Judicial Documents in Civil or Commercial Matters, 20 U.S.T. 361, T.I.A.S. No. 6638).

11.20 Designation of COUNTY Officials. Except for functions to be performed by the Board of Supervisors, COUNTY may, at any time and in its sole discretion, substitute any COUNTY official to perform any function identified in this Agreement as the designated responsibility of any other official. COUNTY shall provide notice of such substitution pursuant to Section 2.7; provided, however, the failure to give such notice shall not affect the authority of the substitute official in any way.

11.21 Authority to Execute. The person executing this Agreement on behalf of OWNER warrants and represents that he has the authority to execute this Agreement on behalf of his corporation, partnership or business entity and warrants and represents that he has the authority to bind OWNER to the performance of its obligations hereunder.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the day and year set forth below.

COUNTY OF RIVERSIDE, a political subdivision of  
the State of California

Dated: \_\_\_\_\_

By \_\_\_\_\_  
V. Manuel Perez  
Chairman, Board of Supervisors

ATTEST:

KECIA HARPER  
Clerk of the Board

By \_\_\_\_\_  
Deputy  
(SEAL)

Dated: \_\_\_\_\_

OWNER: James Alan Koontz and Christie Fister  
Koontz, as co-trustees of The Koontz Living  
Trust established November 26, 2018

By: \_\_\_\_\_  
James Alan Koontz, Co-Trustee

By: \_\_\_\_\_  
Christie Fister Koontz, Co-Trustee

(ALL SIGNATURES SHALL BE ACKNOWLEDGED BEFORE A NOTARY PUBLIC.  
EXECUTION ON BEHALF OF ANY CORPORATION SHALL BE BY TWO  
CORPORATE OFFICERS.)

EXHIBIT "A"

Development Agreement No. 1900044

LEGAL DESCRIPTION OF PROPERTY

Real property in the unincorporated area of the County of Riverside, State of California, described as follows:

PARCEL 2 OF PARCEL MAP NO. 31196, AS SHOWN BY MAP ON FILE IN BOOK 208, PAGES 50-53 OF PARCEL MAPS, RECORDED OF RIVERSIDE COUNTY, CALIFORNIA.

APN: 283-160-038-7

EXHIBIT “B”

Development Agreement No. 1900044

MAP OF PROPERTY AND ITS LOCATION

*(This Exhibit will indicate the property’s legal (metes and bounds, if required) boundary  
and its location)*

EXHIBIT “C”

Development Agreement No. 1900044

EXISTING DEVELOPMENT APPROVALS

OTHER DEVELOPMENT APPROVALS

Conditional Use Permit No. 190053

The development approvals listed above include the approved maps and all conditions of approval.

COPIES OF THE EXISTING DEVELOPMENT APPROVALS LISTED ABOVE ARE ON FILE IN THE RIVERSIDE COUNTY PLANNING DEPARTMENT AND ARE INCORPORATED HEREIN BY REFERENCE.

EXHIBIT “D”

Development Agreement No. 1900044

EXISTING LAND USE REGULATIONS

1. Riverside County Comprehensive General Plan as amended through Resolution No. 2019-050
2. Ordinance No. 348 as amended through Ordinance No. 348.4913
3. Ordinance No. 448 as amended through Ordinance No. 448.A
4. Ordinance No. 457 as amended through Ordinance No. 457.105
5. Ordinance No. 458 as amended through Ordinance No. 458.16
6. Ordinance No. 460 as amended through Ordinance No. 460.154
7. Ordinance No. 461 as amended through Ordinance No. 461.10
8. Ordinance No. 509 as amended through Ordinance No. 509.2
9. Ordinance No. 547 as amended through Ordinance No. 547.7
10. Ordinance No. 555 as amended through Ordinance No. 555.20
11. Ordinance No. 617 as amended through Ordinance No. 617.4
12. Ordinance No. 650 as amended through Ordinance No. 650.6
13. Ordinance No. 659 as amended through Ordinance No. 659.13
14. Ordinance No. 663 as amended through Ordinance No. 663.10
15. Ordinance No. 671 as amended through Ordinance No. 671.21
16. Ordinance No. 673 as amended through Ordinance No. 673.4
17. Ordinance No. 679 as amended through Ordinance No. 679.4
18. Ordinance No. 682 as amended through Ordinance No. 682.4
19. Ordinance No. 726 as amended through Ordinance No. 726
20. Ordinance No. 743 as amended through Ordinance No. 743.3



21. Ordinance No. 748 as amended through Ordinance No. 748.1
22. Ordinance No. 749 as amended through Ordinance No. 749.1
23. Ordinance No. 752 as amended through Ordinance No. 752.2
24. Ordinance No. 754 as amended through Ordinance No. 754.3
25. Ordinance No. 787 as amended through Ordinance No. 787.9
26. Ordinance No. 806 as amended through Ordinance No. 806
27. Ordinance No. 810 as amended through Ordinance No. 810.2
28. Ordinance No. 817 as amended through Ordinance No. 817.1
29. Ordinance No. 824 as amended through Ordinance No. 824.15
30. Ordinance No. 847 as amended through Ordinance No. 847.1
31. Ordinance No. 859 as amended through Ordinance No. 859.3
32. Ordinance No. 875 as amended through Ordinance No. 875.1
33. Ordinance No. 915 as amended through Ordinance No. 915
34. Ordinance No. 925 as amended through Ordinance No. 925.1
35. Ordinance No. 926 as amended through Ordinance No. 926
36. Ordinance No. 927 as amended through Ordinance No. 927
37. Ordinance No. 931 as amended through Ordinance No. 931
38. Resolution No. 2019-037 Establishing Procedures and Requirements of  
the County of Riverside for the Consideration of Development  
Agreements (Commercial Cannabis Activities)
39. Board of Supervisors Policy No. B-9 Commercial Cannabis Activities

COPIES OF THE EXISTING LAND USE REGULATIONS LISTED ABOVE ARE ON  
FILE IN THE RIVERSIDE COUNTY PLANNING DEPARTMENT AND ARE  
INCORPORATED HEREIN BY REFERENCE.

## EXHIBIT “E”

Development Agreement No. 1900044

### COMMERCIAL CANNABIS ACTIVITY SITE PLAN & DESCRIPTION

As shown on the attached site plan, CUP No. 190053 permits a Cannabis Micro Business within an existing 8,565 square foot two-story commercial building on a 0.43 acre parcel. The Cannabis Micro Business will include 4,500 square feet of indoor cultivation, 985 square feet of manufacturing, 1,500 square feet of retail, and 1,580 square feet of distribution along with supporting storage, office, employee break area, and reception areas.

## EXHIBIT “F”

Development Agreement No. 1900044

### APPLICABLE PUBLIC BASE BENEFITS PAYMENTS

The Cannabis Micro Business operating at the Property pursuant to CUP No. 190053 includes an existing 8,565 square foot two-story commercial building on a 0.43 acre parcel, which will include indoor cultivation, manufacturing, retail, distribution and supporting storage, office, employee break area, and reception areas as more specifically shown on Exhibit “G”. In accordance with Board Policy B-9, the base public benefit is the following: \$4.50 per square foot for the indoor cultivation, \$4.00 per square foot for the manufacturing, \$16.00 per square foot for the retail, \$3.00 per square foot for the distribution. Therefore, the public base benefit payment will be \$52,930 and will increase annually at a rate of 2%.

## EXHIBIT “G”

Development Agreement No. 1900044

### CANNABIS AREA CALCULATION EXHIBIT

The Cannabis Area calculation includes the following: 4,500 square feet for the indoor cultivation, 985 square feet for the manufacturing, 1,500 square feet for the retail and 1,580 square feet for the distribution totaling an 8,565 square foot two-story commercial building. The 8,565 building will be used for the Cannabis Micro Business as shown in this Exhibit “G”.

EXHIBIT “H”

Development Agreement No. 1900044

COMMERCIAL CANNABIS ACTIVITY PUBLIC BENEFIT

The additional annual public benefit provided by the OWNER shall be \$66,162.50 with an annual increase of 5%. The COUNTY will utilize this additional annual public benefit within the surrounding community for additional public benefits including, but not limited to, code enforcement, public safety services, infrastructure improvements, community enhancement programs and other similar public benefits as solely determined by the COUNTY’s Board of Supervisors. Additionally, consistent with CAN 190088, OWNER will participate in community events, career opportunity events, as well as educational and wellness seminars within the surrounding community.

# Map My County Map



- Legend**
- County Centerline Names
  - County Centerlines
  - Blueline Streams
  - City Areas



**Notes**

\*IMPORTANT\* Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, 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... 3/31/2020 1:56:31 PM

© Riverside County GIS

APN  
283160038-\*\*-

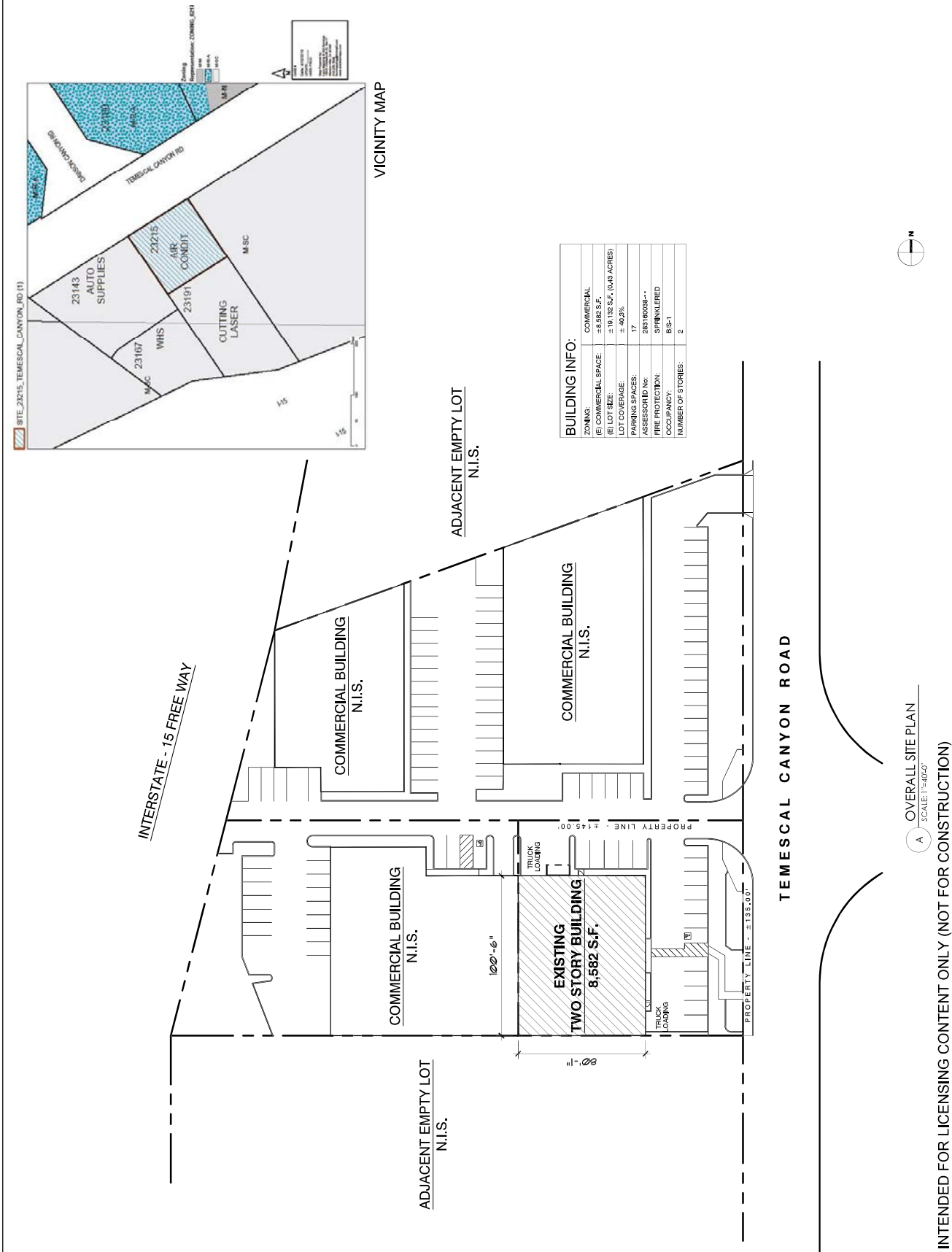
EXHIBIT AMENDMENT BLOCK:

OWNER:  
**JAMES & CHRISTIE KOONTZ**  
3240 MISSION INN AVE  
RIVERSIDE, CA 92507  
951-276-3657

TEMESCAL  
23215 TEMESCAL CANYON RD  
CORONA, CA 92883  
OVERALL SITE PLAN

PREPARED BY: S.A.  
DATE: 10/28/19  
REVISION: R1  
SCALE: AS SHOWN

**A-1**



**A** OVERALL SITE PLAN  
SCALE: 1"=400'

INTENDED FOR LICENSING CONTENT ONLY (NOT FOR CONSTRUCTION)

APN  
283160038-1

**EXHIBIT AMENDMENT BLOCK:**  
Retail hours of operation  
M-S 8 am-10pm

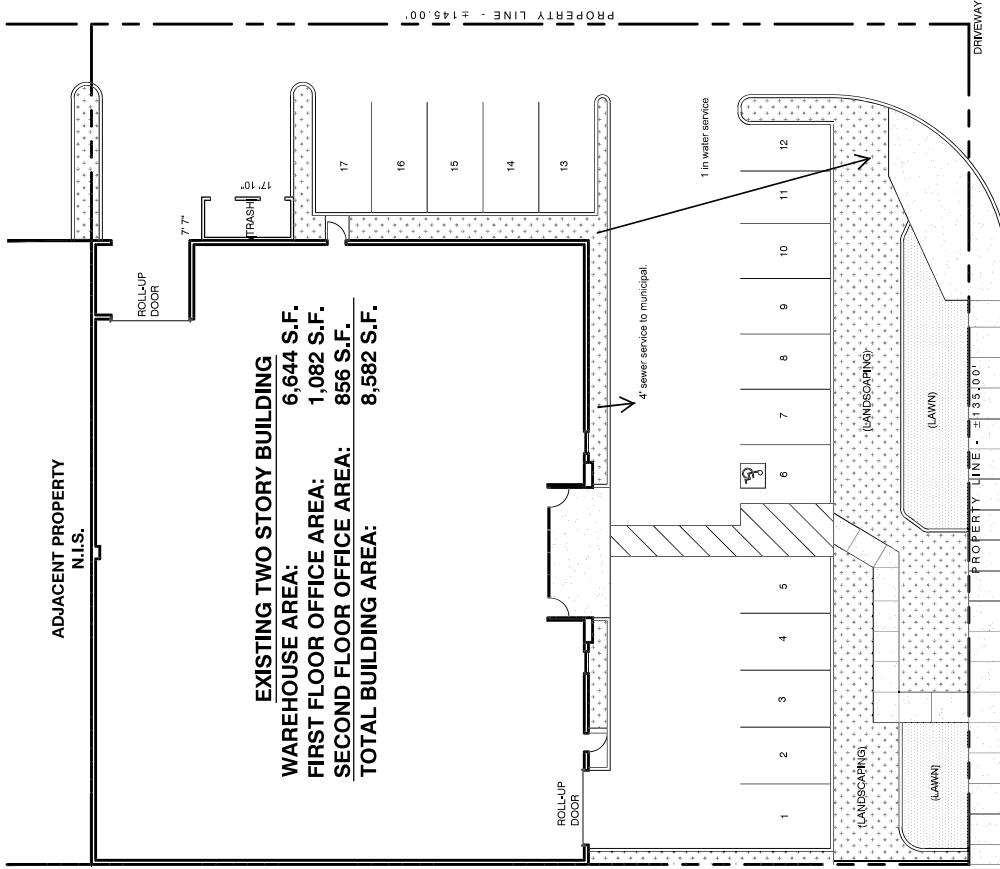
All other operations  
M-S 10pm-8am

**OWNER:**  
JAMES & CHRISTIE KOONTZ  
3240 MISSION INN AVE  
RIVERSIDE, CA 92507  
951-276-3657

23215 TEMESCAL CANYON RD  
CORONA, CA 92883  
DETAILED SITE PLAN

S.A.  
10/28/19  
R2  
AS SHOWN

**A-1.1**



**BUILDING INFO:**

|                       |                           |
|-----------------------|---------------------------|
| ZONING:               | COMMERCIAL                |
| (E) COMMERCIAL SPACE: | ±8,582 S.F.               |
| (E) LOT SIZE:         | ±19,132 S.F. (0.43 ACRES) |
| LOT COVERAGE:         | ±40.9%                    |
| PARKING SPACES:       | 17                        |
| ASSOCIATED No:        | 283160038-1               |
| FIRE PROTECTION:      | SPRINKLERED               |
| OCCUPANCY:            | B/S-1                     |
| NUMBER OF STORES:     | 2                         |
| LANDSCAPE AREA:       | ±2,614 S.F.               |

A EXISTING SITE PLAN  
SCALE: 1"=20'-0"





APN  
283160038-1

**EXHIBIT AMENDMENT BLOCK:**

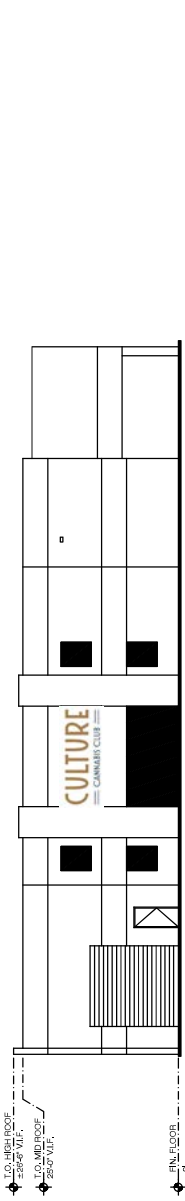
no exterior improvements to occur

**OWNER:**  
JAMES & CHRISTIE KOONTZ  
3240 MISSION INN AVE  
RIVERSIDE, CA 92507  
951-276-3657

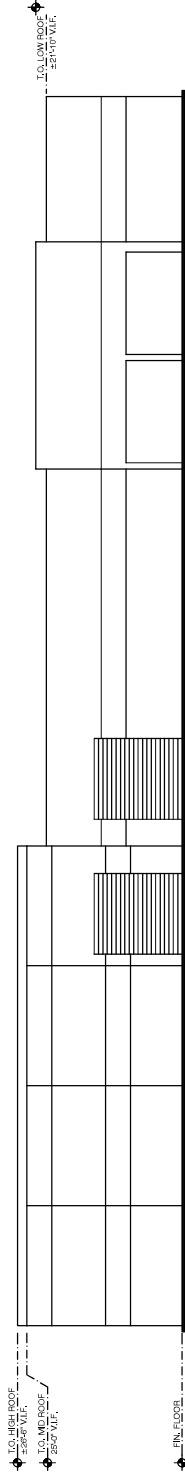
TEMESCAL  
23215 TEMESCAL CANYON RD  
CORONA, CA 92883  
ELEVATIONS

|          |          |
|----------|----------|
| DATE     | S.A.     |
| 10/28/19 |          |
| REVISION | N/A      |
| SCALE    | AS SHOWN |

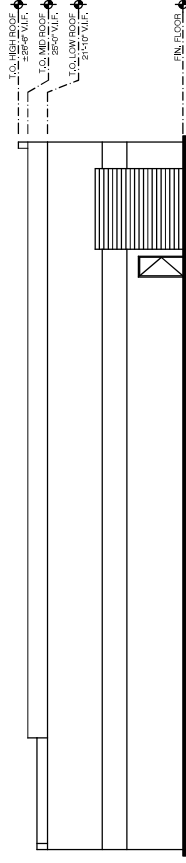
**B-1.0**



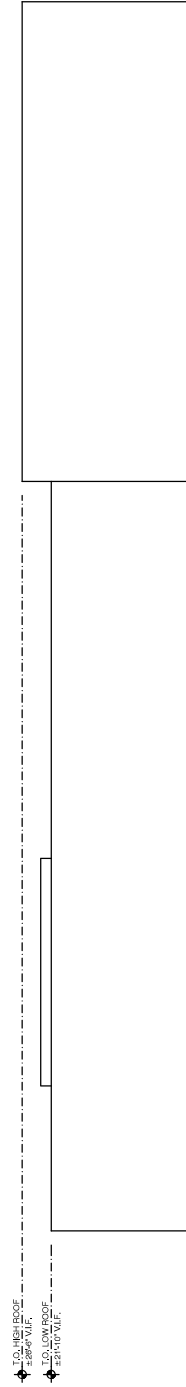
**A** NORTH ELEVATION  
SCALE: 1"=20'-0"



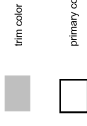
**B** WEST ELEVATION  
SCALE: 1"=20'-0"



**C** SOUTH ELEVATION  
SCALE: 1"=20'-0"



**D** EAST ELEVATION  
SCALE: 1"=20'-0"



APN  
283160038-7

**EXHIBIT AMENDMENT BLOCK:**

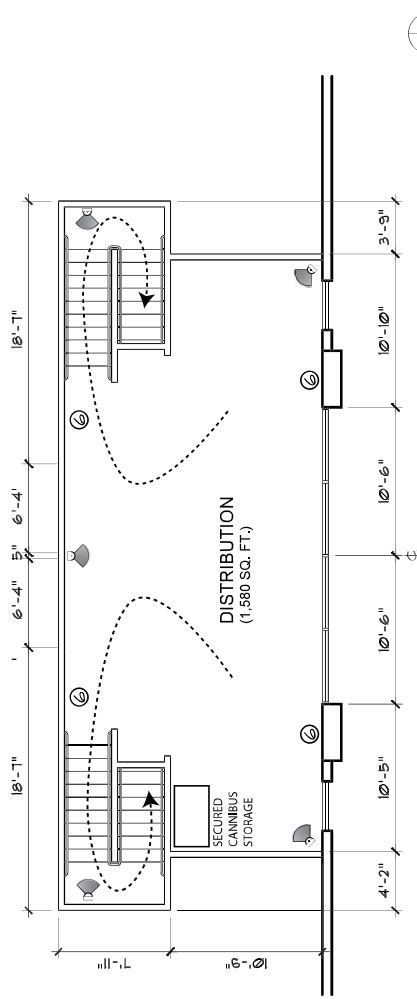
Retail employees present during normal hours of operation. Cultivation, distribution, and manufacturing employees present during opposite hours overnight.

**OWNER:**  
JAMES & CHRISTIE KOONTZ  
3240 MISSION INN AVE  
RIVERSIDE, CA 92507  
951-276-3657

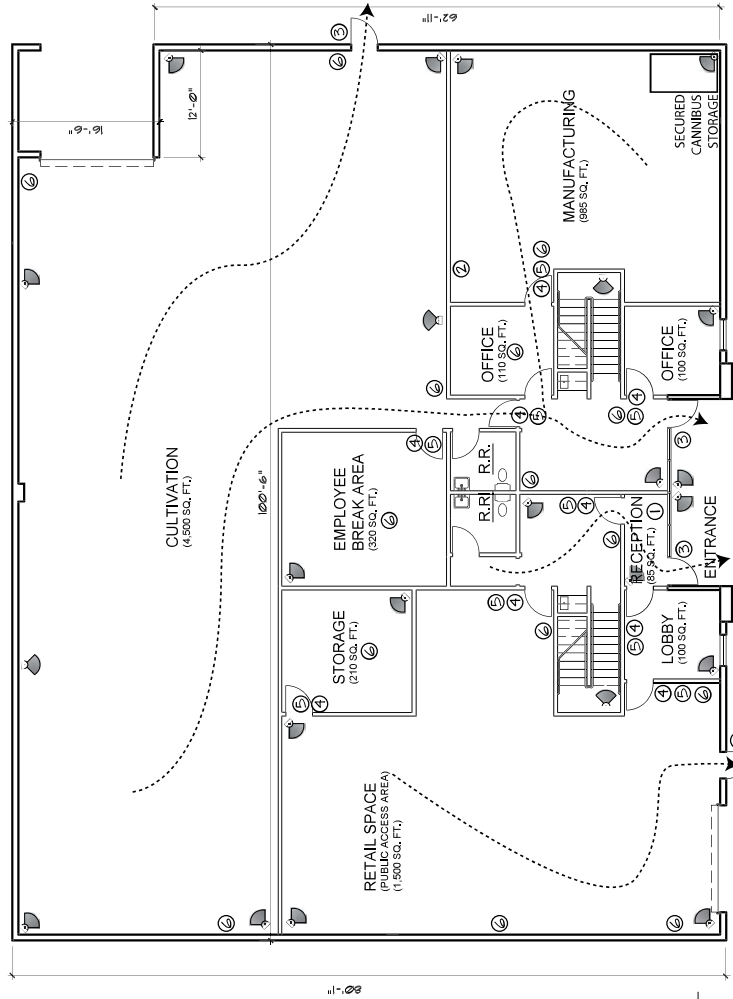
TEMESCAL  
23215 TEMESCAL CANYON RD  
CORONA, CA 92883  
1ST AND 2ND OVER ALL  
SECURITY PLAN

S.A.  
03/27/2020  
R4  
AS SHOWN

**C-1.0**



A PROPOSED 2ND FLOOR PLAN  
1/8" = 1'-0"



A PROPOSED 1ST FLOOR PLAN  
SCALE 3/32" = 4"

**LEGEND**

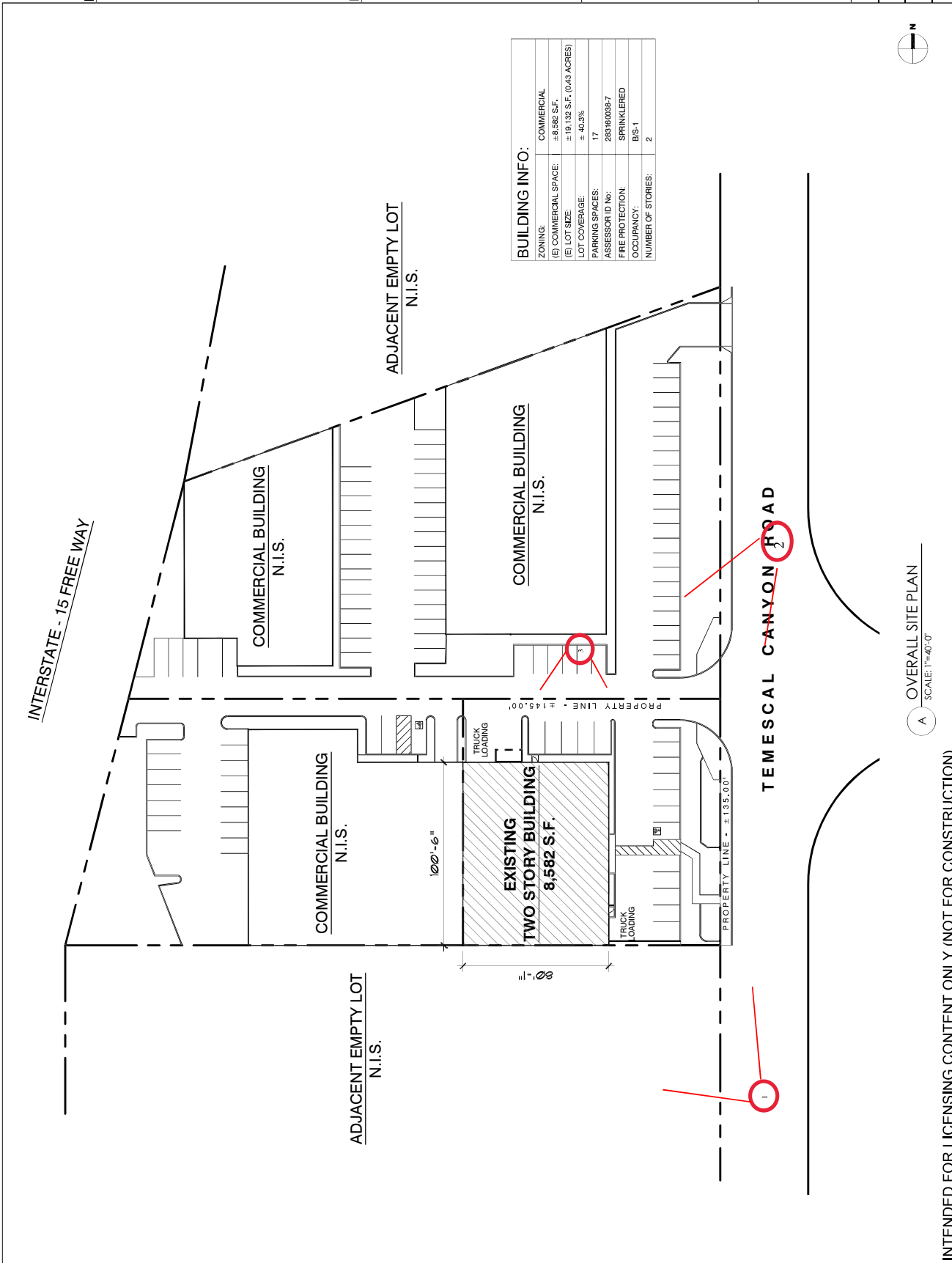
- ① SECURITY STATION
- ② DIGITAL VIDEO RECORDING DEVICES
- ③ ALARM CONTACTS
- ④ MAGNETIC LOCK
- ⑤ FOB LOCK
- ⑥ HOLD UP DEVICE (PANK BUTTON)
- ⑦ EMERGENCY LIGHTING
- ⑧ FLOOD LIGHTS
- ..... EGRESS PATH

INTENDED FOR LICENSING CONTENT ONLY (NOT FOR CONSTRUCTION)

HARDWARE

MATERIALS

FINISHES



**BUILDING INFO:**

|                       |                            |
|-----------------------|----------------------------|
| ZONING:               | COMMERCIAL                 |
| (E) COMMERCIAL SPACE: | ± 8,582 S.F.               |
| (E) LOT SIZE:         | ± 19,132 S.F. (0.43 ACRES) |
| LOT COVERAGE:         | ± 40.2%                    |
| PARKING SPACES:       | 17                         |
| ASSESSOR ID No.:      | 285160038-7                |
| FIRE PROTECTION:      | SPRINKLERED                |
| OCCUPANCY:            | BIS-1                      |
| NUMBER OF STORIES:    | 2                          |

23215 TEMESCAL CANYON RD  
CORONA, CA 92883

OVERALL SITE PLAN

|       |          |
|-------|----------|
| DATE: | S.A.     |
| DATE: | 4/10/19  |
| DATE: | NA       |
| DATE: | AS SHOWN |

A-1

A OVERALL SITE PLAN  
SCALE: 1"=40'-0"

INTENDED FOR LICENSING CONTENT ONLY (NOT FOR CONSTRUCTION)



**COUNTY OF RIVERSIDE  
PLANNING DEPARTMENT  
STAFF REPORT**

**Agenda Item No.**

**4.5**

**Planning Commission Hearing: June 3, 2020**

**PROPOSED PROJECT**

**Case Number(s):** Plot Plan No. 180034

**Select Environ. Type:** CEQ180120

**Area Plan:** Mead Valley

**Zoning Area/District:** North Perris Area


**Supervisory District:** First District

**Project Planner:** Russell Brady

**Project APN(s):** 314-270-001 through 314-270-008,  
314-290-001 through 314-290-022

**Applicant(s):** Majestic Realty Co.

**Representative(s):** T&B Planning, Inc.



Charissa Leach, P.E.  
Assistant TLMA Director

**PROJECT DESCRIPTION AND LOCATION**

**PLOT PLAN NO. 180034** is a proposal for the construction and operation of a 373,368 square foot warehouse/distribution/manufacturing facility on 18.35-acres (gross). No refrigerated warehouse space is proposed as part of this project.

The facility will be accessed from Commerce Center Drive, Harvill Avenue, and Perry Street. Truck access will be limited to the 4 driveways located on Commerce Center Drive and Perry Street, 2 each. There is a single driveway proposed on Harvill Avenue that is exclusive for regular vehicle access. Messenia Lane that is dedicated and improved along the Project's eastern boundary will be vacated and incorporated into the development area for the Project. Commerce Center Drive, Harvill Avenue, and Perry Street are already improved with paving. Gutter, curb, and sidewalk exist on Harvill Avenue and are proposed on the Project's side of Commerce Center Drive and Perry Street.

Grading for the site is anticipated to require import of approximately 75,000 cubic yards of fill. Detention basins are proposed along the northern and southern portions of the site along Commerce Center Drive and Perry Street, respectively, which would treat runoff from the site and outlet to existing drainage facilities.

The description as included above and as further detailed in the Initial Study/Addendum constitutes the "Project" as further referenced in this staff report.

The Project site is located easterly of Harvill Avenue, southerly of Commerce Center Drive, northerly of Perry Street, westerly of Interstate 215.

**PROJECT RECOMMENDATION**

**STAFF RECOMMENDATIONS:**

**THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTIONS:**

**CONSIDER** an **ADDENDUM** to **ENVIRONMENTAL IMPACT REPORT NO. 466** based on the findings and conclusions incorporated in the Initial Study that the Project will not have a significant effect on the environment and that none of the conditions described in State CEQA Guidelines section 15162 exist; and,

**APPROVE PLOT PLAN NO. 180034**, subject to the attached advisory notification document and conditions of approval, and based upon the findings and conclusions provided in this staff report.

**PROJECT DATA**

**Land Use and Zoning:**

|   |   |
|---|---|
| Specific Plan:                              | 341, Majestic Freeway Business Center     |
| Specific Plan Land Use:                     | Light Industrial                          |
| Existing General Plan Foundation Component: | Community Development                     |
| Proposed General Plan Foundation Component: | N/A                                       |
| Existing General Plan Land Use Designation: | Light Industrial (LI)                     |
| Proposed General Plan Land Use Designation: | N/A                                       |
| Policy / Overlay Area:                      | N/A                                       |
| Surrounding General Plan Land Uses          |   |
| North:                                      | Light Industrial (LI)                     |
| East:                                       | I-215 Freeway, City of Perris             |
| South:                                      | Light Industrial (LI)                     |
| West:                                       | Light Industrial (LI)                     |
| Existing Zoning Classification:             | Manufacturing – Service Commercial (M-SC) |
| Proposed Zoning Classification:             | N/A                                       |
| Surrounding Zoning Classifications          |   |
| North:                                      | Manufacturing – Service Commercial (M-SC) |
| East:                                       | I-215 Freeway, City of Perris             |
| South:                                      | Manufacturing – Service Commercial (M-SC) |
| West:                                       | Manufacturing – Service Commercial (M-SC) |
| Existing Use:                               | Vacant land                               |
| Surrounding Uses                            |   |
| North:                                      | Vacant land                               |
| East:                                       | Railroad, I-215 Freeway                   |
| South:                                      | Industrial                                |
| West:                                       | Vacant land                               |

**Project Details:**

| <i>Item</i>                    | <i>Value</i>     | <i>Min./Max. Development Standard</i>                    |
|--------------------------------|------------------|--|
| Project Site (Acres):          | 18.35 gross      | N/A  |
| Proposed Building Area (SQFT): | 373,368          | N/A  |
| Floor Area Ratio:              | 0.46             | 0.25 minimum, 0.60 maximum for Light Industrial          |
| Building Height (FT):          | 45               | 40 feet at setback line, 50 feet beyond the setback line |
| Landscape Area (SQFT):         | 16.34% (145,913) | 10% (89,928)   |

**Parking:**

| <i>Type of Use</i> | <i>Building Area (in SF)</i> | <i>Parking Ratio</i> | <i>Spaces Required</i> | <i>Spaces Provided</i> |
|--------------------|------------------------------|----------------------|------------------------|------------------------|
| Office             | 20,535                       | 1 per 250            | 82.14                  |                        |
| Warehouse          | 352,833                      | 1 per 2,000          | 176.42                 |                        |
|                    |                              |                      |                        |                        |
| <b>TOTAL:</b>      |                              |                      | <b>259</b>             | <b>261</b>             |

**Located Within:**

|  |                     |
|--|---------------------|
| City's Sphere of Influence:              | Yes, City of Perris |
| Community Service Area ("CSA"):          | Yes, CSA 89         |
| Special Flood Hazard Zone:               | No                  |
| Agricultural Preserve:                   | No                  |
| Liquefaction Area:                       | Yes, Low            |
| Subsidence Area:                         | Yes, Susceptible    |
| Fault Zone:                              | No                  |
| Fire Zone:                               | No                  |
| Mount Palomar Observatory Lighting Zone: | Yes                 |
| WRCMSHCP Criteria Cell:                  | No                  |
| CVMSHCP Conservation Boundary:           | No                  |
| Stephens Kangaroo Rat ("SKR") Fee Area:  | Yes                 |
| Airport Influence Area ("AIA"):          | Yes, March ARB      |

**PROJECT LOCATION MAP**



Figure 1: Project Location Map

## PROJECT BACKGROUND AND ANALYSIS

### Background:

#### Anticipated Uses

The Project proposes the construction of warehouse buildings on a speculative basis with no specific tenant or use intended at this time. These types of buildings can be used for a variety of tenants and uses including, but not limited to distribution centers, e-commerce, and manufacturing. The ultimate tenant will have to comply with the Project conditions of approval and the analysis included within the Initial Study/ Addendum and the previously prepared Environmental Impact Report for the Specific Plan, which may limit certain types of uses due to their scale that might exceed what is currently proposed to be permitted and what was analyzed in the Environmental Impact Report. If any proposed uses exceed what the Project was permitted for and what was analyzed in the Environmental Impact Report, further entitlement permitting and analysis pursuant to CEQA would be required.

#### Project Eastern/Freeway Boundary Design

The Project has dock doors on both the west and east sides of the building. The west side that faces Harvill Avenue would be screened by a 12 foot tall wall and landscaping along Harvill Avenue. Initially the eastern side that faces immediately a railroad line to the east and then I-215 did not include any notable screening. Based on the request of staff the applicant has included additional landscape area and specifically proposed closely spaced Italian cypress along much of the eastern boundary with pockets for additional trees to provide a dense screening so that the dock doors of the eastern side would largely not be readily visible from passing traffic on I-215.

#### Specific Plan Consistency

The Project is located within Planning Area 5 of Specific Plan No. 341 (Majestic Freeway Business Center). Planning Area 5 is designated as Light Industrial. This Specific Plan does not have an applicable Specific Plan zoning ordinance and instead the underlying zoning classification applies as to what specific uses are permitted and development standards apply to the site. The underlying zoning classification of Manufacturing – Service Commercial (M-SC) allows for a variety of industrial uses with approval of a Plot Plan that would be expected to occupy the proposed building. These include, but are not limited to, warehousing and distribution; fabrication of wood buildings and structures; manufacture of furniture; vehicles, aircraft, boats, and parts manufacture; draying, freighting, and trucking operations; and offices. The Specific Plan does have certain additional development standards that are applicable to the site. Analysis of the Project's consistency with the EIR is presented in the below section Environmental Review and Environmental Findings and in detail in the attached Initial Study/Addendum. A complete analysis of the Project's consistency with the applicable policies of the Specific Plan is included as an appendix to the Initial Study/Addendum.

#### Airport Land Use Commission

The Project is located within the Airport Influence Area of the March Air Reserve Base, specifically located within Compatibility Zone C2. This Project was reviewed by the Riverside County Airport Land Use Commission (ALUC) on February 14, 2019. The ALUC determined the Project consistent subject to recommended conditions of approval that are included in the recommended conditions of approval on the Project.

Plot Plan No. 180034 was submitted to the County of Riverside on December 4, 2018.

### **ENVIRONMENTAL REVIEW AND ENVIRONMENTAL FINDINGS**

State CEQA Guidelines Section 15162 provides that an addendum to an adopted Environmental Impact Report may be prepared if only minor technical changes or additions are necessary or if none of the conditions described below have occurred:

1. *Substantial changes are proposed that would require major revisions to the EIR or negative declaration.*

The proposed Project represents an implementation of Specific Plan No. 341 (Majestic Freeway Business Center), specifically Planning Area 5 of the Specific Plan and is consistent with the permitted uses and development standards of Planning Area 5. The type and amount of development is reduced from what was anticipated for Planning Area 5 as is detailed in the Initial Study/Addendum and supporting technical reports; therefore the amount of impacts primarily from traffic and related impacts to air quality and noise would be reduced from what was analyzed in EIR No. 466 that was prepared for the Specific Plan. Therefore, no substantial changes are proposed that would require major revisions to the EIR.

2. *Substantial changes would occur requiring major revision 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.*

As demonstrated in the accompanying Initial Study/Addendum and supporting technical reports, the proposed Project would not require major revisions to the previously-certified EIR No. 466 because the Project would not result in any new significant impacts to the physical environment, nor would it create substantial increases in the severity of the environmental impacts previously



disclosed in the EIR No. 466. In summary, the proposed Project consists of an implementing Project for Planning Area 5 of Specific Plan No. 341 (Majestic Freeway Business Center), including 373,368 square feet (analyzed as 391,045 square feet in the Initial Study/Addendum) of high-cube warehouse uses. EIR No. 466 evaluated development of Planning Area 5 with industrial land uses. The uses proposed as part of the Project would result in a decrease in the amount of traffic generated from the site as compared to what was evaluated as the maximum impact scenario in EIR No. 466. There are no components of the Project that would result in increased physical environmental effects beyond what was previously evaluated and disclosed as part of EIR No. 466. Accordingly, there would be no new environmental effects or a substantial increase in the severity of previously-identified significant effects as a result of the proposed Project. Thus, the proposed Project would not require major revisions to the previously-certified EIR No. 466.

EIR No. 466 concluded that implementation of the overall Majestic Freeway Business Center Specific Plan would result in significant and unavoidable impacts to air quality (due to emissions of VOCs and NO<sub>x</sub> during construction and emissions of VOCs, NO<sub>x</sub>, CO, and PM<sub>10</sub> during long-term operation) and traffic-generated noise. As demonstrated in the accompanying Initial Study/Addendum and supporting technical reports, there are no components of the proposed Project that would result in new or increased impacts to air quality or due to traffic-related noise. As such, the proposed Project would not result in any new significant environmental impacts or substantially increase the severity of impacts identified in EIR No. 466 under the issue areas of air quality or noise.

Subsequent to the certification of EIR No. 466, no substantial changes in the circumstances under which the Project would be undertaken have occurred. Consistent with the conditions that existed at the time EIR No. 466 was certified, the Project site comprises a parcel of land that was previously graded and on which roadway improvements have already been made. Land uses surrounding the site include primarily vacant or industrial land immediately surrounding the Project site. The Project would result in a substantial reduction in the amount of traffic generated by uses on the Project site as compared to what was evaluated for the site by EIR No. 466 as is further shown in the Initial Study/Addendum and supporting technical reports; thus, it can be concluded that the Project's impacts to transportation facilities (including local roads and freeways) would be reduced in comparison to the Project evaluated by EIR No. 466. As demonstrated in the accompanying Initial Study/Addendum supporting technical reports, no substantial changes have occurred in the surrounding area that would result in new or more severe impacts to the environment as compared to what was evaluated and disclosed in EIR No. 466.

3. *New information of substantial importance, which was not known and could not have been known at the time the previous EIR was certified as complete or the negative declaration was adopted, which results in any of 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;*
  - c) *Mitigation measures or alternatives previously found not to be feasible would become feasible and would substantially reduce one or more of the significant effects of the Project but the Project proponents decline to adopt the mitigation measure or alternative; or,*

- d) *Mitigation measures or alternatives that are considerably different from those previously analyzed and would substantially reduce one or more significant effect on the environment, but the Project proponent declines to adopt the mitigation measure or alternative.*

Subsequent to the certification of EIR No. 466, no new information of substantial importance has become available which was not known and could not have been known at the time the EIR No. 466 was prepared. Changes in law have occurred since certification of EIR No. 466 that have resulted in more environmentally-protective rules and regulations (e.g., increased energy efficiency, water conservation, fuel efficiency, etc.) to which the Project would be required to comply. Compliance with modern rules and regulations would result in decreased impacts to the environment as compared to what was assumed, evaluated, and disclosed by EIR No. 466.

The proposed Project would not result in any new or substantially more severe significant environmental impacts beyond those disclosed in EIR No. 466.

Subsequent to the certification of EIR No. 466, no new mitigation measures or alternatives have been identified that were infeasible at the time EIR No. 466 was certified and that would substantially reduce impacts to air quality or traffic-related noise, which were identified as significant and unavoidable by EIR No. 466.

Subsequent to the certification of EIR No. 466, no new mitigation measures or alternatives that are considerably different from those analyzed in EIR No. 466 have been identified to reduce the significant unavoidable impacts to air quality or due to traffic-related noise.

The Initial Study/Addendum prepared for this Project analyzed if any of the conditions listed above would occur in light of the proposed Project. No new significant impacts would occur as a result of the proposed Project that were not previously addressed in the EIR. No new impacts would result in terms of substantial environmental damage, serious public health problems, or substantial and avoidable injury to fish or wildlife of their habitats.

#### **Solar Energy:**

Riverside County Climate Action Plan, as revised in 2019, includes Measure R2-CE1 which requires renewable energy generation by projects of a certain size. This measure requires the production of 30% of the energy demand for commercial, office, industrial or manufacturing uses totaling more than 100,000 square feet. This measure has been applied to this Project based on feasibility analysis provided and will be further implemented by the conditions of approval once a specific tenant is identified and more specific energy demand calculations can be calculated based on that specific tenant to determine the amount of renewable energy generation that is necessary. This is anticipated to be accommodated via rooftop mounted solar panels.

## **FINDINGS AND CONCLUSIONS**

**In order for the County to approve a proposed Project, the following findings are required to be made:**

#### **Land Use Findings:**

1. The Project site currently has a Land Use Designation of Community Development: Light Industrial (CD:LI) in the Riverside County General Plan and as Light Industrial within the Majestic Freeway

Business Center Specific Plan (Specific Plan No. 341). The Project is consistent with the Community Development: Light Industrial (CD:LI) land use designation and Light Industrial land use designation of the Majestic Freeway Business Center Specific Plan (Specific Plan No. 341) and other aspects of the General Plan and Specific Plan since the Project proposes uses such as warehouse, distribution, and manufacturing uses that are described as anticipated uses within the Light Industrial land use designation in the General Plan and the Light Industrial land use designation of the Specific Plan.

2. The Project site has a Zoning Classification of Manufacturing – Service Commercial (M-SC). This zone specifically allows for warehouse, distribution, and manufacturing uses as well as a various other industrial uses as previously noted in the background section.
3. The Project, with proposed uses including warehouse, distribution, and manufacturing, is consistent with Ordinance No. 348 (Land Use) and is permitted within the Manufacturing – Service Commercial (M-SC) Zoning Classifications, subject to Plot Plan approval Specific findings relating to the proposed uses, including findings relating to the applicable development standards, are in the following separate sections below.

### **Entitlement Findings:**

#### **Plot Plan**

The following findings are required to approve the Plot Plan, pursuant to the provisions of Ordinance No. 348:

1. The proposed use conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. The Project site is designated as Light Industrial in the Riverside County General Plan and as Light Industrial within Specific Plan No. 341 (Majestic Freeway Business Center). The Plot Plan proposes the construction of a building designed to be used for warehouse, distribution, and/or manufacturing purposes. These general uses are consistent with the Light Industrial land use designation of the General Plan as well as the Light Industrial designation of the Specific Plan since these uses are specifically listed as anticipated uses for each of these designations in the General Plan and Specific Plan.
2. The overall development of the land shall be designed for the protection of the public health, safety and general welfare. As detailed in the Project's Initial Study and Addendum and the Environmental Impact Report previously prepared for the Specific Plan, all impacts have been reduced to the minimum amount feasible. EIR No. 466 prepared for Specific Plan No. 341 determined that potentially significant and unavoidable impacts to air quality and traffic-generated noise are anticipated. These impacts were analyzed and feasible mitigation incorporated in the EIR and through this project to reduce these impacts to the maximum amount feasible. The Project also prepared a Health Risk Assessment which determined that impacts from the Project's emissions on the surrounding residents would be within typical acceptable levels and would be less than significant. Conditions of approval incorporated for the Plot Plan will further ensure that public health, safety and general welfare are protected.
3. The proposed use conforms to the logical development of the land and is compatible with the present and future logical development of the surrounding property, as areas to the north, west, and south of the Project site have been developed with, approved for, or designated for similar uses as the proposed Project for industrial and warehouse type uses. Areas to the east on the

opposite side of the I-215 freeway are within the jurisdiction of the City of Perris. The Project incorporates visual buffering via landscaping. Additionally, the proposed Project would not inhibit development of surrounding areas.

4. The plan for the proposed use shall consider the location and need for dedication and improvement of necessary streets and sidewalks, including the avoidance of traffic congestion; and shall take into account topographical and drainage conditions, including the need for dedication and improvements of necessary structures as a part thereof. Gutter, curb, and sidewalk improvements exist on Harvill Avenue and are proposed on the Project's side of Commerce Center Drive and Perry Street. Additional road right-of-way dedication is proposed for the Project's side of Harvill Avenue. The Project has been designed to accommodate, treat, and outlet the existing drainage pattern on the Project site.
5. The proposed uses are consistent with Ordinance No. 348, in particular with the permitted uses and development standards of the Manufacturing – Service Commercial (M-SC) zone as detailed in the following Development Standards Findings section. The Plot Plan proposes an industrial building with uses anticipated to include warehouse, distribution, and manufacturing. The Manufacturing – Service Commercial (M-SC) zone allow specifically for warehouse, distribution, and manufacturing as well as for other various industrial uses with the approval of a plot plan.
6. All plot plans which permit the construction of more than one structure on a single legally divided parcel shall, in addition to all other requirements, be subject to a condition which prohibits the sale of any existing or subsequently constructed structures on the parcel until the parcel is divided and a final map recorded in accordance with Ordinance No. 460 in such a manner that each building is located on a separate legally divided parcel. The plot plan proposes a single building, so this requirement is not applicable.

**Development Standards Findings:**

1. The proposed use is consistent with Ordinance No. 348, in particular with the permitted uses and development standards of the Manufacturing – Service Commercial (M-SC) zone as detailed below.
  - a. *The minimum lot size shall be 10,000 square feet with a minimum average lot width of 75 feet, except that a lot size not less than 7,000 square feet and an average width of not less than 65 feet may be permitted when sewers are available and will be utilized for the development.* No subdivision is proposed at this time that would create parcels smaller than what currently exists. There are multiple parcels that currently exist though on the Project site that will be merged into one parcel, which the project is conditioned to complete prior to building permit issuance. The individual building size alone would exceed the minimum 10,000 square foot requirement, so any future merger of parcels would comply with this standard and would also be verified at that time the merger would be proposed.
  - b. *Setbacks.*
    - i. *Where the front, side, or rear yard adjoins a lot zoned R-R, R-1, R-A, R-2, R-3, R-4, R-6, R-T, R-T-R, or W-2-M, the minimum setback shall be 25 feet from the property line.* The Project is not adjacent to any such zones, so this setback does not apply.

- ii. *Where the front, side, or rear yard adjoins a lot with zoning classification other than those specified in the prior section, there is no minimum setback. This condition exists on all sides of the site.*
  - iii. *Where the front, side, or rear yard adjoins a street, the minimum setback shall be 25 feet from the property line. The Project site is bordered by streets on the north, west, and south sides. The Project proposes minimum setbacks of 35 feet, 140 feet, and 135 feet for these four sides on Commerce Center Drive, Harvill Avenue, and Perry Street, respectively.*
  - iv. *Within the exception of those portions of the setback area for which landscaping is required by Subsection E. below, the setback area may only be used for driveways, automobile parking, or landscaping. A setback area which adjoins a street separating it from a lot with a zoning classification other than those zones specified in paragraph (1) above, may also be used for loading docks. No other uses or improvements are proposed within the designated setback areas other than driveways, parking, and landscaping. While loading docks are proposed on the western side of the building that faces a street that separates the site from residentially zoned parcels, the loading areas are not located within the 25 foot setback area.*
- c. *Height Requirements. The height of structures, including buildings, shall be as follows:*
- i. *Structures shall not exceed 40 feet at the yard setback line. As noted previously in the setbacks, the buildings are not located at the yard setback line, so this 40 foot height limitation is not applicable to the buildings proposed.*
  - ii. *Buildings shall not exceed 50 feet unless a height up to 75 feet is approved pursuant to Section 18.34 of Ordinance No. 348. The maximum height proposed for the building is 45 feet, which meets the 50 foot requirement.*
  - iii. *Structures other than buildings shall not exceed 50 feet unless a height up to 105 feet is approved pursuant to Section 18.34 of Ordinance No. 348. No other structures are proposed by the project.*
  - iv. *Broadcasting antennas shall not exceed 50 feet unless a greater height is approved pursuant to Section 18.34 of Ordinance No. 348. No broadcasting antennas are proposed.*
- d. *Masonry Wall. Prior to occupancy of any industrial use permitted in the M-SC zone, a six foot high solid masonry wall or combination landscaped earthen berm and masonry wall shall be constructed on each property line that adjoins any parcel specifically zoned for residential use, unless otherwise approved by the hearing officer or body. As noted previously in the setbacks section, the project site is not located adjacent to any parcels with residential zoning, so there are no other parcels that adjoin the subject site for this to be applicable to. Additionally, there are not any parcels with residential zoning on opposite sides of the streets that abut the project site.*
- e. *Landscaping.*

- i. *A minimum of ten percent of the site shall be landscaped and irrigated.* The Project proposes 16% landscape coverage and the conceptual landscape plans note planned irrigation methods, which would be proposed specifically with final landscape plans that would be required prior to issuance of building permits
  - ii. *A minimum ten foot strip adjacent to street right-of-way lines shall be appropriately landscaped and maintained, except for designated pedestrian and vehicular access ways. Said landscape strip shall not include landscaping located within the street right-of-way.* Minimum landscape areas of 32 feet, 10 feet, and approximately 50 feet are provided on-site (outside of the right-of-way) along the frontages of Commerce Court, Harvill Avenue, and Perry Street, respectively.
  - iii. *A minimum 20 foot strip adjacent to lots zoned R-R, R-1, R-A, R-2, R-3, R-4, R-6, R-T, R-T-R, or W-2-M, or separated by a street from a lot with said zoning, shall be landscaped and maintained, unless a tree screen or other buffer treatment is approved by the hearing officer or body. However, in no case shall said landscaping be less than ten feet wide excluding curbing.* As noted previously, there are no parcels with residential zoning adjacent to or across the street from the project site, so this standard does not apply.
- f. *Parking Areas. Parking areas shall be provided as required by Section 18.12 of Ordinance No. 348.* Based on the conceptual floor plans provided and the division between office and warehouse uses, the building for the proposed Project provides adequate parking consistent with Section 18.12 of Ordinance No. 348. The building proposes 20,535 square feet of office area and the remaining 352,833 square feet as warehouse area. At 1 space per 250 square feet, as required by Ordinance No. 348, the office area requires 82.14 spaces. At 1 space per 2,000 square feet, as required by Ordinance No. 348, the warehouse area requires 176.42 spaces. A total of 259 spaces is required. The building proposes 261 parking spaces to meet the minimum required number of spaces. If future tenants propose tenant improvements through the building permit process that increase the amount of office or other area that requires more parking, such parking shall be provided on the Project site as appropriate and necessary consistent with Section 18.12 of Ordinance No. 348 and may be subject to further review pursuant to Section 18.43 of Ordinance No. 348. Additionally, electrical vehicle parking is noted on the site plan for 8 spaces, which meets the minimum requirement of Section 18.12 for 8 spaces
- g. *Trash Collection Areas. Trash collection areas shall be screened by landscaping or architectural features in such a manner as not to be visible from a public street or from any adjacent residential area.* Loading areas for the building and trash and other service areas are proposed within the loading areas for each of the buildings. These loading areas are located on the west and east side of the buildings, which does face Harvill Avenue on the west side and I-215 on the east side past the railroad tracks. The Project proposes a 12 foot high screen wall along the western boundary facing Harvill Avenue and landscape screening along the eastern boundary facing I-215, both of which will adequately screen any trash collection areas.
- h. *Outside Storage and Service Areas. Outside storage shall be screened with structures or landscaping.* No outside storage or service areas are proposed with the Project. If future

tenants desire to incorporate outside storage or service areas it will be required to be adequately screened consistent with the M-SC development standards.

- i. *Utilities. Utilities shall be installed underground except electrical lines rated at 33kV or greater.* The Project is conditioned to underground any new utilities, excluding electrical lines rated higher than 33 kV.
- j. *Mechanical Equipment. Mechanical equipment used in the manufacturing process shall be required to be enclosed in a building, and roof mounted accessory equipment may be required to be screened from view.* No specific use is proposed at this time and therefore no specific equipment is proposed. However, any future tenants would be required to comply with the development standards of the M-SC zone and would be subject to this requirement to have any manufacturing equipment enclosed in a building. The Project is conditioned to provide complete screening of roof mounted mechanical equipment from ground view. The building design with parapet is anticipated to provide the necessary screening. If roof mounted equipment exceeds the parapet height, it may be necessary to screen the equipment immediately around the equipment to not require an increase in the height to the parapet.
- k. *Lighting. All lighting, including spot lights, electrical reflectors and other means of illumination for signs, structures, landscaping, parking, loading, unloading and similar areas shall be focused, directed, and arranged to prevent glare or direct illumination on streets or adjoining property.* The Project is conditioned to comply with Ordinance No. 915 which similarly requires direction of lighting downward and away from adjoin properties.
- l. Per Specific Plan No. 341, Section D.1.f, "For buildings where truck loading faces the public street, truck loading shall be screened from the public street via 8' tall screening. Screening may be accomplished using ornamental iron fencing with landscaping in front of the fencing (i.e. a "living fence") or via concrete screen walls." As noted previously, the Project proposes a 12 foot high screen wall along the site's western boundary bordering Harvill Avenue that meets this requirement. Along the eastern boundary, although I-215 would not be classified as a "street" the project proposes dense landscape screening that will screen the loading areas from views from I-215.

**Other Findings:**

1. This Project is not located within a Criteria Cell of the MSHCP. Accordingly, this Project fulfills the Conservation Area requirements of the MSHCP and is consistent with the MSHCP.
2. This Project is within the City Sphere of Influence of Perris. No memorandum of understanding exists with the City of Perris regarding development applications and consistency of General Plans and zoning. Regardless, the Project was initially transmitted to the City of Perris on December 26, 2018 and no comment was received.
3. Pursuant to the requirements of AB 52, tribal consultation was not required for the Project since an Addendum is being considered for this project and a new Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report is not required for this project as is detailed in the previous Environmental Findings in this staff report and in the Initial Study/Addendum. The Project is not subject to tribal consultation pursuant to SB 18 requirements since the project does not include an Amendment to the Specific Plan or General Plan.

4. The Project site is located within the Fee Assessment Area for the Stephen's Kangaroo Rat Habitat Conservation Plan (SKRHCP). Per County Ordinance No. 663 and the SKRHCP, all applicants for development permits, including maps, within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this Project, instead of on-site mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP.
5. The Project site is located within Zone B as identified by Ordinance No. 655 (Mt. Palomar). The Project will be required to comply with lighting standards of Ordinance No. 655 for Zone B.

**Fire Findings:**

1. The Project is not located within a CAL FIRE state responsibility area or any fire hazard severity zone.
2. Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department.

**Conclusion:**

1. For the reasons discussed above, as well as the information provided in the Initial Study/Addendum, the proposed Project conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. Moreover, the proposed Project would not be detrimental to the health, safety or general welfare of the community.

**PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH**

This Project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 1,400 feet of the Project site. As of the writing of this report, Planning Staff has not received any written communication or phone calls who indicated support or opposition to the proposed Project.

This Project was presented before the Mead Valley Municipal Advisory Committee in November 2018, January 2019, and March 2019. Additional meetings were held at the Mead Valley Senior Center in January 2019, March 2019, and May 2019 and at the Charles Meigs Community Center in March 2019. Further outreach to residents were held in separate meetings, calls, and canvassing efforts. See attached summary of these efforts.

**APPEAL INFORMATION**

Planning Commission's decision may be appealed to the Board of Supervisors. Such appeals shall be submitted in writing to the Clerk of the Board, with the required fee as set forth in Ordinance No. 671



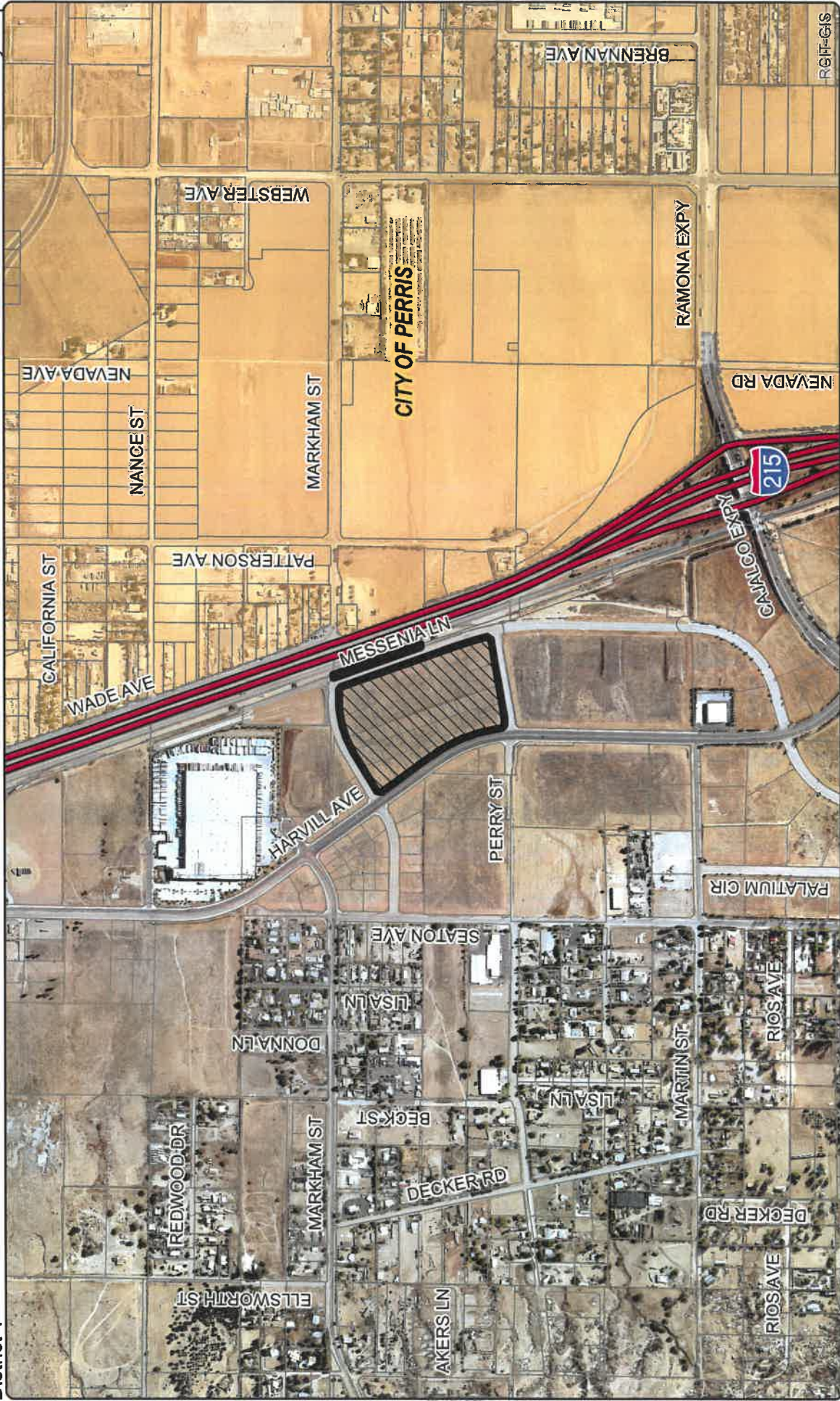
(Consolidated Fees for Land Use and Related Functions), within 10 days after the mailing of the Planning Commission's decision.

---

**RIVERSIDE COUNTY PLANNING DEPARTMENT**  
**PPT180034**  
**VICINITY/POLICY AREAS**

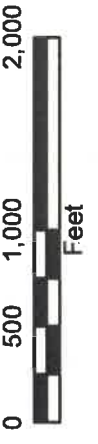
Supervisor: Jeffries  
District 1

Date Drawn: 05/05/2020  
Vicinity Map



Zoning Area: North Perris

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2005, the County of Riverside adopted a new General Ordinance that revised the zoning map of Riverside County. The new Ordinance may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department office in Riverside at (951)955-5200 (Western County) or in Palm Desert at (760)969-4277 (Eastern County) or website: <http://www.riverside.ca.gov>

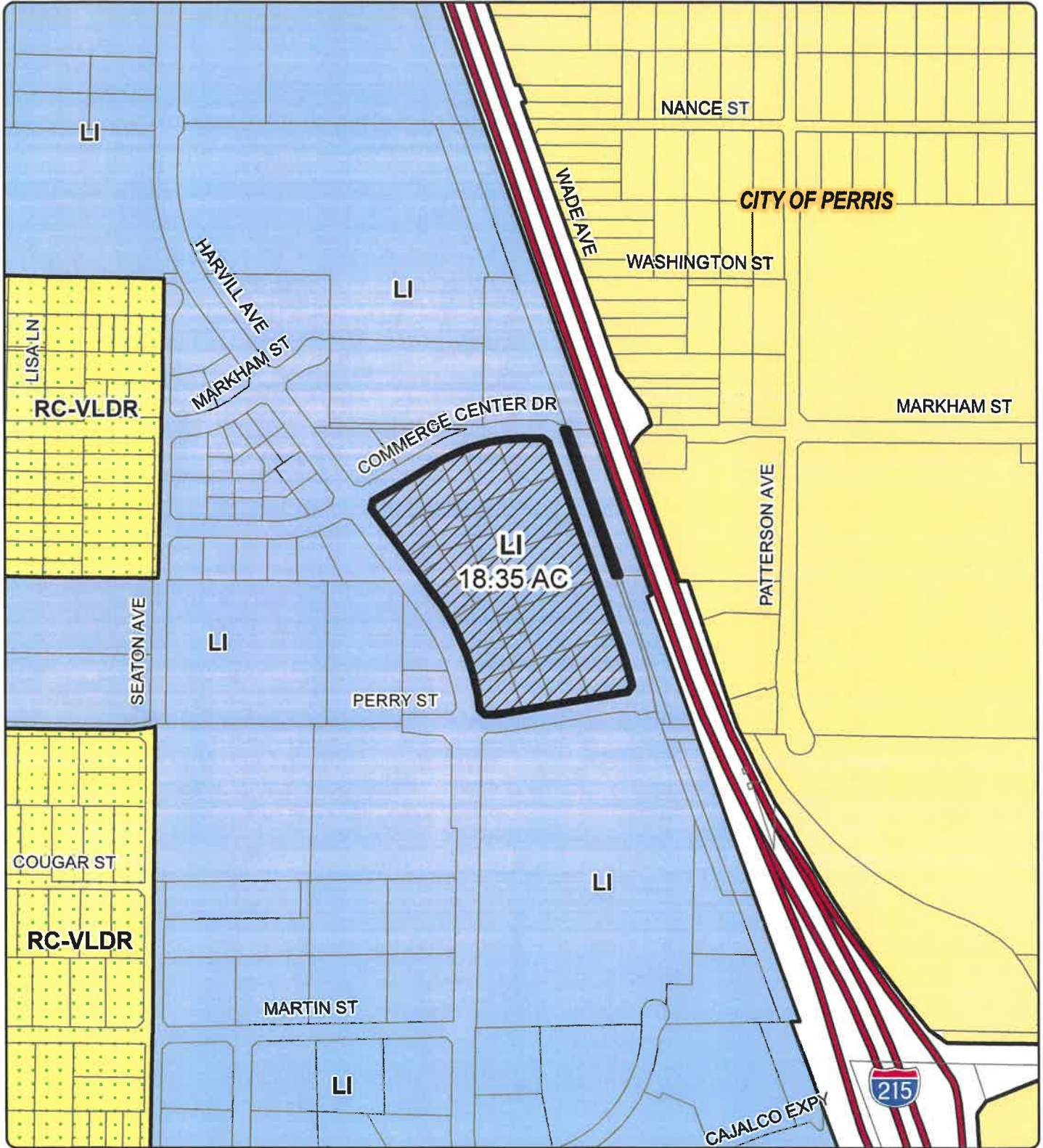
RIVERSIDE COUNTY PLANNING DEPARTMENT

PPT180034

EXISTING GENERAL PLAN

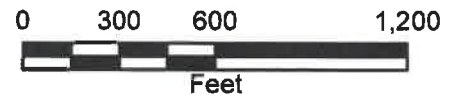
Supervisor: Jeffries  
District 1

Date Drawn: 05/05/2020  
Exhibit 5



Zoning Area: North Perris

Author: Vinnie Nguyen



**DISCLAIMER:** On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rcplma.org>

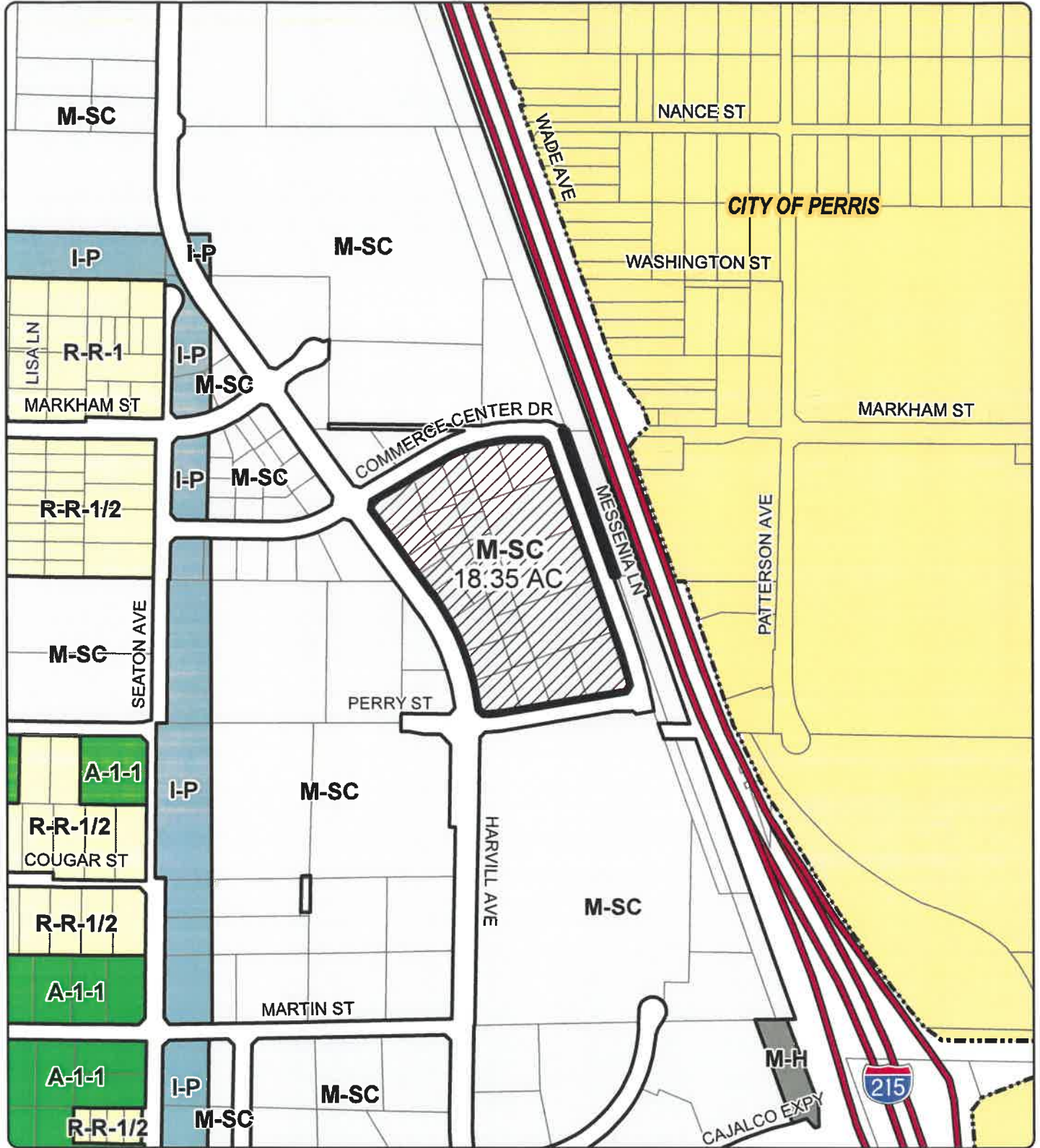
RIVERSIDE COUNTY PLANNING DEPARTMENT

PPT180034

EXISTING ZONING

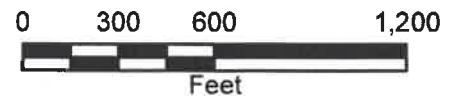
Supervisor: Jeffries  
District 1

Date Drawn: 05/05/2020  
Exhibit 2



Zoning Area: North Perris

Author: Vinnie Nguyen



**DISCLAIMER:** On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rcplma.org>

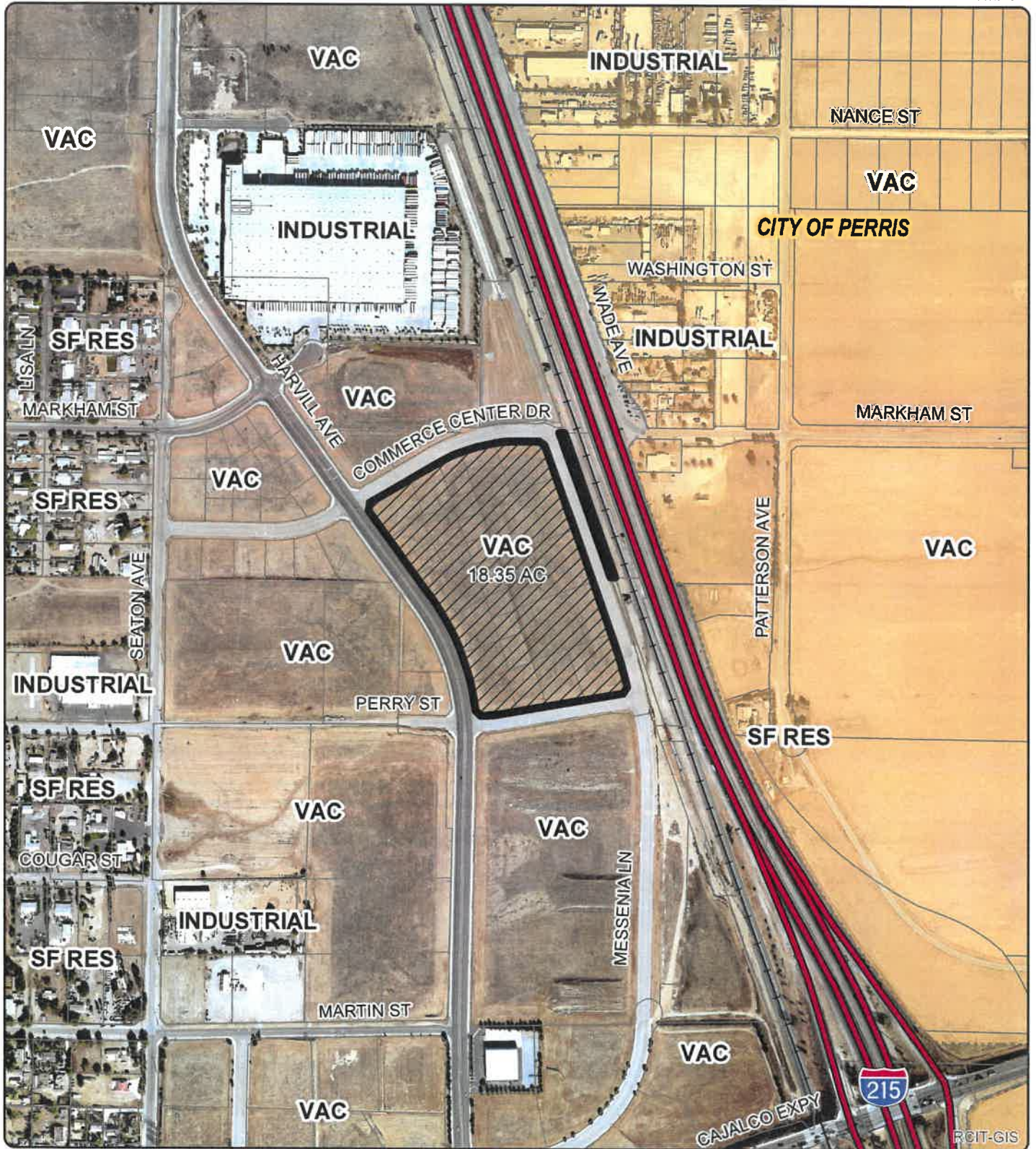
# RIVERSIDE COUNTY PLANNING DEPARTMENT

## PPT180034

### LAND USE

Supervisor: Jeffries  
District 1

Date Drawn: 05/05/2020  
Exhibit 1



Zoning Area: North Perris

Author: Vinnie Nguyen



**DISCLAIMER:** On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website: <http://planning.crlma.org>

**ZONING & LAND USE INFORMATION:**  
EXISTING ZONING IS "MISC" INDUSTRIAL  
THE PROJECT IS ALSO SUBJECT TO THE CITY'S INDUSTRIAL ZONING ORDINANCE AND THE SURROUNDING AREA SPECIFIC PLAN 341 EIR A88  
Cafes and Office Entries

**Parking Stalls:**  
All parking stalls are 9' x 18' minimum. Stalls adjacent to building are 9' x 18' minimum. Stalls adjacent to building are 9' x 18' minimum. Stalls adjacent to building are 9' x 18' minimum. Stalls adjacent to building are 9' x 18' minimum.

**Assessor Parcel Maps:**  
317-279-001, TRMI 028  
317-295-001, TRMI 021

**Legal Description:**  
2008 ASSESSOR'S MAP NO. 0008 TRMI 028  
MAPS, RECORDS OF RIVERSIDE COUNTY, CA  
145, 4th Section 1

**MAJESTIC FREEMAN BUSINESS CENTER LLC**  
3801 BALDWIN RD., SUITE 200, RIVERSIDE, CA 92507  
(951) 503-8343

**PREPARED BY:**  
3801 BALDWIN RD., SUITE 200, RIVERSIDE, CA 92507  
(951) 503-8343

**SOUTHERN CALIFORNIA ELECTRICAL SERVICE**  
3801 BALDWIN RD., SUITE 200, RIVERSIDE, CA 92507  
(951) 786-8000

**EASTERN IRRIGATION WATER DISTRICT**  
3801 BALDWIN RD., SUITE 200, RIVERSIDE, CA 92507  
(951) 786-8000

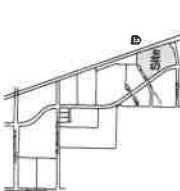
**THE URBAN CABLE**  
3801 BALDWIN RD., SUITE 200, RIVERSIDE, CA 92507  
(951) 786-8000

**ALT TRANSMISSION**  
3801 BALDWIN RD., SUITE 200, RIVERSIDE, CA 92507  
(951) 786-8000

**VAL VERDE UNITED SCHOOL DISTRICT**

The Project is not located on any of the streets shown on this map. The project site is located within PMS of County SP No. 341.

Note: Red Arrows are not actual staking they are shown for information only. An exact driveway and curbs to be staked. See Staking and Staking Plan for exact staking.



**Vicinity Map**  
Scale: 1/16" = 1'-0"

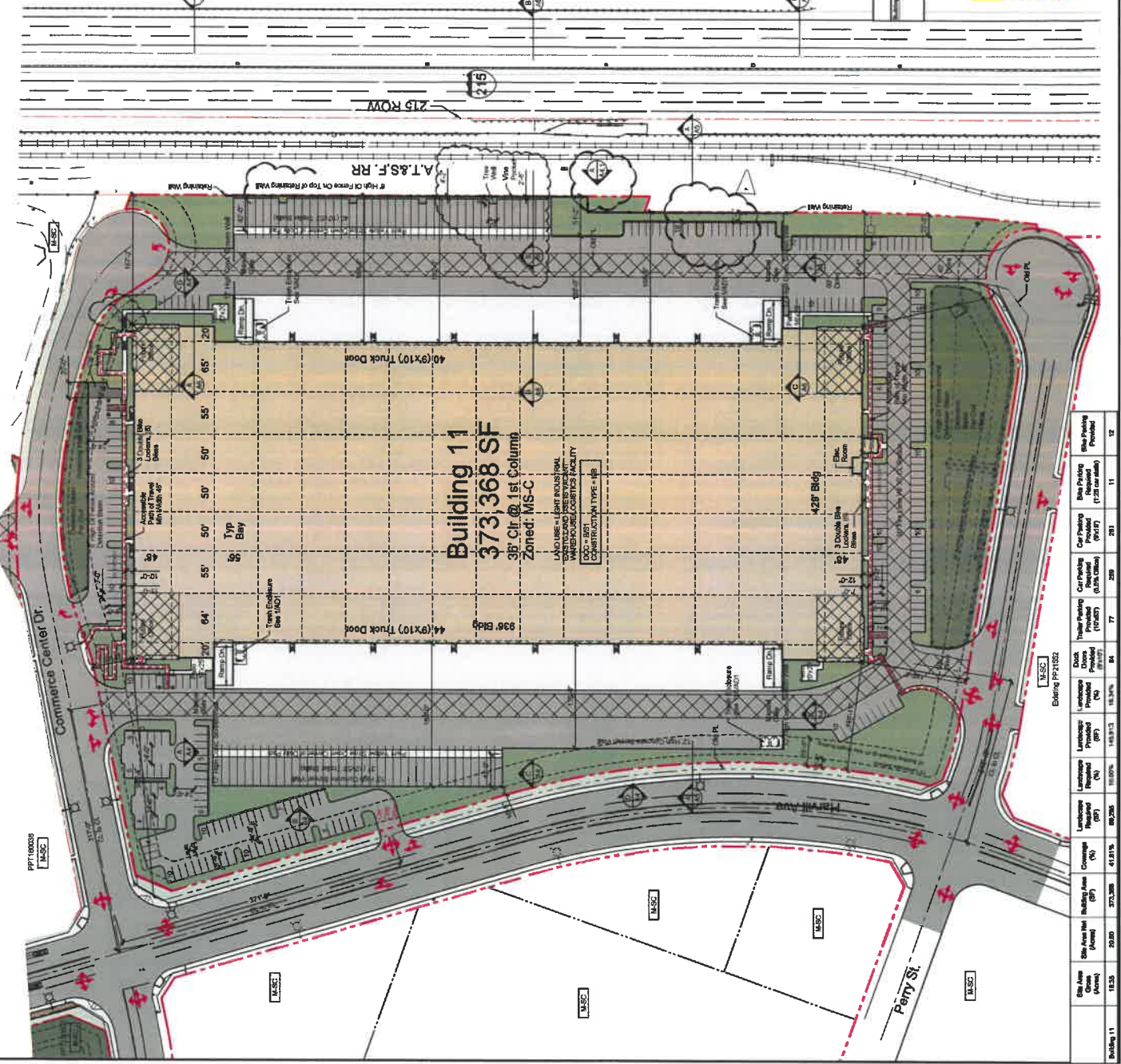


Table with 3 columns: Description, Area (SF), and Coverage (%)

| Description        | Area (SF) | Coverage (%)   |
|--------------------|-----------|----------------|
| Site Area (Total)  | 20.00     | 370,389 43.81% |
| Building Area (SF) | 370,389   | 43.81%         |

Table with 6 columns: Description, Area (SF), Coverage (%), and Staking (SF)

| Description           | Area (SF) | Coverage (%)   | Staking (SF) |
|-----------------------|-----------|----------------|--------------|
| Building Area (SF)    | 370,389   | 43.81%         | 11           |
| Site Area (Total)     | 20.00     | 370,389 43.81% | 281          |
| Truck Staking (SF)    | 118,887   | 29.70%         | 281          |
| Curbside Staking (SF) | 8,887     | 0.22%          | 281          |
| Site Area (Total)     | 20.00     | 370,389 43.81% | 12           |

Table with 5 columns: Description, Area (SF), Coverage (%), and Staking (SF)

| Description           | Area (SF) | Coverage (%)   | Staking (SF) |
|-----------------------|-----------|----------------|--------------|
| Building Area (SF)    | 370,389   | 43.81%         | 11           |
| Site Area (Total)     | 20.00     | 370,389 43.81% | 281          |
| Truck Staking (SF)    | 118,887   | 29.70%         | 281          |
| Curbside Staking (SF) | 8,887     | 0.22%          | 281          |

MAJESTIC FREEMAN BUSINESS CENTER  
BUILDING 11  
SITE PLAN  
RIVERSIDE, CA

CONTRACT NO. 1800034  
DATE: 12/16/16  
BY: [Signature]  
DATE: 12/16/16

DATE: 12/16/16  
BY: [Signature]  
DATE: 12/16/16

DATE: 12/16/16  
BY: [Signature]  
DATE: 12/16/16

DATE: 12/16/16  
BY: [Signature]  
DATE: 12/16/16

DATE: 12/16/16  
BY: [Signature]  
DATE: 12/16/16

DATE: 12/16/16  
BY: [Signature]  
DATE: 12/16/16

DATE: 12/16/16  
BY: [Signature]  
DATE: 12/16/16

DATE: 12/16/16  
BY: [Signature]  
DATE: 12/16/16

DATE: 12/16/16  
BY: [Signature]  
DATE: 12/16/16

DATE: 12/16/16  
BY: [Signature]  
DATE: 12/16/16



**OVERALL SITE PARTNERSHIPS**

| DESCRIPTION  | UNIT  | QTY           |
|--------------|-------|---------------|
| RAW          | CU YD | 14,827        |
| PAVING       | CU YD | 4,095         |
| 7 1/2" DBAY  | CU YD | 1,798         |
| 6" M&B       | CU YD | 4,324         |
| 6" M&B       | CU YD | 1,948         |
| <b>TOTAL</b> |       | <b>29,992</b> |

**OVERALL IMPROVEMENTS QUANTITIES**

| DESCRIPTION      | QUANTITY |
|------------------|----------|
| 6" CURB & GUTTER | 1,416 LF |
| 5 1/2" CONC. F&D | 1,416 SF |
| 5 1/2" CONC. F&D | 1,416 SF |
| 5 1/2" CONC. F&D | 1,416 SF |
| 5 1/2" CONC. F&D | 1,416 SF |
| 5 1/2" CONC. F&D | 1,416 SF |
| 5 1/2" CONC. F&D | 1,416 SF |
| 5 1/2" CONC. F&D | 1,416 SF |

**HARVILL AVE IMPROVEMENTS QUANTITIES**

| DESCRIPTION      | QUANTITY |
|------------------|----------|
| 6" CURB & GUTTER | 0 EA     |
| 5 1/2" CONC. F&D | 0 EA     |
| 5 1/2" CONC. F&D | 0 EA     |
| 5 1/2" CONC. F&D | 0 EA     |
| 5 1/2" CONC. F&D | 0 EA     |
| 5 1/2" CONC. F&D | 0 EA     |
| 5 1/2" CONC. F&D | 0 EA     |
| 5 1/2" CONC. F&D | 0 EA     |

**COMMERCE CENTER DR. IMPROVEMENTS QUANTITIES**

| DESCRIPTION      | QUANTITY |
|------------------|----------|
| 6" CURB & GUTTER | 300 LF   |
| 5 1/2" CONC. F&D | 300 SF   |
| 5 1/2" CONC. F&D | 300 SF   |
| 5 1/2" CONC. F&D | 300 SF   |
| 5 1/2" CONC. F&D | 300 SF   |
| 5 1/2" CONC. F&D | 300 SF   |
| 5 1/2" CONC. F&D | 300 SF   |
| 5 1/2" CONC. F&D | 300 SF   |

**PERRY ST. IMPROVEMENTS QUANTITIES**

| DESCRIPTION      | QUANTITY |
|------------------|----------|
| 6" CURB & GUTTER | 0 EA     |
| 5 1/2" CONC. F&D | 0 EA     |
| 5 1/2" CONC. F&D | 0 EA     |
| 5 1/2" CONC. F&D | 0 EA     |
| 5 1/2" CONC. F&D | 0 EA     |
| 5 1/2" CONC. F&D | 0 EA     |
| 5 1/2" CONC. F&D | 0 EA     |
| 5 1/2" CONC. F&D | 0 EA     |

**PROJECT AREA**  
GROSS AREA = 1,137 AC  
NET AREA = 1,137 AC

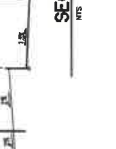
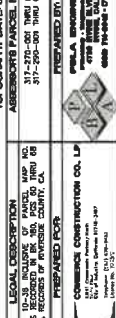
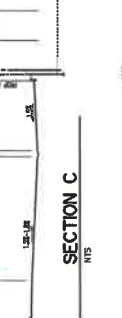
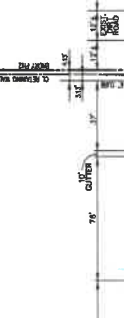
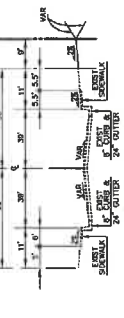
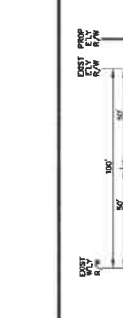


**EXISTING BASEMENTS**  
NO EXISTING OF RECORD EXIST

**CONCEPT GRADING PLAN**  
**MFC-BUILDING 11**

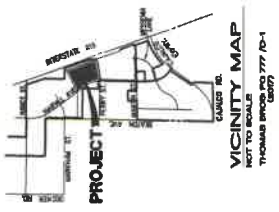
| DATE    | BY   |
|---------|------|
| 3/27/19 | 4113 |
| 3/27/19 | 304  |
| 3/27/19 | 304  |
| 3/27/19 | 304  |
| 3/27/19 | 304  |

**LEGAL DESCRIPTION**  
317-210-000 TRACT 001  
317-210-000 TRACT 002  
317-210-000 TRACT 003  
317-210-000 TRACT 004  
317-210-000 TRACT 005  
317-210-000 TRACT 006  
317-210-000 TRACT 007  
317-210-000 TRACT 008  
317-210-000 TRACT 009  
317-210-000 TRACT 010  
317-210-000 TRACT 011  
317-210-000 TRACT 012  
317-210-000 TRACT 013  
317-210-000 TRACT 014  
317-210-000 TRACT 015  
317-210-000 TRACT 016  
317-210-000 TRACT 017  
317-210-000 TRACT 018  
317-210-000 TRACT 019  
317-210-000 TRACT 020  
317-210-000 TRACT 021  
317-210-000 TRACT 022  
317-210-000 TRACT 023  
317-210-000 TRACT 024  
317-210-000 TRACT 025  
317-210-000 TRACT 026  
317-210-000 TRACT 027  
317-210-000 TRACT 028  
317-210-000 TRACT 029  
317-210-000 TRACT 030  
317-210-000 TRACT 031  
317-210-000 TRACT 032  
317-210-000 TRACT 033  
317-210-000 TRACT 034  
317-210-000 TRACT 035  
317-210-000 TRACT 036  
317-210-000 TRACT 037  
317-210-000 TRACT 038  
317-210-000 TRACT 039  
317-210-000 TRACT 040  
317-210-000 TRACT 041  
317-210-000 TRACT 042  
317-210-000 TRACT 043  
317-210-000 TRACT 044  
317-210-000 TRACT 045  
317-210-000 TRACT 046  
317-210-000 TRACT 047  
317-210-000 TRACT 048  
317-210-000 TRACT 049  
317-210-000 TRACT 050  
317-210-000 TRACT 051  
317-210-000 TRACT 052  
317-210-000 TRACT 053  
317-210-000 TRACT 054  
317-210-000 TRACT 055  
317-210-000 TRACT 056  
317-210-000 TRACT 057  
317-210-000 TRACT 058  
317-210-000 TRACT 059  
317-210-000 TRACT 060  
317-210-000 TRACT 061  
317-210-000 TRACT 062  
317-210-000 TRACT 063  
317-210-000 TRACT 064  
317-210-000 TRACT 065  
317-210-000 TRACT 066  
317-210-000 TRACT 067  
317-210-000 TRACT 068  
317-210-000 TRACT 069  
317-210-000 TRACT 070  
317-210-000 TRACT 071  
317-210-000 TRACT 072  
317-210-000 TRACT 073  
317-210-000 TRACT 074  
317-210-000 TRACT 075  
317-210-000 TRACT 076  
317-210-000 TRACT 077  
317-210-000 TRACT 078  
317-210-000 TRACT 079  
317-210-000 TRACT 080  
317-210-000 TRACT 081  
317-210-000 TRACT 082  
317-210-000 TRACT 083  
317-210-000 TRACT 084  
317-210-000 TRACT 085  
317-210-000 TRACT 086  
317-210-000 TRACT 087  
317-210-000 TRACT 088  
317-210-000 TRACT 089  
317-210-000 TRACT 090  
317-210-000 TRACT 091  
317-210-000 TRACT 092  
317-210-000 TRACT 093  
317-210-000 TRACT 094  
317-210-000 TRACT 095  
317-210-000 TRACT 096  
317-210-000 TRACT 097  
317-210-000 TRACT 098  
317-210-000 TRACT 099  
317-210-000 TRACT 100

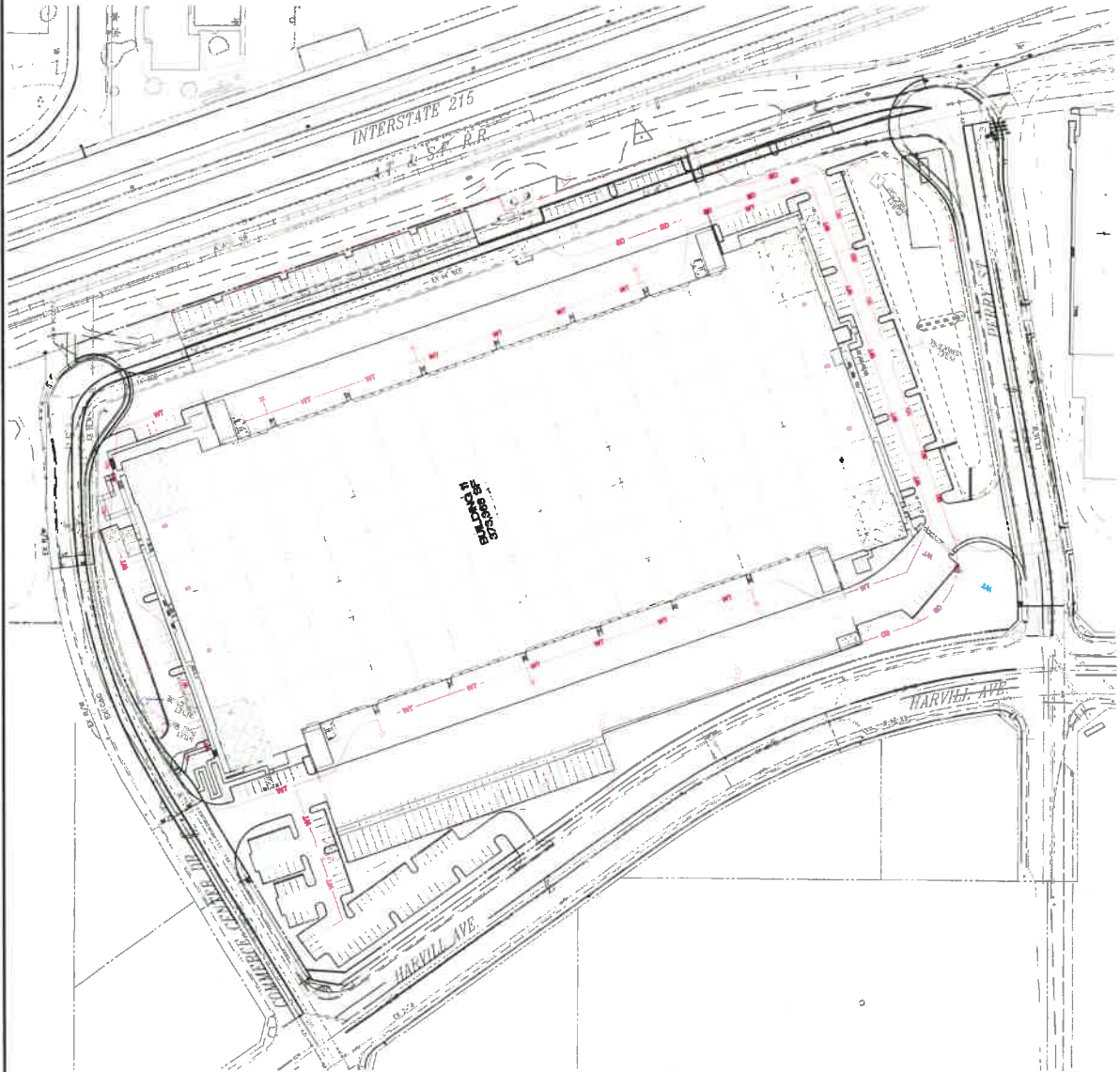


**DATE** 09-12-2018  
**PROJECT** CONCEPT GRADING PLAN  
**CLIENT** COMMERCIAL CONSTRUCTION CO. LP  
**PREPARED BY** COMMERCIAL CONSTRUCTION CO. LP  
**DATE** 9/12/18  
**PROJECT NO.** 11-00-00  
**SCALE** 1" = 40'  
**DATE** 11-16-18  
**SCALE** 1" = 40'  
**DATE** 11-16-18  
**SCALE** 1" = 40'

**LEGAL DESCRIPTION**  
317-210-000 TRACT 001  
317-210-000 TRACT 002  
317-210-000 TRACT 003  
317-210-000 TRACT 004  
317-210-000 TRACT 005  
317-210-000 TRACT 006  
317-210-000 TRACT 007  
317-210-000 TRACT 008  
317-210-000 TRACT 009  
317-210-000 TRACT 010  
317-210-000 TRACT 011  
317-210-000 TRACT 012  
317-210-000 TRACT 013  
317-210-000 TRACT 014  
317-210-000 TRACT 015  
317-210-000 TRACT 016  
317-210-000 TRACT 017  
317-210-000 TRACT 018  
317-210-000 TRACT 019  
317-210-000 TRACT 020  
317-210-000 TRACT 021  
317-210-000 TRACT 022  
317-210-000 TRACT 023  
317-210-000 TRACT 024  
317-210-000 TRACT 025  
317-210-000 TRACT 026  
317-210-000 TRACT 027  
317-210-000 TRACT 028  
317-210-000 TRACT 029  
317-210-000 TRACT 030  
317-210-000 TRACT 031  
317-210-000 TRACT 032  
317-210-000 TRACT 033  
317-210-000 TRACT 034  
317-210-000 TRACT 035  
317-210-000 TRACT 036  
317-210-000 TRACT 037  
317-210-000 TRACT 038  
317-210-000 TRACT 039  
317-210-000 TRACT 040  
317-210-000 TRACT 041  
317-210-000 TRACT 042  
317-210-000 TRACT 043  
317-210-000 TRACT 044  
317-210-000 TRACT 045  
317-210-000 TRACT 046  
317-210-000 TRACT 047  
317-210-000 TRACT 048  
317-210-000 TRACT 049  
317-210-000 TRACT 050  
317-210-000 TRACT 051  
317-210-000 TRACT 052  
317-210-000 TRACT 053  
317-210-000 TRACT 054  
317-210-000 TRACT 055  
317-210-000 TRACT 056  
317-210-000 TRACT 057  
317-210-000 TRACT 058  
317-210-000 TRACT 059  
317-210-000 TRACT 060  
317-210-000 TRACT 061  
317-210-000 TRACT 062  
317-210-000 TRACT 063  
317-210-000 TRACT 064  
317-210-000 TRACT 065  
317-210-000 TRACT 066  
317-210-000 TRACT 067  
317-210-000 TRACT 068  
317-210-000 TRACT 069  
317-210-000 TRACT 070  
317-210-000 TRACT 071  
317-210-000 TRACT 072  
317-210-000 TRACT 073  
317-210-000 TRACT 074  
317-210-000 TRACT 075  
317-210-000 TRACT 076  
317-210-000 TRACT 077  
317-210-000 TRACT 078  
317-210-000 TRACT 079  
317-210-000 TRACT 080  
317-210-000 TRACT 081  
317-210-000 TRACT 082  
317-210-000 TRACT 083  
317-210-000 TRACT 084  
317-210-000 TRACT 085  
317-210-000 TRACT 086  
317-210-000 TRACT 087  
317-210-000 TRACT 088  
317-210-000 TRACT 089  
317-210-000 TRACT 090  
317-210-000 TRACT 091  
317-210-000 TRACT 092  
317-210-000 TRACT 093  
317-210-000 TRACT 094  
317-210-000 TRACT 095  
317-210-000 TRACT 096  
317-210-000 TRACT 097  
317-210-000 TRACT 098  
317-210-000 TRACT 099  
317-210-000 TRACT 100



**VICINITY MAP**  
 SHEET NO. 100-00  
 PROJECT NO. 100-00-001

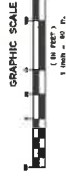


**OVERALL PRIVATE UTILITY QUANTITIES**

| DESCRIPTION                  | QUANTITY |
|------------------------------|----------|
| 1" 1/2" STORM DRAIN          | 24 LF    |
| 3" STORM DRAIN               | 1,237 LF |
| 4" STORM DRAIN               | 505 LF   |
| 1" 1/2" DOMESTIC WATER       | 3,560 LF |
| 2" FIRE WATER MAIN           | 2 EA     |
| 1" 1/2" FIRE WATER MAIN      | 9 EA     |
| 1" 1/2" FIRE HYDRANT LATERAL | 2 EA     |
| 1" 1/2" FIRE HYDRANT         | 3 EA     |
| 1" 1/2" DETECTOR CHECK VALVE | 2 EA     |
| 1" 1/2" DETECTOR CHECK VALVE | 3 EA     |
| 1" 1/2" DETECTOR CHECK VALVE | 2 EA     |
| STORM DRAIN OUTLET           | 2 EA     |

**OVERALL PUBLIC UTILITY QUANTITIES**

| DESCRIPTION          | QUANTITY |
|----------------------|----------|
| 1" 1/2" FIRE HYDRANT | 1 EA     |
| 1" 1/2" WATER METER  | 6 EA     |
| 1" 1/2" CIP PO       | 6 EA     |



NOTE: SITE IS NOT SUBJECT TO LIQUIDATION OR ANY OTHER CREDITORS' CLAIMS. IS NOT IN A SPECIAL STUDIES ZONE, AND IS NOT SUBJECT TO FLOOD REGULATION.

TOPOGRAPHY DATE: 3-7-05  
 ADDRESSOR'S PARCEL NUMBER: 317-200-0000 (00)

**CONCEPT UTILITY PLAN**  
**MPBC-BUILDING 11**

| DATE    | BY  |
|---------|-----|
| 8/12/08 | SK  |
| 8/12/08 | SKL |
| 3/29/08 | SKL |
| 12-4-08 | SKL |

PREPARED FOR: **PREPARED BY:**  
 PREPARED BY: **PREPARED BY:**  
 PREPARED BY: **PREPARED BY:**





| NO. | DATE | BY | REVISIONS |
|-----|------|----|-----------|
|     |      |    |           |
|     |      |    |           |
|     |      |    |           |

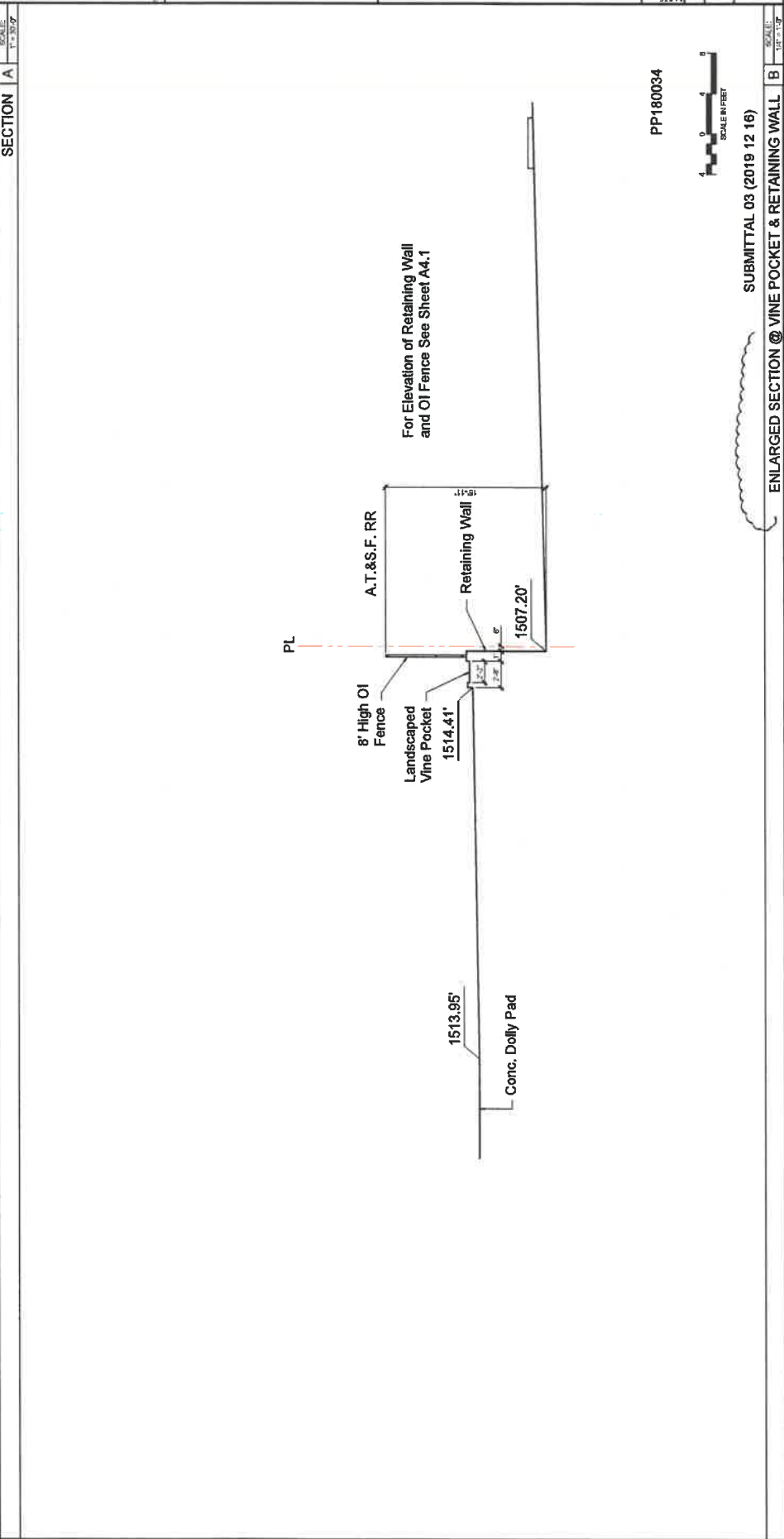
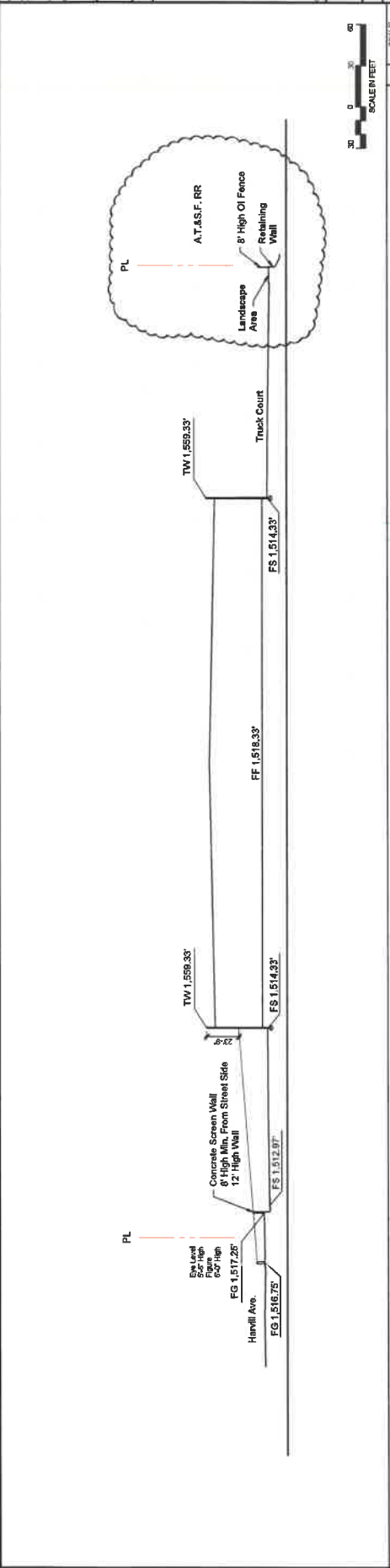
| NO. | DATE | BY | REVISIONS |
|-----|------|----|-----------|
|     |      |    |           |
|     |      |    |           |
|     |      |    |           |

| NO. | DATE | BY | REVISIONS |
|-----|------|----|-----------|
|     |      |    |           |
|     |      |    |           |
|     |      |    |           |

COMMERCIAL CONSTRUCTION CO., L.P.  
 13191 COMMERCE PARKWAY, SUITE 100  
 DALLAS, TEXAS 75244  
 License No. 72302  
 Telephone: (972) 899-4200  
 Fax: (972) 899-4202

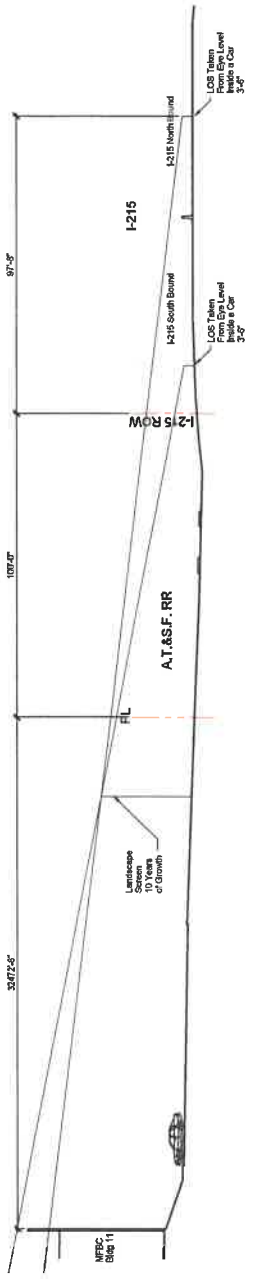
**SECTIONS**  
**BUILDING 11**  
**MAJESTIC FREEWAY BUSINESS CENTER**  
 RIVERSIDE, CA

PROJECT NO. 180034  
 DRAWN BY DATE  
 CHECKED BY DATE  
 CDD - JOB NO. 6712  
 SHEET NO. A5

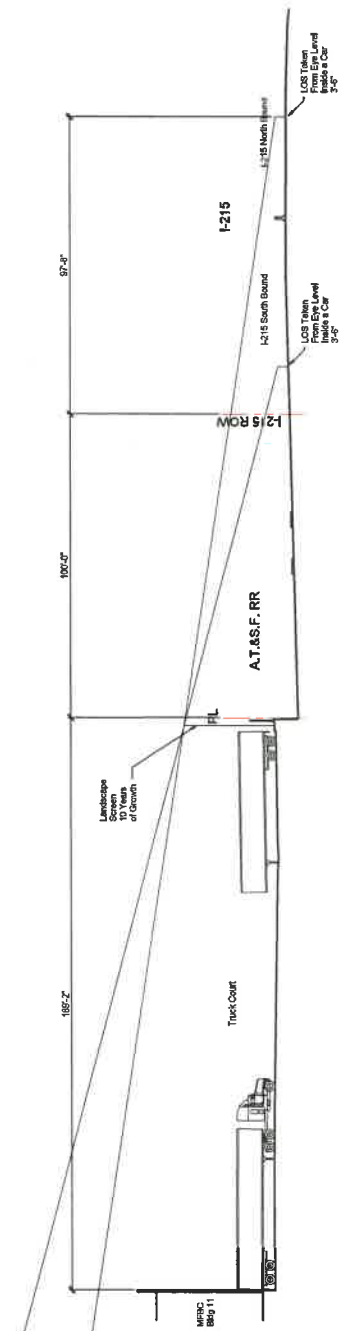


PP180034  
 SUBMITTAL 03 (2019 12 16)  
 ENLARGED SECTION @ VINE POCKET & RETAINING WALL  
 SCALE: 1" = 10'-0"

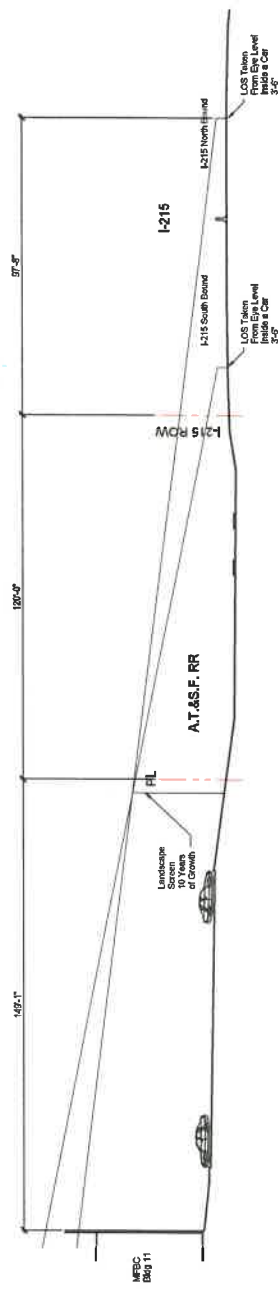
LOS Taken From Eye Level Inside a Car 3'-6" High Per Google



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



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



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

1. This drawing is the property of Commerce Construction Co. L.P. and is to be used only for the project and location specified hereon. It is not to be reproduced, copied, or used for any other project without the written consent of Commerce Construction Co. L.P.

2. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.

3. The contractor shall be responsible for obtaining all necessary easements and rights-of-way from the appropriate authorities.

4. The contractor shall be responsible for obtaining all necessary utility information from the appropriate authorities.

5. The contractor shall be responsible for obtaining all necessary survey information from the appropriate authorities.

6. The contractor shall be responsible for obtaining all necessary geotechnical information from the appropriate authorities.

7. The contractor shall be responsible for obtaining all necessary environmental information from the appropriate authorities.

8. The contractor shall be responsible for obtaining all necessary historical information from the appropriate authorities.

9. The contractor shall be responsible for obtaining all necessary cultural information from the appropriate authorities.

10. The contractor shall be responsible for obtaining all necessary archaeological information from the appropriate authorities.

11. The contractor shall be responsible for obtaining all necessary paleontological information from the appropriate authorities.

12. The contractor shall be responsible for obtaining all necessary biological information from the appropriate authorities.

13. The contractor shall be responsible for obtaining all necessary geological information from the appropriate authorities.

14. The contractor shall be responsible for obtaining all necessary hydrological information from the appropriate authorities.

15. The contractor shall be responsible for obtaining all necessary meteorological information from the appropriate authorities.

16. The contractor shall be responsible for obtaining all necessary climatological information from the appropriate authorities.

17. The contractor shall be responsible for obtaining all necessary oceanographic information from the appropriate authorities.

18. The contractor shall be responsible for obtaining all necessary atmospheric information from the appropriate authorities.

19. The contractor shall be responsible for obtaining all necessary space information from the appropriate authorities.

20. The contractor shall be responsible for obtaining all necessary time information from the appropriate authorities.

21. The contractor shall be responsible for obtaining all necessary energy information from the appropriate authorities.

22. The contractor shall be responsible for obtaining all necessary material information from the appropriate authorities.

23. The contractor shall be responsible for obtaining all necessary matter information from the appropriate authorities.

24. The contractor shall be responsible for obtaining all necessary mass information from the appropriate authorities.

25. The contractor shall be responsible for obtaining all necessary volume information from the appropriate authorities.

26. The contractor shall be responsible for obtaining all necessary weight information from the appropriate authorities.

27. The contractor shall be responsible for obtaining all necessary force information from the appropriate authorities.

28. The contractor shall be responsible for obtaining all necessary pressure information from the appropriate authorities.

29. The contractor shall be responsible for obtaining all necessary stress information from the appropriate authorities.

30. The contractor shall be responsible for obtaining all necessary strain information from the appropriate authorities.

31. The contractor shall be responsible for obtaining all necessary displacement information from the appropriate authorities.

32. The contractor shall be responsible for obtaining all necessary velocity information from the appropriate authorities.

33. The contractor shall be responsible for obtaining all necessary acceleration information from the appropriate authorities.

34. The contractor shall be responsible for obtaining all necessary momentum information from the appropriate authorities.

35. The contractor shall be responsible for obtaining all necessary energy information from the appropriate authorities.

36. The contractor shall be responsible for obtaining all necessary power information from the appropriate authorities.

37. The contractor shall be responsible for obtaining all necessary work information from the appropriate authorities.

38. The contractor shall be responsible for obtaining all necessary heat information from the appropriate authorities.

39. The contractor shall be responsible for obtaining all necessary temperature information from the appropriate authorities.

40. The contractor shall be responsible for obtaining all necessary energy information from the appropriate authorities.

COMMERCIAL CONSTRUCTION CO., L.P.  
 1391 Commodore Parkway North  
 Suite 300  
 City of Industry, California 91746-3497  
 Telephone: (626) 958-0433  
 License No. 723022

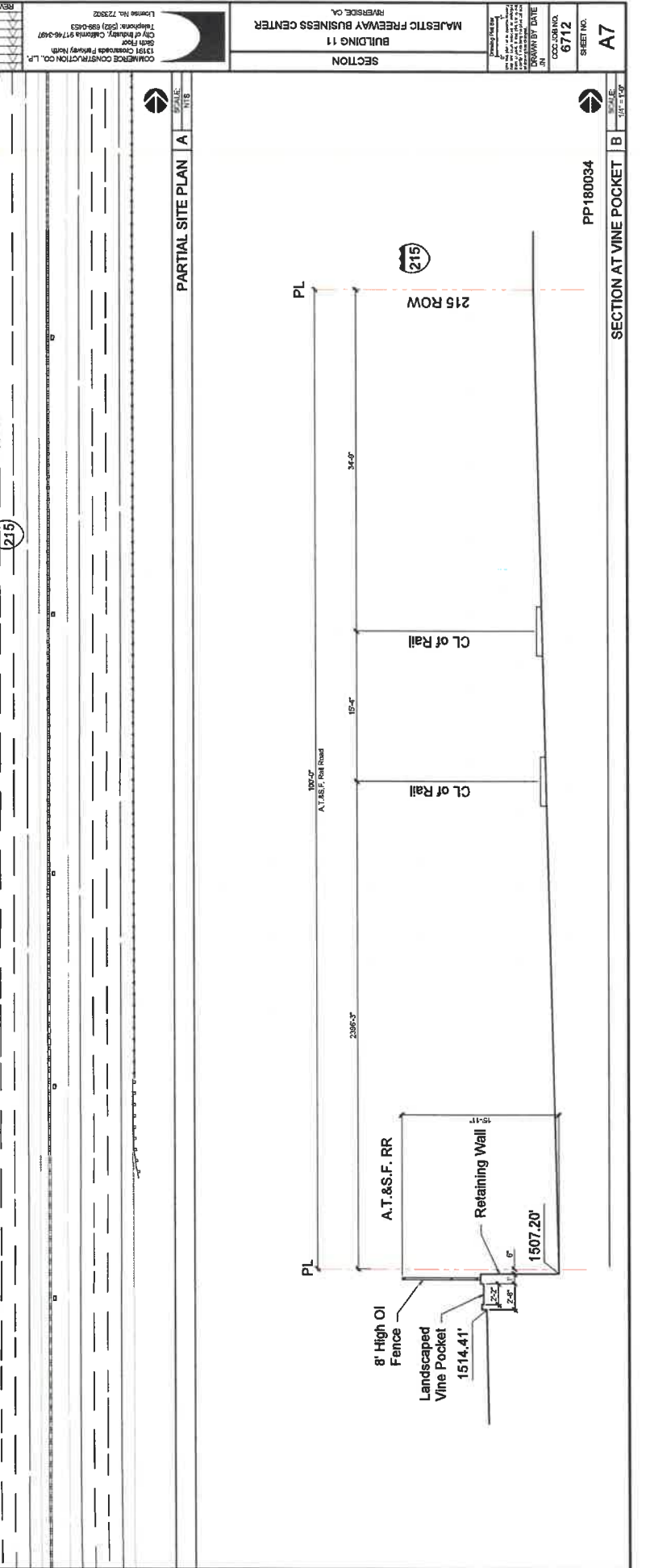
| REVISIONS | DATE | BY | DATE | BY | DATE |
|-----------|------|----|------|----|------|
|           |      |    |      |    |      |
|           |      |    |      |    |      |
|           |      |    |      |    |      |

SECTION  
 BUILDING 11  
 MAJESTIC FREEWAY BUSINESS CENTER  
 RIVERSIDE, CA

OCCUR NO.  
 6712  
 SHEET NO.  
 A7

SCALE:  
 PARTIAL SITE PLAN A  
 1/8" = 1'-0"

SECTION AT VINE POCKET B  
 PP180034



1. The design of this project is based on the information provided by the client and the site conditions. The designer is not responsible for the accuracy of the information provided.

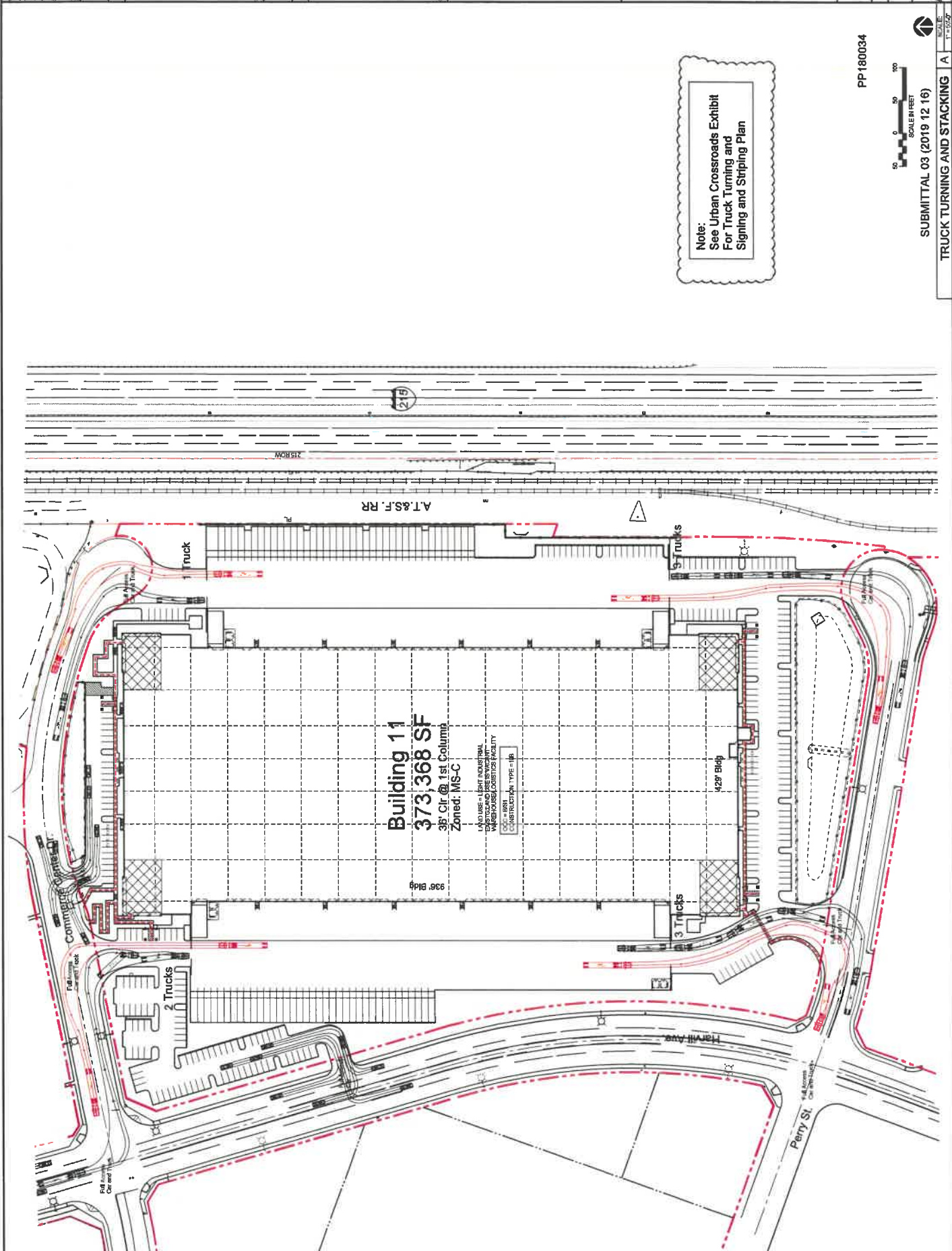
| REVISIONS | BY | DATE | REVISIONS |
|-----------|----|------|-----------|
|           |    |      |           |
|           |    |      |           |
|           |    |      |           |

COMMERCIAL CONSTRUCTION CO., L.P.  
 13191 COMMERCIAL CONSTRUCTION CO., L.P.  
 13191 COMMERCIAL CONSTRUCTION CO., L.P.  
 13191 COMMERCIAL CONSTRUCTION CO., L.P.  
 13191 COMMERCIAL CONSTRUCTION CO., L.P.

COMMERCIAL CONSTRUCTION CO., L.P.  
 13191 COMMERCIAL CONSTRUCTION CO., L.P.  
 13191 COMMERCIAL CONSTRUCTION CO., L.P.  
 13191 COMMERCIAL CONSTRUCTION CO., L.P.  
 13191 COMMERCIAL CONSTRUCTION CO., L.P.

TRUCK TURNING AND STACKING  
 BUILDING 11  
 MAJESTIC FREEWAY BUSINESS CENTER  
 RIVERSIDE, CA

PROJECT NO.: PP180034  
 OCC. DRAWING NO.: 6712  
 SHEET NO.: A1.11A  
 DRAWN BY: DATE: 2019 12 16



Note:  
 See Urban Crossroads Exhibit  
 For Truck Turning and  
 Signing and Striping Plan

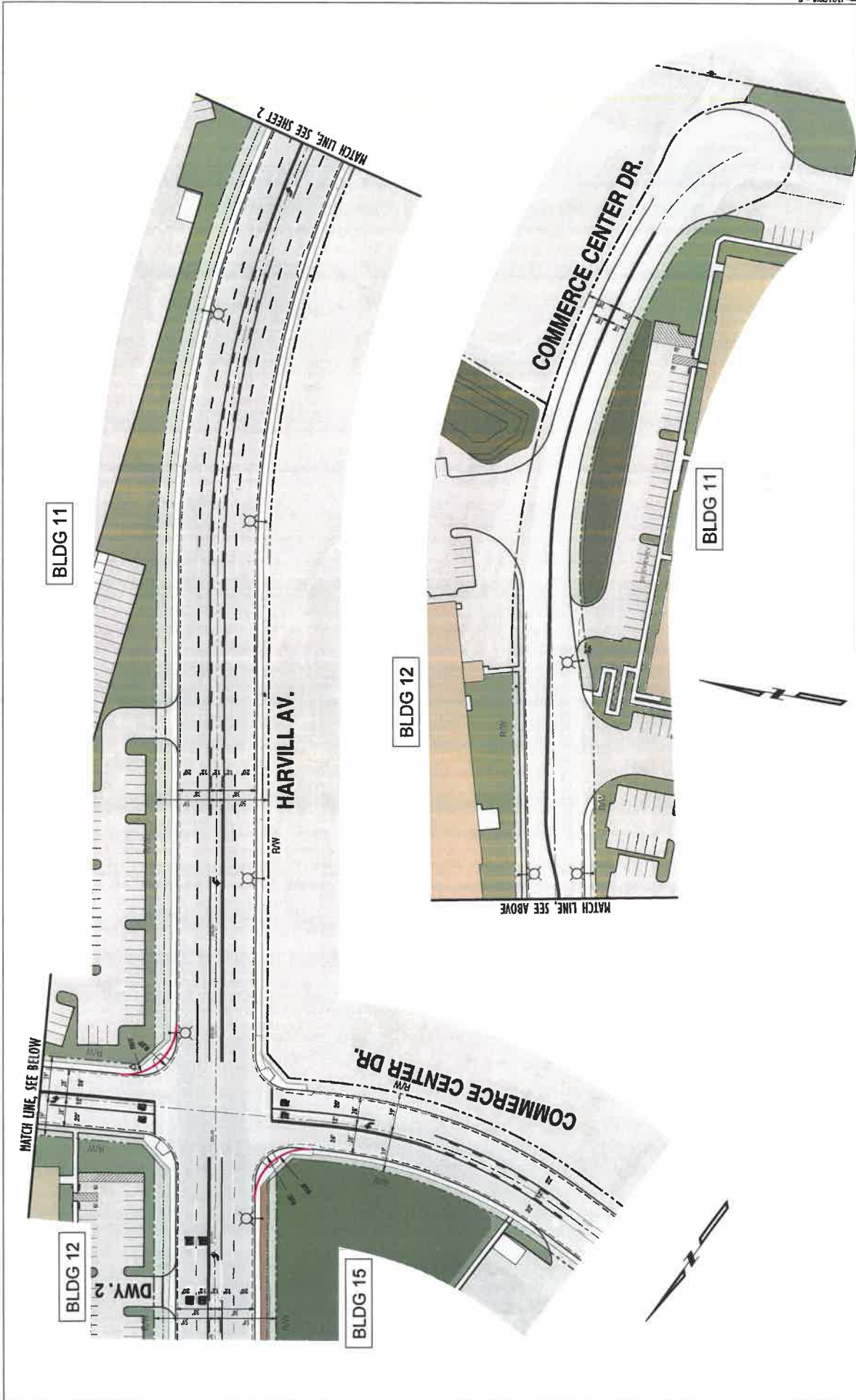
PP180034




SUBMITTAL 03 (2019 12 16)

TRUCK TURNING AND STACKING A

A1.11A




 240 E. WASH. STREET, SUITE 200  
 COSTA MESA, CA 92626  
 TELEPHONE # 949-460-1934

MAJESTIC FWY BUS CTR (BLDG 11)  
 CONCEPT STRIPING  
 HARVILL AVENUE, COMMERCE  
 CENTER DRIVE AND PERRY STREET

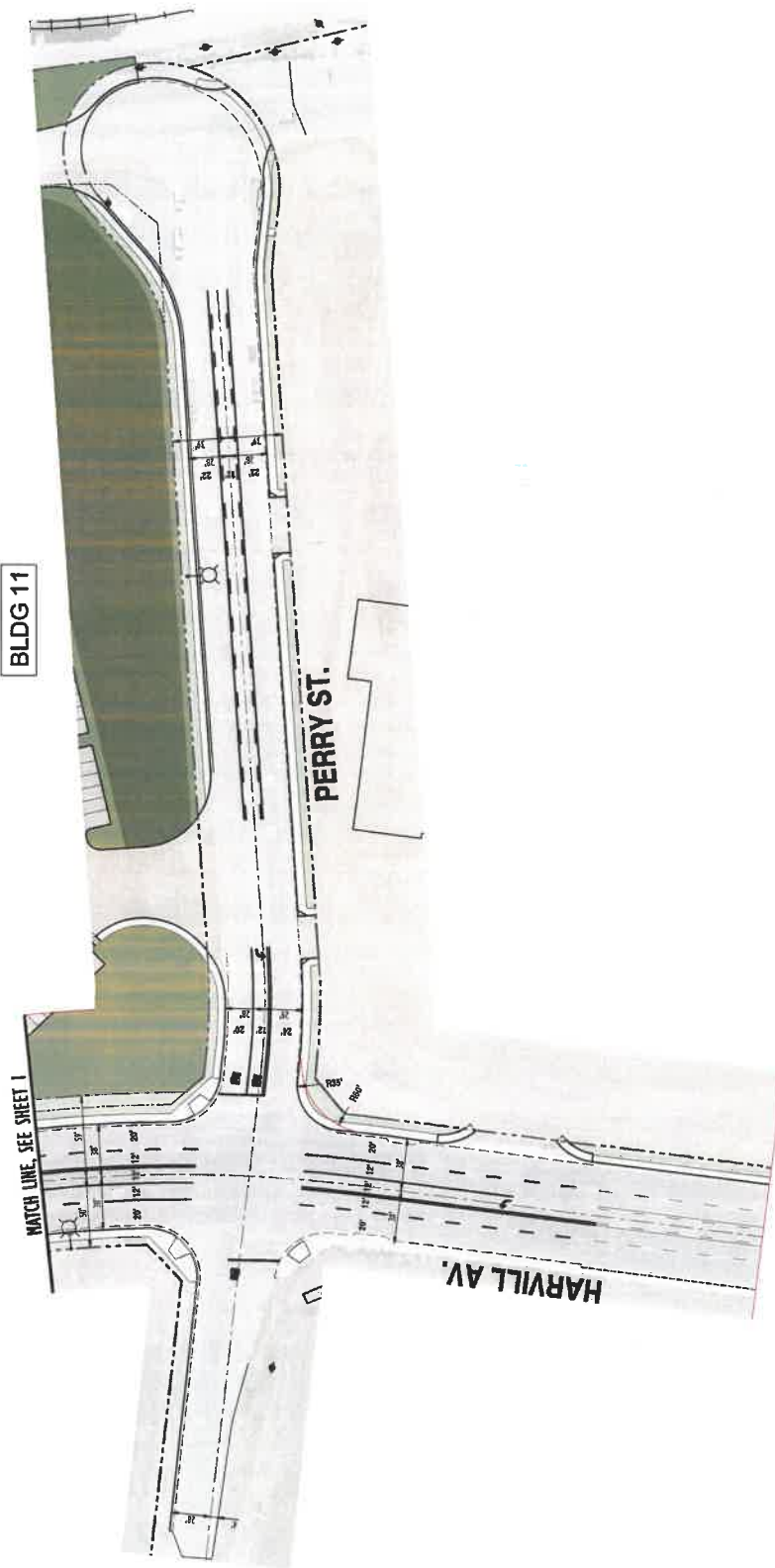
SHEET NO. 1  
 OF 3 SHEETS

FOR: W.D. 12219  
 DATE: 11/11/2018

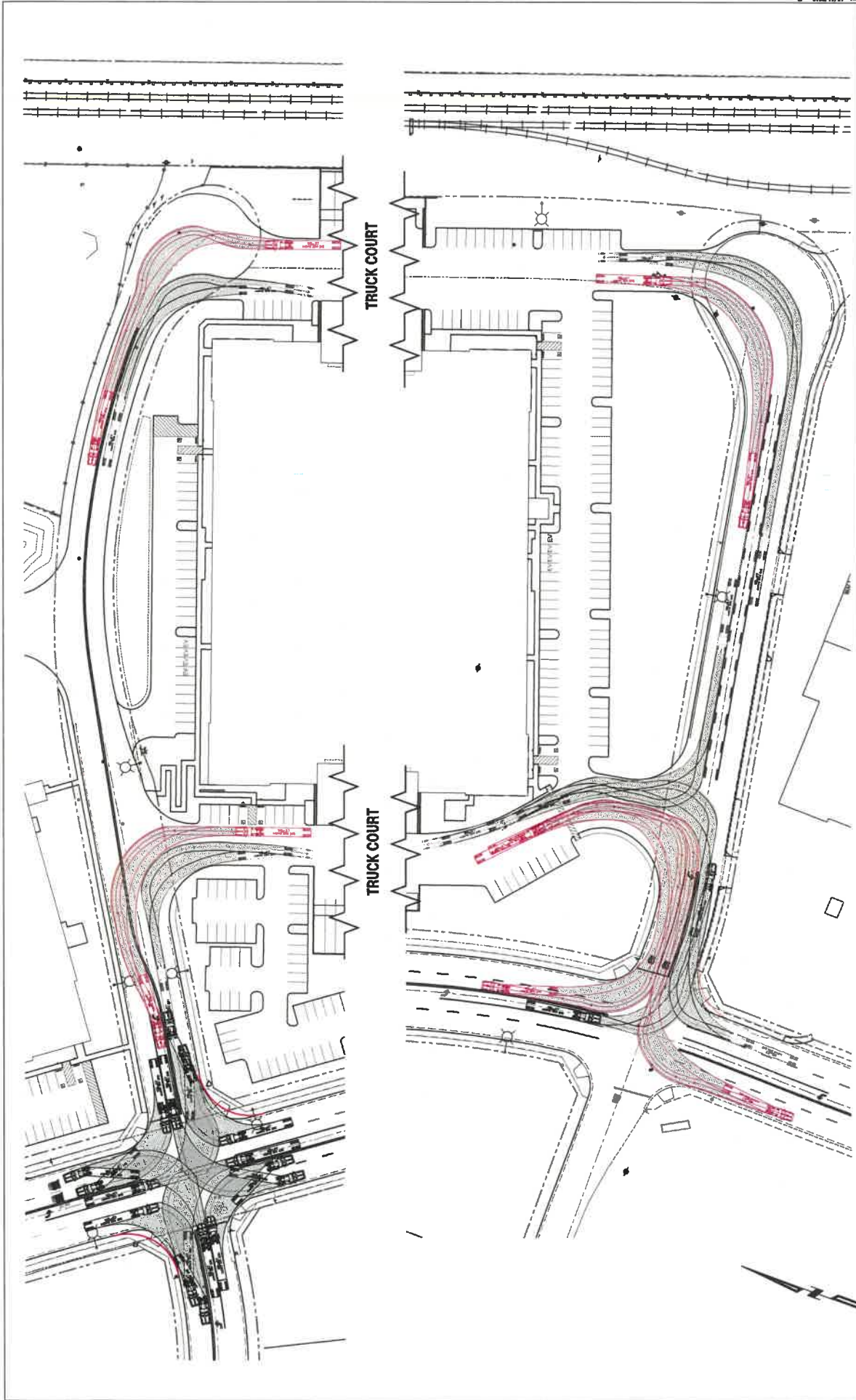
SCALE: 1" = 40'

MATCH LINE, SEE SHEET 2 (top)  
 MATCH LINE, SEE ABOVE (middle)  
 MATCH LINE, SEE BELOW (left)

SCALE 1" = 40' (ON 8 1/2" x 11" SHEET)  
 0 20 40 60 80 100 120



|  |  |   |
|--|--|---|
| MAJESTIC FWY BUS CTR (BLDG 11)<br><b>CONCEPT STRIPING</b><br>HARVILL AVENUE, COMMERCE<br>CENTER DRIVE AND PERRY STREET |  | SHEET NO.<br><b>2</b><br>OF <b>3</b> SHEETS |
| 240 E. SAKER STREET, SUITE 200<br>COSTA MESA, CA 92626<br>TELEPHONE # 714-440-1174                                     |  | COUNTY<br>FULL NO.<br>W.D. 12119            |
|  |  | SCALE: 1" = 40'                             |



TRUCK COURT

TRUCK COURT

|  |  |                                   |                            |
|--|--|-----------------------------------|----------------------------|
|  | 210 E. WHEEL STREET, SUITE 200<br>COSTA MESA, CA 92626<br>TELEPHONE 949-444-1144 | SCALE: 1" = 40'<br>DATE: 11/21/11 | SHEET NO. 3<br>OF 3 SHEETS |
|  | MAJESTIC FIVE BUS CTR (BLDG 11)<br>WB-67 INBOUND/OUTBOUND<br>TRUCK MOVEMENTS     | PROJECT NO. 11211                 | DRAWN BY:                  |



11/21/11 11:21 AM 11/21/11 11:21 AM





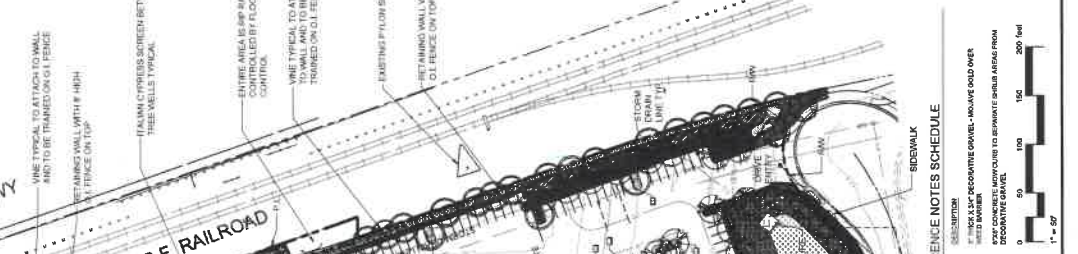
**PROJECT:** PRELIMINARY LANDSCAPE PLAN  
**DATE:** 08/11/10  
**SCALE:** 1/4" = 1'-0"

| SYMBOL | REGIONAL LANDSCAPE SCHEDULE                      | SIZE                       | PLACEMENT |
|--------|--|----------------------------|-----------|
|        | Calleryana 'Silver Queen' (15' Tall) - 15' x 15' | 15' tall                   | Low       |
|        | Calleryana 'Silver Queen' (30' Tall) - 30' x 30' | 30' tall                   | Low       |
|        | Calleryana 'Silver Queen' (15' Tall) - 15' x 15' | 15' tall                   | Low       |
|        | Calleryana 'Silver Queen' (24' Tall) - 24' x 24' | 24' tall                   | Low       |
|        | Calleryana 'Silver Queen' (24' Tall) - 24' x 24' | 24' tall </td <td>Low</td> | Low       |
|        | Calleryana 'Silver Queen' (24' Tall) - 24' x 24' | 24' tall                   | Low       |
|        | Calleryana 'Silver Queen' (24' Tall) - 24' x 24' | 24' tall                   | Low       |
|        | Calleryana 'Silver Queen' (24' Tall) - 24' x 24' | 24' tall                   | Low       |
|        | Calleryana 'Silver Queen' (24' Tall) - 24' x 24' | 24' tall                   | Low       |
|        | Calleryana 'Silver Queen' (24' Tall) - 24' x 24' | 24' tall                   | Low       |
|        | Calleryana 'Silver Queen' (24' Tall) - 24' x 24' | 24' tall                   | Low       |
|        | Calleryana 'Silver Queen' (24' Tall) - 24' x 24' | 24' tall                   | Low       |
|        | Calleryana 'Silver Queen' (24' Tall) - 24' x 24' | 24' tall                   | Low       |
|        | Calleryana 'Silver Queen' (24' Tall) - 24' x 24' | 24' tall                   | Low       |
|        | Calleryana 'Silver Queen' (24' Tall) - 24' x 24' | 24' tall                   | Low       |
|        | Calleryana 'Silver Queen' (24' Tall) - 24' x 24' | 24' tall                   | Low       |
|        | Calleryana 'Silver Queen' (24' Tall) - 24' x 24' | 24' tall                   | Low       |
|        | Calleryana 'Silver Queen' (24' Tall) - 24' x 24' | 24' tall                   | Low       |
|        | Calleryana 'Silver Queen' (24' Tall) - 24' x 24' | 24' tall                   | Low       |
|        | Calleryana 'Silver Queen' (24' Tall) - 24' x 24' | 24' tall                   | Low       |

**SHREDDED MULCH NOTE**  
 ALL MULCH BEDS AND SLICE AREAS TO RECEIVE A LAYER OF SHREDDED MULCH (MIXED AVAILABLE FROM LANDSCAPE SUPPLY) TO MAINTAIN MOISTURE AND PREVENT WEEDS.

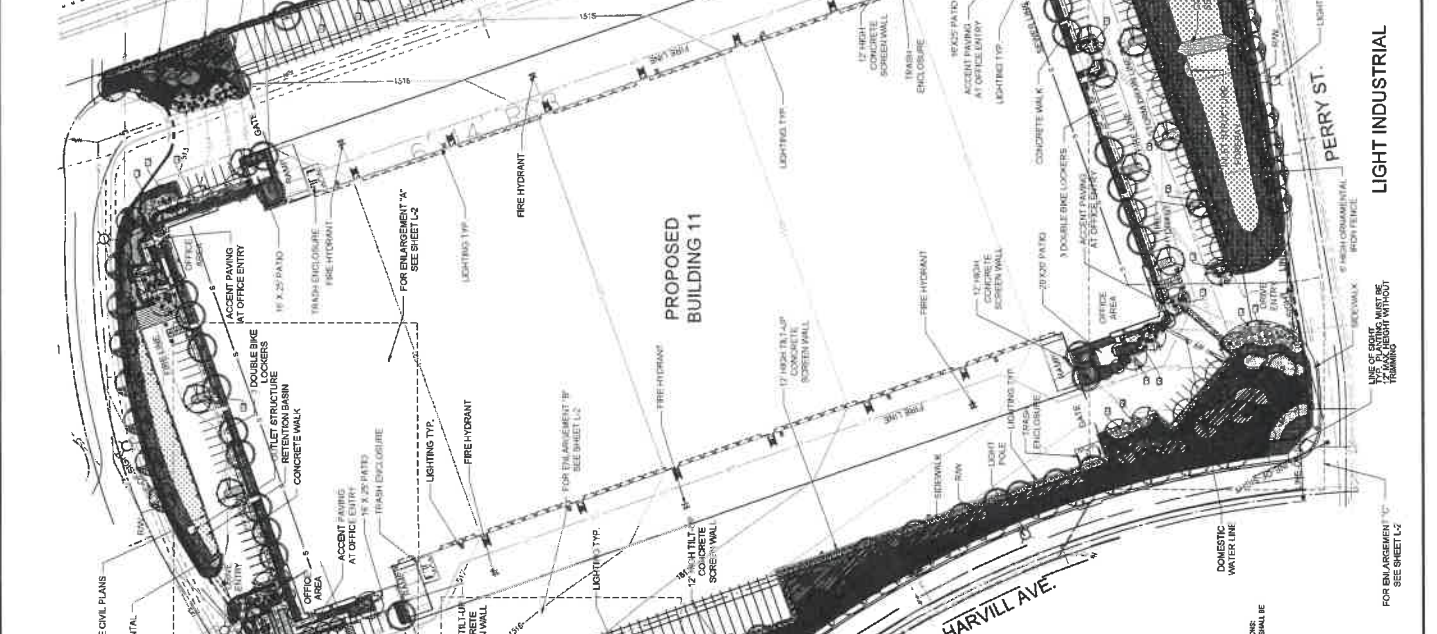
**IRRIGATION CONCEPT STATEMENT**  
 THIS CONCEPT STATEMENT IS FOR INFORMATION ONLY. THE IRRIGATION SYSTEM WILL BE DESIGNED BY A PROFESSIONAL IRRIGATION ENGINEER. THE SYSTEM SHALL BE DESIGNED TO MAINTAIN MOISTURE AND PREVENT WEEDS. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO MAINTAIN MOISTURE AND PREVENT WEEDS. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO MAINTAIN MOISTURE AND PREVENT WEEDS.

- CONCEPT PLANT SCHEDULE**
- 1. 15' TALL TREE - 15' x 15'
  - 2. 30' TALL TREE - 30' x 30'
  - 3. 15' TALL TREE - 15' x 15'
  - 4. 24' TALL TREE - 24' x 24'
  - 5. 24' TALL TREE - 24' x 24'
  - 6. 24' TALL TREE - 24' x 24'
  - 7. 24' TALL TREE - 24' x 24'
  - 8. 24' TALL TREE - 24' x 24'
  - 9. 24' TALL TREE - 24' x 24'
  - 10. 24' TALL TREE - 24' x 24'
  - 11. 24' TALL TREE - 24' x 24'
  - 12. 24' TALL TREE - 24' x 24'
  - 13. 24' TALL TREE - 24' x 24'
  - 14. 24' TALL TREE - 24' x 24'
  - 15. 24' TALL TREE - 24' x 24'
  - 16. 24' TALL TREE - 24' x 24'
  - 17. 24' TALL TREE - 24' x 24'
  - 18. 24' TALL TREE - 24' x 24'
  - 19. 24' TALL TREE - 24' x 24'
  - 20. 24' TALL TREE - 24' x 24'



**STATEMENT OF COMPLIANCE**  
 THIS STATEMENT OF COMPLIANCE IS FOR INFORMATION ONLY. THE LANDSCAPE DESIGNER HAS REVIEWED THE PROJECT AND HAS FOUND IT TO BE IN COMPLIANCE WITH THE CITY OF ANAHEIM LANDSCAPE DESIGN ORDINANCE. THE LANDSCAPE DESIGNER HAS REVIEWED THE PROJECT AND HAS FOUND IT TO BE IN COMPLIANCE WITH THE CITY OF ANAHEIM LANDSCAPE DESIGN ORDINANCE. THE LANDSCAPE DESIGNER HAS REVIEWED THE PROJECT AND HAS FOUND IT TO BE IN COMPLIANCE WITH THE CITY OF ANAHEIM LANDSCAPE DESIGN ORDINANCE.

**MAINTENANCE NOTE**  
 THIS PROJECT IS A MAINTENANCE PROJECT. THE LANDSCAPE DESIGNER HAS REVIEWED THE PROJECT AND HAS FOUND IT TO BE IN COMPLIANCE WITH THE CITY OF ANAHEIM LANDSCAPE DESIGN ORDINANCE. THE LANDSCAPE DESIGNER HAS REVIEWED THE PROJECT AND HAS FOUND IT TO BE IN COMPLIANCE WITH THE CITY OF ANAHEIM LANDSCAPE DESIGN ORDINANCE. THE LANDSCAPE DESIGNER HAS REVIEWED THE PROJECT AND HAS FOUND IT TO BE IN COMPLIANCE WITH THE CITY OF ANAHEIM LANDSCAPE DESIGN ORDINANCE.



**NOTES**

- ALL TREE NOTES FOR PROPOSED SCREENS SHALL BE SHOWN ON THE PLAN AND SHALL BE IN ACCORDANCE WITH THE CITY OF ANAHEIM LANDSCAPE DESIGN ORDINANCE. THE LANDSCAPE DESIGNER HAS REVIEWED THE PROJECT AND HAS FOUND IT TO BE IN COMPLIANCE WITH THE CITY OF ANAHEIM LANDSCAPE DESIGN ORDINANCE.
- THE LANDSCAPE DESIGNER HAS REVIEWED THE PROJECT AND HAS FOUND IT TO BE IN COMPLIANCE WITH THE CITY OF ANAHEIM LANDSCAPE DESIGN ORDINANCE. THE LANDSCAPE DESIGNER HAS REVIEWED THE PROJECT AND HAS FOUND IT TO BE IN COMPLIANCE WITH THE CITY OF ANAHEIM LANDSCAPE DESIGN ORDINANCE.
- THE LANDSCAPE DESIGNER HAS REVIEWED THE PROJECT AND HAS FOUND IT TO BE IN COMPLIANCE WITH THE CITY OF ANAHEIM LANDSCAPE DESIGN ORDINANCE. THE LANDSCAPE DESIGNER HAS REVIEWED THE PROJECT AND HAS FOUND IT TO BE IN COMPLIANCE WITH THE CITY OF ANAHEIM LANDSCAPE DESIGN ORDINANCE.
- THE LANDSCAPE DESIGNER HAS REVIEWED THE PROJECT AND HAS FOUND IT TO BE IN COMPLIANCE WITH THE CITY OF ANAHEIM LANDSCAPE DESIGN ORDINANCE. THE LANDSCAPE DESIGNER HAS REVIEWED THE PROJECT AND HAS FOUND IT TO BE IN COMPLIANCE WITH THE CITY OF ANAHEIM LANDSCAPE DESIGN ORDINANCE.
- THE LANDSCAPE DESIGNER HAS REVIEWED THE PROJECT AND HAS FOUND IT TO BE IN COMPLIANCE WITH THE CITY OF ANAHEIM LANDSCAPE DESIGN ORDINANCE. THE LANDSCAPE DESIGNER HAS REVIEWED THE PROJECT AND HAS FOUND IT TO BE IN COMPLIANCE WITH THE CITY OF ANAHEIM LANDSCAPE DESIGN ORDINANCE.
- THE LANDSCAPE DESIGNER HAS REVIEWED THE PROJECT AND HAS FOUND IT TO BE IN COMPLIANCE WITH THE CITY OF ANAHEIM LANDSCAPE DESIGN ORDINANCE. THE LANDSCAPE DESIGNER HAS REVIEWED THE PROJECT AND HAS FOUND IT TO BE IN COMPLIANCE WITH THE CITY OF ANAHEIM LANDSCAPE DESIGN ORDINANCE.
- THE LANDSCAPE DESIGNER HAS REVIEWED THE PROJECT AND HAS FOUND IT TO BE IN COMPLIANCE WITH THE CITY OF ANAHEIM LANDSCAPE DESIGN ORDINANCE. THE LANDSCAPE DESIGNER HAS REVIEWED THE PROJECT AND HAS FOUND IT TO BE IN COMPLIANCE WITH THE CITY OF ANAHEIM LANDSCAPE DESIGN ORDINANCE.
- THE LANDSCAPE DESIGNER HAS REVIEWED THE PROJECT AND HAS FOUND IT TO BE IN COMPLIANCE WITH THE CITY OF ANAHEIM LANDSCAPE DESIGN ORDINANCE. THE LANDSCAPE DESIGNER HAS REVIEWED THE PROJECT AND HAS FOUND IT TO BE IN COMPLIANCE WITH THE CITY OF ANAHEIM LANDSCAPE DESIGN ORDINANCE.
- THE LANDSCAPE DESIGNER HAS REVIEWED THE PROJECT AND HAS FOUND IT TO BE IN COMPLIANCE WITH THE CITY OF ANAHEIM LANDSCAPE DESIGN ORDINANCE. THE LANDSCAPE DESIGNER HAS REVIEWED THE PROJECT AND HAS FOUND IT TO BE IN COMPLIANCE WITH THE CITY OF ANAHEIM LANDSCAPE DESIGN ORDINANCE.
- THE LANDSCAPE DESIGNER HAS REVIEWED THE PROJECT AND HAS FOUND IT TO BE IN COMPLIANCE WITH THE CITY OF ANAHEIM LANDSCAPE DESIGN ORDINANCE. THE LANDSCAPE DESIGNER HAS REVIEWED THE PROJECT AND HAS FOUND IT TO BE IN COMPLIANCE WITH THE CITY OF ANAHEIM LANDSCAPE DESIGN ORDINANCE.

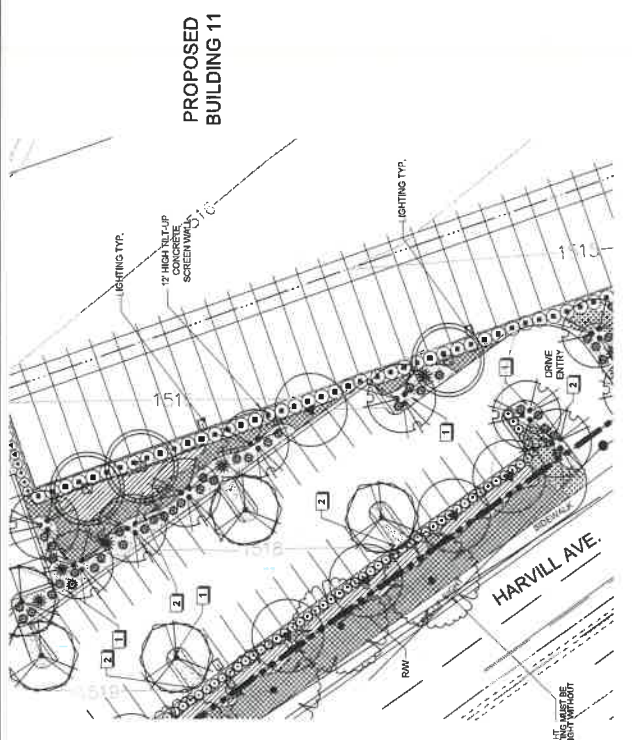
1. The information on this drawing is based on the information provided by the client and is not to be used for any other purpose without the written consent of the architect.

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
|     |      |             |
|     |      |             |
|     |      |             |
|     |      |             |

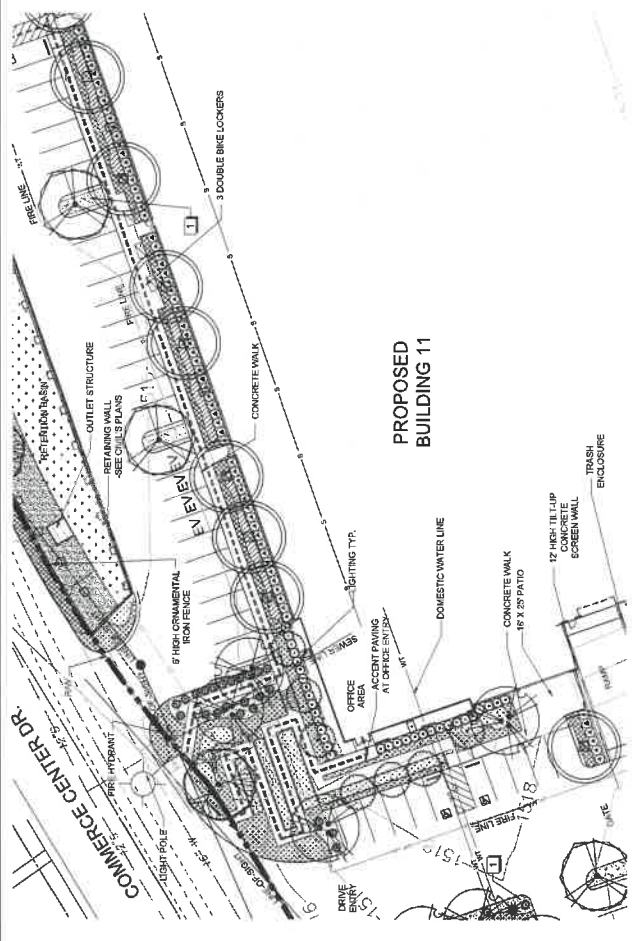


COMMERCIAL CONSTRUCTION CO., L.P.  
 1818 Commercial Parkway North  
 City of Industry, California 91746-1417  
 Telephone (626) 948-1388

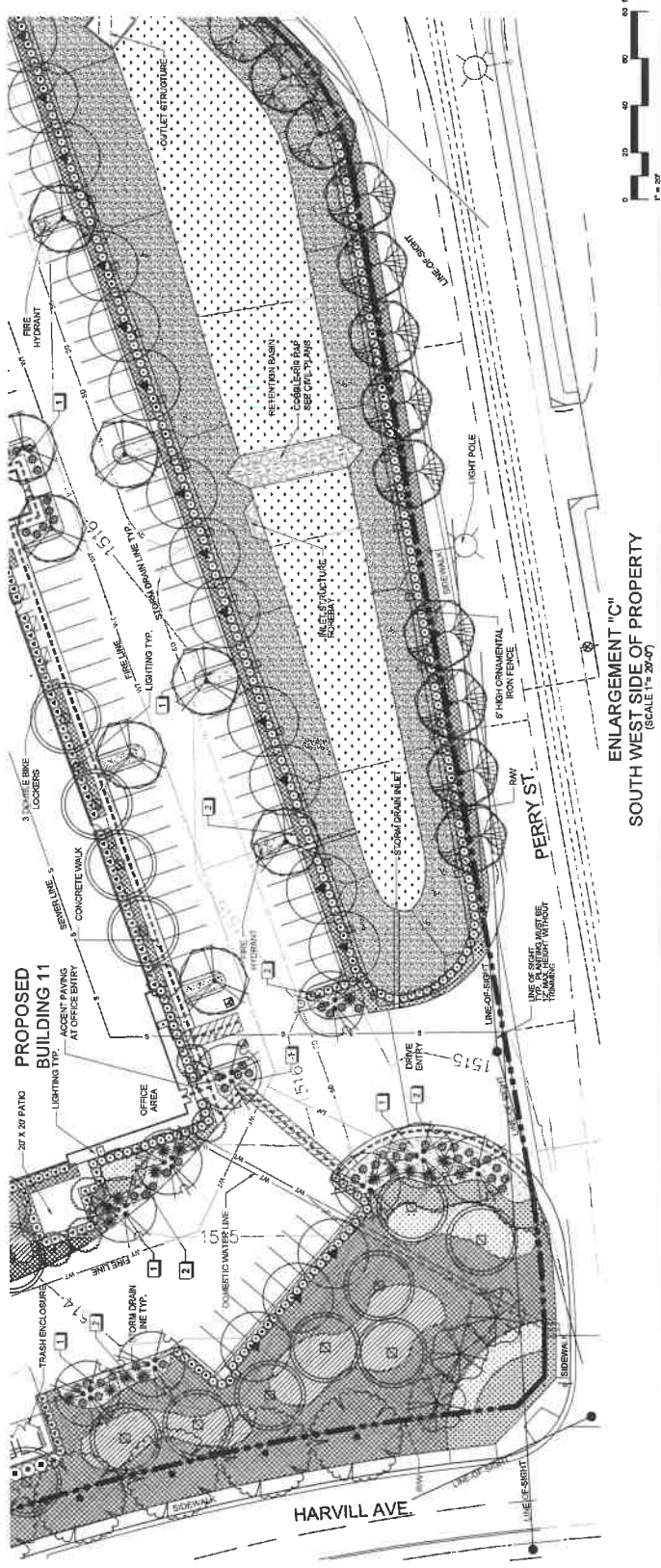
PROJECT: PRELIMINARY LANDSCAPE PLAN  
 PROJECT NUMBER: BUILDING FOR  
 BUILDING 11  
 MAJESTIC FREEWAY BUSINESS CENTER  
 RIVERSIDE, CA  
 DRAWN BY: DATE  
 CHECKED BY: DATE  
 CONNO: 0077  
 SCALE: 1" = 20'-0"  
 SHEET NO. 13  
 3 OF 6 SHEETS



ENLARGEMENT "B"  
 WEST SIDE OF PROPERTY  
 (SCALE 1" = 20'-0")



ENLARGEMENT "A"  
 NORTH WEST SIDE OF PROPERTY  
 (SCALE 1" = 20'-0")

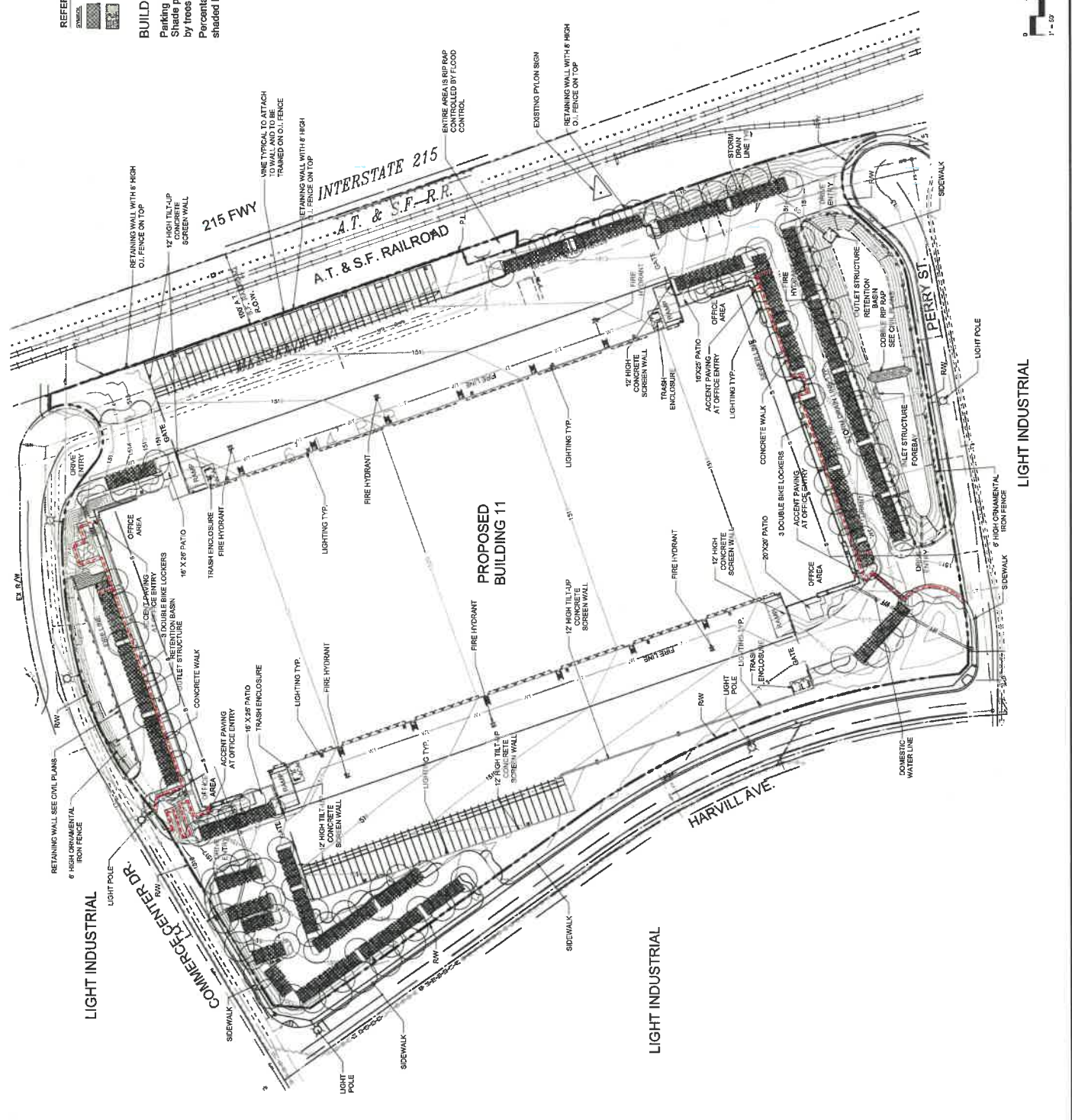
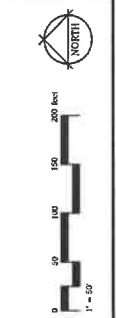


ENLARGEMENT "C"  
 SOUTH WEST SIDE OF PROPERTY  
 (SCALE 1" = 20'-0")

REFERENCE NOTES SCHEDULE

| SYMBOL    | DESCRIPTION                 | SEE         |
|-----------|-----------------------------|-------------|
| [Pattern] | PARKING LOT PAV. 60.94 s.f. | 28.306 s.f. |
| [Pattern] | TREE SHADE                  |             |

**BUILDING 11 - SHADE TABULATION**  
 Parking area = 45,448 s.f.  
 Shade provided = 28,308 s.f.  
 by trees in parking area  
 Percentage of parking area  
 shaded by trees = 57%



CONCRETE CONSTRUCTION CO., L.P.  
 13191 Commerce Freeway West  
 City of Industry, California 91746-2487  
 Telephone: (924) 846-4265  
 FAX: (924) 846-4265

PROJECT: MAJESTIC FREEMWAY BUSINESS CENTER  
 SHEET: HYDROZONE MAP & WATER USE CALC  
 DATE: 09/19/10  
 SHEET NO: 5 OF 8



CONCRETE CONSTRUCTION CO., L.P.  
 13191 Commerce Freeway West  
 City of Industry, California 91746-2487  
 Telephone: (924) 846-4265  
 FAX: (924) 846-4265

MAJESTIC FREEMWAY BUSINESS CENTER  
 BUILDING 11  
 RIVERSIDE, CA

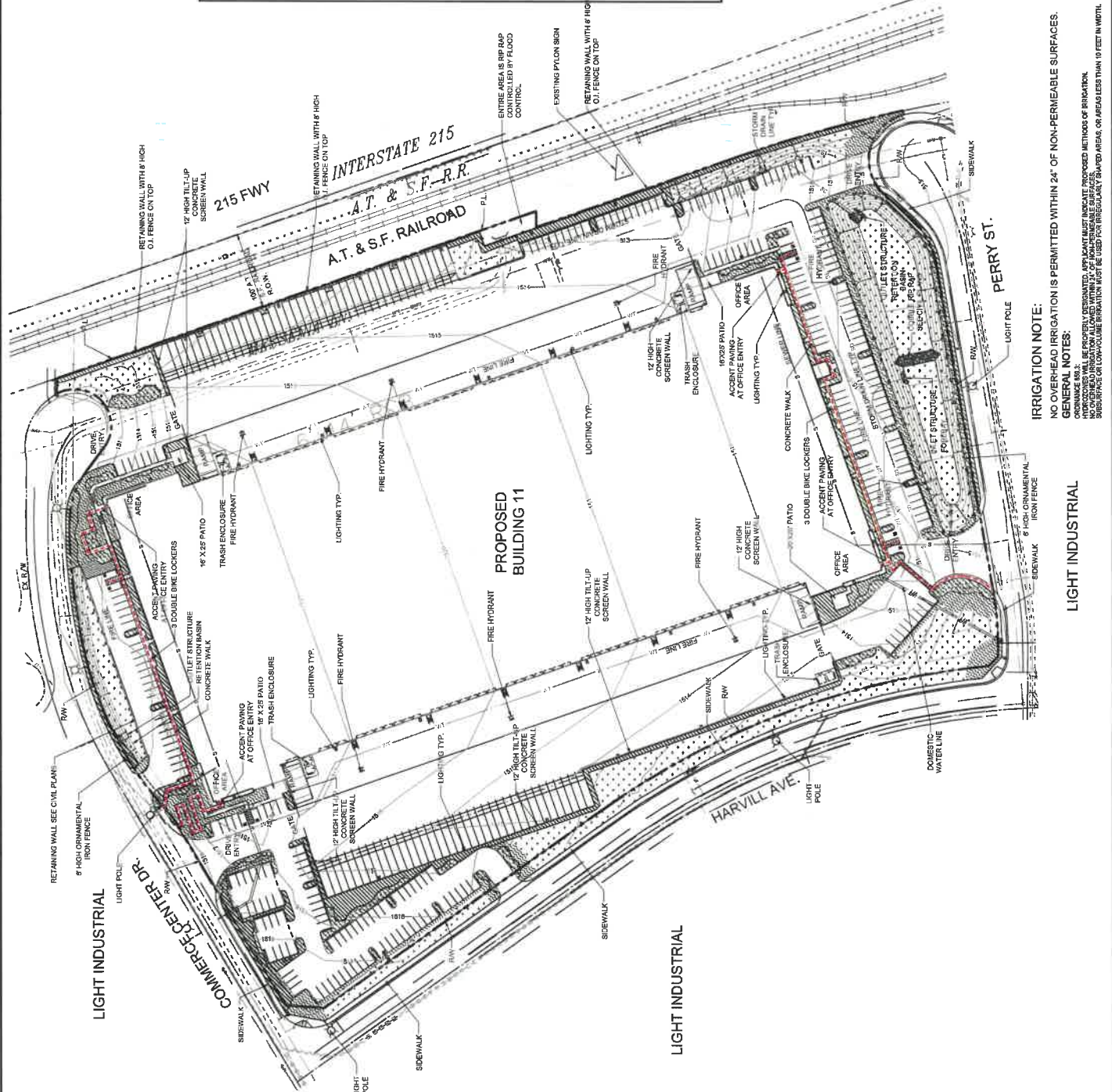


- REFERENCE NOTES SCHEDULE-BUILDING 11**
- 3030X1: 3030X1 - 3030X1
  - 3030X2: 3030X2 - 3030X2
  - 3030X3: 3030X3 - 3030X3
  - 3030X4: 3030X4 - 3030X4
  - 3030X5: 3030X5 - 3030X5
  - 3030X6: 3030X6 - 3030X6
  - 3030X7: 3030X7 - 3030X7
  - 3030X8: 3030X8 - 3030X8
  - 3030X9: 3030X9 - 3030X9
  - 3030X10: 3030X10 - 3030X10
  - 3030X11: 3030X11 - 3030X11
  - 3030X12: 3030X12 - 3030X12
  - 3030X13: 3030X13 - 3030X13
  - 3030X14: 3030X14 - 3030X14
  - 3030X15: 3030X15 - 3030X15
  - 3030X16: 3030X16 - 3030X16
  - 3030X17: 3030X17 - 3030X17
  - 3030X18: 3030X18 - 3030X18
  - 3030X19: 3030X19 - 3030X19
  - 3030X20: 3030X20 - 3030X20

**Riverside County Ordinance 969 Landmarks Water Use Calculations**  
**Project Type: Commercial**  
**Building: MAJESTIC FREEMWAY BUSINESS CENTER - BLDG 11**  
**BLDG: 870-488888**

Applied to new flow rates, see Table 1.1 for details. This table is subject to change by the Riverside County Board of Supervisors. When "N/A" is shown, standard to state project standards. Please note that unshaded items are not subject to the same restrictions as shaded items.

| Hydrozone #   | Hydrozone Description                                 | Hydrozone Area (sq ft) | Hydrozone Volume (gals) | Hydrozone Rate (gpm) | Hydrozone Type                        | Hydrozone Class                       |
|---------------|---|------------------------|-------------------------|----------------------|---------------------------------------|---------------------------------------|
| Hydrozone #1  | Hydrozone #1 - 12" High Tilt-Up Concrete Screen Wall  | 12,000                 | 12,000                  | 12,000               | 12" High Tilt-Up Concrete Screen Wall | 12" High Tilt-Up Concrete Screen Wall |
| Hydrozone #2  | Hydrozone #2 - 12" High Tilt-Up Concrete Screen Wall  | 12,000                 | 12,000                  | 12,000               | 12" High Tilt-Up Concrete Screen Wall | 12" High Tilt-Up Concrete Screen Wall |
| Hydrozone #3  | Hydrozone #3 - 12" High Tilt-Up Concrete Screen Wall  | 12,000                 | 12,000                  | 12,000               | 12" High Tilt-Up Concrete Screen Wall | 12" High Tilt-Up Concrete Screen Wall |
| Hydrozone #4  | Hydrozone #4 - 12" High Tilt-Up Concrete Screen Wall  | 12,000                 | 12,000                  | 12,000               | 12" High Tilt-Up Concrete Screen Wall | 12" High Tilt-Up Concrete Screen Wall |
| Hydrozone #5  | Hydrozone #5 - 12" High Tilt-Up Concrete Screen Wall  | 12,000                 | 12,000                  | 12,000               | 12" High Tilt-Up Concrete Screen Wall | 12" High Tilt-Up Concrete Screen Wall |
| Hydrozone #6  | Hydrozone #6 - 12" High Tilt-Up Concrete Screen Wall  | 12,000                 | 12,000                  | 12,000               | 12" High Tilt-Up Concrete Screen Wall | 12" High Tilt-Up Concrete Screen Wall |
| Hydrozone #7  | Hydrozone #7 - 12" High Tilt-Up Concrete Screen Wall  | 12,000                 | 12,000                  | 12,000               | 12" High Tilt-Up Concrete Screen Wall | 12" High Tilt-Up Concrete Screen Wall |
| Hydrozone #8  | Hydrozone #8 - 12" High Tilt-Up Concrete Screen Wall  | 12,000                 | 12,000                  | 12,000               | 12" High Tilt-Up Concrete Screen Wall | 12" High Tilt-Up Concrete Screen Wall |
| Hydrozone #9  | Hydrozone #9 - 12" High Tilt-Up Concrete Screen Wall  | 12,000                 | 12,000                  | 12,000               | 12" High Tilt-Up Concrete Screen Wall | 12" High Tilt-Up Concrete Screen Wall |
| Hydrozone #10 | Hydrozone #10 - 12" High Tilt-Up Concrete Screen Wall | 12,000                 | 12,000                  | 12,000               | 12" High Tilt-Up Concrete Screen Wall | 12" High Tilt-Up Concrete Screen Wall |
| Hydrozone #11 | Hydrozone #11 - 12" High Tilt-Up Concrete Screen Wall | 12,000                 | 12,000                  | 12,000               | 12" High Tilt-Up Concrete Screen Wall | 12" High Tilt-Up Concrete Screen Wall |
| Hydrozone #12 | Hydrozone #12 - 12" High Tilt-Up Concrete Screen Wall | 12,000                 | 12,000                  | 12,000               | 12" High Tilt-Up Concrete Screen Wall | 12" High Tilt-Up Concrete Screen Wall |
| Hydrozone #13 | Hydrozone #13 - 12" High Tilt-Up Concrete Screen Wall | 12,000                 | 12,000                  | 12,000               | 12" High Tilt-Up Concrete Screen Wall | 12" High Tilt-Up Concrete Screen Wall |
| Hydrozone #14 | Hydrozone #14 - 12" High Tilt-Up Concrete Screen Wall | 12,000                 | 12,000                  | 12,000               | 12" High Tilt-Up Concrete Screen Wall | 12" High Tilt-Up Concrete Screen Wall |
| Hydrozone #15 | Hydrozone #15 - 12" High Tilt-Up Concrete Screen Wall | 12,000                 | 12,000                  | 12,000               | 12" High Tilt-Up Concrete Screen Wall | 12" High Tilt-Up Concrete Screen Wall |
| Hydrozone #16 | Hydrozone #16 - 12" High Tilt-Up Concrete Screen Wall | 12,000                 | 12,000                  | 12,000               | 12" High Tilt-Up Concrete Screen Wall | 12" High Tilt-Up Concrete Screen Wall |
| Hydrozone #17 | Hydrozone #17 - 12" High Tilt-Up Concrete Screen Wall | 12,000                 | 12,000                  | 12,000               | 12" High Tilt-Up Concrete Screen Wall | 12" High Tilt-Up Concrete Screen Wall |
| Hydrozone #18 | Hydrozone #18 - 12" High Tilt-Up Concrete Screen Wall | 12,000                 | 12,000                  | 12,000               | 12" High Tilt-Up Concrete Screen Wall | 12" High Tilt-Up Concrete Screen Wall |
| Hydrozone #19 | Hydrozone #19 - 12" High Tilt-Up Concrete Screen Wall | 12,000                 | 12,000                  | 12,000               | 12" High Tilt-Up Concrete Screen Wall | 12" High Tilt-Up Concrete Screen Wall |
| Hydrozone #20 | Hydrozone #20 - 12" High Tilt-Up Concrete Screen Wall | 12,000                 | 12,000                  | 12,000               | 12" High Tilt-Up Concrete Screen Wall | 12" High Tilt-Up Concrete Screen Wall |



**IRRIGATION NOTE:**  
 NO OVERHEAD IRRIGATION IS PERMITTED WITHIN 24" OF NON-PERMEABLE SURFACES.

**GENERAL NOTES:**  
 ALL IRRIGATION SYSTEMS SHALL BE DESIGNED TO MEET THE IRRIGATION REQUIREMENTS OF THE IRRIGATION SCHEDULE. THE IRRIGATION SCHEDULE SHALL BE PROVIDED BY THE IRRIGATION CONTRACTOR. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.

**LIGHT INDUSTRIAL**

CONCOURSE CONSTRUCTION CO., L.P.  
1381 Commerce Parkway North  
Cypress, California 92648-3487  
Tel: 714.258.1888  
Fax: 714.258.1888

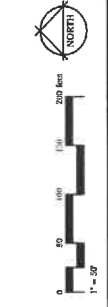
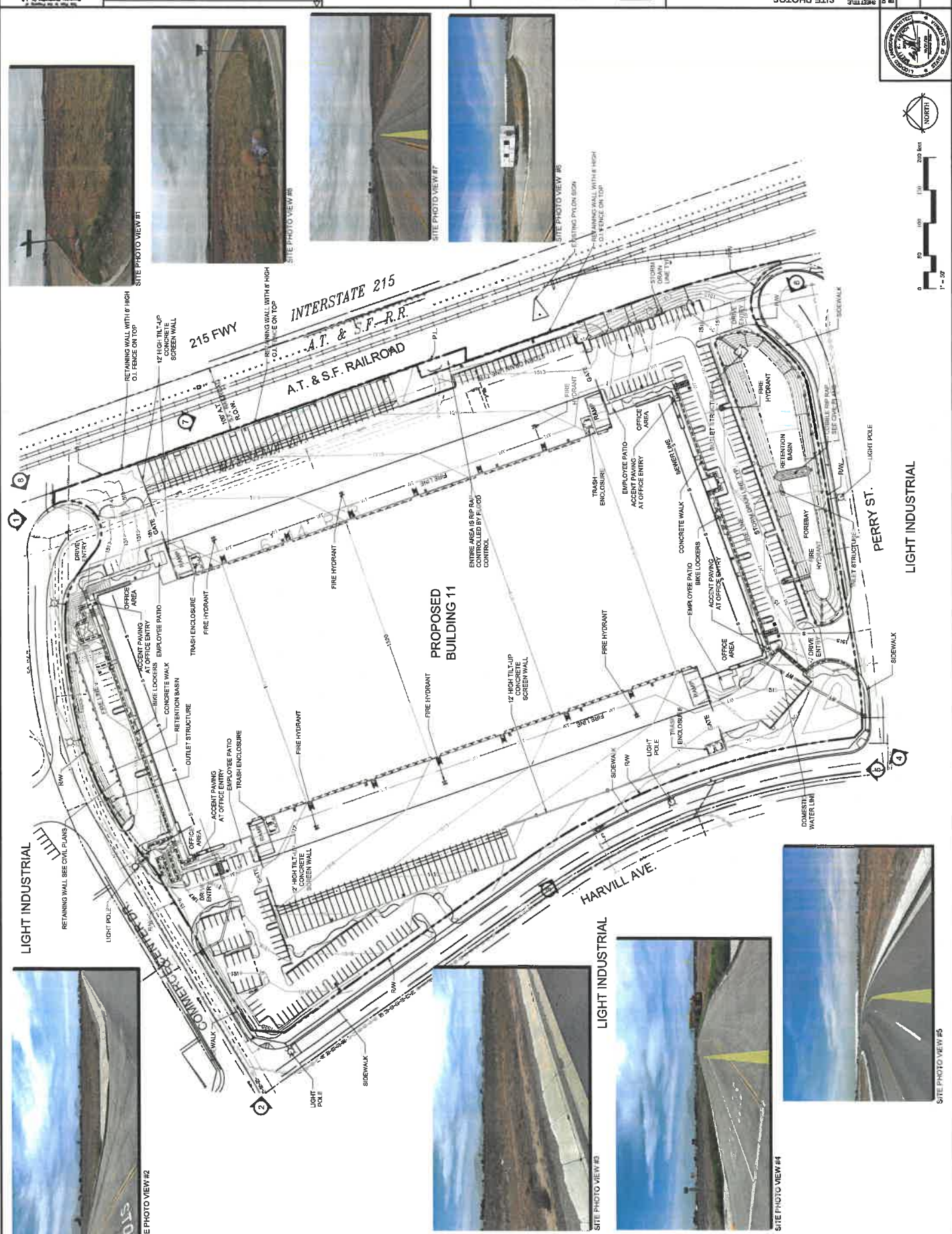
**PHOTOVIEWS**  
Architectural & Engineering  
1381 Commerce Parkway North  
Cypress, California 92648-3487  
Tel: 714.258.1888  
Fax: 714.258.1888

CONCOURSE CONSTRUCTION CO., L.P.  
1381 Commerce Parkway North  
Cypress, California 92648-3487  
Tel: 714.258.1888  
Fax: 714.258.1888

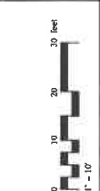
CONCOURSE CONSTRUCTION CO., L.P.  
1381 Commerce Parkway North  
Cypress, California 92648-3487  
Tel: 714.258.1888  
Fax: 714.258.1888

**PHOTOVIEWS**  
Architectural & Engineering  
1381 Commerce Parkway North  
Cypress, California 92648-3487  
Tel: 714.258.1888  
Fax: 714.258.1888

CONCOURSE CONSTRUCTION CO., L.P.  
1381 Commerce Parkway North  
Cypress, California 92648-3487  
Tel: 714.258.1888  
Fax: 714.258.1888

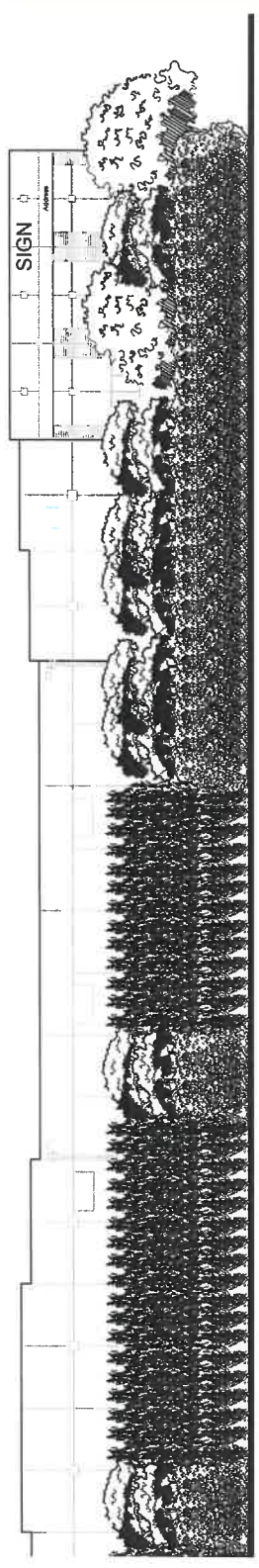


SHEET TITLE: SITE PHOTOS  
OWNER: BUILDING 11  
PROJECT: INDUSTRIAL BUILDING FOR  
RIVERSIDE, CA  
DATE: 05/15/19  
SHEET NO.: 02  
CONTRACT NO.: C-0002077  
SCALE: AS SHOWN  
DATE PLOTTED: 05/15/19  
DRAWN BY: [Name]  
CHECKED BY: [Name]

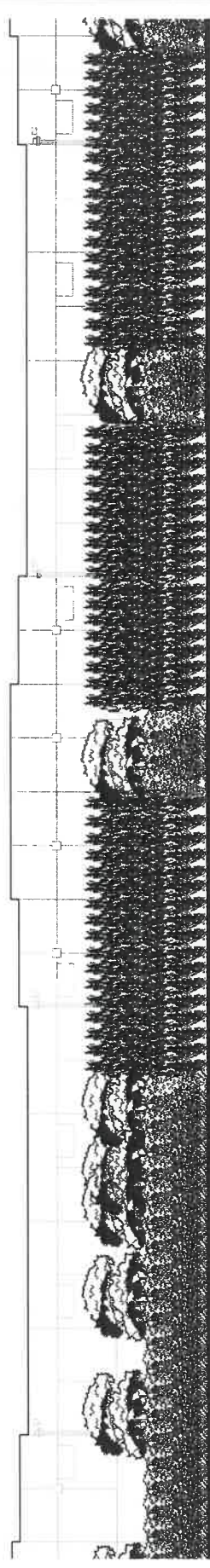


NOTE: ALL PLANTING IS DEPICTED AT APPROXIMATELY 10 YEAR GROWTH

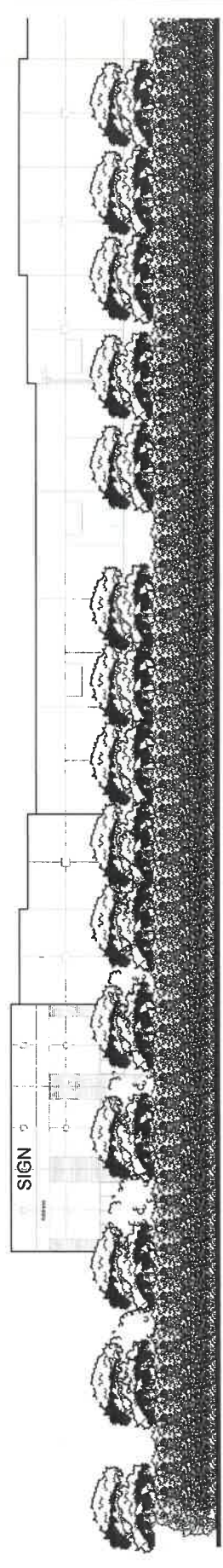
EAST ELEVATION VIEW NORTH PART OF BUILDING



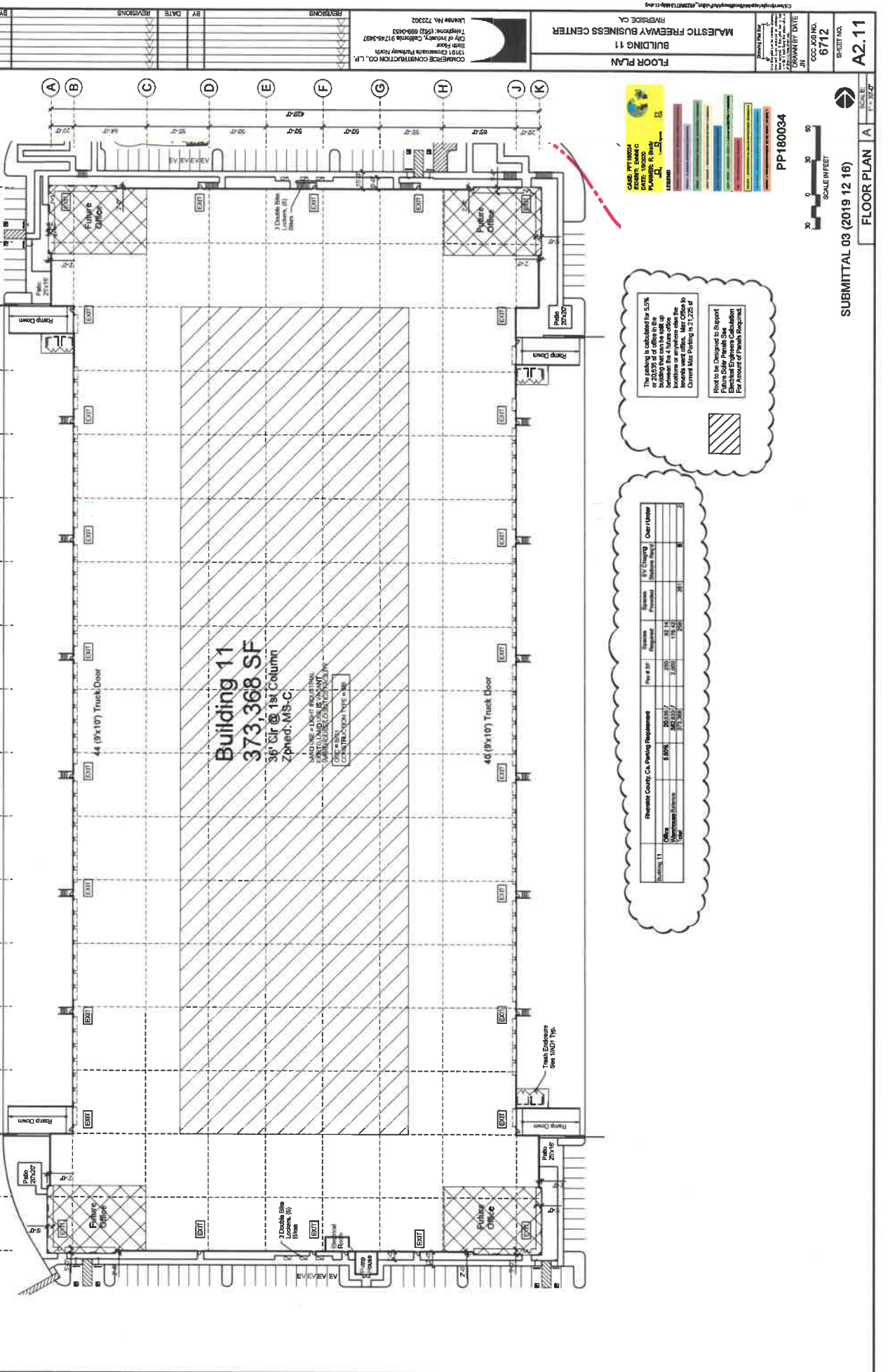
EAST ELEVATION VIEW MIDDLE OF BUILDING



EAST ELEVATION VIEW SOUTH PART OF BUILDING



**LANDSCAPE CONCEPT FOR EAST P.L.**  
 The east property line will be generally planted with trees, shrubs, and vines to help screen the building from the 21E Freeway. The south and north ends outside the truck area are anchored with evergreen trees spaced an average of 20' on center along with shrubs adjacent to the P.L. that grow 16'-20' high and are spaced 10' on center. The middle section of the east property line will be planted with trees with Cypress trees densely planted between. The Cypress will form a solid screen 16'-20' high at maturity with the trees reaching approximately 40'-50'. The Cypress should reach approximately 16' - 20' within five years and 30' high within 10 years. The total landscape area adjacent to the east P.L. is approximately 20,000 sq ft with 10' landscape strip adjacent to the P.L.



CAD: P710034  
 EXCEL: BULK C  
 PLANSET: R. Bury  
 LICENSE

PP180034

SCALE IN FEET  
 0 30 60

SUBMITTAL 03 (2019 12 16)

FLOOR PLAN A SCALE: 1" = 30'-0"

The parking is calculated for 5.2% of the total building area. The parking is located between the 4 future office buildings west office. Max Office to Max Office Parking is 21,225 sq ft.

Road to be Designed to Support Future Office Parking. See Section For Amount of Parallel Required.

| Item               | Per # SF | Max. Permitted | Max. Allowed | Over Under |
|--------------------|----------|----------------|--------------|------------|
| Building 11        | 8,695    | 28,125         | 18,430       | -9,695     |
| Warehouse Building | 382,157  | 1,146,471      | 764,314      | -382,157   |
| Total              | 390,852  | 1,174,596      | 782,744      | -390,852   |





Provide Roof Top Screening of All A.C. Units Per County of Riverside Ordinance.

1/4" = 1'-0"

0 30 60  
SCALE IN FEET

**COLOR LEGEND**

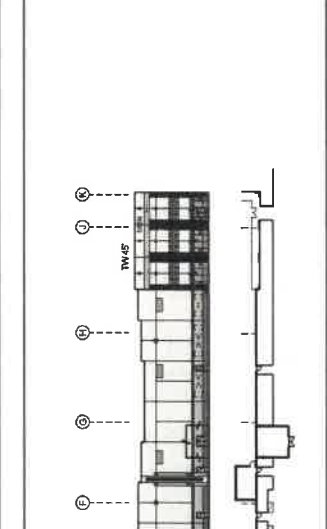
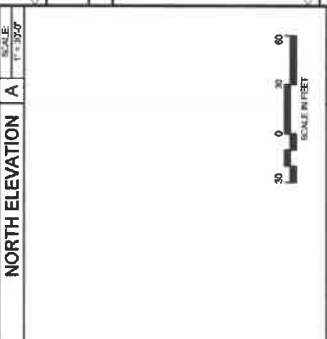
- SHERWIN WILLIAMS SW7000 PURE WHITE
- SHERWIN WILLIAMS SW7065 SHERWOOD GREY
- SHERWIN WILLIAMS SW7125 WALK STREET
- SHERWIN WILLIAMS SW7054 SHERIFF BLUE
- GLAZING SOLAR COOL GRAY

Building is T&E Up Concrete Panels

**NORTH ELEVATION A**

SCALE: 1" = 3'-0"

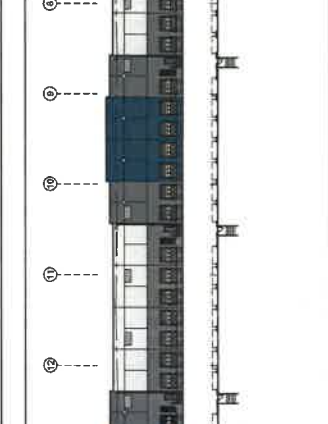
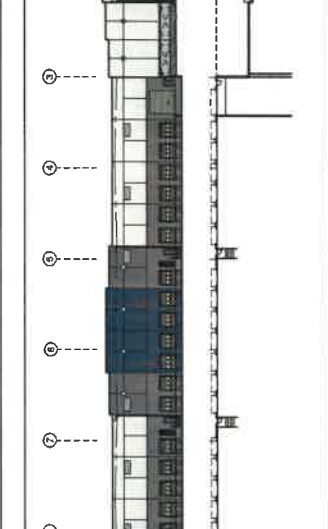
0 30 60  
SCALE IN FEET



**SOUTH ELEVATION B**

SCALE: 1" = 3'-0"

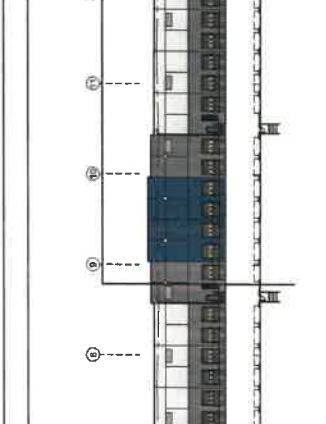
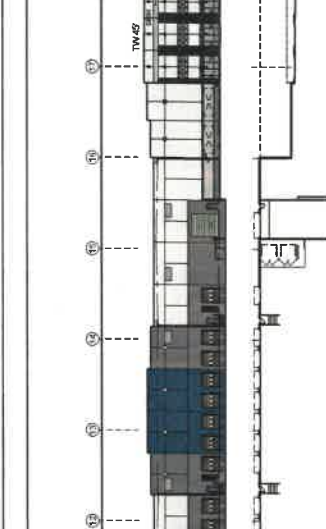
0 30 60  
SCALE IN FEET



**WEST ELEVATION C**

SCALE: 1" = 3'-0"

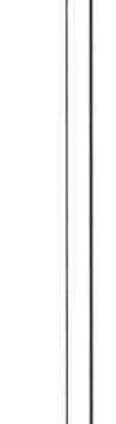
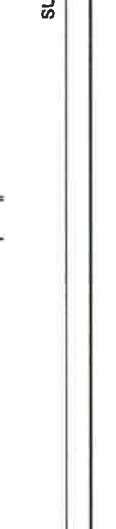
0 30 60  
SCALE IN FEET



**EAST ELEVATION D**

SCALE: 1" = 3'-0"

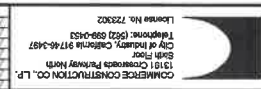
0 30 60  
SCALE IN FEET



| NO. | DATE | REVISIONS |
|-----|------|-----------|
|     |      |           |
|     |      |           |
|     |      |           |
|     |      |           |

| NO. | DATE | REVISIONS |
|-----|------|-----------|
|     |      |           |
|     |      |           |
|     |      |           |
|     |      |           |

COMMERCE CONSTRUCTION CO. L.P.  
 1315 Commerce Freeway North  
 Suite 100  
 Houston, TX 77040-3487  
 Telephone: (281) 899-0432  
 Fax: (281) 899-0432  
 License No. Z2202



**ELEVATIONS**  
**BUILDING 11**  
**MAJESTIC FREEWAY BUSINESS CENTER**  
 RIVERSIDE, CA

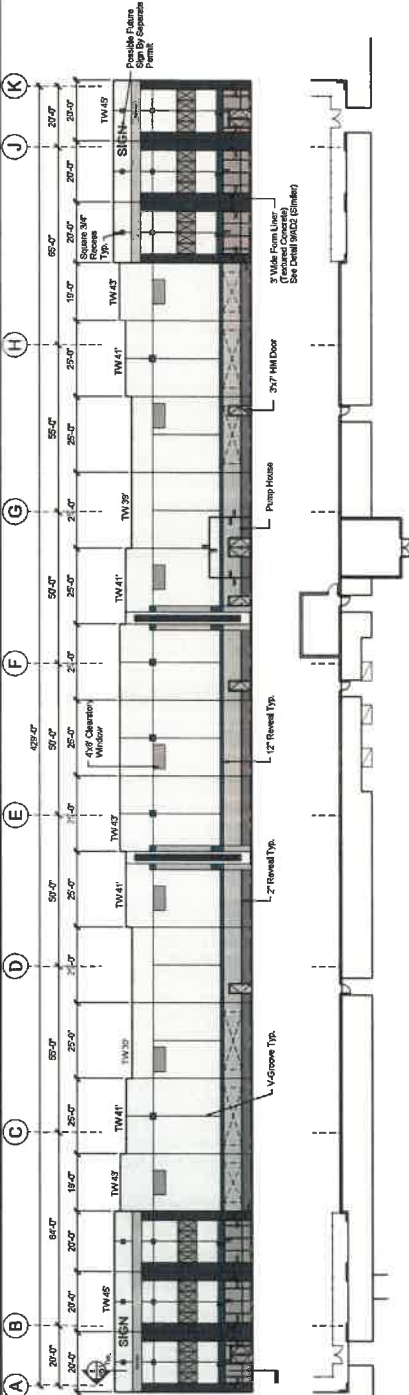
DATE: 03/12/16  
 DRAWN BY: DME  
 CHECKED BY: JVA  
 OCCAS NO. 6712  
 SHEET NO. A3.11A

**COLOR LEGEND**

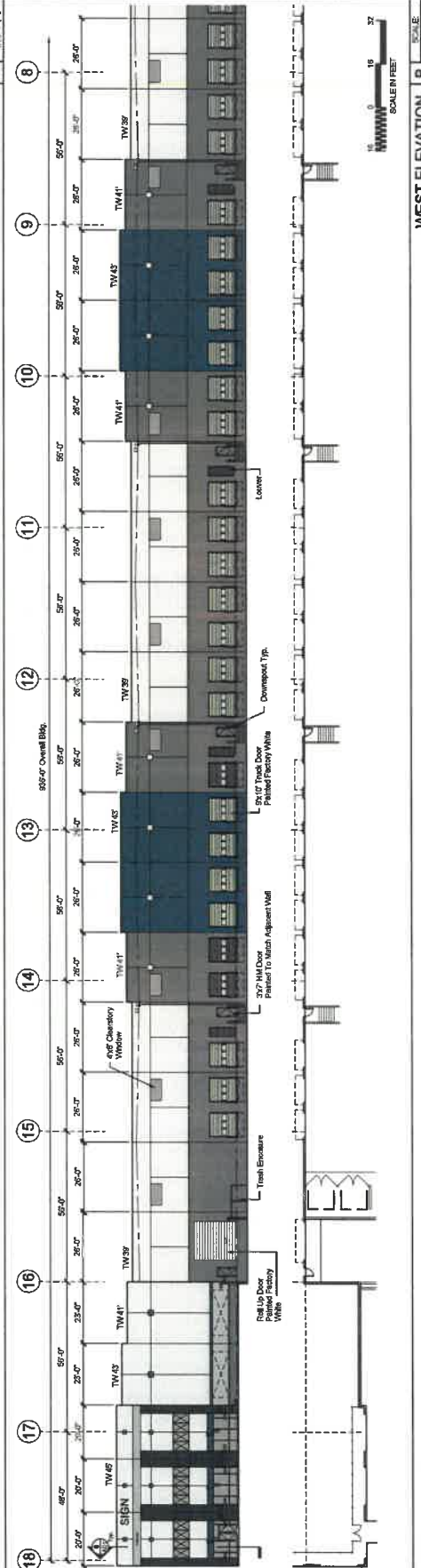
|             |  |
|-------------|--|
| [Color Box] | SHERMAN WILLIAMS<br>6977863<br>PURE WHITE        |
| [Color Box] | SHERMAN WILLIAMS<br>6977863<br>ANTHRAKITE SILVER |
| [Color Box] | SHERMAN WILLIAMS<br>6977865<br>WALL STREET       |
| [Color Box] | SHERMAN WILLIAMS<br>6977865<br>COUNTRY BLUE      |
| [Color Box] | SHERMAN WILLIAMS<br>6977865<br>SOLAR COOL GRAY   |

Backing is 1/8" (3) Concrete Panels

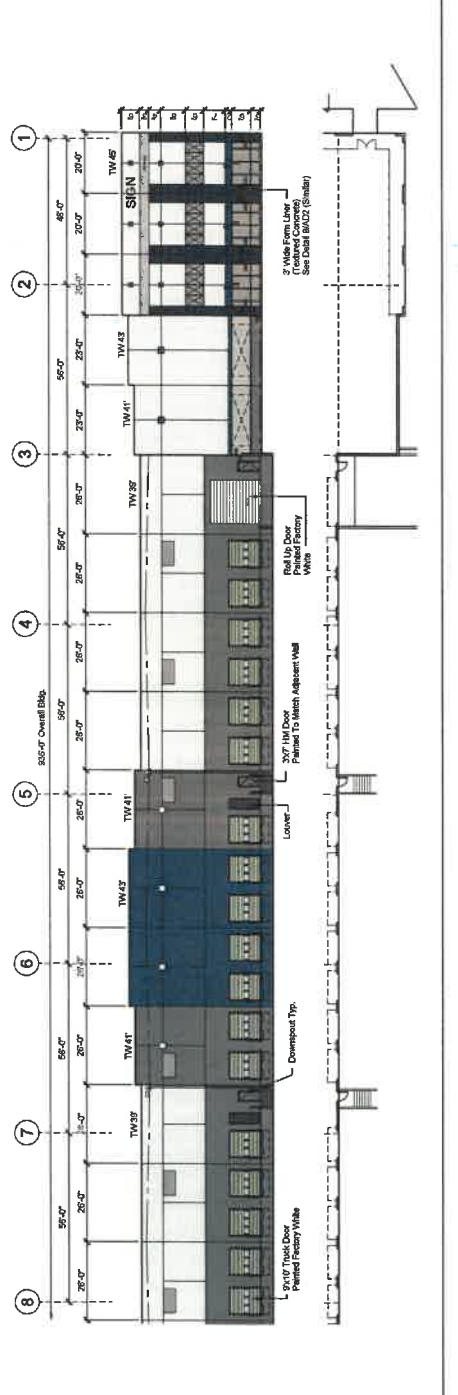
Provide Roof Top Screening of All A.C. Units Per County of Alameda Ordinances.  
 Total Maximum Height is 45' Above Finished Floor.  
 Provide 1/2" Screen Mesh Above All Windows.  
 Provide 1/2" Screen Mesh Above All Doors.  
 Provide 1/2" Screen Mesh Above All Vents.



**SOUTH ELEVATION A** SCALE: 1/8" = 1'-0"



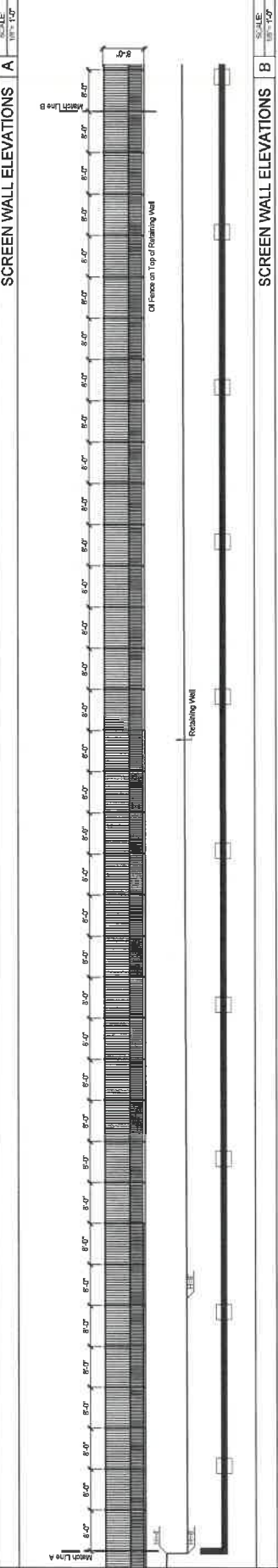
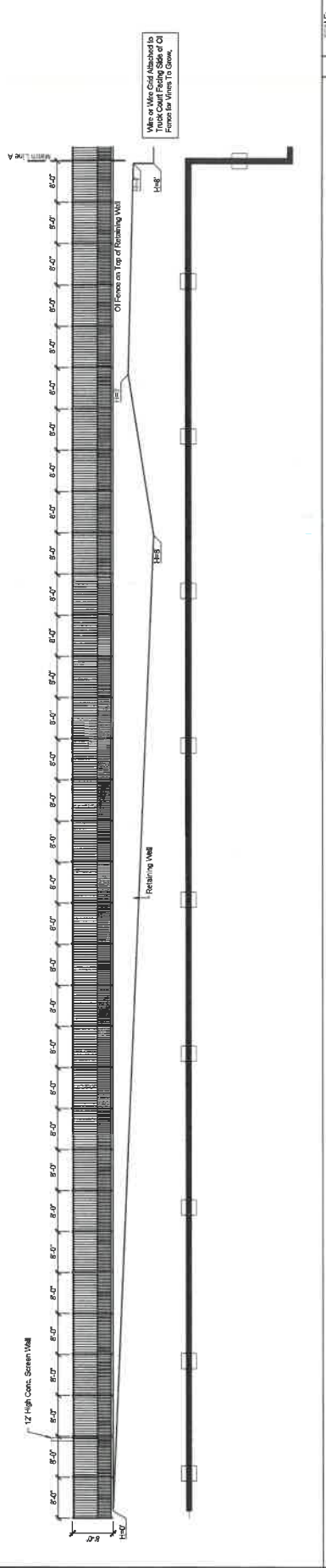
**WEST ELEVATION B** SCALE: 1/8" = 1'-0"



**WEST ELEVATION B** SCALE: 1/8" = 1'-0"

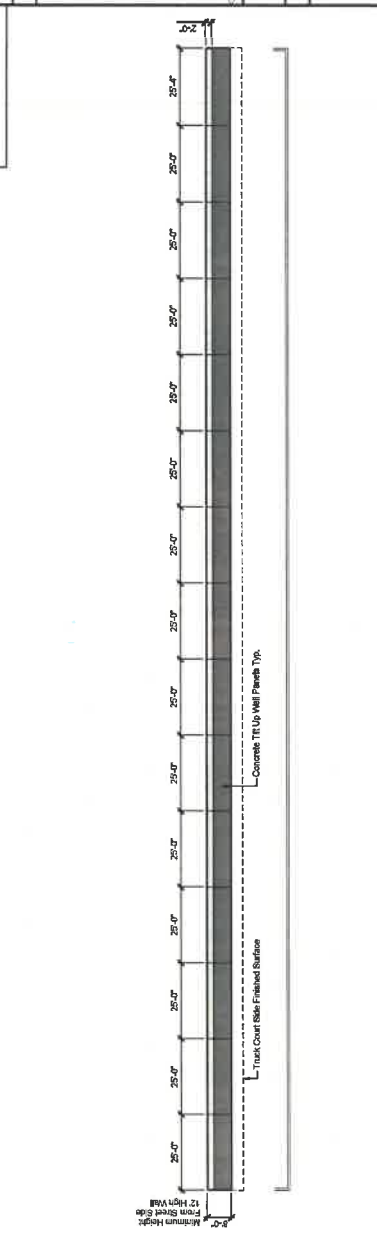
PP180034  
 SUBMITTAL 03 (2019 12 16)



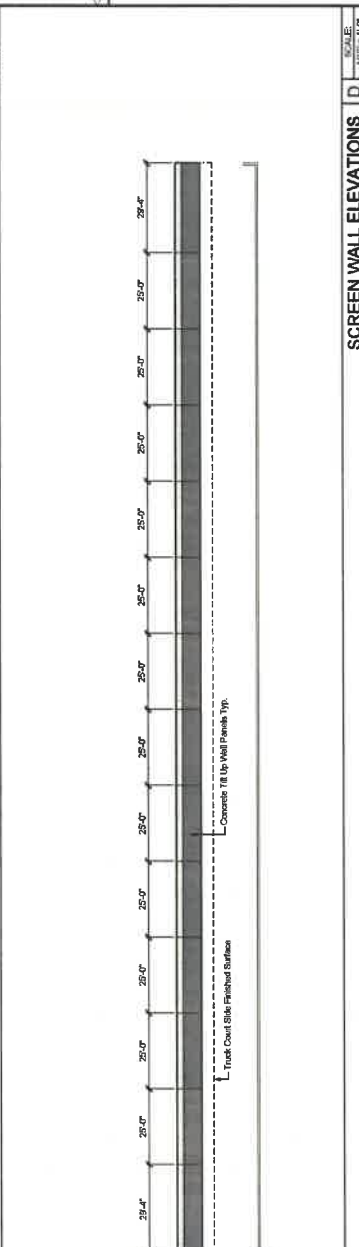


**COLOR LEGEND**

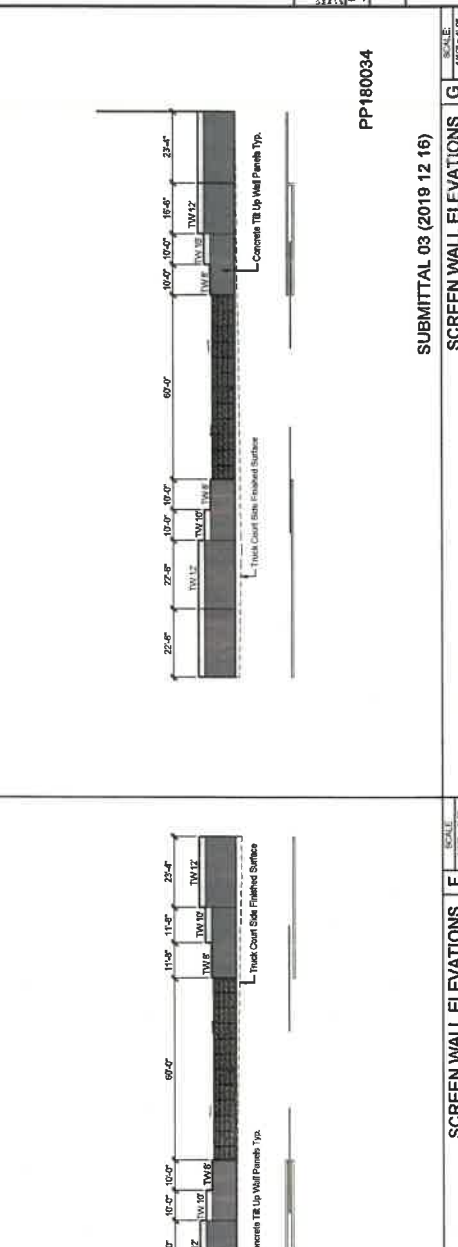
|   |        |
|---|--------|
| SHERMAN WALLIAMS<br>SW7008<br>PURE WHITE  | 25'-0" |
| SHERMAN WALLIAMS<br>SW7785<br>WALL STREET | 25'-0" |



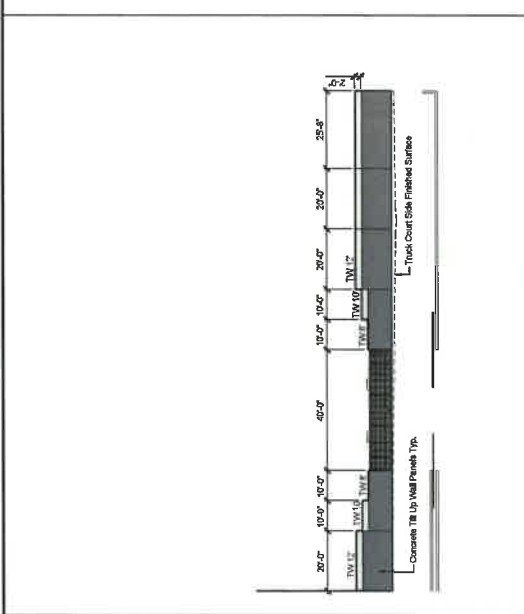
**SCREEN WALL ELEVATIONS A** SCALE: 1/16" = 1'-0"



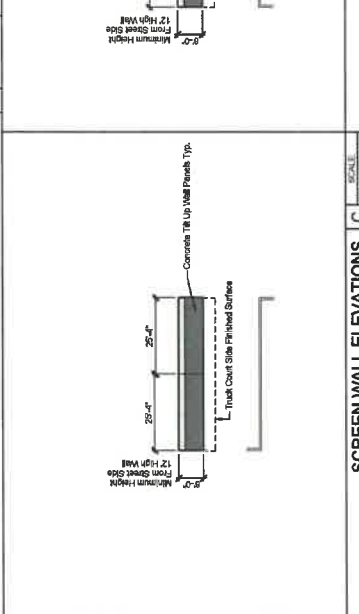
**SCREEN WALL ELEVATIONS B** SCALE: 1/16" = 1'-0"



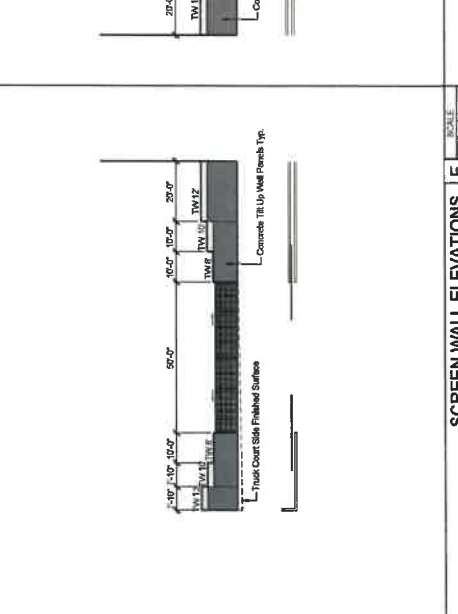
**SCREEN WALL ELEVATIONS C** SCALE: 1/16" = 1'-0"



**SCREEN WALL ELEVATIONS D** SCALE: 1/16" = 1'-0"



**SCREEN WALL ELEVATIONS E** SCALE: 3/16" = 1'-0"



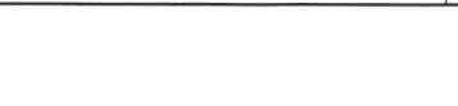
**SCREEN WALL ELEVATIONS F** SCALE: 1/16" = 1'-0"



**SCREEN WALL ELEVATIONS G** SCALE: 1/16" = 1'-0"

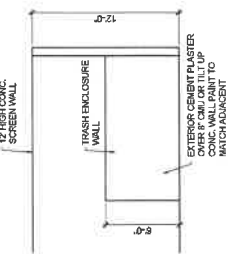


**SCREEN WALL ELEVATIONS H** SCALE: 1/16" = 1'-0"



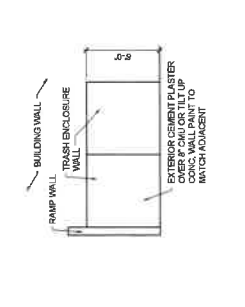
**SCREEN WALL ELEVATIONS I** SCALE: 1/16" = 1'-0"

Designed Per RCQVMS Specifications  
www.rcqvm.com/bussinesplans/design



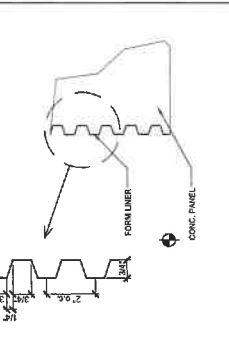
**TE SIDE ELEVATION 12** SCALE: 1/8" = 1'-0"

Designed Per RCQVMS Specifications  
www.rcqvm.com/bussinesplans/design



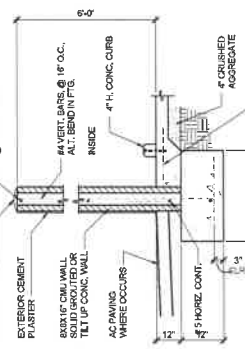
**CONC. FORM LINER 9** SCALE: NTS

Designed Per RCQVMS Specifications  
www.rcqvm.com/bussinesplans/design



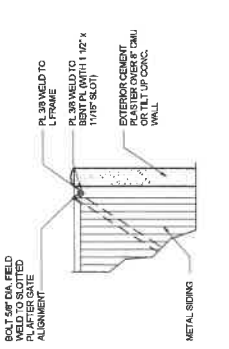
**TE TIE ELEVATION 10** SCALE: 1/4" = 1'-0"

Designed Per RCQVMS Specifications  
www.rcqvm.com/bussinesplans/design



**T.E. GATE DETAIL 6** SCALE: 3/8" = 1'-0"

Designed Per RCQVMS Specifications  
www.rcqvm.com/bussinesplans/design



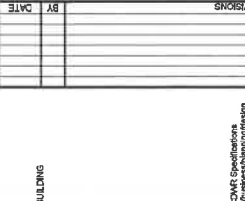
**T.E. WALL SECTION 7** SCALE: 3/4" = 1'-0"

Designed Per RCQVMS Specifications  
www.rcqvm.com/bussinesplans/design



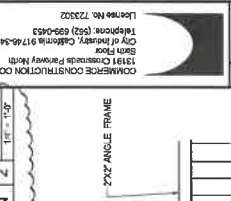
**TRASH ENCLOSURE PLAN 1** SCALE: 1/16" = 1'-0"

Designed Per RCQVMS Specifications  
www.rcqvm.com/bussinesplans/design



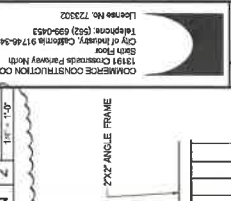
**TRASH ENCLOSURE ELEVATION 2** SCALE: 1/8" = 1'-0"

Designed Per RCQVMS Specifications  
www.rcqvm.com/bussinesplans/design



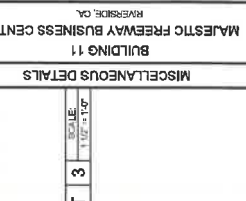
**CANE BOLT 3** SCALE: 1/16" = 1'-0"

Designed Per RCQVMS Specifications  
www.rcqvm.com/bussinesplans/design



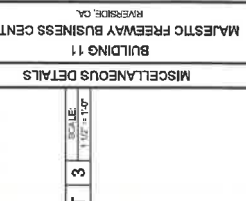
**POST TO FOOTING 5** SCALE: 3/8" = 1'-0"

Designed Per RCQVMS Specifications  
www.rcqvm.com/bussinesplans/design



**T.E. WALL SECTION 8** SCALE: 1/4" = 1'-0"

Designed Per RCQVMS Specifications  
www.rcqvm.com/bussinesplans/design



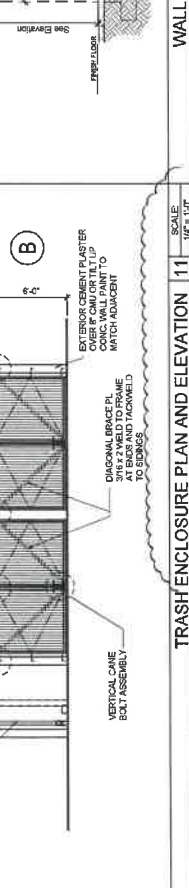
**TRASH ENCLOSURE PLAN AND ELEVATION 11** SCALE: 1/16" = 1'-0"

|      |    |           |
|------|----|-----------|
| DATE | BY | REVISIONS |
|      |    |           |

COMPARIC CONSTRUCTION CO., L.P.  
13131 Commercial Freeway (Bldg. 1)  
City of Industry, California 91746-4697  
Telephone: (952) 699-0453  
License No. 723302

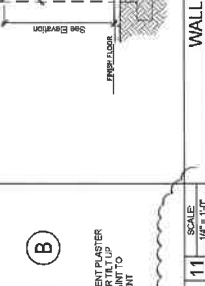
MAJESTIC FREEWAY BUSINESS CENTER  
BUILDING 11  
REVISIONS: CA

MISCELLANEOUS DETAILS  
DRAWN BY DATE: PP180034  
DATE: 03/12/12  
SHEET NO: 6712  
SUBMITTAL 03 (2019 12 16)  
SCALE: 3/8" = 1'-0"



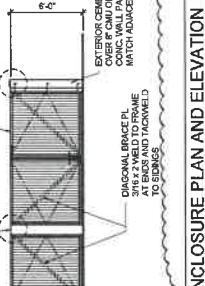
**TE SIDE ELEVATION 14** SCALE: 1/8" = 1'-0"

Designed Per RCQVMS Specifications  
www.rcqvm.com/bussinesplans/design



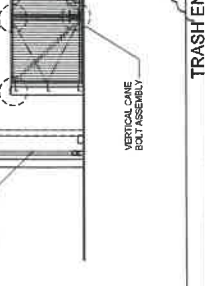
**WALL SECTION 10** SCALE: 1/4" = 1'-0"

Designed Per RCQVMS Specifications  
www.rcqvm.com/bussinesplans/design



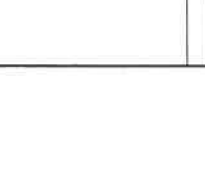
**T.E. GATE DETAIL 7** SCALE: 3/8" = 1'-0"

Designed Per RCQVMS Specifications  
www.rcqvm.com/bussinesplans/design



**T.E. WALL SECTION 11** SCALE: 1/4" = 1'-0"

Designed Per RCQVMS Specifications  
www.rcqvm.com/bussinesplans/design



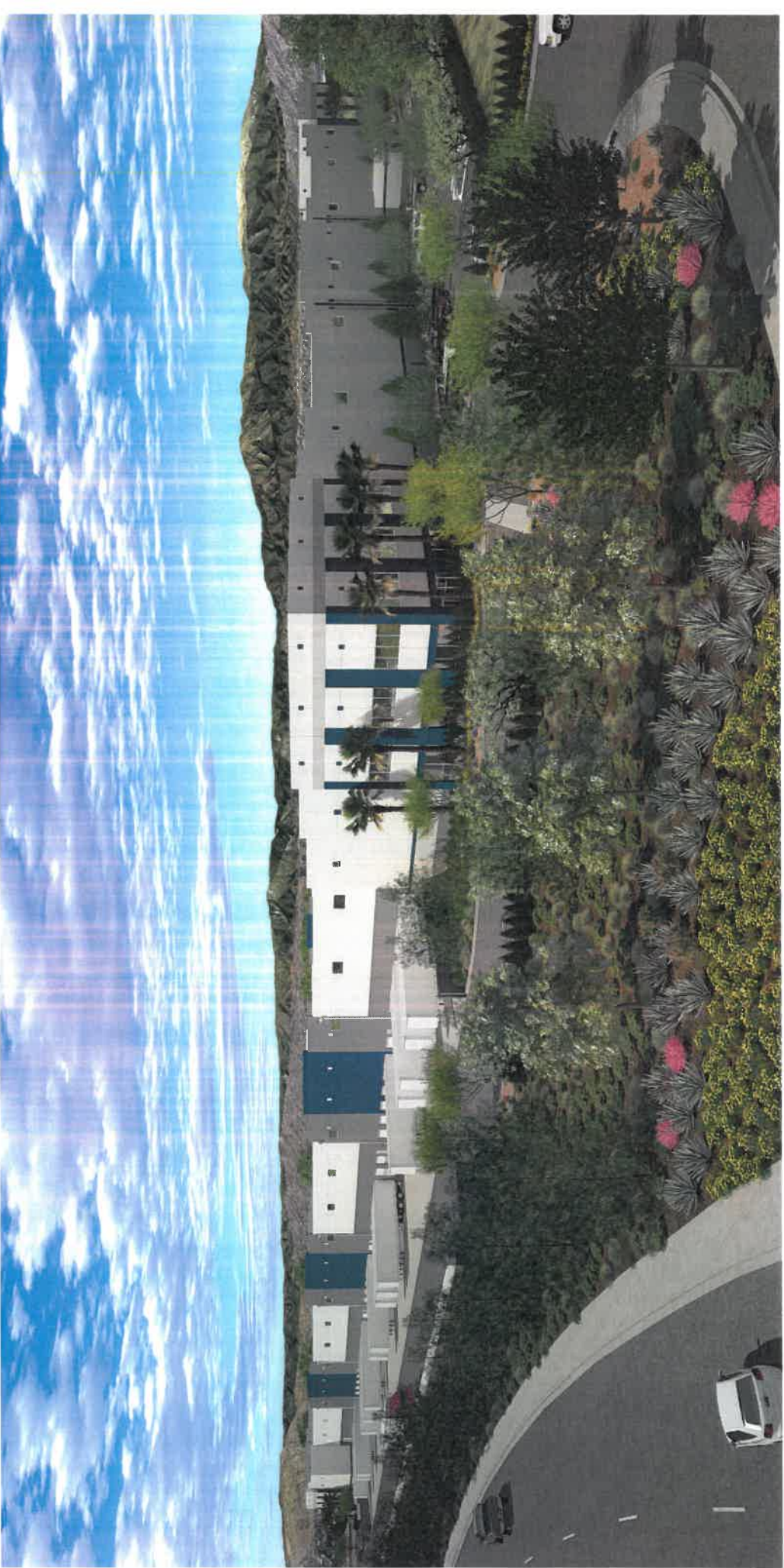
**T.E. WALL SECTION 12** SCALE: 1/4" = 1'-0"

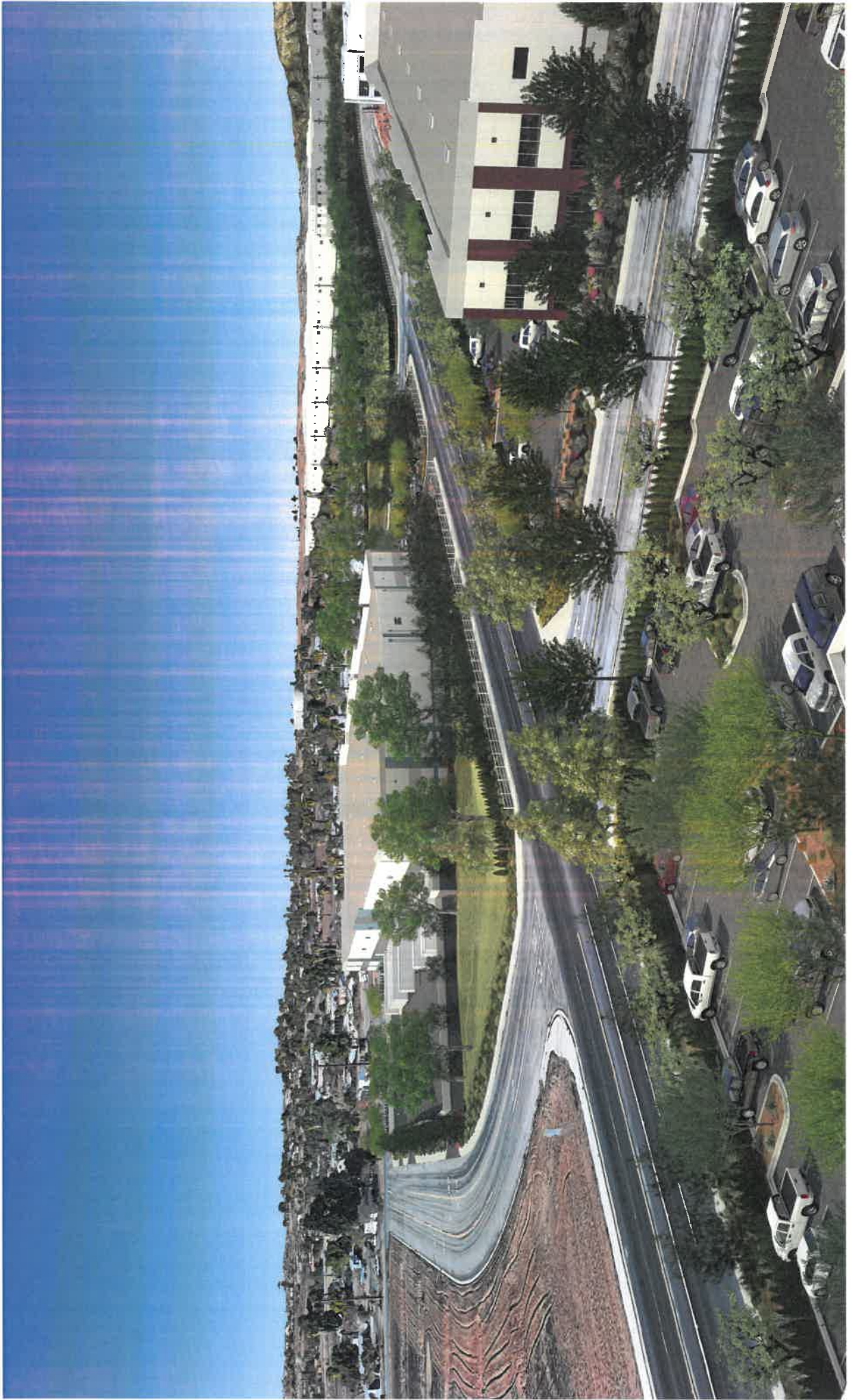
Designed Per RCQVMS Specifications  
www.rcqvm.com/bussinesplans/design



**T.E. WALL SECTION 13** SCALE: 1/4" = 1'-0"

Designed Per RCQVMS Specifications  
www.rcqvm.com/bussinesplans/design







**MAJESTIC FREEWAY BUSINESS CENTER**

**PLOT PLAN No. 180034 (BUILDING 11)**

***ADDENDUM No. 4 TO ENVIRONMENTAL IMPACT REPORT No. 466***

**CEQA CASE No. CEQ180120**

***LEAD AGENCY:***

**RIVERSIDE COUNTY  
PLANNING DEPARTMENT  
4080 LEMON STREET, 12<sup>TH</sup> FLOOR  
RIVERSIDE, CA 92501**

***PROJECT APPLICANT:***

**MAJESTIC REALTY Co.  
13191 CROSSROADS PARKWAY NORTH, 6<sup>TH</sup> FLOOR  
CITY OF INDUSTRY, CA 91746**

***CEQA CONSULTANT:***



**T&B PLANNING, INC.  
3200 EL CAMINO REAL, SUITE 100  
IRVINE, CA 92602**

**May 7, 2020**

**TABLE OF CONTENTS**

| <u>Section Name and Number</u>   | <u>Page</u> |
|--|-------------|
| <b>1.0 Introduction .....</b>  | <b>1-1</b>  |
| 1.1 Document Purpose.....  | 1-1         |
| 1.2 History of Specific Plan No. 341 .....   | 1-1         |
| 1.3 Project Summary .....  | 1-3         |
| 1.4 California Environmental Quality Act (CEQA).....                                 | 1-4         |
| 1.4.1 <i>CEQA Objectives</i> .....   | 1-4         |
| 1.4.2 <i>CEQA Requirements for Environmental Impact Report (EIR) Addendums</i> ..... | 1-4         |
| 1.4.3 <i>Format and Content of this EIR Addendum</i> .....                           | 1-6         |
| 1.4.4 <i>Initial Study Checklist</i> .....   | 1-7         |
| 1.4.5 <i>Initial Study Findings</i> .....  | 1-8         |
| 1.4.6 <i>EIR Addendum Processing</i> .....   | 1-11        |
| <b>2.0 Environmental Setting .....</b>   | <b>2-1</b>  |
| 2.1 Project Location.....  | 2-1         |
| 2.2 Existing Site and Area Characteristics .....                                     | 2-1         |
| 2.2.1 <i>Existing Site Conditions</i> .....  | 2-1         |
| 2.2.2 <i>General Plan and Zoning</i> .....   | 2-1         |
| 2.2.3 <i>Surrounding Land Uses and Development</i> .....                             | 2-8         |
| 2.3 Existing Environmental Characteristics .....                                     | 2-8         |
| 2.3.1 <i>Land Use</i> .....  | 2-8         |
| 2.3.2 <i>Topography</i> .....  | 2-8         |
| 2.3.3 <i>Geology</i> .....   | 2-8         |
| 2.3.4 <i>Hydrology</i> .....   | 2-10        |
| 2.3.5 <i>Groundwater</i> .....   | 2-10        |
| 2.3.6 <i>Soils</i> .....   | 2-10        |
| 2.3.7 <i>Vegetation</i> .....  | 2-12        |
| 2.3.8 <i>Wildlife</i> .....  | 2-14        |
| <b>3.0 Project Description .....</b>   | <b>3-1</b>  |
| 3.1 Proposed Discretionary Approvals.....  | 3-1         |
| 3.1.1 <i>Plot Plan No. 180034</i> .....  | 3-1         |
| 3.2 Scope of Environmental Analysis .....  | 3-13        |

**TABLE OF CONTENTS**

| <u>Section Name and Number</u>  | <u>Page</u> |
|---|-------------|
| 3.2.1 Construction Characteristics.....                               | 3-13        |
| 3.2.2 Operational Characteristics.....                                | 3-13        |
| 3.2.3 Related Environmental Review and Consultation Requirements..... | 3-15        |
| <b>4.0 Environmental Checklist .....</b>                              | <b>4-1</b>  |
| 4.1 Project Information .....   | 4-1         |
| 4.2 Applicable General Plan and Zoning Regulations.....               | 4-2         |
| 4.3 Environmental Factors Potentially Affected .....                  | 4-5         |
| 4.4 Determination .....   | 4-5         |
| <b>5.0 Environmental Analysis .....</b>                               | <b>5-1</b>  |
| 5.1 Environmental Issues Assessment .....                             | 5-1         |
| 5.1.1 Aesthetics .....  | 5-1         |
| 5.1.2 Agriculture and Forest Resources.....                           | 5-8         |
| 5.1.3 Air Quality.....  | 5-12        |
| 5.1.4 Biological Resources .....                                      | 5-28        |
| 5.1.5 Cultural Resources .....  | 5-40        |
| 5.1.6 Energy.....   | 5-44        |
| 5.1.7 Geology and Soils .....   | 5-52        |
| 5.1.8 Greenhouse Gas Emissions.....                                   | 5-63        |
| 5.1.9 Hazards and Hazardous Materials .....                           | 5-69        |
| 5.1.10 Hydrology and Water Quality.....                               | 5-81        |
| 5.1.11 Land Use and Planning.....                                     | 5-101       |
| 5.1.12 Mineral Resources .....  | 5-103       |
| 5.1.13 Noise.....   | 5-105       |
| 5.1.14 Paleontological Resources.....                                 | 5-129       |
| 5.1.15 Population and Housing .....                                   | 5-131       |
| 5.1.16 Public Services .....  | 5-134       |
| 5.1.17 Recreation .....   | 5-141       |
| 5.1.18 Transportation.....  | 5-144       |
| 5.1.19 Tribal Cultural Resources.....                                 | 5-169       |
| 5.1.20 Utilities and Service Systems .....                            | 5-171       |

---

**TABLE OF CONTENTS**

---

| <u>Section Name and Number</u>                  | <u>Page</u> |
|---|-------------|
| 5.1.21 Wildfire .....                           | 5-185       |
| 5.1.22 Mandatory Findings of Significance ..... | 5-188       |
| 5.2 Earlier Analyses .....                      | 5-190       |
| 5.3 Authorities Cited .....                     | 5-191       |
| <b>6.0 References.....</b>                      | <b>6-1</b>  |
| <b>7.0 Mitigation Monitoring Program .....</b>  | <b>7-1</b>  |

---

**LIST OF FIGURES**


---

| <b>Figure Name and Number</b>  | <b>Page</b> |
|--|-------------|
| Figure 1-1 MFBCSP Land Use Plan .....                                      | 1-2         |
| Figure 2-1 Regional Location Map .....                                     | 2-2         |
| Figure 2-2 Vicinity Map.....   | 2-3         |
| Figure 2-3 Aerial Photograph.....  | 2-4         |
| Figure 2-4 USGS Topographical Map .....                                    | 2-5         |
| Figure 2-5 MVAP Land Use Plan .....  | 2-6         |
| Figure 2-6 Existing Zoning Designations .....                              | 2-7         |
| Figure 2-7 Surrounding Land Uses and Development .....                     | 2-9         |
| Figure 2-8 Existing Conditions Hydrology .....                             | 2-11        |
| Figure 2-9 Existing Vegetation .....                                       | 2-13        |
| Figure 3-1 Plot Plan No. 180034 Site Plan .....                            | 3-2         |
| Figure 3-2 Conceptual Grading Plan .....                                   | 3-4         |
| Figure 3-3 Building 11 North and East Elevations .....                     | 3-6         |
| Figure 3-4 Building 11 South and West Elevations .....                     | 3-7         |
| Figure 3-5 Preliminary Landscape Plan.....                                 | 3-9         |
| Figure 3-6 Proposed Walls and Fencing .....                                | 3-10        |
| Figure 3-7 Conceptual Utility Plan .....                                   | 3-12        |
| Figure 3-8 Proposed Limits of Disturbance .....                            | 3-14        |
| Figure 5-1 Project Rendering – Southwest Corner Looking Northeast .....    | 5-4         |
| Figure 5-2 Construction Noise Source Locations .....                       | 5-110       |
| Figure 5-3 Operational Noise Source Locations .....                        | 5-114       |
| Figure 5-4 Study Locations and Existing Roadway Network.....               | 5-149       |
| Figure 5-5 Existing Number of Through Lanes and Intersection Controls..... | 5-150       |
| Figure 5-6 Project Only Traffic Volumes (In PCE) .....                     | 5-154       |
| Figure 5-7 Cumulative Development Location Map.....                        | 5-157       |

**LIST OF TABLES**

| <u>Table Name and Number</u>   | <u>Page</u> |
|--|-------------|
| Table 2-1 Summary of Project Area Soils .....                                    | 2-10        |
| Table 2-2 Summary of Vegetation/Land Use Types .....                             | 2-12        |
| Table 3-1 Project Trip Generation Summary .....                                  | 3-15        |
| Table 3-2 Matrix of Project Approvals/Permits.....                               | 3-16        |
| Table 5-1 2020 Weighted Average DPM Emissions Factors.....                       | 5-19        |
| Table 5-2 DPM Emissions from Project Trucks (2020 Analysis Year) .....           | 5-20        |
| Table 5-3 Comparison of Electricity Demand .....                                 | 5-45        |
| Table 5-4 Comparison of Natural Gas Demand.....                                  | 5-46        |
| Table 5-5 Construction Reference Noise Levels .....                              | 5-111       |
| Table 5-6 Unmitigated Construction Equipment Noise Level Summary .....           | 5-112       |
| Table 5-7 Construction Equipment Noise Level Compliance .....                    | 5-113       |
| Table 5-8 Reference Noise Level Measurements.....                                | 5-116       |
| Table 5-9 Unmitigated Project-Only Operational Noise Levels.....                 | 5-117       |
| Table 5-10 Unmitigated Operational Noise Level Compliance .....                  | 5-118       |
| Table 5-11 Project Daytime Noise Level Contributions.....                        | 5-119       |
| Table 5-12 Project Nighttime Noise Level Contributions .....                     | 5-119       |
| Table 5-13 Unmitigated Existing with Project Traffic Noise Level Increases ..... | 5-122       |
| Table 5-14 Unmitigated EA (2020) With Project Traffic Noise Impacts .....        | 5-123       |
| Table 5-15 Unmitigated EAC With Project Traffic Noise Impacts .....              | 5-124       |
| Table 5-16 Project Construction Vibration Levels .....                           | 5-126       |
| Table 5-17 Project Trip Generation Comparison.....                               | 5-146       |
| Table 5-18 Intersection Analysis for Existing (2018) Conditions .....            | 5-151       |
| Table 5-19 Cumulative Development Land Use Summary .....                         | 5-156       |
| Table 5-20 Intersection Analysis for E+P Conditions.....                         | 5-159       |
| Table 5-21 Intersection Analysis for EAP 2020 Conditions .....                   | 5-161       |
| Table 5-22 Intersection Analysis for EAPC (2020) Conditions .....                | 5-162       |
| Table 5-23 Permitted and Remaining Capacity of Project-Related Landfills.....    | 5-181       |

---

**LIST OF TECHNICAL APPENDICES**

---

| <b><u>Appendix</u></b> | <b><u>Document Title</u></b>          |
|------------------------|---------------------------------------|
| A                      | Health Risk Assessment                |
| B                      | Biological Technical Report           |
| C                      | Geotechnical Study                    |
| D                      | Climate Action Plan Screening Table   |
| E                      | Phase I Environmental Site Assessment |
| F1                     | Hydrology Study                       |
| F2                     | Water Quality Management Plan         |
| G                      | Noise Study                           |
| H                      | Traffic Impact Analysis               |
| I                      | Specific Plan Consistency Analysis    |

---

**ACRONYMS AND ABBREVIATIONS**


---

| <b><u>Acronym</u></b> | <b><u>Definition</u></b>  |
|-----------------------|---|
| A-1-1                 | Light Agriculture, 1-acre minimum lot size (Zoning Designation) |
| AAQS                  | Ambient Air Quality Standards                                   |
| AB                    | Assembly Bill   |
| ACOE                  | United States Army Corps of Engineers                           |
| ADT                   | Average Daily Traffic   |
| AEP                   | Association of Environmental Professionals                      |
| AF/yr                 | Acre Feet per Year  |
| AIA                   | Airport Influence Area  |
| AICUZ                 | Air Installation Compatible Use Zone                            |
| ALUC                  | Airport Land Use Commission                                     |
| ALUCP                 | Airport Land Use Compatibility Plan                             |
| ALUP                  | Airport Land Use Plan   |
| amsl                  | above mean sea level  |
| APN                   | Assessor's Parcel Number  |
| APZs                  | Accident Potential Zones  |
| AQMD                  | Air Quality Management District                                 |
| AQMP                  | Air Quality Management Plan                                     |
| AT&SF                 | Atchison, Topeka and Santa Fe (Railroad)                        |
| <br>                  |   |
| BAAQMD                | Bay Area Air Quality Management District                        |
| bgs                   | below ground surface  |
| BMPs                  | Best Management Practices                                       |
| BTR                   | Biological Technical Report                                     |
| BUOW                  | Burrowing Owl   |
| <br>                  |   |
| CalEEMod              | California Emissions Estimator Model                            |
| CalEPA                | California Environmental Protection Agency                      |
| CAP                   | Climate Action Plan   |
| CARB                  | California Air Resources Board                                  |
| CAPSSA                | Criteria Area Plant Species Survey Area                         |
| CASSA                 | Criteria Area Species Survey Area                               |
| CBC                   | California Building Code  |
| CCC                   | California Climate Change (Executive Orders)                    |
| CCR                   | California Code of Regulations                                  |
| C&D                   | Construction and Demolition (Waste)                             |
| CDC                   | California Department of Conservation                           |
| CDFW                  | California Department of Fish and Wildlife                      |
| CEC                   | California Energy Commission                                    |
| CEQA                  | California Environmental Quality Act                            |
| CESA                  | California Endangered Species Act                               |



## ACRONYMS AND ABBREVIATIONS

| <u>Acronym</u>    | <u>Definition</u>  |
|-------------------|--|
| CFD               | Community Facilities District  |
| cfs               | cubic feet per second  |
| cfy               | cubic feet per year  |
| CGS               | California Geological Survey   |
| CH <sub>4</sub>   | Methane  |
| CIWMB             | California Integrated Waste Management Board                                   |
| CIWMP             | County Integrated Waste Management Plan  |
| CMP               | Congestion Management Program  |
| CNDDDB            | California Natural Diversity Database  |
| CNEL              | Community Equivalent Noise Level   |
| CNPS              | California Native Plant Society  |
| CO                | Carbon Monoxide  |
| CO <sub>2</sub>   | Carbon Dioxide   |
| CO <sub>2</sub> e | Carbon Dioxide Equivalents   |
| COA               | Condition of Approval  |
| Corps             | U.S. Army Corps of Engineers   |
| CPEP              | Clean Power and Electrification Pathway  |
| CPF               | Cancer Potency Factor  |
| CSA               | Community Service Area   |
| CWA               | Clean Water Act  |
| CWC               | California Water Code  |
| cy                | cubic yards  |
| dB                | Decibels   |
| dba               | Decibels (A-Weighted)  |
| DBESP             | Determination of Biological Equivalence or Superior Preservation               |
| DEH               | Department of Environmental Health   |
| DIF               | Development Impact Fee   |
| DPM               | Diesel Particulate Matter  |
| DTSC              | Department of Toxic Substances Control   |
| DWR               | Department of Waste Resources  |
| E+P               | Existing Plus Project (Traffic Analysis Scenario)                              |
| EA                | Environmental Assessment   |
| EA                | Existing plus Ambient (Traffic Analysis Scenario)                              |
| EAC               | Existing plus Ambient plus Cumulative (Traffic Analysis Scenario)              |
| EAP               | Existing plus Ambient plus Project (Traffic Analysis Scenario)                 |
| EAPC              | Existing plus Ambient plus Project plus Cumulative (Traffic Analysis Scenario) |
| EI                | Expansion Index  |
| EIR               | Environmental Impact Report  |

---

**ACRONYMS AND ABBREVIATIONS**


---

| <u>Acronym</u> | <u>Definition</u>                                |
|----------------|--|
| EMFAC          | Emission FACtor Model                            |
| EMWD           | Eastern Municipal Water District                 |
| EO             | Executive Order                                  |
| EPA            | Environmental Protection Agency                  |
| ESA            | Environmental Site Assessment                    |
| EV             | Electric Vehicle                                 |
| <br>           |  |
| FAR            | Floor Area Ratio                                 |
| FEMA           | Federal Emergency Management Agency              |
| FICON          | Federal Interagency Committee on Noise           |
| FIRM           | Flood Insurance Rate Map                         |
| FMMP           | Farmland Mapping and Monitoring Program          |
| FTA            | Federal Transit Administration                   |
| <br>           |  |
| g/idle-hr      | grams per idle-hour                              |
| g/mi           | grams per mile                                   |
| g/VMT          | grams per vehicle miles traveled                 |
| GBSC           | Green Building Standards Code                    |
| GCC            | Global Climate Change                            |
| GHG            | Greenhouse Gas                                   |
| GLA            | Glenn Lukos Associates (Project Biologist)       |
| GMA            | Groundwater Management Area                      |
| GMP            | Groundwater Management Plan                      |
| GMZ            | Groundwater Management Zone                      |
| gpd            | gallons per day                                  |
| <br>           |  |
| HCM            | Highway Capacity Manual                          |
| HCP            | Habitat Conservation Plan                        |
| HHD            | Heavy-Heavy Duty Truck                           |
| HMBEP          | Hazardous Materials Business Emergency Plan      |
| hp-hr-gal      | horsepower hours per gallon                      |
| HRA            | Health Risk Assessment                           |
| <br>           |  |
| I              | Interstate                                       |
| I-P            | Industrial Park (Zoning Designation)             |
| IEPR           | Integrated Energy Policy Report                  |
| IS             | Initial Study                                    |
| IS/NOP         | Initial Study/Notice of Preparation              |
| ISTEA          | Intermodal Surface Transportation Efficiency Act |
| ITE            | Institute of Transportation Engineers            |

---

**ACRONYMS AND ABBREVIATIONS**


---

| <b><u>Acronym</u></b> | <b><u>Definition</u></b>                                |
|-----------------------|---|
| IWMA                  | Integrated Waste Management Act                         |
| kWh/year              | Kilowatt Hours per Year                                 |
| lbs.                  | pounds  |
| LI                    | Light Industrial (Land Use Designation)                 |
| LOS                   | Level of Service  |
| MARB                  | March Air Reserve Base Airport                          |
| MBTA                  | Migratory Bird Treaty Act                               |
| MEIR                  | Maximally Exposed Individual Receptor                   |
| MEISC                 | Maximally Exposed Individual School Child               |
| MEIW                  | Maximally Exposed Individual Worker                     |
| MFBCSP                | Majestic Freeway Business Center Specific Plan          |
| mgd                   | million gallons per day                                 |
| MM                    | Mitigation Measure                                      |
| MMP                   | Mitigation Monitoring Program                           |
| MND                   | Mitigated Negative Declaration                          |
| MPG                   | Miles Per Gallon  |
| MPO                   | Metropolitan Planning Organization                      |
| MRZ                   | Mineral Resources Zone                                  |
| M-SC                  | Manufacturing – Service Commercial (Zoning Designation) |
| MSHCP                 | Multiple Species Habitat Conservation Plan              |
| MT                    | Metric Tons   |
| MUTCD                 | Manual on Uniform Traffic Control Devices (MUTCD)       |
| MVAP                  | Mead Valley Area Plan                                   |
| MWD                   | Metropolitan Water District                             |
| N <sub>2</sub> O      | Nitrous Oxide   |
| No.                   | Number  |
| NAHC                  | Native American Heritage Commission                     |
| NEPSSA                | Narrow Endemic Plant Species Survey Area                |
| NIA                   | Noise Impact Analysis                                   |
| NIOSH                 | National Institute for Occupational Safety and Health   |
| No.                   | Number  |
| NO <sub>x</sub>       | Oxides of Nitrogen                                      |
| NPDES                 | National Pollutant Discharge Elimination System         |
| NRCS                  | Natural Resource Conservation Service                   |
| OEHHA                 | Office of Environmental Health Hazard Assessment        |

---

**ACRONYMS AND ABBREVIATIONS**


---

| <u>Acronym</u>    | <u>Definition</u>  |
|-------------------|--|
| O.I.              | Ornamental Iron  |
| PCE               | Passenger Car Equivalent                                       |
| PM <sub>2.5</sub> | Particulate Matter (2.5 micrometers or less diameter)          |
| PM <sub>10</sub>  | Particulate Matter (10 micrometers or less diameter)           |
| PP                | Plot Plan  |
| ppm               | parts per million  |
| PPV               | Peak Particle Velocity   |
| PRIMP             | Paleontological Resource Impact Mitigation Program             |
| PVCC              | Perris Valley Commerce Center (Specific Plan)                  |
| PVRWRF            | Perris Valley Water Reclamation Facility                       |
| RCFCWCD           | Riverside County Flood Control and Water Conservation District |
| RCB               | Reinforced Concrete Box  |
| RCFD              | Riverside County Fire Department                               |
| RCIT              | Riverside County Information Technology                        |
| RECs              | Recognized Environmental Conditions                            |
| REL               | Reference Exposure Level                                       |
| RMS               | Route Mean Square  |
| ROW               | Right of Way   |
| RTP               | Regional Transportation Plan                                   |
| RWQCB             | Regional Water Quality Control Board                           |
| SB                | Senate Bill  |
| SCAB              | South Coast Air Basin  |
| SCAG              | Southern California Association of Governments                 |
| SCAQMD            | South Coast Air Quality Management District                    |
| SCE               | Southern California Edison                                     |
| SCH               | State Clearinghouse  |
| SCS               | Sustainable Communities Strategy                               |
| s.f.              | square feet or square foot                                     |
| SIC               | Standard Industrial Classification                             |
| SJGB              | San Jacinto Groundwater Basin                                  |
| SKR               | Stephens' Kangaroo Rat   |
| SP                | Specific Plan  |
| SR                | State Route  |
| SRA               | State Responsibility Area                                      |
| SWPPP             | Storm Water Pollution Prevention Plan                          |
| SWRCB             | Storm Water Resources Control Board                            |

---

**ACRONYMS AND ABBREVIATIONS**

---

| <u>Acronym</u> | <u>Definition</u>  |
|----------------|--|
| TAC            | Toxic Air Contaminant                                      |
| TEA-21         | Transportation Equity Act for the 21 <sup>st</sup> Century |
| tpd            | tons per day   |
| TIA            | Traffic Impact Analysis ( <i>Technical Appendix H</i> )    |
| tpy            | tons per year  |
| TRU            | Transport Refrigeration Units                              |
| TUMF           | Transportation Uniform Mitigation Fee                      |
|                |  |
| UBC            | Universal Building Code                                    |
| USDA           | United States Department of Agriculture                    |
| USFWS          | United States Fish and Wildlife Service                    |
| UWMP           | Urban Water Management Plan                                |
|                |  |
| VMT            | Vehicle Miles Travelled                                    |
| VOC            | Volatile Organic Compound                                  |
| VVUSD          | Val Verde Unified School District                          |
|                |  |
| WQMP           | Water Quality Management Plan                              |
| WRP            | Waste Recycling Plan                                       |
| WSA            | Water Supply Assessment                                    |

---

## 1.0 Introduction

---

### 1.1 DOCUMENT PURPOSE

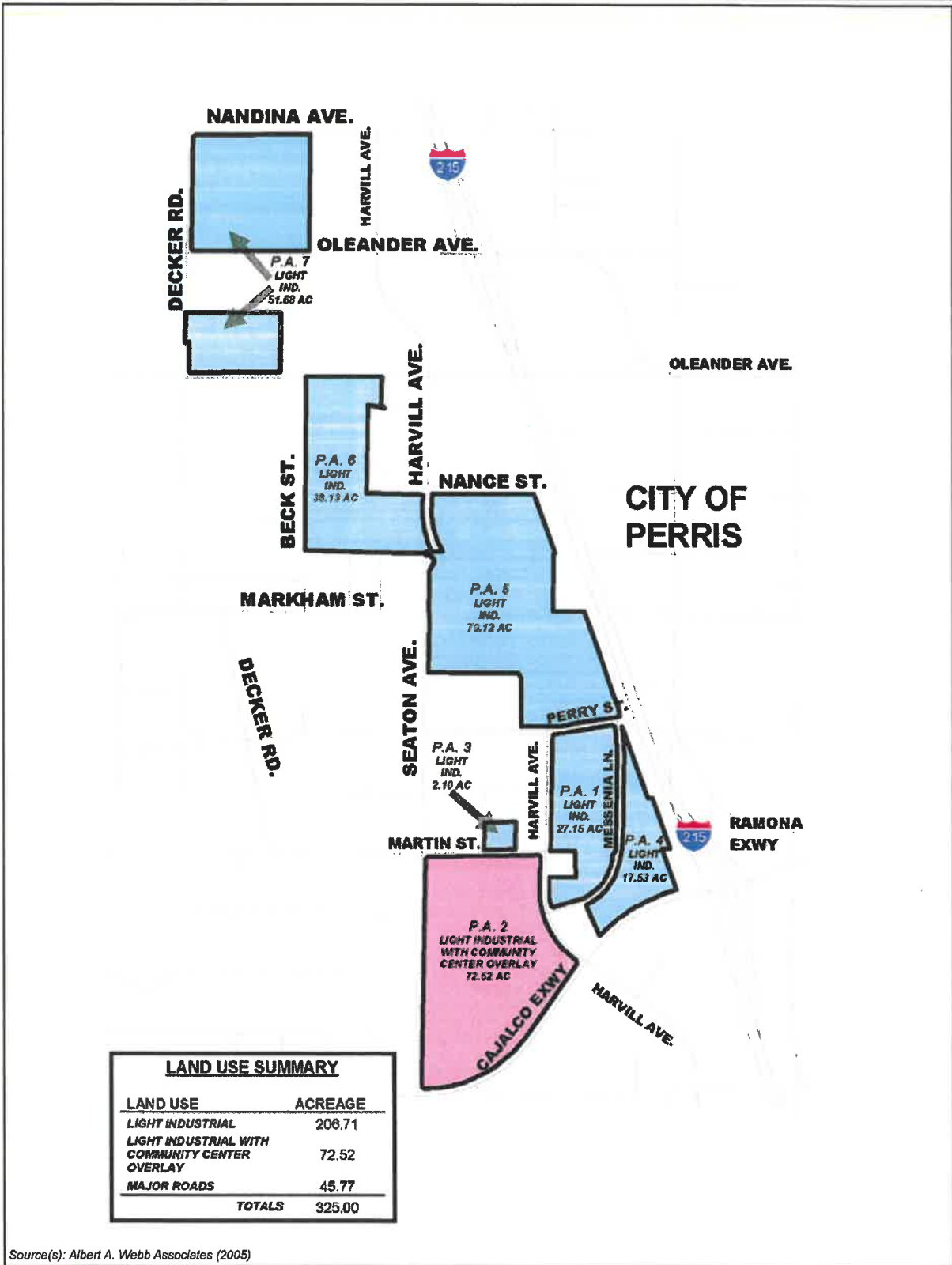
This introduction provides general information regarding: 1) the history of the Project site; 2) standards of adequacy for an Environmental Impact Report (EIR) Addendum under the California Environmental Quality Act (CEQA); 3) a summary of the Initial Study findings supporting the Lead Agency's (Riverside County) decision to prepare an EIR Addendum for the proposed Project; 4) a description of the format and content of this EIR Addendum; and 5) the governmental processing requirements to consider the proposed Project for approval.

### 1.2 HISTORY OF SPECIFIC PLAN NO. 341

The Riverside County Board of Supervisors adopted the Majestic Freeway Business Center Specific Plan No. 341 (SP No. 341; herein, "MFBCSP") by resolution (Resolution No. 2005-416) on August 23, 2005 and concurrently certified a Final EIR (EIR No. 466; SCH No. 2004051085). The MFBCSP encompasses an approximately 325-acre property, of which approximately 45.77 acres consist of backbone roadways that were previously constructed as part of Community Facilities District (CFD) No. 88-8 in the early 1990s. The adopted land use plan for the MFBCSP is depicted on Figure 1-1, *MFBCSP Land Use Plan*. The MFBCSP allows for the development of approximately 6.2 million square feet (s.f.) of light industrial buildings, ranging in size between 25,000 and 1.2 million square feet for manufacturing, distribution, and warehouse uses. The MFBCSP also provides for the optional development of up to 680,000 s.f. of retail and commercial uses on 72.52 acres in a Community Center overlay area (i.e., MFBCSP Planning Area 2), which if developed would reduce the permitted amount of light industrial uses to 4,555,000 s.f. on 206.71 acres. (Webb, 2005, pp. I-1, I-2, and II-2)

Since adoption of the MFBCSP in 2005, there have been four implementing plot plans approved, of which two have been fully constructed and one is under construction, as follows:

- Plot Plan No. 21552 was approved by Riverside County on December 11, 2006 allowing for six light industrial warehouse and distribution buildings, ranging from 40,000 s.f. to 600,000 s.f. in size for a total of 947,000 s.f. and two detention basins. Implementation of Plot Plan No. 21552 would result in the full buildout of MFBCSP Planning Areas 1 and 4. As of March 2019, one of the buildings (Building 10) approved pursuant to Plot Plan No. 21552 has been constructed and the others are pending construction. As part of its approval of Plot Plan No. 21552, the County determined that Plot Plan No. 21552 required no further CEQA review beyond that provided by EIR No. 466.
- Plot Plan No. 25252 was approved by Riverside County in February 2013 allowing for the development of a 399,150 s.f. light industrial building within the northern portion of MFBCSP Planning Area 5. This building was constructed in 2013 at the northeast corner of Markham Street and Harvill Avenue. As part of its approval of Plot Plan No. 25252, the County relied on an Addendum to EIR No. 466, which demonstrated that impacts associated with implementation of Plot Plan No. 25252 were within the scope of analysis of EIR No. 466.



Source(s): Albert A. Webb Associates (2005)

FIGURE 1-1



Not to Scale

MFBCSP LAND USE PLAN

**Plot Plan No. 180034 (Building 11)**

---

- Plot Plan No. 25954 was approved by the Riverside County Planning Commission on July 20, 2016 allowing for the development of a 767,410 s.f. industrial building with a 10,000 s.f. mezzanine within the northern portion of MFBCSP Planning Area 7. This building was constructed in 2017 at the northwest corner of Harley Knox Boulevard and Blanding Way. As part of its approval of Plot Plan No. 25954, the County relied on an Addendum to EIR No. 466, which demonstrated that impacts associated with implementation of Plot Plan No. 25954 were within the scope of analysis of EIR No. 466.
- Plot Plan No. 180028 was approved by the Riverside County Planning Commission on August 7, 2019, and the Board of Supervisors denied an appeal of the Planning Commission’s approval on September 10, 2019. Plot Plan No. 180028, which encompasses MFBCSP Planning Area 2, allows for the development of three proposed light industrial buildings, including a 1,138,800 s.f. high-cube fulfillment center warehouse building, a 31,408 s.f. warehouse building, and a 15,192 s.f. warehouse building. As part of its approval of Plot Plan No. 180028, the County relied on Addendum No. 3 to EIR No. 466, which demonstrated that impacts associated with implementation of Plot Plan No. 180028 were within the scope of analysis of EIR No. 466.

Additionally, as part of Community Facilities District (CFD) 88-8, roadway and utility improvements have been constructed throughout the MFBCSP area. Although CFD 88-8 ultimately had financial issues, the Project Applicant, Majestic Realty Co., restored the financial health of CFD 88-8 by refinancing the remaining bonds within CFD 88-8, establishing CFD 04-1, and creating a financial reserve. The Project Applicant has honored all of its financial commitments and the CFD has remained current on its taxes and obligations.

### **1.3 PROJECT SUMMARY**

The Project evaluated herein is a proposed Plot Plan (PP No. 180034) to allow for the construction of Building 11 on approximately 20.5 acres within Planning Area 5 of the MFBCSP<sup>1</sup>. The Project is an implementing action of the MFBCSP and, as demonstrated in the consistency analysis provided in *Technical Appendix I*, the Project is consistent with the MFBCSP, which was approved by Riverside County in 2005. Building 11 is proposed between Commerce Center Drive and Perry street and east of Harvill as a 373,368 s.f. high-cube transload short-term warehouse building; however, for the purposes of this analysis within this EIR Addendum, it is assumed that Building 11 would comprise up to 391,045 s.f. of building area in order to account for any minor changes to the building area as part of final design. Please refer to Section 3.0 for a comprehensive description of the proposed Project evaluated herein.

---

<sup>1</sup> Under existing conditions, the Project site excludes areas within the existing right-of-way (ROW) of Messenia Lane and encompasses approximately 18.35 acres. With the abandonment of the Messenia Lane ROW and other dedications as proposed by the Project, the site proposed for development as part of the Project would encompass approximately 20.5 acres.



## **1.4 CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)**

---

### **1.4.1 CEQA Objectives**

---

CEQA, a statewide environmental law contained in Public Resources Code §§ 21000-21177, applies to most public agency decisions to carry out, authorize, or approve actions that have the potential to adversely affect the environment. The overarching goal of CEQA is to protect the physical environment. To achieve that goal, CEQA requires that public agencies inform themselves of the environmental consequences of their discretionary actions and consider alternatives and mitigation measures that could avoid or reduce significant adverse impacts when avoidance or reduction is feasible. It also gives other public agencies and the general public an opportunity to comment on the information. If significant adverse impacts cannot be avoided, reduced, or mitigated to below a level of significance, the public agency is required to prepare an EIR and balance the project's environmental concerns with other goals and benefits in a statement of overriding considerations.

### **1.4.2 CEQA Requirements for Environmental Impact Report (EIR) Addendums**

---

The CEQA Guidelines allow for the updating and use of a previously-certified EIR for projects that have changed or are different from the previous project or conditions analyzed in the certified EIR. In cases where changes or additions occur with no new or more severe significant environmental impacts, an Addendum to a previously certified EIR may be prepared. See CEQA Guidelines § 15164.

The following describes the requirements of an Addendum, as defined by CEQA Guidelines § 15164:

- a. The lead agency or responsible agency shall prepare an Addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in § 15162 calling for preparation of a Subsequent EIR have occurred.
- b. An Addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in § 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred.
- c. An Addendum need not be circulated for public review but can be included in or attached to the Final EIR.
- d. The decision-making body shall consider the Addendum with the Final EIR prior to making a decision on the project.
- e. A brief explanation of the decision not to prepare a Subsequent EIR pursuant to § 15162 should be included in an Addendum to an EIR, the lead agency's findings on the project, or elsewhere in the record. The explanation must be supported by substantial evidence.

EIR No. 466 was prepared to serve as a "program EIR" for the ultimate development of the MFBCSP (Webb, 2005, p. I-2). CEQA Guidelines § 15168(c) sets forth requirements that implementing

developments must meet in order to tier from a program EIR as provided in § 15152 of the CEQA Guidelines. As documented in the Initial Study provided herein in Sections 4.0 and 5.0, the proposed Project's environmental effects were fully evaluated in EIR No. 466, as required by CEQA Guidelines § 15168(c)(1). CEQA Guidelines § 15168(c)(2) allows for tiering from a program EIR if the lead agency finds that no subsequent EIR would be required pursuant to CEQA Guidelines § 15162. As discussed below under the discussion of CEQA Guidelines § 15162, the lead agency (Riverside County) has determined that there is substantial evidence demonstrating that the proposed Project is within the scope of analysis of EIR No. 466, is consistent with the project evaluated in EIR No. 466, is within the geographic area analyzed by EIR No. 466, and is consistent with the overall planned building intensity for the site as evaluated by EIR No. 466. As such, the Project meets the criteria of CEQA Guidelines § 15168(c) that allows for tiering from a program EIR as allowed by CEQA Guidelines § 15152.

As noted above, CEQA Guidelines § 15164(a) and (b) allow for the preparation of an Addendum and § 15168(c)(2) allows for tiering from a program EIR if none of the conditions described in § 15162 are met. CEQA Guideline § 15162 describes the conditions under which a Subsequent EIR must be prepared, as follows:

- a. Substantial changes are proposed in the project which will require major revisions of the previous EIR due to the involvement of environmental effects or a substantial increase in the severity of previously identified significant effects;
- b. Substantial changes occur with respect to the circumstances under which the project is undertaken, which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- c. 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, shows any of the following:
  1. The project will have one or more significant effects not discussed in the previous EIR;
  2. Significant effects previously examined will be substantially more severe than shown in the previous EIR;
  3. 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 measure or alternatives; or
  4. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

**Plot Plan No. 180034 (Building 11)**

---

If none of these circumstances are present, and only minor technical changes or additions are necessary to update the previously certified EIR, an Addendum may be prepared. See CEQA Guidelines § 15164. As described in detail subsection 1.4.5 and in the Initial Study provided in Sections 4.0 and 5.0, none of the above circumstances that warrant the preparation of a Subsequent EIR are present.

---

**1.4.3 Format and Content of this EIR Addendum**

---

The following components comprise the EIR Addendum in its totality:

- a. This Introduction (Section 1.0), the Environmental Setting (Section 2.0), and the Project Description (Section 3.0).
- b. The completed Initial Study/Environmental Checklist Form and its associated analyses (Sections 4.0 and 5.0), which conclude that the proposed Project would not result in any new significant environmental impacts or substantially increase the severity of environmental impacts beyond those disclosed in EIR No. 466.
- c. Eleven (11) technical reports and other documentation that evaluate the proposed Project, which are attached as EIR Addendum Technical Appendices A through I.

Appendix A      Mobile Source Health Risk Assessment, prepared by Urban Crossroads, Inc., and dated September 9, 2019.

Appendix B      Biological Technical Report, prepared by Glenn Lukos Associates, and dated March 24, 2020.

Appendix C      Report of Geotechnical Study, prepared by Kleinfelder, and dated January 24, 2019.

Appendix D      Screening Table for GHG Implementation Measures for Commercial Development and Public Facilities, prepared by Urban Crossroads, Inc. (no date).

Appendix E      Phase I Environmental Site Assessment, prepared by SCS Engineers, and dated November 2, 2018.

Appendix F1      Preliminary Hydrology Study, prepared by PBLA Engineering, Inc., and dated September 2019.

Appendix F2      Preliminary Project Specific Water Quality Management Plan (WQMP), prepared by PBLA Engineering, Inc., and dated September 2019.

---

|            |  |
|------------|--|
| Appendix G | Noise Impact Analysis, prepared by Urban Crossroads, Inc., and dated March 13, 2020.   |
| Appendix H | Traffic Impact Analysis, prepared by Urban Crossroads, Inc., and dated June 12, 2019.  |
| Appendix I | Majestic Freeway Business Center Specific Plan Consistency Analysis for Building 11, prepared by T&B Planning, Inc., and dated June 6, 2019. |

CEQA Guidelines § 15150 states that an “EIR or Negative Declaration may incorporate by reference all or portions of another document which is a matter of public record or is generally available to the public.” Accordingly, the above-listed technical reports are herein incorporated by reference pursuant to § 15150. In addition, this EIR Addendum incorporates the following additional documents by reference in accordance with § 15150:

- The Draft and Final EIR No. 466 (SCH No. 2004051085), accompanying Mitigation Monitoring Program (MMP), Technical Appendices to EIR No. 466, Findings and Statement of Facts, Statement of Overriding Considerations, and the associated Board of Supervisors Resolution. EIR No. 466 was certified by the Board of Supervisors on August 23, 2005.
- EIR No. 521 (SCH No. 200904105), which evaluates impacts associated with the County’s comprehensive update to the General Plan and the County’s Climate Action Plan (CAP). Draft EIR No. 521 was certified in December 2015.

The above-referenced documents, including the Project’s technical reports, are available for public review at the Riverside County Planning Department, 4080 Lemon Street, 12<sup>th</sup> Floor, Riverside, CA 92501. In addition to the above-referenced documents, this EIR Addendum also incorporates by reference the documents and information sources listed in Section 6.0. All of the documents and information and information sources listed in Section 6.0 are also available for public review at the Riverside County Planning Department at the address listed above and/or at the website address listed in Section 6.0 .

---

#### **1.4.4 Initial Study Checklist**

---

The County of Riverside prepared the proposed Project’s Initial Study Checklist as suggested by CEQA Guidelines §§ 15063(d)(3) and 15168(c)(4). The CEQA Guidelines include a suggested checklist to indicate whether the conditions set forth in § 15162, which would require a subsequent or supplemental EIR, are met and whether there would be new significant impacts resulting from the project not examined in the previously-certified EIR. The checklist and an explanation of each answer on the form can be found in Section 5.0.

As presented in Section 5.0, there are four possible responses to each of the environmental issues included on the checklist:

1. **New Significant Impact.** This response is used to indicate when the Project has changed to such an extent that major revisions to EIR No. 466 are required due to the presence of new significant environmental effects.
2. **More Severe Impacts.** This response is used to indicate when the circumstances under which the Project is undertaken have changed to such an extent that major revisions to EIR No. 466 are required due to the fact that the severity of previously identified significant effects would substantially increase.
3. **New Ability to Substantially Reduce Significant Impact.** This response is used to indicate when new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time EIR No. 466 was certified, indicates that there are new mitigation measures or alternatives available to substantially reduce significant environmental impacts of the Project. The conditions set forth in § 15162 only would be triggered if the Project Applicant declines to adopt the mitigation measure(s) or alternative.
4. **No Substantial Change from Previous Analysis.** This response is used to indicate that the proposed Project would not create a new impact or substantially increase the severity of the previously-identified environmental impact.

The Initial Study Checklist and accompanying explanation of checklist responses provide the information and analysis necessary to assess relative environmental impacts of the current Project in the context of environmental impacts addressed in the previously certified EIR No. 466. In doing so, the County will determine the extent of additional environmental review, if any, for the current Project.

---

#### **1.4.5 Initial Study Findings**

---

Sections 4.0 and 5.0 contain a copy of the Initial Study/Environmental Assessment that Riverside County prepared for the proposed Project pursuant to CEQA and County of Riverside requirements (CEQA Case No. CEQ180120). The Initial Study determined that implementation of the proposed Project would not result in any new, significant environmental effects under the issue areas of aesthetics, agriculture/forest resources, air quality, biological resources, cultural resources, energy, geology/soils, greenhouse gas emissions, hazards/hazardous materials, hydrology/water quality, land use/planning, mineral resources, noise, paleontological resources, population/housing, public services, recreation, transportation, tribal cultural resources, utilities/service systems, or wildfire. More specifically, the County of Riverside has determined that an Addendum to EIR No. 466 should be prepared, rather than a Supplemental or Subsequent EIR, based on the following facts:

- a) As demonstrated in the accompanying Initial Study/Environmental Assessment form and its associated analyses (refer to Sections 4.0 and 5.0), the proposed Project would not require major revisions to the previously-certified EIR No. 466 because the Project would not result in any new significant impacts to the physical environment nor would it create substantial increases in the severity of the environmental impacts previously disclosed in the EIR No. 466. In summary, the

**Plot Plan No. 180034 (Building 11)**

---

proposed Project consists of a Plot Plan (PP No. 180034) to implement a portion of Planning Area 5 of the MFBCSP, involving the construction and operation of a proposed 391,045 s.f. high-cube transload short-term warehouse building. The uses proposed as part of PP No. 180034 would result in a substantial decrease in the amount of traffic generated from the site as compared to what was evaluated as the maximum impact scenario in EIR No. 466. There are no components of PP No. 180034 that would result in increased physical environmental effects beyond what was previously evaluated and disclosed as part of EIR No. 466. Accordingly, there would be no new environmental effects or a substantial increase in the severity of previously-identified significant effects as a result of the proposed Project. Thus, the proposed Project would not require major revisions to the previously-certified EIR No. 466.

- b) EIR No. 466 concluded that implementation of the MFBCSP would result in significant and unavoidable impacts to air quality (due to emissions of VOCs and NO<sub>x</sub> during construction and emissions of VOCs, NO<sub>x</sub>, CO, and PM<sub>10</sub> during long-term operation) and traffic-generated noise. As demonstrated in the accompanying Initial Study/Environmental Assessment form and its associated analyses (refer to Sections 4.0 and 5.0), there are no components of the proposed Project that would result in new or increased impacts to air quality or due to traffic-related noise. As such, the proposed Project would not result in any new significant environmental impacts or substantially increase the severity of impacts identified in EIR No. 466 under the issue areas of air quality or noise.
- c) Subsequent to the certification of EIR No. 466, no substantial changes in the circumstances under which the Project would be undertaken have occurred. Consistent with the conditions that existed at the time EIR No. 466 was certified, the Project site comprises 29 parcels of land that have been previously graded for future development. Land uses surrounding the site includes undeveloped parcels to the west that are planned for development with light industrial uses; an existing warehouse building to the south; existing light industrial building and undeveloped properties to the north that are planned for light industrial development; railroad right-of-way/easement, Interstate 215 (I-215) and commercial, residential, and industrial land uses to the east. The Project would result in a substantial reduction in the amount of traffic generated by uses on the Project site as compared to what was evaluated for the site by EIR No. 466 (refer to Table 5-17); thus, it can be concluded that the Project's impacts to transportation facilities (including local roads and freeways) would be reduced in comparison to the project evaluated by EIR No. 466. As demonstrated in the accompanying Initial Study/Environmental Assessment form and its associated analyses (refer to Sections 4.0 and 5.0), no substantial changes have occurred in the surrounding area that would result in new or more severe impacts to the environment as compared to what was evaluated and disclosed in EIR No. 466.
- d) Subsequent to the certification of EIR No. 466, no new information of substantial importance has become available which was not known and could not have been known at the time the EIR No. 466 was prepared. Changes in law have occurred since certification of EIR No. 466 that have resulted in more environmentally-protective rules and regulations (e.g., increased energy efficiency, water conservation, fuel efficiency, etc.) to which the Project would be required to

comply. Compliance with modern rules and regulations would result in decreased impacts to the environment as compared to what was assumed, evaluated, and disclosed by EIR No. 466.

- e) The Project's one proposed discretionary action, which includes approval of Plot Plan No. 180034, would not result in any new or substantially more severe significant environmental impacts beyond those disclosed in EIR No. 466.
- f) Subsequent to the certification of EIR No. 466, no new mitigation measures or alternatives have been identified that were infeasible at the time EIR No. 466 was certified and that would substantially reduce impacts to air quality or traffic-related noise, which were identified as significant and unavoidable by EIR No. 466.
- g) Subsequent to the certification of EIR No. 466, no new mitigation measures or alternatives that are considerably different from those analyzed in EIR No. 466 have been identified to reduce the significant unavoidable impacts to air quality due to traffic-related noise.
- h) Technical reports were prepared for the proposed Project to evaluate its environmental effects. Riverside County has reviewed and accepted these reports as adequate and in compliance with Riverside County's requirements. Copies of these reports are contained within the appendix of this document and are herein incorporated by reference pursuant to CEQA Guidelines § 15150. These technical reports do not identify any new impacts or substantial increases in impacts to the environment beyond those that were disclosed in EIR No. 466. Specifically, these technical reports concluded as follows:
  - 1. The Mobile Source Health Risk Assessment (*Technical Appendix A*), prepared by Urban Crossroads, Inc., and dated September 9, 2019 concludes that the proposed Project would not result in any new impacts or more severe impacts associated with localized cancer and non-cancer risks than previously disclosed in EIR No. 466;
  - 2. The Biological Technical Report, prepared by Glenn Lukos Associates and dated March 24, 2020 concludes that the proposed Project would not result in any new impacts or more severe impacts associated with biological resources or jurisdictional waters or wetlands than previously disclosed in EIR No. 466;
  - 3. The Geotechnical Report (*Technical Appendix C*), prepared by Kleinfelder and dated January 24, 2019, concludes that the proposed Project would not result in any new impacts or more severe impacts associated with geology or soils than previously disclosed in EIR No. 466;
  - 4. The Screening Table for Greenhouse Gases (*Technical Appendix D*), prepared by Urban Crossroads, Inc., demonstrates that the proposed Project would be consistent with the Riverside County Climate Action Plan (CAP) and therefore would not result in any new impacts or more severe impacts associated with greenhouse gas emissions beyond what would have been disclosed by EIR No. 466;

**Plot Plan No. 180034 (Building 11)**

---

5. The Phase I Environmental Site Assessment (*Technical Appendix E*), prepared by SCS Engineers and dated November 2, 2018, concludes that the proposed Project would not result in any new impacts or more severe impacts associated with hazards and hazardous materials than previously disclosed in EIR No. 466;
6. The Preliminary Hydrology Study (*Technical Appendix F1*) and Project Specific Water Quality Management Plan (*Technical Appendix F2*), prepared by PBLA Engineering, Inc. and both dated September 2019, conclude that the proposed Project would not result in any new impacts or more severe impacts associated with hydrology and water quality than previously disclosed in EIR No. 466;
7. The Noise Impact Analysis (*Technical Appendix G*), prepared by Urban Crossroads, Inc. and dated March 13, 2020 concludes that the proposed Project would not result in any new impacts or more severe impacts associated with noise than previously disclosed in EIR No. 466;
8. The Traffic Impact Analysis (*Technical Appendix H*), prepared by Urban Crossroads, Inc. and dated June 12, 2019, concludes that the proposed Project would not result in any new impacts or more severe impacts associated with transportation and traffic than previously disclosed in EIR No. 466; and
9. The Specific Plan Consistency Analysis (*Technical Appendix I*), prepared by T&B Planning, Inc. and dated June 6, 2019, demonstrates that the proposed Project would be fully consistent with the MFBCSP and therefore would not result in any new impacts or more severe impacts associated with land use or planning conflicts than previously disclosed in EIR No. 466.

Therefore, and based on the findings of the Initial Study/Environmental Assessment (Sections 4.0 and 5.0), the County of Riverside determined that an EIR Addendum shall be prepared for the proposed Project pursuant to CEQA Guidelines § 15164. The purpose of this Addendum is to evaluate the proposed Project's level of impact on the environment in comparison to the existing condition and the impacts disclosed in EIR No. 466.

---

#### **1.4.6 EIR Addendum Processing**

---

The Riverside County Planning Department directed and supervised the preparation of this Addendum. Although prepared with assistance of the consulting firm T&B Planning, Inc., the content contained within and the conclusions drawn by this EIR Addendum reflect the sole independent judgment of the County.

This EIR Addendum will be forwarded, along with the previously-certified EIR No. 466, to the Riverside County Planning Department for review of the proposed Project. A public hearing will be held before the Riverside County Planning Commission. The Planning Commission will consider the proposed Project and the adequacy of this EIR Addendum, at which time public comments will be heard. At the conclusion of



**Plot Plan No. 180034 (Building 11)**

---

the public hearing process, the Planning Commission will take action to approve, conditionally approval, or deny approval of the proposed Project.

The decision of the Planning Commission is considered final and no action by the Board of Supervisors is required unless, within ten (10) days after the date of decision, the Project Applicant or an interested person files an appeal. If an appeal is filed, then the Board of Supervisors would consider the proposed action and the adequacy of this EIR Addendum. In such cases, the Board of Supervisors would conduct a public hearing to evaluate the proposal and would take final action to uphold the Planning Commission's decision and deny the appeal, or to approve the appeal and disapprove the Project.

---

## 2.0 Environmental Setting

---

### 2.1 PROJECT LOCATION

As shown on Figure 2-1, *Regional Location Map*, and Figure 2-2, *Vicinity Map*, the 20.5-acre Project site is located within the Mead Valley Area Plan (MVAP) of unincorporated Riverside County, approximately 0.4 mile west of the City of Perris and approximately 1.2 miles southwest of the City of Moreno Valley. Specifically, the Project site is bounded on the north by Commerce Center Drive, to the south by Perry Street, to the west by Harvill Avenue, and to the east by Interstate 215 (I-215). The subject property encompasses Assessor's Parcel Numbers (APNs) 314-270-(001, 002, 003, 004, 005, 006, 007, and 008) and 314-290-(001, 002, 003, 004, 005, 006, 007, 008, 009, 010, 011, 012, 013, 014, 015, 016, 017, 018, 019, 020, and 021). The property is located in the southwest portion of Section 1, Township 4 South, Range 4 West, San Bernardino Baseline and Meridian.

### 2.2 EXISTING SITE AND AREA CHARACTERISTICS

---

#### 2.2.1 Existing Site Conditions

---

As shown on Figure 2-3, *Aerial Photograph*, under existing conditions the 20.5-acre site has been disturbed as part of grading activities that occurred in the early 1990s as part of "Oakwood Business Park" (CFD 88-8). A majority of the property consists of disturbed vegetation that is routinely disced for fire abatement purposes. The site abuts the eastern edge of Harvill Avenue and abuts Perry Street to the south and Commerce Center Drive to the north. There are two improved road ways that traverse the site: Commerce Center Drive on the northern edge of the Project site and Messenia Lane on the eastern edge of the Project site. The southeastern portions of the Project site were used as a staging site for construction materials and equipment during the construction of a warehouse building south of the Project site.

#### 2.2.2 General Plan and Zoning

---

As shown on Figure 2-5, *MVAP Land Use Plan*, and Figure 2-4, *USGS Topographical Map*, the 20.5-acre property is designated by the Riverside County General Plan and MVAP for "Light Industrial (LI)" land uses, which allows for industrial and related uses including warehousing/distribution, assembly and light manufacturing, repair facilities, and supporting retail uses (Riverside County, 2015b, p. 11 and Figure 3). In addition, and as previously shown on Figure 1-1, the Project site is located within the MFBCSP and Planning Area 5, which is designated for "Light Industrial" uses. The Light Industrial component of the MFBCSP is intended to provide for light manufacturing and warehouse/distribution uses that provide employment opportunities for area residents (Webb, 2005, pp. III-7).

As shown on Figure 2-6, *Existing Zoning Designations*, the Project site is zoned for "M-SC (Manufacturing – Service Commercial)" by the Riverside County Zoning Code (Ordinance No. 348), which allows for most light manufacturing and industrial uses defined under the Standard Industrial Classification Code (SIC) with Plot Plan approval. (Riverside County, 2016)

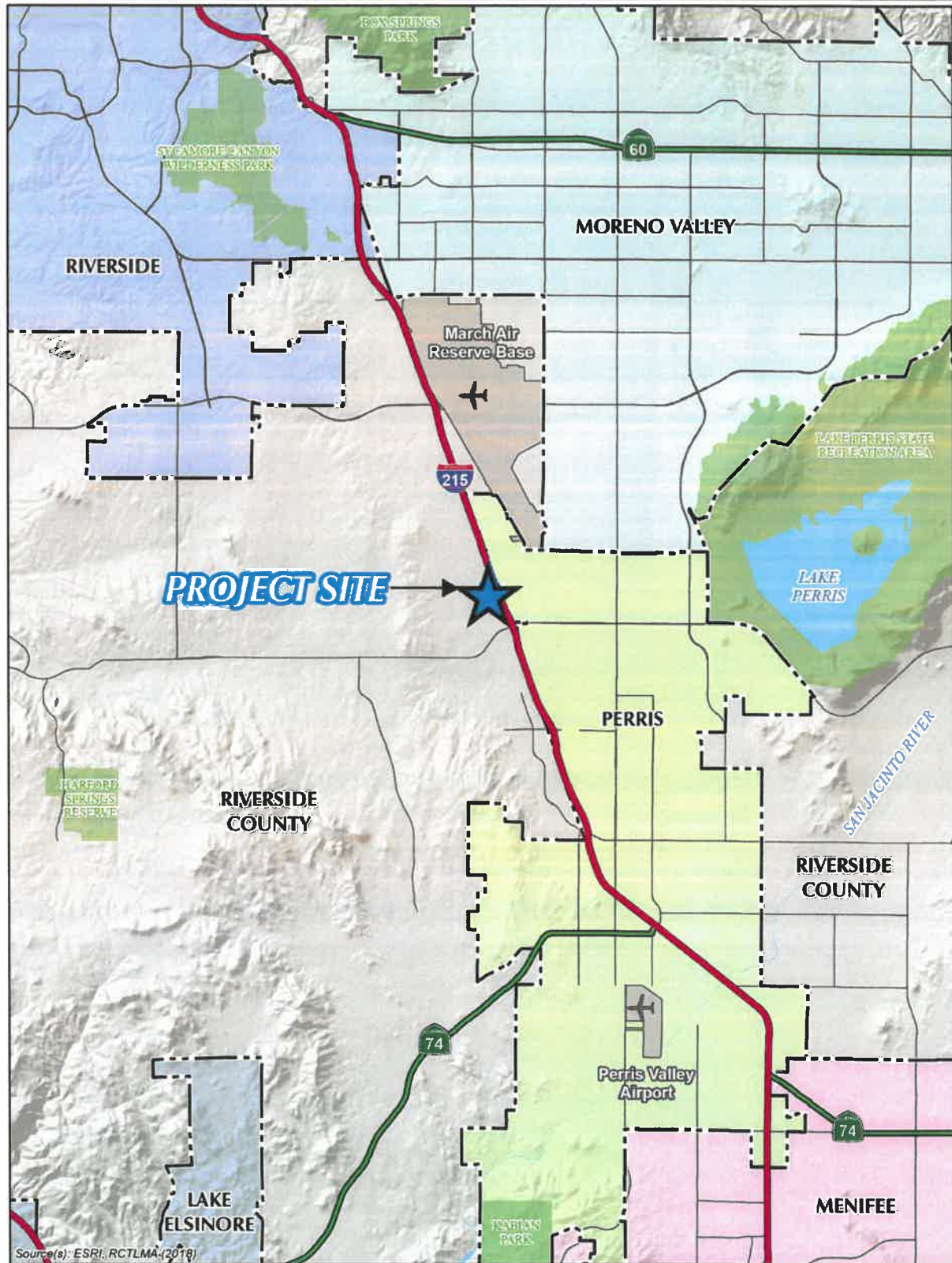
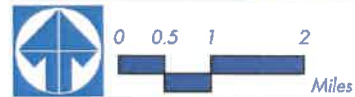


FIGURE 2-1

REGIONAL LOCATION MAP



Plot Plan No. 180034 (Building 11)

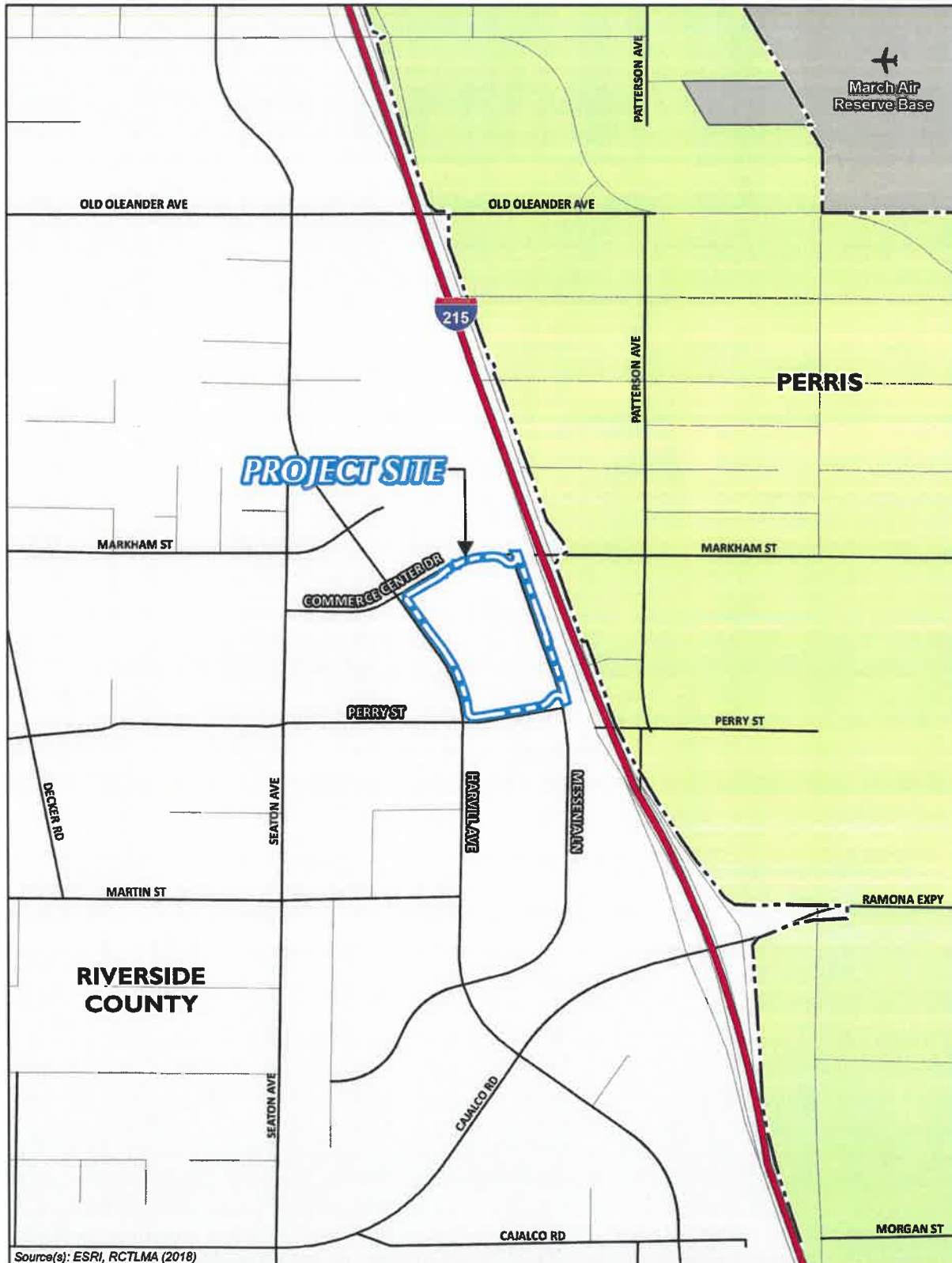


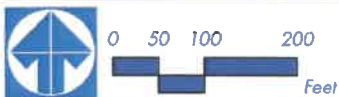
FIGURE 2-2

VICINITY MAP





FIGURE 2-3

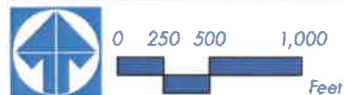


AERIAL PHOTOGRAPH



FIGURE 2-4

USGS TOPOGRAPHICAL MAP



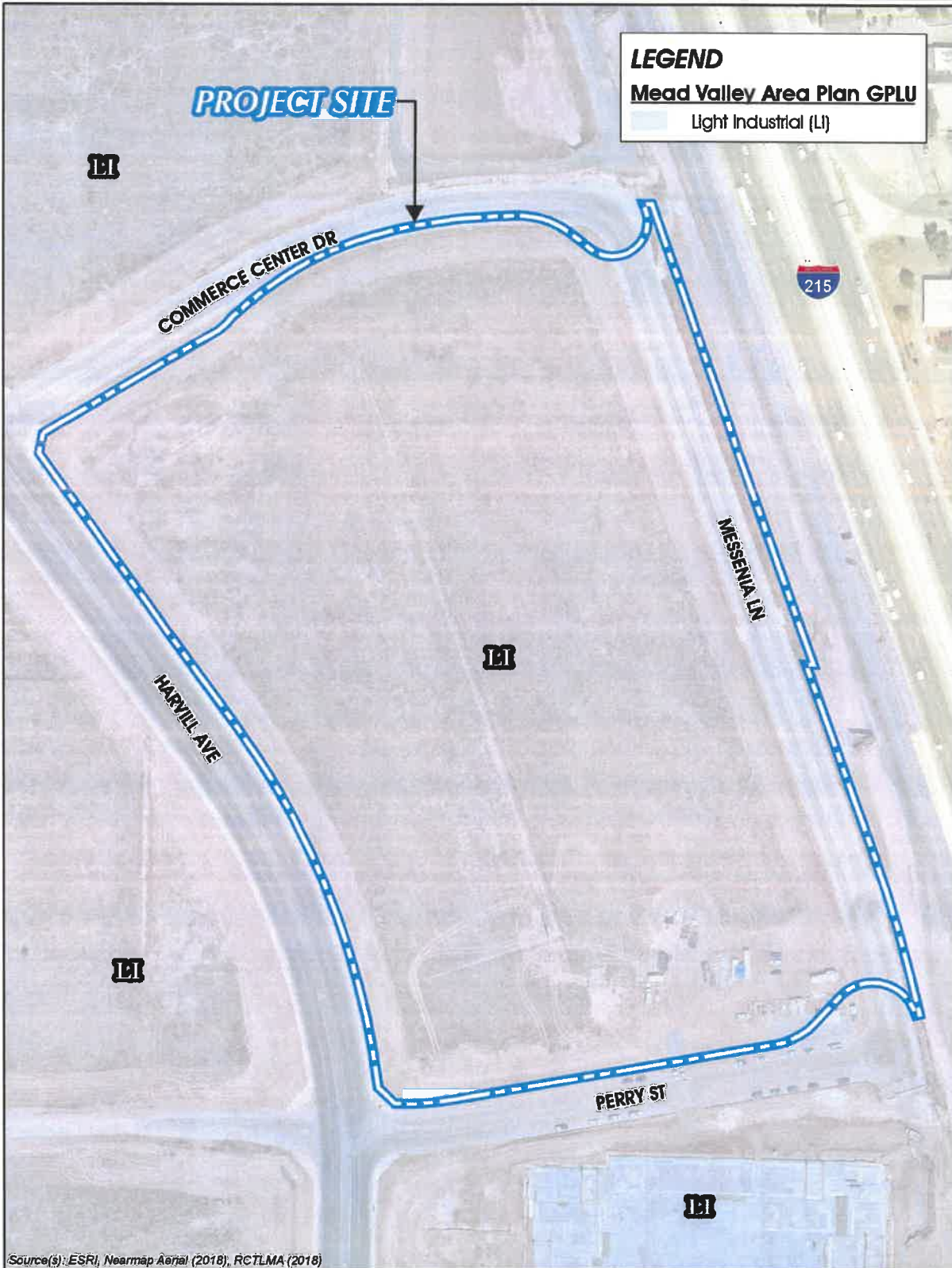
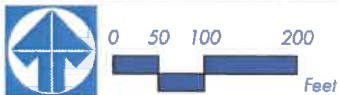


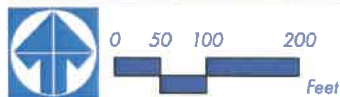
FIGURE 2-5



MVAP LAND USE PLAN



FIGURE 2-6



**EXISTING ZONING DESIGNATIONS**



### 2.2.3 Surrounding Land Uses and Development

---

Figure 2-7, *Surrounding Land Uses and Development*, depicts the existing land uses and development in the vicinity of the Project site. Land uses to the west of the site consist primarily of undeveloped parcels that are planned for industrial uses. To the north of the Project site is an existing warehouse facility and outdoor storage of truck trailers. Remaining areas north of the Project site consist of undeveloped lands that are planned for light industrial uses, as well as an existing detention basin. Immediately east of the Project is the Atchison, Topeka and Santa Fe (AT&SF) railroad and the I-215. To the northeast of the site and across I-215 are existing commercial uses, including a church, restaurant, and medical marijuana dispensary, as well as light industrial uses, and residential properties. To the south of the Project site is a large parcel that was recently developed with an industrial warehouse building. Additionally, a church that provides religious and educational services is located approximately 0.6 mile southwest of the Project site at the southwest corner of the intersection of Seaton Avenue and Alviso Drive.

## 2.3 EXISTING ENVIRONMENTAL CHARACTERISTICS

---

### 2.3.1 Land Use

---

Under existing conditions, the 20.5-acre Project site is vacant, with disturbed vegetation that is routinely disced for fire abatement purposes. Thus, under existing conditions, the Project site does not generate any traffic, air quality emissions, greenhouse gas emissions, substantial amounts of noise, etc. Two improved road ways traverse the site: Commerce Center Drive on the northern edge of the Project site and Messenia Lane on the eastern edge of the Project site. Previously, the southeastern portion of the property was used as a staging site for the construction of an industrial warehouse located south of the Project site.

### 2.3.2 Topography

---

The topography of the Project site is relatively flat with elevations ranging from approximately 1,511 feet above mean sea level (amsl) at the southeast corner of the site to 1,520 feet amsl in the central portions of the Project site. Overall topographic relief is approximately nine feet.

### 2.3.3 Geology

---

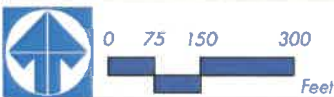
No active or inactive fault traces are known to traverse the site and no evidence of on-site faulting was observed during the geotechnical investigation conducted for the Project site. The site is not located within a currently-designated Alquist-Priolo Fault Zone or County of Riverside Fault Zone. The closest zoned fault to the site is the San Jacinto fault zone located approximately 9.5 miles northeast of the site. (Kleinfelder, 2019, p. 9). Similar to other properties throughout southern California, the Project site is located within a seismically active region and is subject to ground shaking during seismic events.

A field exploration was conducted for the Project site, and the results determined that the site subsurface materials consist of undocumented fill ranging in thickness from approximately 1.5 to 3 feet below ground surface (bgs), older alluvium ranging in thickness from approximately 1.5 to 30 feet bgs, with bedrock occurring at a depth of between 11 to 34 feet bgs (Kleinfelder, 2019, p. 5).



FIGURE 2-7

SURROUNDING LAND USES AND DEVELOPMENT



**2.3.4 Hydrology**

Figure 2-8, *Existing Conditions Hydrology*, depicts the site’s existing hydrology. As shown, runoff from on-site areas flows from the center point of the Project site to Harvill Avenue and is carried to the northeast by the existing 14-inch Reinforced Concrete Box (RCB) storm drain within Commerce Center Drive and discharges offsite near the east-central boundary. Runoff then flows south to Messenia Lane in to the existing stormwater drain. Existing flow rates during 24-hour, 100-year storm events are estimated at 13.3 cubic feet per second (cfs). (PBLA, 2019a, p. 4 and Appendix A)

**2.3.5 Groundwater**

The Project site is located within the Perris North Groundwater Management Zone of the West San Jacinto Groundwater Management Area (GMA). Groundwater was not encountered on site, but is expected to occur at approximately between 22 to 35 feet bgs. There are no groundwater wells located on the Project site under existing conditions. The closest well is approximately 0.75 mile northeast of the Project site. (Kleinfelder, 2019, pp. 6-7)

**2.3.6 Soils**

Table 2-1, *Summary of Project Area Soils*, provides a summary of the soil types present on the Project site. As shown, approximately 0.8% of the site has a slow rate of runoff and slight susceptibility to erosion. 96.6% of the Project site contains soils with a slow to medium rate of runoff with a slight to moderate susceptibility to erosion hazards. The remaining 3.1% of the Project site has a medium rate of runoff, with erosion susceptibility being moderate. There are no portions of the Project site that contain soils with a high erosion susceptibility or rate of runoff.

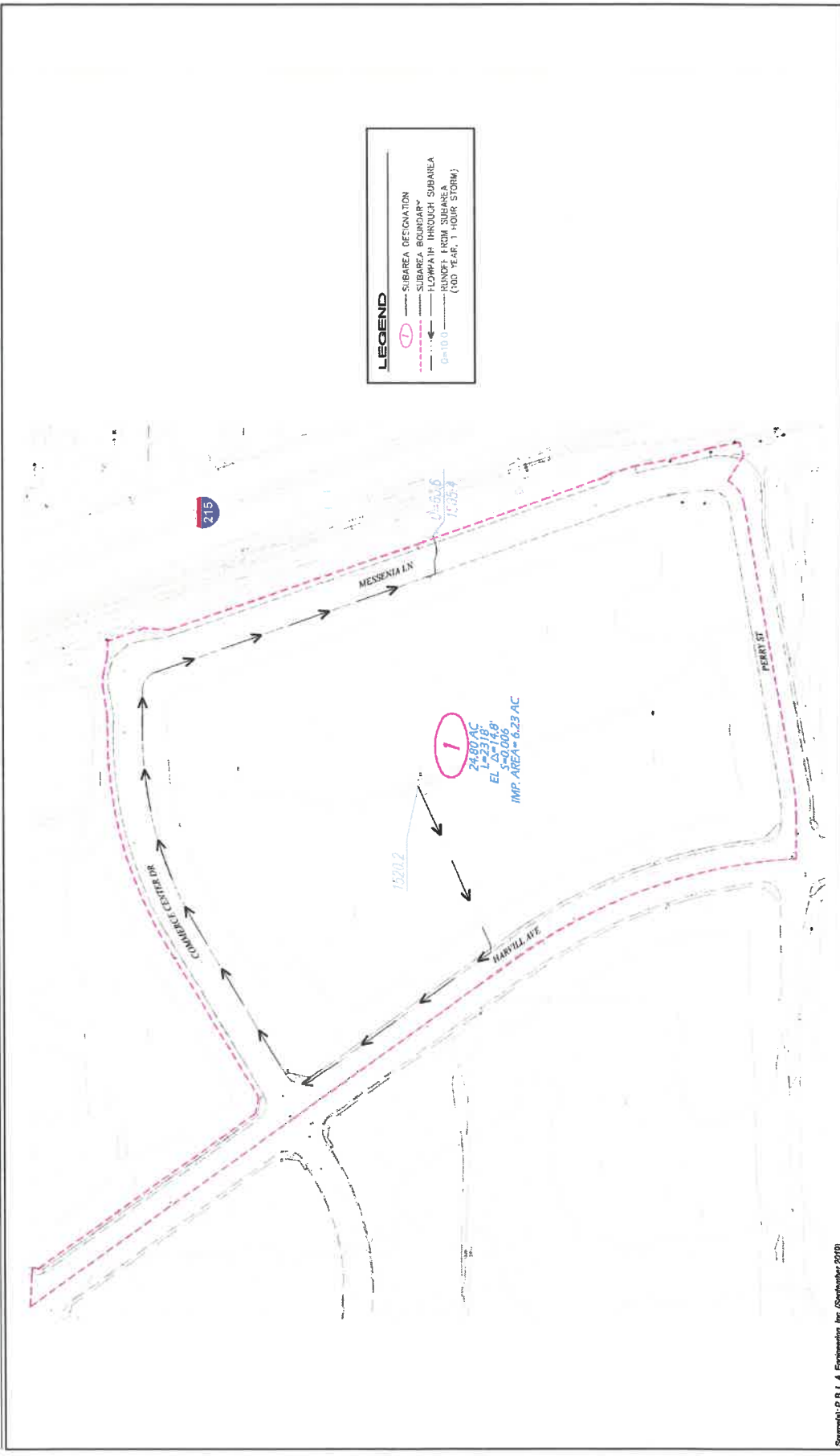
**Table 2-1 Summary of Project Area Soils**

| Map Unit Symbol | Map Unit Name  | Rate of Runoff | Erosion Susceptibility | Acres in AOI | Percent of AOI |
|-----------------|--|----------------|------------------------|--------------|----------------|
| AoC             | Arlington fine sandy loam, deep, 2 to 8 percent slopes | Medium         | Moderate               | 0.6          | 3.1%           |
| EnC2            | Exeter sandy loam, 2 to 8 percent slopes, eroded       | Slow to Medium | Slight to Moderate     | 19.1         | 92.8%          |
| GyC2            | Greenfield sandy loam, 2 to 8 percent slopes, eroded   | Slow to Medium | Slight to Moderate     | 0.6          | 2.9%           |
| HcC             | Hanford coarse sandy loam, 2 to 8 percent slopes       | Slow to Medium | Slight to Moderate     | 0.1          | 0.4%           |
| RaA             | Ramona sandy loam, 0 to 2 percent slopes, MLRA 19      | Slow           | Slight                 | 0.2          | 0.8%           |
|                 |  |                |                        | <b>20.5</b>  | <b>100.0%</b>  |

AOI = Area of Interest (i.e., Project site).

Note: Totals reflect rounding.

(NRCS, n.d.; USDA, 1971, pp. 14, 31, 38-40, and 54)



Source(s): P. B. L. A. Engineering, Inc. (September 2017)



788 Planning, Inc.

FIGURE 2-8

EXISTING CONDITIONS HYDROLOGY

**2.3.7 Vegetation**

As shown in Table 2-2, *Summary of Vegetation/Land Use Types*, and as depicted on Figure 2-9, *Existing Vegetation*, the Project site and off-site improvement areas contain four distinct vegetation communities as mapped by a professional biologist (Glenn Lukos Associates). Each is described below. (GLA, 2020a, p. 20)

**Table 2-2 Summary of Vegetation/Land Use Types**

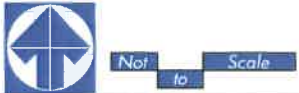
| Vegetation Type            | Study Area Total |
|----------------------------|------------------|
| Developed                  | 2.15             |
| Disturbed                  | 2.12             |
| Disturbed/Ruderal          | 17.37            |
| Black Willow/Mulefat Scrub | 0.002            |
| <b>Total<sup>1</sup>:</b>  | <b>21.64</b>     |

1. 21.64 acres are included in the Study Area for biological resources, of which approximately 21.35 acres occur within the Project’s development footprint. (GLA, 2020a, Table 4-1)

- **Developed.** The Project site and off-site impact areas support 2.15 acres (including 0.69 acre off site) of developed lands that comprise vehicular streets including Commerce Center Drive, Messenia Lane, and Perry Street. (GLA, 2020a, p. 23)
- **Disturbed.** The Project site and off-site impact areas support 2.12 acres (including 0.07 acre off site) of disturbed lands that were previously used for an equipment/material staging area for construction of an adjacent industrial building located immediately south of Perry Street. These areas were predominantly devoid of vegetation. (GLA, 2020a, p. 23)
- **Disturbed/Ruderal.** The Project site and off-site impact areas support 17.37 acres (including 0.16 acre off site) of disturbed/ruderal lands. These areas have been disturbed in the past from ground disturbance activities including mowing or disking for decades. Dominant plant species observed included Russian thistle (*Salsola tragus*), red brome (*Bromus madritensis ssp. rubens*), short-pod mustard (*Hirschfeldia incana*), and redstem filaree (*Erodium cicutarium*). In addition, approximately 0.01 acre of disturbed/ruderal land is associated with an earthen drainage immediately downstream of a storm drain outlet located beneath Messenia lane. (GLA, 2020a, p. 23).
- **Black Willow/Mulefat Scrub.** The Study Area supports 0.002 acre of black willow/mulefat scrub including several small mulefat (*Baccharis salicifolia*) and several small black willow (*Salix Gooddingii*) trees that are located in an earthen drainage located immediately east of Messenia Lane. (GLA, 2020a, p. 21)



FIGURE 2-9



EXISTING VEGETATION

### **2.3.8 Wildlife**

---

No special-status animals were detected at the Project site as part of field surveys conducted by Glenn Lukos Associates, although some bird and mammal species have a low potential to occur. Table 4-3 of the Project's Biological Technical Report (*Technical Appendix B*) provides a list of special-status animals evaluated for the Project site through general biological surveys, habitat assessments, and focused surveys. Species were evaluated based on the following factors: 1) species identified by the CNDDDB as occurring (either currently or historically) on or in the vicinity of the Project site, and 2) any other special-status animals that are known to occur within the vicinity of the Project site, for which potentially suitable habitat occurs on the site. (GLA, 2020a, pp. 30-36)

### 3.0 Project Description

The proposed Project consists of an application for a Plot Plan (PP No. 180034), and is described in this subsection. Copies of the entitlement application materials for the proposed Project are herein incorporated by reference pursuant to CEQA Guidelines §15150 and are available for review at the County of Riverside Planning Department, 4080 Lemon Street, 12<sup>th</sup> Floor, Riverside, CA 92501. A detailed description of the proposed Project is provided in the following subsections. It should be noted that the Project design features described in the following subsections would be fully enforceable by the County as part of its review of implementing ministerial permits (e.g., lot merger(s), grading permits, building permits, etc.).

#### 3.1 PROPOSED DISCRETIONARY APPROVALS

##### 3.1.1 Plot Plan No. 180034

A plot plan is required prior to development of any permitted use pursuant to the requirements of the site's underlying zoning designation of M-SC (refer to subsection 2.2.2). Accordingly, Plot Plan No. 180034 (PP No. 180034) is proposed to allow for development of the site with Building 11, which would consist of up to 391,045 s.f. of high-cube transload short-term warehouse uses.

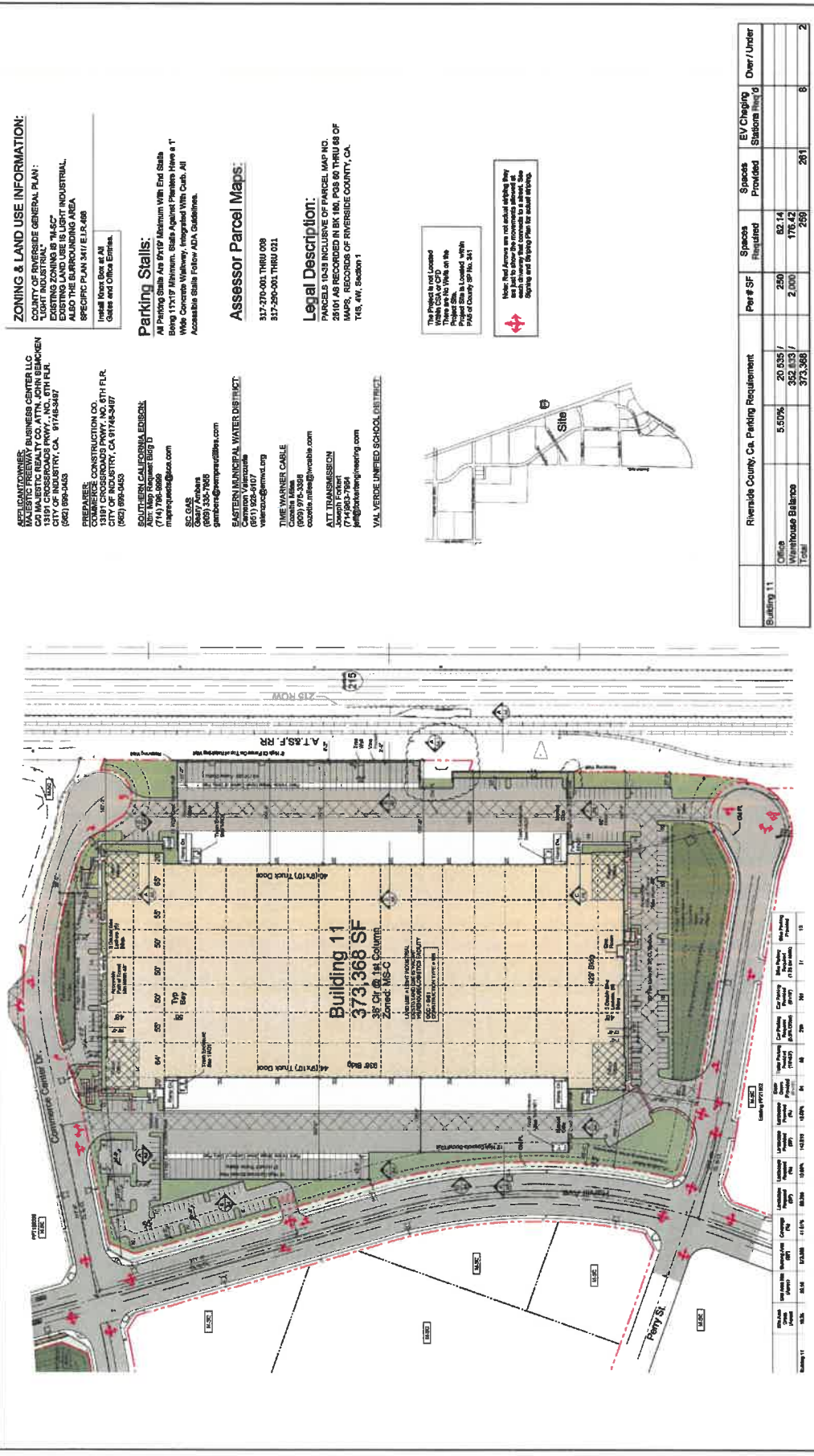
##### A. *Site Planning and Building Configuration*

Figure 3-1, Plot Plan No. 180034 Site Plan, depicts the overall site plan proposed by the Project Applicant. As shown, the Project entails the development of the 20.5-acre site<sup>2</sup> with one high-cube transload short-term warehouse building (herein, "Building 11") and two detention basins. Building 11 is a proposed approximately 373,368 s.f. high-cube transload short-term warehouse building; however, for purposes of analysis herein it is assumed that Building 11 would comprise up to 391,045 s.f. of building area in order to account for any minor changes to the building area as part of final Project design. While the ultimate tenant of the proposed building is not currently known, it is anticipated that the building would be occupied with high-cube transload short-term warehouse uses. Pedestrian entrances to the building are proposed at all four corners of the building, which also would accommodate supporting office uses. A total of 84 dock doors are proposed along the eastern and western sides of the building, with 44 dock doors on the west side of the building and 40 dock doors on the eastern side of the building. Additionally, a total of 77 truck trailer parking spaces are proposed, with 43 truck trailer parking spaces occurring along the east side of the building and 37 spaces along the west side of the building. Access to the dock doors and trailer parking stalls would be secured by manual gates. A total of 261 parking spaces for passenger vehicles also are accommodated, with parking lots proposed in the northern, northwestern, and southern portions of the Project site. A minimum 30-foot fire access lane also is provided around all sides of the

<sup>2</sup> Under existing conditions, the Project site excludes areas within the existing right-of-way (ROW) of Messenia Lane and encompasses approximately 18.35 acres. With the abandonment of the Messenia Lane ROW and other dedications as proposed by the Project, the site proposed for development as part of the Project would encompass approximately 20.5 acres. For purposes of discussion herein, the "Project site" refers to the 20.5 acres proposed for development following vacation and demolition of Messenia Lane.



Plot Plan No. 180034 (Building 11)



**CLIENT/OWNER:**  
COMMERCIAL BUSINESS CENTERS LLC  
1319 CROSSROADS PKWY., NO. 4TH FLR.  
CROSSROADS PART, CA, 91748-3487  
(951) 990-4400

**PREPARED BY:**  
CONSTRUCTION CO.  
1319 CROSSROADS PKWY., NO. 4TH FLR.  
CITY OF INDUSTRY, CA 91748-3487  
(951) 990-4400

**SOUTHERN CALIFORNIA Edison:**  
714) 796-3600  
Request Bill 1  
requestbill@scg.com

**SC GAS:**  
1000) 435-7805  
gasbill@scg.com

**EASTERN MUNICIPAL WATER DISTRICT:**  
Cameron, Vallecalle  
(951) 925-8107  
vallecalle@emwd.org

**TIME WARNER CABLE:**  
Cynthia, Miles  
cynthia.miles@twcable.com

**ATT. TRANSMISSION:**  
1319 CROSSROADS PKWY., NO. 4TH FLR.  
CITY OF INDUSTRY, CA 91748-3487  
jef@transmission.com

**VIA VERDE UNITED SCHOOL DISTRICT:**

**ZONING & LAND USE INFORMATION:**  
COUNTY OF RIVERSIDE GENERAL PLAN:  
EXISTING ZONING IS L1  
EXISTING LAND USE IS LIGHT INDUSTRIAL  
ALSO THE SURROUNDING AREA  
SPECIFIC PLAN 341/E LR 408  
Retail Food Store & All  
Uses and Office Entries.

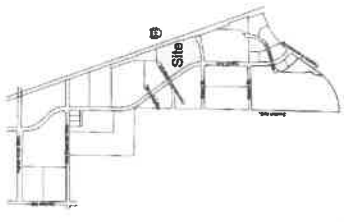
**Parking Stalls:**  
All Parking Stalls Are 8'x12' Minimum With End Stalls  
Being 1'x12' Minimum. Stalls Against Perimeter Have a 1'  
Clearance From Perimeter. All Stalls Meet  
Accessibility State Policy ADA Guidelines.

**Assessor's Parcel Maps:**  
317-270-001, TRHU 009  
317-290-001, TRHU 021

**Legal Description:**  
PARCELS 1538 INCLUDE C2 PARCELS, MAP NO.  
26101 AS RECORDED IN BOOK 186, PAGE 60 TRHU 08 OF  
MAPS, RECORDS OF RIVERSIDE COUNTY, CA  
T19, 4W, Section 1

This Project is Not Located  
Within CD 11  
There are No Trucks on the  
Project Site as Located with  
P&G of County SR No. 341

Note: Red Arrows are not valid unless they  
are part of other documents allowed at  
this location. Red arrows are not valid unless  
they are part of other documents allowed at  
this location. Red arrows are not valid unless  
they are part of other documents allowed at  
this location.



| Building 11                | Office   | Warehouse Balance | Total   |
|----------------------------|----------|-------------------|---------|
| Per # SF                   | 20,635 / | 352,433 /         | 373,068 |
| Spaces Required            | 5.60%    |                   |         |
| Spaces Provided            | 261      | 269               | 261     |
| EV Charging Stations Req'd | 8        | 8                 | 2       |
| Over / Under               |          |                   |         |

Source: Commerce Construction Company (03-24-2020) **FIGURE 3-1**

**Plot Plan No. 180034 (Building 11)**

---

building and would accommodate emergency access through the site. There would be a total of six proposed vehicular entrances for access to the Building 11 site, with three entrances from Commerce Center Drive, two entrances from Perry Street, and one entrance from Harvill Avenue. The western and eastern entrances from Commerce Center Drive would accommodate both truck and passenger vehicle traffic, while the central driveway along Commerce Center Drive would be for passenger vehicles, only. The two entrances from Perry Street would accommodate both truck and passenger vehicle traffic, while the entrance from Harvill Avenue would be restricted to passenger vehicles, only.

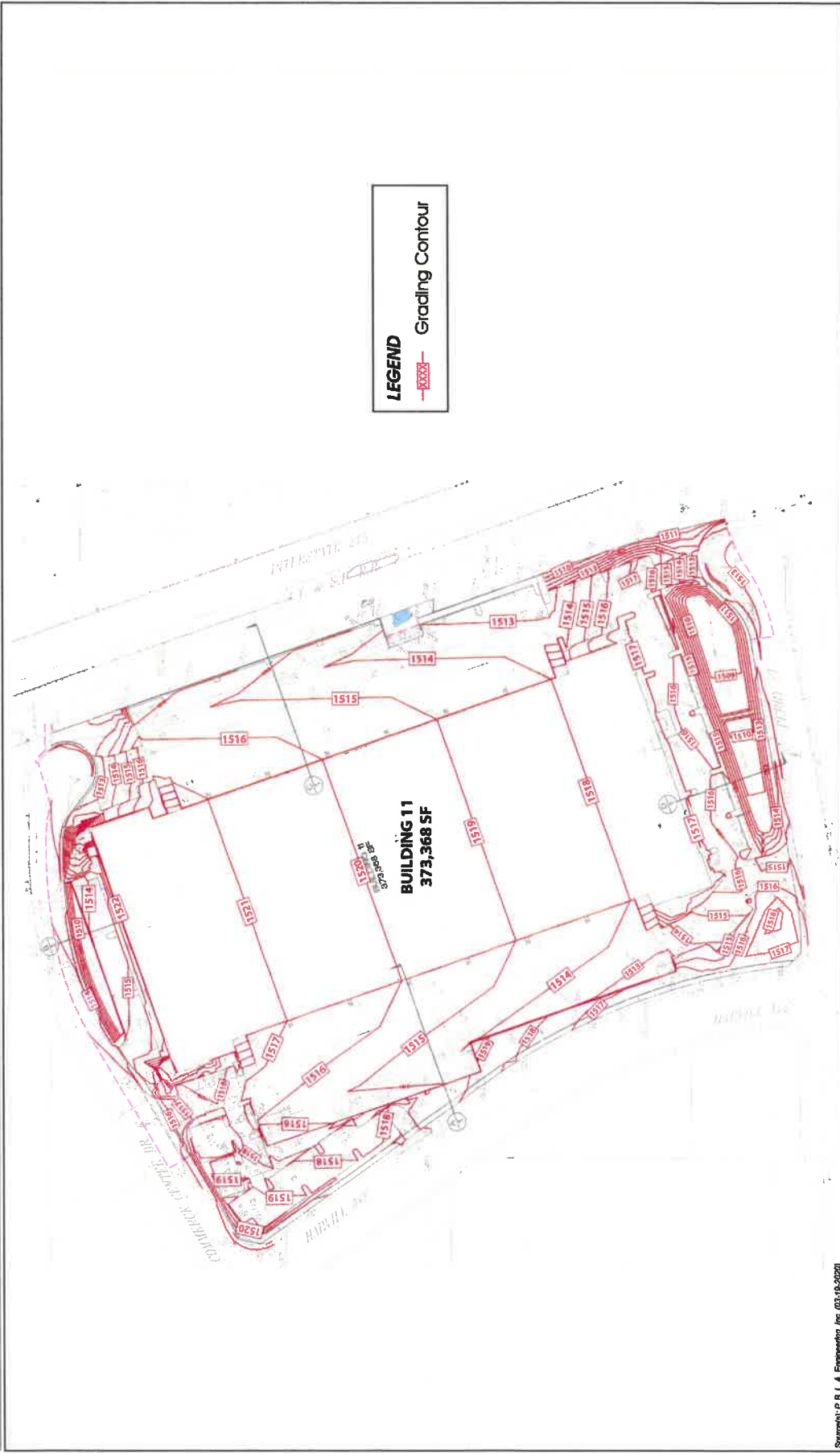
In addition, two detention basins are proposed with a large detention basin located south of Building 11 and a smaller detention basin located north of the building. The northern detention basin would encompass approximately 0.17 acre and would extend to a depth of approximately 1,510 feet amsl. Flows from the northern detention basin would be conveyed to a drainage inlet at the end of the proposed cul-de-sac bulb on Commerce Center Drive and into an existing 10-inch RCB storm drain. The southern detention basin would encompass approximately 0.82 acre and would extend to a depth of up to 1,508 feet amsl. Flows from the southern detention basin would be conveyed via a proposed 36-inch storm drain to an existing 14-inch RCB storm drain that discharges at the eastern boundary of the Project site.

***B. Grading and Site Work***

Figure 3-2, Conceptual Grading Plan, depicts the Project's proposed grading plan. As shown, Messenia Lane would be demolished and abandoned, with no continued public access or public roadway right of way (ROW); cul de sac bulbs would be constructed at the easterly terminus of Commerce Center Drive and Perry Street; and the site would be graded in a manner that largely approximates the site's existing topographic conditions. The Project would require a total of 99,956 cubic yards (cy) of cut and 174,969 cy of fill, requiring an import of 75,013 cy of fill material.

Site grading and development would result in the establishment of minor areas of manufactured slopes, which would be limited to the northern site boundary, along the southeast site boundary, and within the two proposed detention basins. Slopes along the northeast portion of the site are proposed at gradients ranging from 2:1 to 4:1 (horizontal:vertical), and would measure up to seven feet in height (refer to Figure 3-2). Slopes in the northwest portion of the site and along the northern Project boundary are proposed with a 2:1 gradient and would be designed to convey runoff to subdrains, which would then convey runoff toward the proposed northern drainage basin. Slopes proposed in the southeast corner of the site would be constructed at a 2:1 Gradient and would measure up to approximately five feet in height

Two detention basins also are proposed in the north and south portions of the Project site, and would capture and treat first flush runoff from the developed portions of the site. Slopes along the north detention basin are primarily proposed gradients at a 3:1 ratio (horizontal:vertical). Elevations within the northern detention basin would range from approximately 1,514 feet amsl to 1,510 feet amsl. Slopes along the south detention basin are primarily proposed at a gradient of 4:1, with elevations ranging from approximately 1,515 feet amsl to 1,508 feet amsl. The detention basins are designed to convey runoff to existing drainage facilities.



Source(s): F. B. L. A. Engineering, Inc. (03-16-2020)



798 Planning, Inc.

FIGURE 3-2

CONCEPTUAL GRADING PLAN

In addition, retaining walls are proposed to facilitate site grading (refer to Figure 3-2) and would occur along a portion of the northern, western, and eastern property lines. Retaining walls along the northern boundary of the site near the northeast corner would range up to five feet in height, retaining walls in the western portions of the site (adjacent to the proposed truck docking area) would range up to seven feet in height, while retaining walls along the eastern boundary of the site and adjacent to the truck docking area east of Building 11 would vary in height up to eight feet near the east-central property line.

### **C. Circulation**

Access for both passenger vehicles and trucks to the Project site would be accommodated via the eastern and western entrances from Commerce Center Drive and both entrances from Perry Street. A proposed driveway along Harvill Avenue in the western portion of the site would provide access for passenger cars only, while the central driveway along Commerce Center Drive also would accommodate passenger cars only. Additionally, emergency access would be provided around the entire perimeter of the building, and Knox boxes would be included at the gate and office entries to allow for emergency vehicle access. None of the entrances providing site access would be signalized.

As part of the Project, 9 feet of ROW would be dedicated along the site's frontage with Harvill Avenue. Additionally, the on-site portions of Messenia Lane would be abandoned and demolished, with no continued public access or public roadway ROW, and the abandoned portions of Messenia Lane would be developed as part of the Project. The Project also would construct curb, gutter, and 6-foot wide curb-adjacent sidewalks along the Project site's frontages with Commerce Center Drive and Perry Street. Additionally, the Project Applicant would be required to construct cul de sacs at the eastern terminuses of Commerce Center Drive and Perry Street. No other frontage improvements are required for the Project.

### **D. Architectural Design**

Proposed building elevations for Building 11 are depicted on Figure 3-3 and Figure 3-4. As shown, Building 11 would have a variable roof line that would measure between 39 feet in height to as tall as 45 feet in height near the corners of the building, as measured from proposed finished floor. The elevation of the finished floor for Building 11 would range from 1,522.0 feet amsl at the northern portion of the building to 1,517.3 feet amsl at the southern portion of the building. All corners of the building would include low-reflective, glazing (glass) elements with signage proposed above the main entrances to the building. The eastern façade of the building accommodates a total of 40 dock doors, while the western façade would accommodate a total of 44 dock doors. The dock doors would measure nine-foot by ten-foot in size and would be painted white. It should be noted that truck docking areas would be set approximately 3.5 feet below the proposed grade to facilitate loading and unloading of trucks via the docking doors. Four roll-up doors, which would be painted white, are proposed to the north and south of the docking doors along the eastern and western facades. The entire building would be painted with a mixture of white, light gray, and dark gray colors, with blue paint used as accents along the façade, particularly near the building entrances.

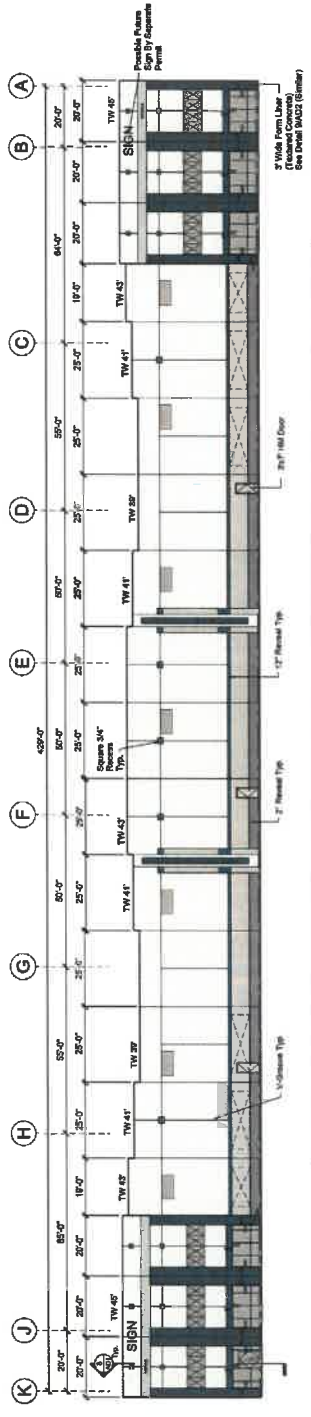
**COLOR LEGEND**

|  |                   |
|--|-------------------|
|  | ASBESTOS FILLINGS |
|  | CONCRETE          |
|  | REINFORCING BARS  |
|  | REINFORCING BARS  |
|  | REINFORCING BARS  |
|  | REINFORCING BARS  |
|  | REINFORCING BARS  |
|  | REINFORCING BARS  |
|  | REINFORCING BARS  |
|  | REINFORCING BARS  |
|  | REINFORCING BARS  |

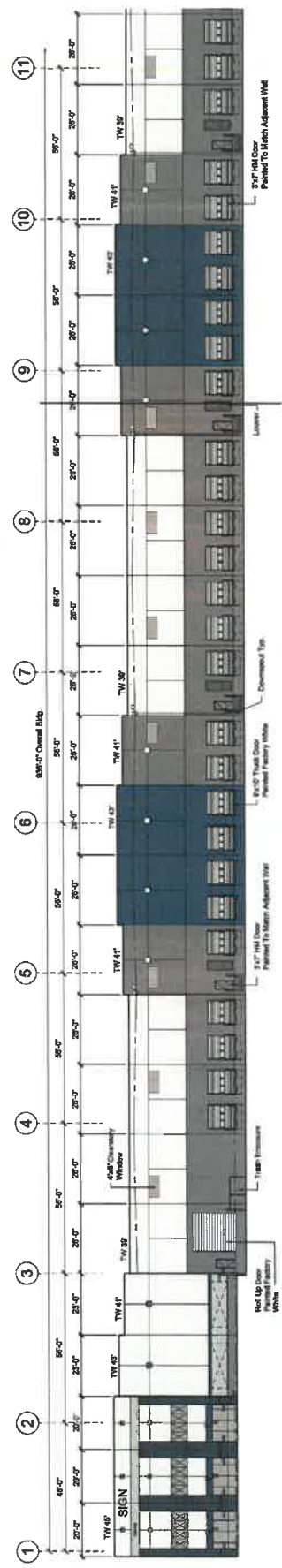
Building is to be Concrete Frame

Provide Roof Top Screening of All A.C. Units Per County of Riverside Standards.

Plot Plan No. 180034 (Building 11)



**NORTH ELEVATION**



**EAST ELEVATION**

Sources: Commerce Construction Company (05-24-2020)

FIGURE 3-3

BUILDING 11 NORTH AND EAST ELEVATIONS

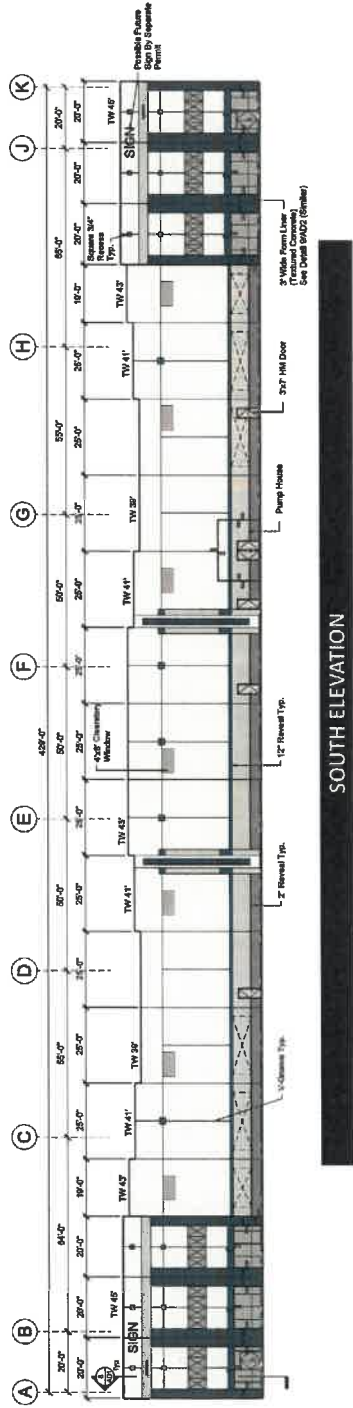
Provide Roof Top Screening of All  
 A.C. Units Per County of  
 Riverside Standards.

Plot Plan No. 180034 (Building 11)

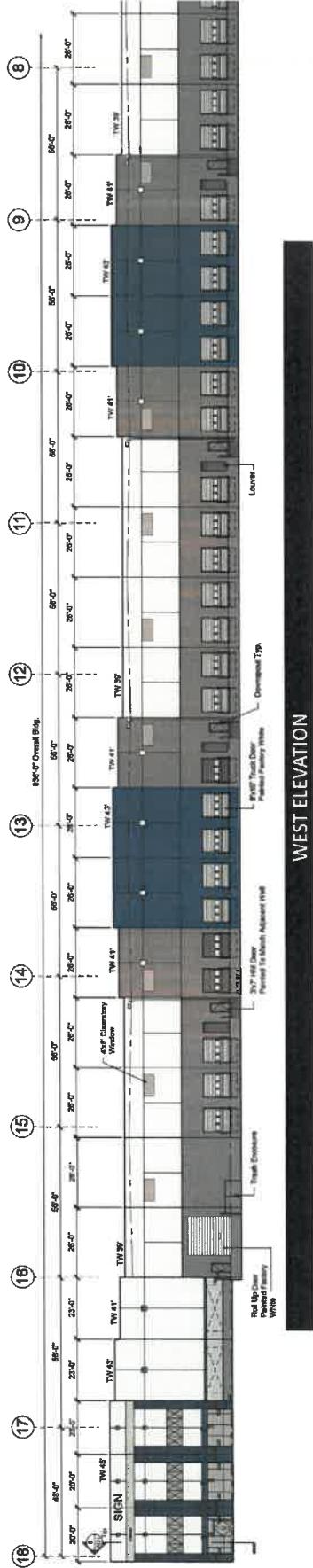
**COLOR LEGEND**

|  |                            |
|--|----------------------------|
|  | SKYLINE WALLS<br>PARKING   |
|  | SKYLINE WALLS<br>SPRINKLER |
|  | SKYLINE WALLS<br>SPRINKLER |
|  | SKYLINE WALLS<br>SPRINKLER |
|  | SKYLINE WALLS<br>SPRINKLER |
|  | GLAZING<br>SOLID COOL GLAZ |

Building 11: 18 Unit Concrete Frame



**SOUTH ELEVATION**



**WEST ELEVATION**

Source(s): Commerce Construction Company (03-24-2020)

FIGURE 3-4

**BUILDING 11 SOUTH AND WEST ELEVATIONS**

### **E. Landscaping**

Figure 3-5, Preliminary Landscape Plan, depicts the Project's proposed landscape plan. As shown, landscaping would consist of a combination of trees, shrubs, and groundcover.

The Project site's western perimeter with Harvill Avenue would be landscaped with 24-inch box Chinese Pistache trees (*Pistacia chinensis*), behind which would be rows 24-inch box Afghan pine trees (*Pinus eldarica*). A variety of hedges are proposed behind the Chinese Pistache trees to provide additional screening for the truck trailer parking area/loading docks. A variety of accent shrubs and groundcover also are proposed.

The Project's frontage with Perry Street largely would be landscaped with 24-inch box Chinese flame trees (*Koelreuteria bipinnata*). Large-scale shrubs and groundcover also would be provided.

The Project's frontage with Commerce Center Drive would be landscaped with 24-inch box Chinese flame trees. The entrances via Perry St and Commerce Center Drive would be highlighted with 36-inch box Thornless Palo Verde trees (*Cercidium* x 'Desert Museum'). Groundcover also would be planted in these areas, while large shrubs are proposed along the proposed eastern perimeter wall.

Passenger vehicle parking areas and areas surrounding the proposed building would be landscaped with a combination of thornless Palo Verde London plane trees, fern pines (*Podocarpus gracillior*), Chilean mesquite (*Prosopis chilensis*), and African sumac (*Rhus lancea*). Entrances to the building also would be highlighted by Lemon Bottlebrush (*Callistemon citrinus*) and thornless Palo Verde. Groundcover and shrubs also are proposed in the landscaped areas within the parking lots and landscape areas abutting the proposed building.

Groundcover for detention basins would also include hydroseed (grasses), with hedging and shrubs as well as Chinese flame trees and African sumac along the perimeter of the basins.

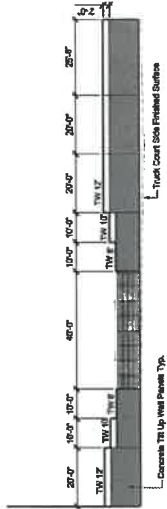
### **F. Walls and Fencing**

As shown on Figure 3-6, Proposed Walls and Fencing, the Project Applicant proposes concrete screen walls, ornamental iron (O.I.) fencing, and retaining walls. As shown, walls are proposed to screen the proposed truck docking areas. For the truck docking area to the west of the building, 12-foot screen walls would extend along the southern, western, and northern edges of the docking area. For the docking areas east of the building, 12-foot screen walls are proposed to the north and south of the docking areas. The wall would screen views of Building 11 from Harvill Avenue, as well Commerce Center Drive and Perry Street. Manual gates are proposed at the entrances to the truck docking areas, as shown on Figure 3-6. Additionally, the proposed detention basins to the north and south of Building 11 would be surrounded by six-foot tall O.I. fencing to prevent public access into the detention basin areas. An 8-foot tall O.I. fence is proposed along the eastern Project boundary. Furthermore, Figure 3-6 shows that the Project Applicant proposes retaining walls along the northern, western, and eastern property lines, and would measure up to eight feet in height.

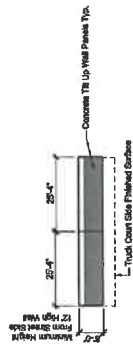


FIGURE 3-5 PRELIMINARY LANDSCAPE PLAN Page 3-9 Source(s): Envision Landscape Architects, Inc. (03-24-2020) 788 Planning, Inc.

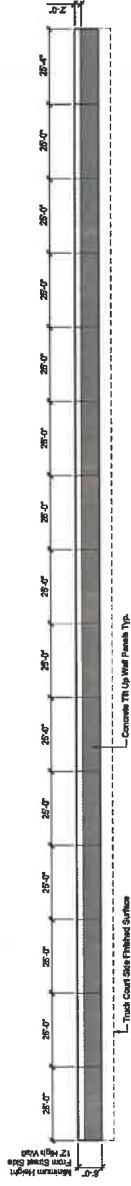




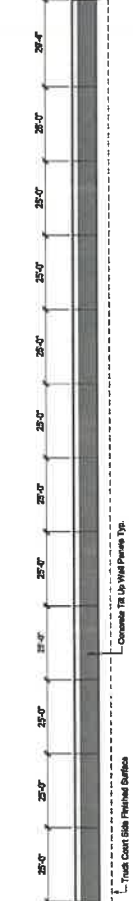
SCREEN WALL ELEVATION - A



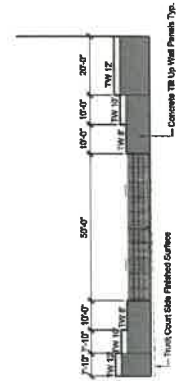
SCREEN WALL ELEVATION - C



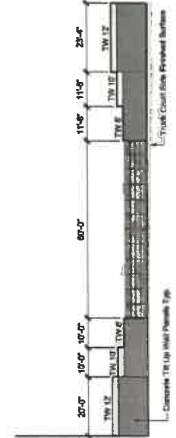
SCREEN WALL ELEVATION - B



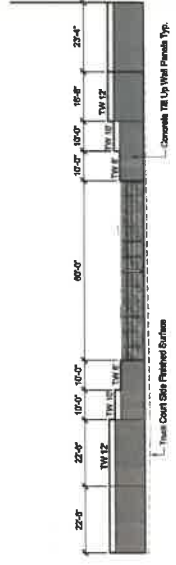
SCREEN WALL ELEVATION - D



SCREEN WALL ELEVATION - E



SCREEN WALL ELEVATION - F



SCREEN WALL ELEVATION - G

**G. *Water, Sewer, and Drainage***

Figure 3-7, Conceptual Utility Plan, depicts proposed water, sewer, and drainage improvements proposed by the Project Applicant, each of which are described below.

**Water Service**

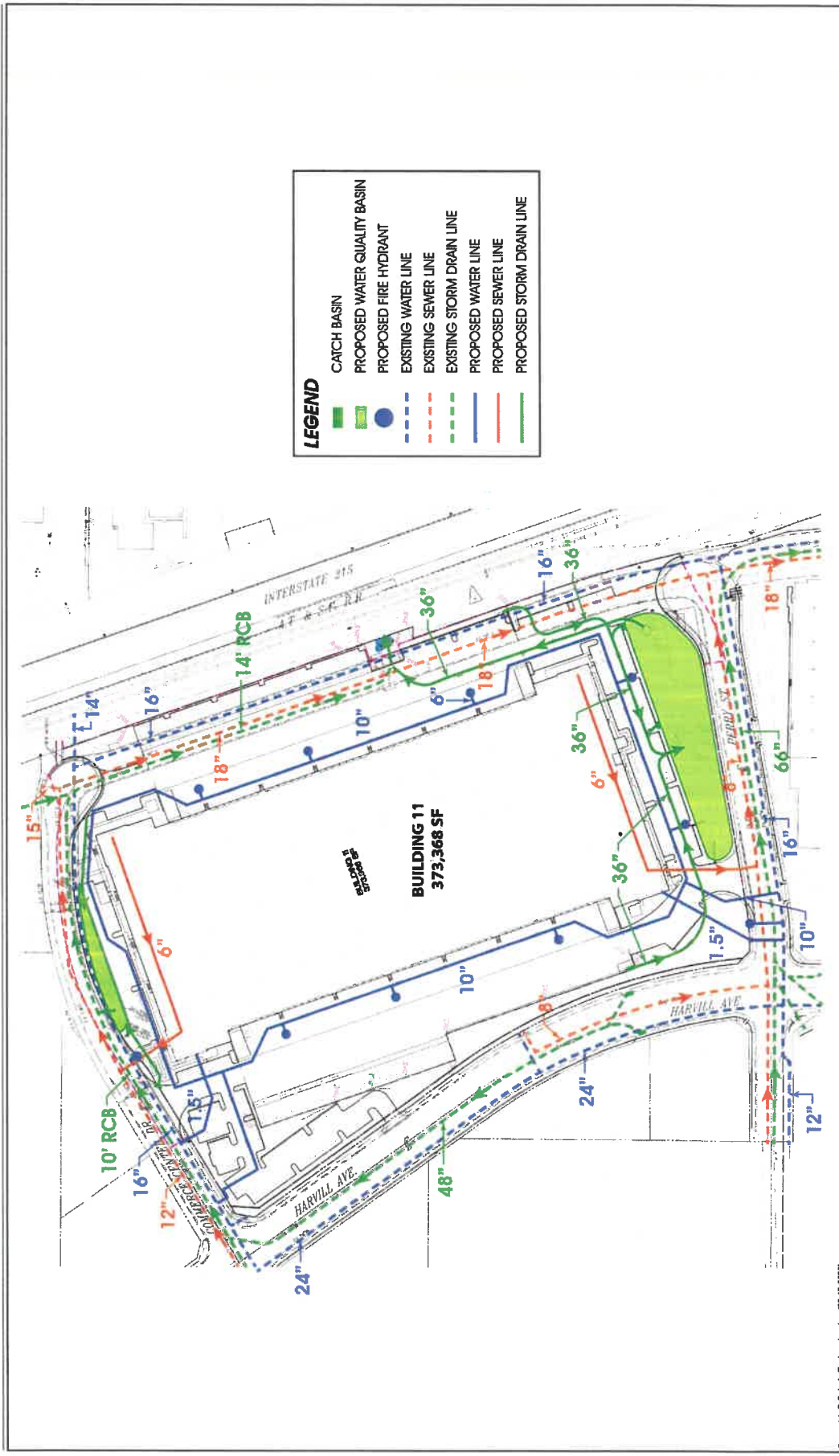
Potable water service to the Project site would be provided by Eastern Municipal Water District (EMWD), while reclaimed water is not available in the area. As shown on Figure 3-7, water service for Building 11 would occur from direct connections to an existing 16-inch water main within Commerce Center Drive and an existing 16-inch water main within Perry Street. 6- and 10-inch water laterals also would be constructed on site. In addition, fire water mains would be constructed on site surrounding Building 11 to provide adequate water for fire protection purposes, and would be supplied via connections to the existing water main in Commerce Center Drive and the existing water main in Perry Street. Additionally, fire hydrants are proposed on the Project site along truck dock areas and passenger parking areas abutting Perry Street, all of which would connect to existing water mains located within the adjacent roadways.

**Sewer Service**

Sewer service to the Project site also would be provided by the EMWD. As shown on Figure 3-7, the Project Applicant proposes to construct sewer lines extending from the northern and southern portions of Building 11 which would connect to the existing eight-inch sewer mains located within Commerce Center Drive and Perry Street. Sewer flows would be conveyed northerly within Harvill Avenue and ultimately to the EMWD's Perris Valley Water Reclamation Facility (PVRWRF).

**Drainage**

Under existing conditions, an existing 10-inch and 14-inch storm drain traverses the northern portions of the site and south along the eastern boundary, and discharges to the east near the east-central boundary. Under existing conditions, the storm drain conveys runoff from Harvill Avenue, through Commerce Center Drive, and easterly to the Project boundary, where it is conveyed south and discharges near the east-central boundary. With implementation of the Project, the existing storm drain would be retained. Runoff generated on the Project site would be routed to one of the two proposed detention basins for treatment. The northern detention basin would discharge into the existing 10-inch storm drain within Commerce Center Drive, while the southern detention basin would convey runoff easterly and northerly along the Project boundary where it would connect to the existing 14-inch storm drain prior to being discharged near the east-central Project boundary. Additionally, as part of the Project a storm drain would be constructed at the eastern terminus of Commerce Center Drive, and would convey flows from Commerce Center Drive into an existing off-site detention basin located to the north of the Project site.



Source(s): P. B. L. A. Engineering, Inc. (03-15-2020)



T&B Planning, Inc.

FIGURE 3-7

CONCEPTUAL UTILITY PLAN

## **3.2 SCOPE OF ENVIRONMENTAL ANALYSIS**

---

### **3.2.1 Construction Characteristics**

---

#### **A. Proposed Physical Disturbance**

As shown on Figure 3-8, *Proposed Limits of Disturbance*, implementation of the proposed Project would result in disturbances to approximately 20.43 acres of the Project site in addition to approximately 0.92 acres of off-site disturbances associated with Perry Street and Commerce Center Drive. Furthermore, offsite disturbances would occur due to proposed utility connections within Commerce Center Drive and Perry Street, and from the construction of an off-site access road at the eastern terminus of Commerce Center Drive to. No additional off-site improvements are anticipated to implement the proposed Project.

### **3.2.2 Operational Characteristics**

---

#### **A. Overview of Operational Characteristics**

At this time, the occupants of the proposed building are unknown. This EIR Addendum assumes the proposed building would be operational 24 hours per day, 365 days per year, with exterior areas lit at night. Lighting would be subject to compliance with Riverside County Ordinance Nos. 655 and 915, which were adopted to prevent significant skyglow or lighting levels affecting other properties. The building is designed such that business operations would be conducted within the enclosed building, with the exception of traffic movement, parking, and the loading and unloading of tractor trailers at designated loading bays and trailer parking stalls. No refrigerated warehouse space is proposed as part of the Project.

#### **B. Future Employment**

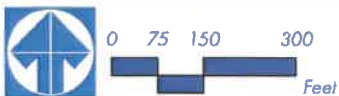
Because users of the Project's building are not yet known, the number of jobs that the Project would generate cannot be precisely determined; therefore, for purposes of analysis, employment estimates have been calculated using data and average employment density factors utilized in the County of Riverside General Plan. The General Plan estimated that light industrial business would employ one (1) worker for every 1,030 s.f. of building area. Based on this employment generation rate, the Project is expected to create approximately 380 new, recurring jobs ( $391,045 \text{ s.f.} \div 1,030 = 380$ ). (Riverside County, 2015c, Appendix E, Table ES-5)

#### **C. Future Traffic**

As indicated in Table 3-1, *Project Trip Generation Summary*, buildout of the proposed Project is anticipated to result in a net total of 548 actual vehicle trip-ends per day with 31 a.m. peak hour trips and 38 p.m. peak hour trips. In comparison, the proposed Project is anticipated to generate a net total of 822 Passenger Car Equivalent (PCE) trip-ends per day, with 47 PCE AM peak hour trips and 53 PCE PM peak hour trips. Additionally, and as discussed in more detail in subsection 5.1.18, the Project would result in the generation of 1,050 fewer vehicle trips (actual vehicles) as compared to the amount of traffic evaluated for the site by EIR No. 466, including a reduction of 80 trips during the AM peak hour and 81 trips during the PM peak hour. In comparison, the Project would generate 1,842 fewer PCE trips as compared to what was evaluated for the Project site by EIR No. 466, including a reduction of 107 AM peak hour trips and 113 PM peak hour trips. (Urban Crossroads, 2019, p. 44)



FIGURE 3-8



PROPOSED LIMITS OF DISTURBANCE

**Table 3-1 Project Trip Generation Summary**

| Land Use   | Quantity | Units <sup>1</sup> | AM Peak Hour |           |           | PM Peak Hour |           |           | Daily      |
|--|----------|--------------------|--------------|-----------|-----------|--------------|-----------|-----------|------------|
|  |          |                    | In           | Out       | Total     | In           | Out       | Total     |            |
| <b>Actual Vehicles</b>   |          |                    |              |           |           |              |           |           |            |
| High-Cube Transload Short-Term Warehouse                         | 391.045  | TSF                |              |           |           |              |           |           |            |
| Passenger Cars:  |          |                    | 17           | 5         | 22        | 9            | 22        | 31        | 372        |
| Truck Trips:   |          |                    |              |           |           |              |           |           |            |
| 2-axle:  |          |                    | 1            | 0         | 1         | 0            | 1         | 1         | 30         |
| 3-axle:  |          |                    | 2            | 0         | 2         | 0            | 1         | 1         | 36         |
| 4+ axle:   |          |                    | 5            | 1         | 6         | 1            | 4         | 5         | 110        |
| - Net Truck Trips  |          |                    | 8            | 1         | 9         | 1            | 6         | 7         | 176        |
| <b>BUILDING 11 TOTAL NET TRIPS (Actual Vehicles)<sup>2</sup></b> |          |                    | <b>25</b>    | <b>6</b>  | <b>31</b> | <b>10</b>    | <b>28</b> | <b>38</b> | <b>548</b> |
| <b>Passenger Car Equivalent (PCE)</b>                            |          |                    |              |           |           |              |           |           |            |
| High-Cube Transload Short-Term Warehouse                         | 391.045  | TSF                |              |           |           |              |           |           |            |
| Passenger Cars:  |          |                    | 17           | 5         | 22        | 9            | 22        | 31        | 372        |
| Truck Trips:   |          |                    |              |           |           |              |           |           |            |
| 2-axle:  |          |                    | 2            | 1         | 3         | 1            | 2         | 3         | 44         |
| 3-axle:  |          |                    | 3            | 1         | 4         | 1            | 3         | 4         | 74         |
| 4+ axle:   |          |                    | 14           | 4         | 18        | 4            | 11        | 15        | 332        |
| - Net Truck Trips  |          |                    | 19           | 6         | 25        | 6            | 16        | 22        | 450        |
| <b>BUILDING 11 TOTAL NET TRIPS (PCE)<sup>2</sup></b>             |          |                    | <b>36</b>    | <b>11</b> | <b>47</b> | <b>15</b>    | <b>38</b> | <b>53</b> | <b>822</b> |

<sup>1</sup> TSF = thousand square feet

<sup>2</sup> TOTAL NET TRIPS = Passenger Cars + Net Truck Trips.  
(Urban Crossroads, 2019b, Table 4-2)

**3.2.3 Related Environmental Review and Consultation Requirements**

Riverside County has primary approval responsibility for the proposed Project. As such, the County is serving as the Lead Agency for this EIR Addendum pursuant to CEQA Guidelines § 15050. As indicated in subsection 1.4.6, the County’s Planning Commission will consider the Project’s requested Plot Plan application as part of a publicly-noticed hearing and will have the authority to approve, conditionally approve, or deny the proposed Project. Upon approval of the Project and approval of this EIR Addendum, the County would conduct administrative reviews and grant ministerial permits and approvals to implement the Project. At this time, no federal approvals or permits are anticipated to be necessary. The Project would require the issuance of a National Pollutant Discharge Elimination System (NPDES) Permit by the Santa Ana Regional Water Quality Control Board (RWQCB). Coverage under a NPDES Permit is required for all construction projects in the State that disturb more than one acre of land. The Project’s drainage infrastructure also would require approval by the Riverside County Flood Control and Water Conservation District (RCFCWCD). Table 3-2, *Matrix of Project Approvals/Permits*, provides a summary of the agencies responsible for subsequent ministerial approvals associated with the Project. This EIR Addendum covers all federal, State, and local government approvals which may be needed to construct or implement the proposed Project, whether or not explicitly noted in Table 3-2.

Table 3-2 Matrix of Project Approvals/Permits

| PUBLIC AGENCY  | APPROVALS AND DECISIONS  |
|--|--|
| <b>RIVERSIDE COUNTY</b>  |  |
| <b>RIVERSIDE COUNTY DISCRETIONARY APPROVALS</b>                            |  |
| Riverside County Planning Commission                                       | <ul style="list-style-type: none"> <li>• Approve, conditionally approve, or deny proposed Plot Plan No. 180034.</li> </ul>   |
| <b>Subsequent Riverside County Discretionary and Ministerial Approvals</b> |  |
| Riverside County Building and Safety Department                            | <ul style="list-style-type: none"> <li>• Approval of Roadway Vacations.</li> <li>• Issue Grading Permits.</li> <li>• Issue Building Permits.</li> <li>• Approve Road Improvement Plans.</li> <li>• Issue Encroachment Permits.</li> <li>• Issue Conditional Use Permits, if required.</li> <li>• Approve Lot Line Adjustments and/or Parcel Mergers</li> </ul> |
| <b>Other Agencies – Subsequent Approvals and Permits</b>                   |  |
| Santa Ana Regional Water Quality Control Board (RWQCB)                     | <ul style="list-style-type: none"> <li>• Issuance of a Construction Activity General Construction Permit</li> <li>• Compliance with National Pollutant Discharge Elimination System (NPDES) Permit</li> </ul>  |
| Riverside County Flood Control & Water Conservation District (RCFCWCD)     | <ul style="list-style-type: none"> <li>• Approvals for construction of the proposed detention basin</li> </ul>   |

## 4.0 Environmental Checklist

**Environmental Assessment (EA)/CEQA Case Number:** Case No. CEQ180120

**Project Case Type(s) and Number(s):** Plot Plan No. 180034

**Lead Agency Contact Person:** Russell Brady; (951) 955-3025

**Lead Agency Address:** Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501

**Applicant Contact Person:** John Semcken

**Telephone Number:** (562) 948-4306

**Applicant's Name:** Majestic Realty Co.

**Applicant's Address:** 13191 Crossroads Parkway North, 6th Floor; Industry, CA 91746

**Engineer's Name:** Steve Levisse, PBLA Engineering, Inc.

**Engineer's Address:** 4790 Irvine Blvd, Suite 105-262; Irvine, CA 92620

### 4.1 PROJECT INFORMATION

**A. Project Description:** The Project Applicant proposes a Plot Plan (Plot Plan No. 180034) to allow for development of a 20.5 gross-acre site with one high-cube transload short-term warehouse building (herein, "Building 11") and two detention basins. Building 11 is a proposed approximately 373,368 s.f. high-cube transload short-term warehouse building; however, for purposes of analysis herein it is assumed that Building 11 would comprise up to 391,045 s.f. of building area in order to account for any minor changes to the building area as part of final Project design. Refer to Subsection 3.0 for a detailed description of the proposed Project.

**B. Type of Project:**

Site Specific  Countywide  Community  Policy

**C. Total Project Area: 20.5 Acres**

|                                     |                  |  |                                      |
|-------------------------------------|------------------|--|--------------------------------------|
| <b>Residential Acres:</b> 0         | <b>Lots:</b> 0   | <b>Units:</b> 0                            | <b>Projected No. of Residents:</b> 0 |
| <b>Commercial Acres:</b> 0          | <b>Lots:</b> 0   | <b>Sq. Ft. of Bldg. Area:</b> 0            | <b>Est. No. of Employees:</b> 0      |
| <b>Industrial Acres:</b> 20.5 acres | <b>Lots:</b> N/A | <b>Sq. Ft. of Bldg. Area:</b> 391,045 s.f. | <b>Est. No. of Employees:</b> 380    |
| <b>Other:</b> Detention Basins      | <b>Lots:</b> N/A | <b>Sq. Ft. of Bldg. Area:</b> N/A          | <b>Est. No. of Employees:</b> N/A    |

**D. Assessor's Parcel No(s):** 314-270-(001, 002, 003, 004, 005, 006, 007, and 008) and 314-290-(001, 002, 003, 004, 005, 006, 007, 008, 009, 010, 011, 012, 013, 014, 015, 016, 017, 018, 019, 020, and 021)

**E. Street References:** East of Harvill Avenue, south of Commerce Center Drive, and north of Perry Street. A portion of Messenia Lane occurs in the eastern portion of the site under existing conditions.

**F. Section, Township & Range Description or reference/attach a Legal Description:** Southwest portion of Section 1, Township 4 South, Range 4 West, San Bernardino Baseline and Meridian.



- G. Brief description of the existing environmental setting of the project site and its surroundings:** Under existing conditions the 20.5-acre site has been fully disturbed as part of grading activities that occurred in the early 1990s as part of "Oakwood Business Park" (CFD 88-8). Additionally, under existing conditions Messenia Lane occurs on site along the eastern site boundary. Aside from the improved roadway on site, a majority of the property consists of disturbed vegetation that is routinely disced for fire abatement purposes. Additionally, the southeastern portion of the Project site was utilized as a construction staging site during the development of a warehouse on the property immediately south of the Project Site; thus, the southeastern portions of the site are fully disturbed under existing conditions.

The Project site abuts improved roadways to the north, west, and south, including Perry Street, Commerce Center Drive, and Harvill Avenue. Land uses to the west of the site consist undeveloped land, zoned for M-SC. The AT&SF railroad and I-215 are immediately east of the Project site. To the north of the Project site is an existing industrial use that includes outdoor storage of truck trailers and other materials. Remaining areas north of the Project site consist of undeveloped lands that appear to be routinely disturbed for fire abatement purposes. To the south of the Project site is a warehouse that was recently constructed.

## **4.2 APPLICABLE GENERAL PLAN AND ZONING REGULATIONS**

### **A. General Plan Elements/Policies:**

- 1. Land Use:** The Project site is located within the Mead Valley Area Plan (MVAP) of the County of Riverside's General Plan, and is within the Majestic Freeway Business Center Specific Plan (MFBCSP, Specific Plan No. 341). The General Plan and MVAP designate the site for "Light Industrial (LI)" land uses, which allows for Industrial and related uses including warehousing/distribution, assembly and light manufacturing, repair facilities, and supporting retail uses (Riverside County, 2015b, p. 11 and Figure 3). The Project site also is located within MFBCSP Planning Area 5, which is designated by the MFBCSP for "Light Industrial Land Uses." The Light Industrial component of the MFBCSP is intended to provide for light manufacturing and warehouse/distribution uses that provide employment opportunities for area residents. (Webb, 2005, pp. III-4 and III-5)
- 2. Circulation:** The proposed Project was reviewed for conformance with County Ordinance No. 461 by the Riverside County Transportation Department. Adequate circulation facilities exist and are proposed to serve the proposed Project. The proposed Project meets with all applicable circulation policies of the General Plan.
- 3. Multipurpose Open Space:** No natural open space land is required to be preserved within the boundaries of this Project. The Project would be consistent with or otherwise would not conflict with the Western Riverside County Multiple Species Habitat Conservation Plan

(MSHCP). The proposed Project meets with all other applicable Multipurpose Open Space Element Policies.

4. **Safety:** The proposed Project allows for sufficient provision of emergency response services to the existing and future users of the Project through the Project's design. The proposed Project meets with all other applicable Safety Element policies.
5. **Noise:** The proposed Project meets with all applicable Noise Element policies. Although EIR No. 466 found that buildout of the MFBCSP area would result in significant and unavoidable impacts due to traffic-related noise, the proposed Project would not exceed Riverside County noise standards during construction or long-term operation, including noise impacts due to Project-related traffic.
6. **Housing:** No housing is proposed by this Project, nor would the Project displace any existing housing. There are no impacts to housing as a direct result of this Project.
7. **Air Quality:** EIR No. 466 determined that air quality impacts during construction would exceed the SCAQMD's construction significance thresholds for volatile organic compounds (VOCs) and nitrogen oxides (NO<sub>x</sub>) and would therefore result in significant unavoidable impacts. EIR No. 466 also disclosed that operations associated with buildout of the MFBCSP would result in significant and unavoidable impacts due to emissions of VOCs, NO<sub>x</sub>, carbon monoxide (CO), and PM<sub>10</sub>. The proposed Project would be subject to the air quality mitigation measures identified by EIR No. 466, which address both construction-related and operational-related air quality emissions. The Project also would be subject to applicable SCAQMD requirements. Moreover, construction of the proposed Project would result in lower emission levels than disclosed by EIR No. 466 due to advancements in construction equipment technology and efficiency since EIR No. 466 was certified. Additionally, the Project would result in a substantial reduction in the amount of traffic generated by development on the site as compared to what was evaluated in EIR No. 466, which also would result in substantial reductions in operational air quality emissions as compared to what was evaluated in EIR No. 466. The proposed Project is consistent with or otherwise would not conflict with all applicable Air Quality Element policies.
8. **Healthy Communities:** A Project-specific Health Risk Assessment (HRA; *Technical Appendix A*) was prepared for the proposed Project which determined that the Project would not result in any significant localized air quality impacts affecting nearby sensitive receptors (i.e., residential, light industrial, and church/school uses). The Project accommodates sidewalk connections, in conformance with the MVAP, which would encourage walking and physical activity. The Project site is not environmentally sensitive or subject to severe natural hazards. The Project also would provide for local jobs, which would assist the County in reducing the substantial out-of-county job commutes. The proposed Project is consistent with or otherwise would not conflict with all applicable policies of the Healthy Communities Element.

**Plot Plan No. 180034 (Building 11)**

---

- B. General Plan Area Plan(s):** Mead Valley Area Plan (MVAP)
- C. Foundation Component(s):** Community Development
- D. Land Use Designation(s):** General Plan and MVAP: Light Industrial; MFBCSP: Light Industrial
- E. Overlay(s), if any:** None.
- F. Policy Area(s), if any:** Mt. Palomar Night Time Lighting Policy Area.
- G. Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any:** Areas surrounding the Project site occur within the MVAP. Areas to the north, west, and south are within the “Community Development” Foundation Component. Areas to the east are located within the City of Perris’ Perris Valley Commerce Center Specific Plan (PVCC SP), which designates these properties for “Light Industrial,” “Commercial,” and “Potential Basin Areas” land uses. The Project site and surrounding areas are located within the Mt. Palomar Night Time Lighting Policy Area.
- H. Adopted Specific Plan Information**
  - 1. Name and Number of Specific Plan, if any:** Majestic Freeway Business Center Specific Plan (Specific Plan No. 341)
  - 2. Specific Plan Planning Area, and Policies, if any:** The Project site is located within Planning Area 5 of the Majestic Freeway Business Center Specific Plan (MFBCSP), Specific Plan No. 341 (SP 341). There are no policies in the MFBCSP that relate specifically to Planning Area 5 beyond standard compliance with the development standards and design guidelines set forth by SP 341.
- I. Existing Zoning:** “M-SC (Manufacturing – Service Commercial)”
- J. Proposed Zoning, if any:** There are no changes proposed to the site’s zoning classification.
- K. Adjacent and Surrounding Zoning:** Areas to the north, west, and south are zoned for MS-C. Areas to the east (and east of the AT&SF railroad and I-215) are zoned by the City of Perris’ PVCC SP as “Light Industrial” and “Potential Basin Area.”

### 4.3 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below () would be potentially affected by this project, involving at least one impact that is a “New Significant Impact” or “More Severe Impact” 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 type="checkbox"/> Hydrology/Water Quality       | <input type="checkbox"/> Transportation                     |
| <input type="checkbox"/> Air Quality                    | <input type="checkbox"/> Land Use / Planning           | <input type="checkbox"/> Tribal Cultural Resources          |
| <input type="checkbox"/> Biological Resources           | <input type="checkbox"/> Mineral Resources             | <input type="checkbox"/> Utilities/Service Systems          |
| <input type="checkbox"/> Cultural Resources             | <input type="checkbox"/> Noise                         | <input type="checkbox"/> Wildfire                           |
| <input type="checkbox"/> Energy                         | <input type="checkbox"/> Paleontological Resources     | <input type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Geology/Soils                  | <input type="checkbox"/> Population/Housing            |   |
| <input type="checkbox"/> Greenhouse Gas Emissions       | <input type="checkbox"/> Public Services               |   |

### 4.4 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 have been made by 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 (EIR)** 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

May 7, 2020

Date

Russell Brady

Printed Name

For Charissa Leach, Planning Director

## 5.0 Environmental Analysis

### 5.1 ENVIRONMENTAL ISSUES ASSESSMENT

In accordance with the California Environmental Quality Act (CEQA) (Public Resources Cod §§ 21000-21178.1), this Initial Study (IS) has been prepared to analyze the proposed Project to determine any potential significant impacts upon the environment beyond those disclosed in EIR No. 466 that would result from construction and implementation of the Project. In accordance with California Code of Regulations § 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 (MND), Environmental Impact Report (EIR), or Addendum to a previous EIR or MND 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 implementation of the proposed Project.

#### 5.1.1 Aesthetics

|  | <i>New Significant Impact</i> | <i>More Severe Impacts</i> | <i>New Ability to Substantially Reduce Significant Impact</i> | <i>No Substantial Change from Previous Analysis</i> |
|--|-------------------------------|----------------------------|---|---|
| <i>Would the project:</i>  |                               |                            |   |   |
| <b>I. Scenic Resources</b>   |                               |                            |   |   |
| a. Have a substantial adverse 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"/>                 |
| c. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality? | <input type="checkbox"/>      | <input type="checkbox"/>   | <input type="checkbox"/>                                      | <input checked="" type="checkbox"/>                 |

- a) **Would the proposed Project have a substantial adverse effect upon a scenic highway corridor within which it is located?**

**EIR No. 466 Finding:** EIR No. 466 noted that at the time, the Majestic Freeway Business Center Specific Plan (MFBCSP) site was largely graded and vacant with streets, sidewalks, and gutters in place. While some rock outcroppings and eucalyptus trees in the southern portions were noted, EIR No. 466 determined that these features do not have scenic significance and that their removal would not comprise damage to scenic resources. The Initial Study and Notice of Preparation (IS/NOP) prepared for EIR No. 466 determined that Specific Plan No. 341 (SP 341) would have no impact upon scenic highways; thus, impacts to scenic highways were not studied in detail in EIR No. 466. (Webb, 2005, pp. IV-27 and IV-33)

**No Substantial Change from Previous Analysis:** Consistent with the conditions that existed at the time EIR No. 466 was certified, there are no officially-designated State scenic highways in the Project vicinity, nor are there any County-designated scenic highways. The nearest officially-designated State scenic highway is the portion of State Route 74 (SR-74) located east of the City of Hemet, which is approximately 25.1 miles southeast of the Project site. The nearest State-eligible scenic highway is State Route 74 (SR-74), located approximately 4.7 miles south of the Project site, while Interstate 215 (I-215), located 192 feet east of the Project site, is designated as a County-eligible scenic highway. (Caltrans, 2011; Riverside County, 2015b, Figure 10) Due to distance and intervening topography and development, the building proposed by the Project Applicant would not be visible from any segments of SR-74; thus, the Project would not result in any impacts to State scenic highways (Google Earth, 2018). Although the building proposed by the Project Applicant would be visible from nearby segments of I-215, I-215 is not officially designated as a scenic highway corridor. Moreover, the Project site is located in an area that is characterized by industrial uses along I-215; thus, the building proposed by the Project Applicant would appear as an extension of the existing development pattern in the area. Additionally, Riverside County reviewed the Project's design elements for conformance with the development standards and design guidelines prescribed by the MFBCSP, and determined that all Project components are consistent with the MFBCSP. A detailed analysis of the Project's consistency with the MFBCSP is provided in *Technical Appendix I* (T&B Planning, 2019). As the MFBCSP development standards and design guidelines were crafted to preclude aesthetically offensive conditions, the Project would not result in a significant adverse effect on views available from nearby segments of I-215. Accordingly, Project impacts to scenic highway corridors would be less than significant. Based on the foregoing analysis, the Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact as previously identified and analyzed in EIR No. 466.

- b) **Would the proposed Project 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?**
- c) **In non-urbanized areas, would the proposed Project substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points.) If the project is in an urbanized area,**

## Plot Plan No. 180034 (Building 11)

would the project conflict with applicable zoning and other regulations governing scenic quality?

**EIR No. 466 Finding:** EIR No. 466 noted that the MFBCSP site was largely graded and vacant with streets, sidewalks, and gutters in place. While some rock outcroppings and eucalyptus trees were noted as occurring in the southern portions of the MFBCSP site, EIR No. 466 determined that these features do not have scenic significance and that their removal would not comprise damage to scenic resources; thus, EIR No. 466 concluded that impacts to scenic resources would not occur. (Webb, 2005, p. IV-33)

With respect to scenic vistas and views open to the public, EIR No. 466 noted that the San Gabriel Mountains to the northwest, the San Bernardino Mountains to the north and northeast, and the San Jacinto Mountains to the east all are visible in the MFBCSP area. Lesser scenic features noted in EIR No. 466 include the Lakeview Mountains to the southeast, and the Bernasconi Hills around Lake Perris to the east. EIR No. 466 determined that views of these features are not limited to the MFBCSP site and that views of these resources are common in the area, and that buildout of the MFBCSP would not interfere with any views of these mountains from I-215 or properties north or south of the MFBCSP area. Due to the common availability of the views of the distant mountains from throughout the Perris Valley and the limited area within which these views will be obstructed by the MFBCSP, EIR No. 466 concluded that the MFBCSP would result in less-than-significant impacts to scenic vistas or views open to the public. (Webb, 2005, pp. IV-33 and IV-34)

EIR No. 466 noted that the site contained a lack of natural scenic characteristics due to previous grading, infrastructure construction, and the proximity of I-215. EIR No. 466 indicated that the new structures constructed as part of the MFBCSP could be considered aesthetically offensive due to their size and the fact that they are replacing a view which includes few structures. However, EIR No. 466 noted that all future development within MFBCSP would be subject to the development standards and design guidelines of SP 341, including architectural elements, setbacks, landscaping, and screen walls. As a consequence, EIR No. 466 concluded that impacts due to the creation of an aesthetically offensive site open to public view would be less than significant. (Webb, 2005, pp. IV-34 and IV-35)

**No Substantial Change from Previous Analysis:** As previously depicted on Figure 2-3, under existing conditions and consistent with the conditions that existed at the time EIR No. 466 was certified, the Project site has been largely disturbed by past grading activities and the recent use of the site as a staging area for a warehouse built on the property immediately south of the Project site. Thus, the Project site is fully disturbed under existing conditions. Implementation of the Project would convert the Project site from an undeveloped parcel of land to light industrial uses. Development of the Project site would be governed by SP No. 341 as well as proposed PP No. 180034, which contain site planning, architectural, and landscape architectural specifications to ensure that the site is developed in a manner that is not aesthetically offensive. Landscaping is also proposed throughout the Project site to soften the appearance of parking areas and the proposed light industrial building, as well as to screen the detention basins. Renderings of the proposed Project from the southwest corner looking northeast are presented on Figure 5-1, *Project Rendering – Southwest Corner Looking Northeast*. As shown, the Project would not create an





Source(s): Commerce Construction Company (06-17-2019)



788 Planning, Inc.

FIGURE 5-1

PROJECT RENDERING – SOUTHWEST CORNER LOOKING NORTHEAST

aesthetically offensive site open to public view. Furthermore, there are no prominent vistas available from the Project site, and views of regional components of the viewshed, such as the San Bernardino Mountains to the north, would continue to be available in the surrounding areas. Accordingly, implementation of the proposed Project would not substantially damage scenic resources, 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, and impacts would be less than significant.

Additionally, the Project site is located in an urbanized area. The Project was reviewed by Riverside County for compliance with all development regulations, design guidelines, and other requirements of the MFBCSP, including requirements related to visual quality. As demonstrated in *Technical Appendix I*, the Project would not conflict with any MFBCSP policies related to visual quality (T&B Planning, 2019). The Project also was found to be consistent with all relevant goals and policies of the Riverside County General Plan related to visual quality. In addition, the Project would be consistent with the Municipal Code requirements related to visual quality, including Riverside County Ordinance No. 655 (Regulating Light Pollution) and Ordinance No. 915 (Regulating Outdoor Lighting). As such, the Project would not conflict with applicable zoning or other regulations governing scenic quality, and a less-than-significant impact would occur.

Based on the foregoing analysis, the Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

|  | <i>New Significant Impact</i> | <i>More Severe Impacts</i> | <i>New Ability to Substantially Reduce Significant Impact</i> | <i>No Substantial Change from Previous Analysis</i> |
|--|-------------------------------|----------------------------|---|---|
| <i>Would the project:</i>  |                               |                            |   |   |
| <b>2. Mt. Palomar Observatory</b>  |                               |                            |   |   |
| 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 type="checkbox"/>                                      | <input checked="" type="checkbox"/>                 |

**a) Would the proposed Project interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?**

**EIR No. 466 Finding:** EIR No. 466 noted that the MFBCSP site is located within 45 miles of the Mt. Palomar Observatory, and therefore would be subject to Riverside County Ordinance No. 655. EIR No. 466 determined that adherence to the regulations set forth in Riverside County Ordinance No. 655 would allow future development within the MFBCSP to avoid interfering with nighttime astrological observations at the Mt. Palomar Observatory, and that the proper shielding of lighting and the use of lighting types as identified in Ordinance No. 655 would ensure that the future development within the MFBCSP would have a less-than-significant impact on activities at the Observatory. (Webb, 2005, p. IV-35)

**No Substantial Change from Previous Analysis:** Consistent with the findings of EIR No. 466, the Project site is located approximately 40.6 miles northwest of the Mount Palomar Observatory and has the potential to create lighting levels that could adversely affect the operation of this facility (Google Earth, 2018). As indicated by EIR No. 466, the proposed Project would be required to comply with Riverside County Ordinance No. 655, which was adopted to prevent significant lighting impacts that could affect the nighttime use of the Mount Palomar Observatory. Due to the 40.6-mile distance between the Project site and the Mount Palomar Observatory, the Project would be subject to the provisions of Ordinance No. 655 pertaining to Zone B. Ordinance No. 655 encourages the use of low-pressure sodium lamps, and requires all nonexempt outdoor fixtures to be shielded to prevent sky glare. (Riverside County, 1988) Compliance with Ordinance No. 655 is mandatory and would be assured through future County review of building permit applications. With mandatory compliance to Ordinance No. 655, Project impacts to the Mount Palomar Observatory would be less than significant. Therefore, the Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

|   | <i>New Significant Impact</i> | <i>More Severe Impacts</i> | <i>New Ability to Substantially Reduce Significant Impact</i> | <i>No Substantial Change from Previous Analysis</i> |
|---|-------------------------------|----------------------------|---|---|
| <i>Would the project:</i>   |                               |                            |   |   |
| <b>3. Other Lighting Issues</b>   |                               |                            |   |   |
| a. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? | <input type="checkbox"/>      | <input type="checkbox"/>   | <input type="checkbox"/>                                      | <input checked="" type="checkbox"/>                 |
| b. Expose residential property to unacceptable light levels?  | <input type="checkbox"/>      | <input type="checkbox"/>   | <input type="checkbox"/>                                      | <input checked="" type="checkbox"/>                 |

a) **Would the proposed Project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?**

b) **Would the proposed Project expose residential property to unacceptable light levels?**

**EIR No. 466 Finding:** EIR No. 466 noted that development within the MFBCSP would be required to comply with Riverside County Ordinance No. 655, which limits light pollution emissions, thus reducing the amount of light that may interfere with residential uses. EIR No. 466 also indicated that the MFBCSP design guidelines require lot lighting to be located, where possible, on the buildings, thereby reducing the need for light poles located on the site perimeter. In addition, EIR No. 466 determined that the incidences of residential uses being immediately adjacent to the MFBCSP site were few. In areas where the uses do abut one another, EIR No. 466 noted that the zoning-required setbacks of 50 feet with required landscaping would reduce interference with residential uses. EIR No. 466 concluded that compliance with Ordinance No. 655 and the MFBCSP design guidelines would result in a less-than-significant effect upon nighttime

views in the area and would prevent the exposure of residential uses to unacceptable light levels. (Webb, 2005, p. IV-35)

EIR No. 466 indicated that development within the MFBCSP would be required to comply with all regulations and guidelines pertaining to its proximity to March Air Reserve Base Airport (MARB), including requirements to avoid the creation of glare that could impede the vision of aircraft pilots. Additionally, EIR No. 466 noted that the proposed building elevations would consist primarily of earth-tone colors with few windows. As such, EIR No. 466 concluded that impacts due to glare would be less than significant. (Webb, 2005, p. IV-35)

**No Substantial Change from Previous Analysis:** Under existing conditions, and consistent with the conditions that existed when EIR No. 466 was certified, the Project site is undeveloped and vacant, and contains no sources of artificial lighting. The Project Applicant proposes to develop the site with one building, and would introduce new lighting elements on site to illuminate the parking areas, truck docking areas, and building entrances. The Project Applicant also would install street lighting along the site's frontages with Harvill Avenue, Perry Street, and Commerce Center Drive. Ordinance No. 915 requires that all outdoor luminaires (other than street lighting) must be located, adequately shielded, and directed such that no direct light falls outside the parcel of origin, or onto the public right-of-way. (Riverside County, 2012) With exception of roadway lighting, all lighting proposed by the Project Applicant would be required to comply with Riverside County Ordinance No. 915. Compliance with Ordinance No. 915 would be assured through future County review of building permit applications. Mandatory compliance with Ordinance No. 915 would ensure that Project-related lighting would not create a new source of substantial light or glare which could adversely affect day or nighttime views in the area. Additionally, street lighting as proposed along Harvill Avenue, Perry Street, and Commerce Center Drive would be subject to the requirements of Section 22 of Ordinance No. 461, which has been designed to preclude light and glare impacts associated with street lighting throughout the County.

With respect to glare, a majority of Project building elements would consist of tilt-up concrete panels, although the corners of the building would include glass elements. While window glazing has a potential to result in minor glare effects, such effects would not adversely affect daytime views of surrounding properties, including motorists along adjacent roadways, because the glass proposed by the Project Applicant would be low-reflective. Areas proposed for window glazing also would be limited, as shown on the Project's application materials. Furthermore, any potential glare effects would be reduced due to landscaping and perimeter walls. Thus, glare impacts from proposed building elements would be less than significant.

However, the Project's building roof designs would accommodate the installation of solar panels. Pursuant to conditions of approval imposed on the Project by the Riverside County Airport Land Use Commission (refer to the discussion under Thresholds 22a. through 22.d in subsection 5.1.9, and the Project's Conditions of Approval [COAs]), a solar glare study would be required with a performance standard to demonstrate that glare from the solar panels would not adversely affect aircraft operations at the March Air Reserve Base (MARB). The solar glare study would be subject to review and approval by the ALUC, which would preclude any significant glare impacts associated with the installation of solar

panels. There are no other components of the Project that would produce glare impacts during daytime or nighttime hours. Accordingly, a less-than-significant glare impact would occur.

Based on the foregoing analysis, the Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

**5.1.2 Agriculture and Forest Resources**

|   | <i>New Significant Impact</i> | <i>More Severe Impacts</i> | <i>New Ability to Substantially Reduce Significant Impact</i> | <i>No Substantial Change from Previous Analysis</i> |
|---|-------------------------------|----------------------------|---|---|
| <i>Would the project:</i>   |                               |                            |   |   |
| <b>4. Agriculture</b>   |                               |                            |   |   |
| 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? | <input type="checkbox"/>      | <input type="checkbox"/>   | <input type="checkbox"/>                                      | <input checked="" type="checkbox"/>                 |
| 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?  | <input type="checkbox"/>      | <input type="checkbox"/>   | <input type="checkbox"/>                                      | <input checked="" type="checkbox"/>                 |
| 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 type="checkbox"/>                                      | <input checked="" 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 type="checkbox"/>                                      | <input checked="" type="checkbox"/>                 |

a) **Would the proposed Project 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?**

**EIR No. 466 Finding:** The IS/NOP for EIR No. 466 determined that most of the MFBCSP was identified as "Farmland of Local Importance." Small portions of the MFBCSP site were classified as "Urban" and "Built up Land" and "Other Land." As a consequence, the IS/NOP for EIR No. 466 concluded that buildout of the MFBCSP would not convert Prime Farmland, Unique Farmland, or Statewide Farmland into a

nonagricultural land use and that impacts would be less than significant. This issue was not discussed in detail in EIR No. 466. (Webb, 2005, Appendix A, p. 9)

**No Substantial Change from Previous Analysis:** Consistent with the findings of the IS/NOP prepared for EIR No. 466, and according to mapping information from the California Department of Conservation (CDC) Farmland Mapping and Monitoring Program (FMMP), the Project site is classified as containing “Farmland of Local Importance.” Areas surrounding the Project site are classified as “Farmland of Local Importance” and “Urban and Built-Up Land.” (CDC, 2017) Thus, the Project site and surrounding areas do not contain any Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), and the Project therefore would have no potential to convert Farmland to non-agricultural use. As such, no impact to Farmland would occur as a result of the Project. Further, the Project would not develop or disturb any additional property that EIR No. 466 did not assume would be developed. Therefore, the Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

**b) Would the proposed Project conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?**

**EIR No. 466 Finding:** The IS/NOP prepared for EIR No. 466 determined that the areas proposed for development by the MFBCSP did not contain existing agricultural land uses. In addition, the parcels that comprise the MFBCSP site were not listed on the County Assessor's database as being subject to a Williamson Act Contract or being within an agricultural preserve. Therefore, the IS/NOP for EIR No. 466 concluded that no impacts to existing agricultural uses or Williamson Act contracts would occur, and this topic was not addressed in EIR No. 466. (Webb, 2005, Appendix A, p. 9)

**No Substantial Change from Previous Analysis:** As with the conditions that existed when the IS/NOP was prepared for EIR No. 466, the Project site is zoned for “M-SC (Manufacturing – Service Commercial)”; thus, the Project site is not zoned for agricultural use, and no agricultural uses occur on site under existing conditions. Areas to the north, south, and west of the Project site are also zoned for M-SC. Areas to the east are zoned for “Potential Basin Areas” and “Light Industrial (LI)” (Perris, 2016b). None of the properties located adjacent to the Project site are used for agricultural production. Thus, the Project would not conflict with existing agricultural zoning or existing agricultural use, and impacts would be less than significant.

According to mapping information available from the CDC, and consistent with the conditions that existed when the IS/NOP was prepared for EIR No. 466, the Project site and surrounding areas are not subject to a Williamson Act contract. The nearest land subject to a Williamson Act Contract is located approximately 3.0 miles northwest of the Project site. (CDC, 2016) Additionally, according to Riverside County GIS, the Project site and surrounding areas are not located within an existing County Agricultural Preserve (RCIT, 2019). The nearest land subject to an Agricultural Preserve occurs approximately 3.0 miles northwest of the Project site. As such, the Project would result in no impacts to lands subject to a Williamson Act Contract or lands located within an Agricultural Preserve.

Based on the foregoing analysis, the Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

**c) Would the proposed Project cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 “Right-to-Farm”)?**

**EIR No. 466 Finding:** The IS/NOP prepared for EIR No. 466 determined that the MFBCSP site was located within 300 feet of agriculturally zoned property, which is located west of the southernmost portion of the MFBCSP area and west of Seaton Avenue. These properties were zoned A-1-1 (Light Agriculture with a 1-acre minimum lot size). The IS/NOP for EIR No. 466 noted that all future development within the MFBCSP area would be required to comply with Riverside County Ordinance No. 625 (Right-To-Farm), which would reduce potential impacts to less-than-significant levels. This issue was not addressed in EIR No. 466. (Webb, 2005, Appendix A, p. 9)

**No Substantial Change from Previous Analysis:** As noted above, and similar to the conditions that existed when the IS/NOP for EIR No. 466 was prepared, the Project site is not located on agriculturally-zoned property. The nearest property zoned for agricultural uses, which is zoned for Light Agriculture with a 1-acre minimum lot size (A-1-1) is located approximately 0.3-mile (1,584 feet) west of the Project site. As such, the Project would not cause development of non-agricultural uses within 300 feet of agriculturally zone property (Ordinance No. 625 “Right-to-Farm”) and no impact would occur. Therefore, the Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

**d) Would the proposed Project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?**

**EIR No. 466 Finding:** The IS/NOP prepared for EIR No. 466 found that development of the MFBCSP site would not require the extension of roadways that would facilitate further conversion of agricultural land in the region. The IS/NOP noted that no other changes are expected that would turn agricultural land into non-agricultural uses. As such, the IS/NOP found that no impacts would occur, and this topic was not addressed in EIR No. 466. (Webb, 2005, Appendix A, p. 9)

**No Substantial Change from Previous Analysis:** “Farmland” is defined in Section II.a of Appendix G to the State CEQA Guidelines to mean Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. As described under Threshold a), above, and consistent with the conditions that existed when the IS/NOP for EIR No. 466 was prepared, there are no areas of Farmland within the Project vicinity. As such, there are no components of the proposed Project that would result in changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use, and no impact would occur. Further, the Project would not develop or disturb any additional property that EIR No. 466 did not assume would be developed. Therefore, the Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

|   | <i>New Significant Impact</i> | <i>More Severe Impacts</i> | <i>New Ability to Substantially Reduce Significant Impact</i> | <i>No Substantial Change from Previous Analysis</i> |
|---|-------------------------------|----------------------------|---|---|
| <i>Would the project:</i>   |                               |                            |   |   |
| <b>5. Forest</b>  |                               |                            |   |   |
| 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 type="checkbox"/>                                      | <input checked="" 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 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"/>                 |

- a) **Would the proposed Project 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) **Would the proposed Project result in the loss of forest land or conversion of forest land to non-forest use?**
- c) **Would the proposed Project 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?**

**EIR No. 466 Finding:** EIR No. 466 did not identify any conflicts with existing zoning for forest land, timberland, or timberland zoned as “Timberland Production.” EIR No. 466 also did not identify any impacts associated with the loss of forest land or conversion of forest land to non-forest use. (Webb, 2005)

**No Substantial Change from Previous Analysis:** Consistent with the conditions that existed when EIR No. 466 was certified, no lands within the Project vicinity are zoned for forest land, timberland, or Timberland Production, nor are any lands within the Project vicinity used for timber production (Riverside County, 2016; Google Earth, 2018). The Project therefore would have no potential to conflict with timberland or forest land zoning designations, nor would the Project result in the loss of forest land or conversion of forest land to non-forest use. There are no components of the proposed Project that would result in changes to the existing environment which could result in the conversion of forest land to non-forest use.



Thus, no impact to forest resources would occur. Therefore, the Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

**5.1.3 Air Quality**

|   | <i>New Significant Impact</i> | <i>More Severe Impacts</i> | <i>New Ability to Substantially Reduce Significant Impact</i> | <i>No Substantial Change from Previous Analysis</i> |
|---|-------------------------------|----------------------------|---|---|
| <i>Would the project:</i>   |                               |                            |   |   |
| <b>6. Air Quality Impacts</b>   |                               |                            |   |   |
| a. Conflict with or obstruct implementation of the applicable air quality plan?   | <input type="checkbox"/>      | <input type="checkbox"/>   | <input type="checkbox"/>                                      | <input checked="" type="checkbox"/>                 |
| b. 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? | <input type="checkbox"/>      | <input type="checkbox"/>   | <input type="checkbox"/>                                      | <input checked="" type="checkbox"/>                 |
| c. Expose sensitive receptors, which are located within one (1) mile of the project site, to substantial pollutant concentrations?  | <input type="checkbox"/>      | <input type="checkbox"/>   | <input checked="" type="checkbox"/>                           | <input type="checkbox"/>                            |
| d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?   | <input type="checkbox"/>      | <input type="checkbox"/>   | <input type="checkbox"/>                                      | <input checked="" type="checkbox"/>                 |

**a) Would the proposed Project conflict with or obstruct implementation of the applicable air quality plan?**

**EIR No. 466 Finding:** EIR No. 466 found that because the MFBCSP would comply with the General Plan, the MFBCSP would not conflict with regional population projections and therefore would not exceed the growth forecasts of the AQMP. Impacts were determined to be less than significant. (Webb, 2005, pp. IV-54 and IV-55)

**No Substantial Change from Previous Analysis:** The proposed Project is located within the South Coast Air Basin (SCAB). The South Coast Air Quality Management District (SCAQMD) is principally responsible for air pollution control in the SCAB and has adopted a series of Air Quality Management Plans (AQMPs) to reduce air emissions in the Basin. Most recently, the SCAQMD Governing Board adopted the Final 2016 AQMP for the SCAB in March 2017. The 2016 AQMP incorporates scientific and technological information and planning assumptions, including the 2016 Regional Transportation Plan (RTP)/Sustainable Communities Strategy (SCS) and updated emission inventory methodologies for various source categories.

**Plot Plan No. 180034 (Building 11)**

---

As discussed in more detail in subsection 5.1.18, the proposed Project would result in a substantial reduction in the amount of traffic generated by development of the site as compared to what was evaluated by EIR No. 466. Specifically, the Project would entail partial development of MFBCSP Planning Area 5 and would result in the generation of 1,050 fewer vehicle trips (actual vehicles) than was evaluated by EIR No. 466 for the Project site. Additionally, the Project would result in the generation of 708 fewer truck trips (actual vehicles) as compared to what was evaluated and disclosed by EIR No. 466 for the Project site. (Urban Crossroads, 2019b, Table 4-4) A majority of the Project's emissions would result from vehicular traffic, including both passenger vehicle and truck traffic. Thus, because the Project would result in a substantial reduction in the amount of traffic generated by the development of the Project site as compared to what was assumed by EIR No. 466, including a reduction in the number of truck trips, it can be concluded that the proposed Project would result in a substantial reduction in air quality emissions as compared to what was evaluated and disclosed by EIR No. 466. Accordingly, because EIR No. 466 determined that buildout of the MFBCSP would not conflict with the AQMP, and because the Project would result in a reduction in emissions as compared to what was evaluated in EIR No. 466, the Project would not conflict with the AQMP and impacts would be less than significant. Based on the foregoing analysis, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

**b) Would the proposed Project 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?**

**EIR No. 466 Finding:** EIR No. 466 determined that construction-related emissions associated with buildout of the MFBCSP area would result in emissions of volatile organic compounds (VOCs) and nitrogen oxides (NO<sub>x</sub>) that exceed the South Coast Air Quality Management District (SCAQMD) daily emission thresholds. EIR No. 466 also found that operational emissions associated with the MFBCSP would exceed the daily thresholds established by SCAQMD for VOCs, NO<sub>x</sub>, carbon monoxide (CO), and PM<sub>10</sub>. Although mitigation measures were imposed on the MFBCSP project, EIR No. 466 nonetheless concluded that impacts due to emissions of VOCs and NO<sub>x</sub> during construction and emissions of VOCs, NO<sub>x</sub>, CO, and PM<sub>10</sub> during long-term operation would be significant and unavoidable. (Webb, 2005, pp. IV-55 through IV-67)

EIR No. 466 noted that the South Coast Air Basin (SCAB) in which the MFBCSP is located was designated as a non-attainment area for ozone and PM<sub>10</sub> under state standards, and as a non-attainment area for ozone, carbon monoxide, PM<sub>2.5</sub> and PM<sub>10</sub> under federal standards. EIR No. 466 found that long-term emissions of VOCs, NO<sub>x</sub>, CO, and PM<sub>10</sub> would be above the applicable SCAQMD thresholds. Therefore, EIR No. 466 concluded that buildout of the MFBCSP would result in cumulatively significant impacts to air quality with respect to ozone, CO, and PM<sub>10</sub>. Although mitigation measures were identified, EIR No. 466 concluded that impacts would be significant and unavoidable. (Webb, 2005, p. IV-70)

**New Ability to Substantially Reduce Significant Impact:** Construction characteristics associated with the proposed Project would be similar to what was assumed for the site by EIR No. 466. Additionally, the Project would be subject to Mitigation Measures MM Air 1 through MM Air 3 from EIR No. 466, which would serve to reduce the Project's construction-related air quality emissions. Moreover, due to advances

in technology and more stringent regulations since EIR No. 466 was certified in 2005, there is substantial evidence that the Project's construction-related emissions would be less than was disclosed by EIR No. 466. As shown in the California Emissions Estimator Model (CalEEMod) User's Guide Version 2016.3.2, Section 4.3 "OFFROAD Equipment," as the analysis year increases, emission factors for the same equipment pieces decrease due to the natural turnover of older equipment being replaced by newer less polluting equipment and new regulatory requirements. Additionally, construction-related equipment would be subject to a variety of State regulations that would serve to reduce air quality emissions as compared to what was assumed by EIR No. 466. For example, Title 17 of the California Code of Regulations (Low Carbon Fuel Standard) requires greenhouse gases in fuel sold in California to be 10% less by 2020, including NO<sub>x</sub>. Additionally, the Project is required to comply with the provisions of SCAQMD Rule 113, *Table of Standards*, by requiring that all architectural coatings must consist of low VOCs (i.e., VOCs of less than 100 grams per liter [g/L]) unless otherwise specified in the SCAQMD *Table of Standards*. Nonetheless, and consistent with the findings of EIR No. 466, Project-related air quality impacts due to emissions of VOCs and NO<sub>x</sub> during construction would be significant and unavoidable. Although the Project would result in reduced emissions of construction-related VOCs and NO<sub>x</sub> as compared to what was evaluated and disclosed for the Project site by EIR No. 466, a new mitigation measure has been identified to further reduce emissions of VOCs and NO<sub>x</sub> during construction (refer to Mitigation Measure MM Air 10). In addition, neither Riverside County nor the SCAQMD have a directly applicable mitigation fee program for collecting fees toward the regional mitigation of air pollutant emissions. In the absence of a mitigation fee program, Riverside County has imposed a Condition of Approval on the Project that will obligate the Project Applicant to make a voluntary fee payment to Riverside County, for the County's use toward a to-be-determined project or program to improve air quality in the Mead Valley community.

With respect to long-term operational emissions, and as discussed in more detail in subsection 5.1.18, the proposed Project would result in a substantial reduction in the amount of traffic generated by the development of the site as compared to what was evaluated by EIR No. 466. Specifically, the Project would result in 1,050 fewer vehicle trips (actual vehicles) and 708 fewer truck trips per day (actual vehicles) as compared to what was evaluated for the Project site by EIR No. 466 (Urban Crossroads, 2019b, Table 4-4). A majority of the Project's operational emissions would result from vehicular traffic, including both passenger vehicle and truck traffic. Thus, due to the reduction in traffic and traffic-related air quality emissions associated with the proposed Project, the Project would result in reduced air quality impacts as compared to what was evaluated and disclosed by EIR No. 466. Additionally, the Project would be subject to compliance with MFBCSP EIR Mitigation Measures MM Air 2 through MM Air 9 to reduce operational emissions. Moreover, the Project would be subject to Title 17 of the California Code of Regulations (Low Carbon Fuel Standard), which requires a reduction in greenhouse gases in fuel sold in California to be 10% less by 2020, including NO<sub>x</sub>. Additionally, SCAQMD Rule 113, *Table of Standards*, requires that all architectural coatings must consist of low VOCs (i.e., VOCs of less than 100 grams per liter [g/L]), which would serve to reduce the Project's VOC emissions associated with on-going architectural coatings. Additionally, in model year 2017, the average estimated real-world CO<sub>2</sub> emission rate for all new vehicles fell by 3 grams per mile (g/mi) to 357 g/mi, the lowest level ever measured. Additionally, fuel economy increased to 24.9 mpg, achieving a record high. (EPA, n.d.) Nonetheless, and consistent with the findings of EIR No. 466, such regulatory requirements and technological advancements are not enough to reduce the Project's operational emissions to below a level of significance and thus, the proposed Project would

result in significant and unavoidable impacts due to operational emissions of VOCs, NO<sub>x</sub>, and PM<sub>10</sub>. Although the Project's operational emissions of VOCs, NO<sub>x</sub>, and PM<sub>10</sub> would be less than was evaluated and disclosed for the Project site by EIR No. 466, additional mitigation measures have been identified to further reduce the Project's emissions of VOCs, NO<sub>x</sub>, and PM<sub>10</sub> (refer to Mitigation Measures MM Air 11 through MM Air 14). In addition, neither Riverside County nor the SCAQMD have a directly applicable mitigation fee program for collecting fees toward the regional mitigation of air pollutant emissions. In the absence of a mitigation fee program, Riverside County has imposed a Condition of Approval on the Project that will obligate the Project Applicant to make a voluntary fee payment to Riverside County, for the County's use toward a to-be-determined project or program to improve air quality in the Mead Valley community.

It should be noted that although EIR No. 466 disclosed that operational impacts due to CO emissions would be significant and unavoidable, due to improvements in regional air quality conditions, advances in technology, and increased regulatory requirements, it is highly unlikely that the Project as proposed would exceed the SCAQMD's Regional Threshold for CO. For example, the average on-road vehicular emissions of CO for delivery trucks is estimated to have decreased from 0.024 pounds per mile in 2007 to 0.009 pounds per mile in 2018 (AQMD, n.d.). Refer also to the analysis of Threshold 6.c), below.

Based on the foregoing analysis, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

**c) Would the proposed Project expose sensitive receptors which are located within one (1) mile of the project site, to substantial pollutant concentrations?**

**EIR No. 466 Finding:** The threshold of significance used by EIR No. 466 to determine whether the exposure to diesel PM would be considered significant was 10 excess cancer cases per one million people. EIR No. 466 found that operations of the MFBCSP would result in significant health risk impacts from diesel exhaust. EIR No. 466 Mitigation Measures MM Air 3 through MM Air 7 were identified and were found to reduce the incremental cancer risk to below 10 per one million people, thereby reducing impacts to less-than-significant levels. (Webb, 2005, pp. IV-70 through IV-82)

For non-cancer risks, EIR No. 466 utilized a chronic Reference Exposure Level (REL) threshold of 5 µg/m<sup>3</sup>, indicating that non-cancer health risks would be potentially significant when people are exposed to short-term diesel particulate matter concentrations greater than 5 µg/m<sup>3</sup> and if the hazard index exceeds 1.0. The hazard index (used to quantify the significance of non-cancer health risks) for all receptors in both 2004 and 2012 were determined to be less than 0.04 (for all scenarios evaluated in EIR No. 466), which was less than 4 percent of the SCAQMD recommended threshold. As such, non-cancer risks were found to be less than significant. (Webb, 2005, pp. IV-83 and IV-84)

A CO "hot spot" analysis also was conducted as part of EIR No. 466. For all intersections modeled in the analysis, the CO emissions from traffic associated with the MFBCSP were found to be less than significant on both a direct and cumulatively-considerable basis. (Webb, 2005, pp. IV-63 through IV-66)

**No Substantial Change from Previous Analysis:** As discussed further in subsection 5.1.18, the proposed Project would generate 1,050 fewer trip-ends per day (actual vehicles) and 708 fewer truck trips (actual vehicles) as compared to the traffic evaluated for MFBCSP Planning Area 5 by EIR No. 466. As a result of the decrease in traffic that would be generated by the Project as compared to what was assumed by EIR No. 466, including truck trips, this Initial Study clearly concludes that the Project would result in reduced localized impacts to nearby sensitive receptors as compared to what was evaluated and disclosed in EIR No. 466 for the Project site. Notwithstanding, the Project's potential to result in localized impacts associated with carbon monoxide (CO) "hot spots," cancer-related risk, and non-cancer related risks have been evaluated, and each is discussed below.

### **CO "Hot Spot" Analysis**

An adverse carbon monoxide (CO) concentration, known as a "hot spot," would occur if an exceedance of the state one-hour standard of 20 ppm or the eight-hour standard of 9 ppm were to occur. It has long been recognized that CO hot spots are caused by vehicular emissions, primarily when idling at congested intersections. As noted above, EIR No. 466 determined that buildout of the MFBCSP, including the Project site, would result in less-than-significant impacts due to CO hot spots. As shown in Table 5-17 in Subsection 5.1.18, the Project would result in 1,050 fewer vehicle trips per day (actual vehicles) and 708 fewer truck trips as compared to the traffic evaluated by EIR No. 466 for MFBCSP Planning Area 5. Thus, it can be concluded that the Project's potential to create or contribute to a CO hotspot would be reduced in comparison to what was evaluated in EIR No. 466 for the Project site.

Additionally, at the time the SCAQMD published its 1993 Handbook, the SCAB was designated nonattainment under the California Ambient Air Quality Standards (AAQS) and National AAQS for CO. In response, vehicle emissions standards have become increasingly stringent in the last twenty years. For example, the average on-road vehicular emissions of CO for delivery trucks is estimated to have decreased from 0.024 pounds per mile in 2007 to 0.009 pounds per mile in 2018 (AQMD, n.d.). With the turnover of older vehicles, introduction of cleaner fuels, and implementation of increasingly sophisticated and efficient emissions control technologies, CO concentration in the SCAB is now designated as attainment. In fact, since 2003 all areas of the SCAB have been below the federal standards for CO (35 ppm 1-hour and 9 ppm 8-hour), and all portions of the SCAB are currently well below the State CO standards (20 ppm 1-hour and 9.0 ppm 8-hour) (SCAQMD, 2017, pp. 2-38 and 2-39).

To establish a more accurate record of baseline CO concentrations affecting the SCAB, a CO "hot spot" analysis was conducted by SCAQMD in 2003 for four busy intersections in Los Angeles at the peak morning and afternoon time periods. This "hot spot" analysis did not predict any violation of CO standards. Based on the SCAQMD's 2003 AQMP and the 1992 Federal Attainment Plan for Carbon Monoxide (1992 CO Plan), peak carbon monoxide concentrations in the SCAB were a result of unusual meteorological and topographical conditions and not a result of traffic volumes and congestion at a particular intersection. As evidence of this, for example, of the 8.4 ppm CO concentration measured at the Long Beach Blvd. and Imperial Hwy. intersection (highest CO generating intersection within the "hot spot" analysis), only 0.7 ppm was attributable to the traffic volumes and congestion at this intersection; the remaining 7.7 ppm were due to the ambient air measurements at the time the 2003 AQMP was prepared. (SCAQMD, 2003) Therefore, even if the traffic volumes for the proposed Project were double or even triple of the traffic

volumes generated at the Long Beach Blvd. and Imperial Hwy. intersection, coupled with the on-going improvements in ambient air quality, the Project would not be capable of resulting in a CO “hot spot” at any study area intersections.

Similar considerations also are employed by other Air Districts when evaluating potential CO concentration impacts. More specifically, the Bay Area Air Quality Management District (BAAQMD) concludes that under existing and future vehicle emission rates, a given project would have to increase traffic volumes at a single intersection by more than 44,000 vehicles per hour – or 24,000 vehicles per hour where vertical and/or horizontal air does not mix – in order to generate a significant CO impact (BAAQMD, 2010, p. 3-4). As noted in Table 5-17 in subsection 5.1.18, the Project would generate 548 trips per day (actual vehicles), including 31 a.m. peak hour trips and 38 p.m. peak hour trips and would not produce the level of traffic necessary to create a significant CO impact. (Urban Crossroads, 2019, Table 4-3).

The busiest intersection evaluated in SCAQMD’s 2003 AQMP was at Wilshire Blvd. and Veteran Ave., which had a daily traffic volume of approximately 100,000 vehicles per day and AM/PM traffic volumes of 8,062 vehicles per hour and 7,719 vehicles per hour respectively. The 2003 AQMP estimated that the 1-hour concentration for this intersection was 4.6 ppm; this indicates that, should the daily traffic volume increase four times to 400,000 vehicles per day, CO concentrations ( $4.6 \text{ ppm} \times 4 = 18.4 \text{ ppm}$ ) would still not likely exceed the most stringent 1-hour CO standard (20.0 ppm).<sup>3</sup> (SCAQMD, 2003) At buildout of the Project, and as shown on Exhibit 7-1 of the Project’s Traffic Impact Analysis (TIA; *Technical Appendix H*), the highest average daily trips on a segment of road would be 16,100 daily trips along the segments of Harvill Avenue located adjacent to and south of the Project site, which is lower than the highest daily traffic volumes at Wilshire Blvd. and Veteran Ave. of 100,000 vehicles per day (Urban Crossroads, 2019b, Exhibit 7-1). Therefore, the proposed Project considered herein would not produce the volume of traffic required to generate a CO “hot spot” either in the context of the 2003 SCAQMD hot spot study, or based on representative BAAQMD CO threshold considerations. As such, and consistent with the findings of EIR No. 466, the Project would not result in or contribute to any CO “hot spots,” and impacts would be less than significant.

### Diesel Mobile Health Risk Assessment

EIR No. 466 evaluated buildout of MFBCSP Planning Areas and did not evaluate specific buildings. Because building footprints are now proposed as part of the current Project, the County determined it was prudent to prepare a full Health Risk Assessment (HRA) to demonstrate that health risk impacts would remain below a level of significance, and there would be no new or increased significant impacts not already analyzed in EIR No. 466. Accordingly, an HRA was prepared by Urban Crossroads and is provided as *Technical Appendix A*. The purpose of the HRA is to evaluate Project-related impacts to sensitive receptors (i.e., residential, schools, etc.) and nearby workers as a result of heavy-duty diesel trucks accessing the site. (Urban Crossroads, 2019a, p. 3)

<sup>3</sup> Based on the ratio of the CO standard (20.0 ppm) and the modeled value (4.6 ppm).

Pursuant to guidance from the SCAQMD, if a proposed project is expected to generate/attract heavy-duty diesel trucks, which emit diesel particulate matter (DPM), preparation of a mobile source HRA is necessary. The Project's mobile source HRA was prepared in accordance with the document, *Health Risk Assessment Guidance for Analyzing Cancer Risk from Mobile Source Diesel Idling Emissions for CEQA Air Quality Analysis*, and is composed of all relevant and appropriate procedures presented by the United States Environmental Protection Agency (EPA), California Environmental Protection Agency (CalEPA), and SCAQMD. Cancer risk is expressed in terms of expected incremental incidence per million population. The SCAQMD has established an incidence rate of ten (10) persons per million as the maximum acceptable incremental cancer risk due to DPM exposure. This threshold serves to determine whether or not a given project has a potentially significant development-specific and cumulative impact. Refer to the Project's HRA, provided as *Technical Appendix A*, for additional information. (Urban Crossroads, 2019a, p. 3)

The SCAQMD has also established non-carcinogenic risk parameters for use in HRAs. Noncarcinogenic risks are quantified by calculating a "hazard index," expressed as the ratio between the ambient pollutant concentration and its toxicity or Reference Exposure Level (REL). An REL is a concentration at or below which health effects are not likely to occur. A hazard index less of than one (1.0) means that adverse health effects are not expected. Within this analysis, noncarcinogenic exposures of less than 1.0 are considered less-than-significant. (Urban Crossroads, 2019a, p. 3)

### Emissions Estimation

#### On-Site and Off-Site Truck Activity

Vehicle DPM emissions were calculated by Urban Crossroads by using emission factors for particulate matter less than 10µm in diameter (PM<sub>10</sub>) generated with the 2014 version of the EMISSION FACTOR model (EMFAC) developed by the California Air Resources Board (CARB). Refer to the Project's HRA (*Technical Appendix A*) for more information on EMFAC 2014. (Urban Crossroads, 2019a, p. 7)

For the proposed Project, annual average PM<sub>10</sub> emission factors were generated by running EMFAC 2014 in EMFAC Mode for vehicles in the SCAQMD jurisdiction. The vehicle travel speeds modeled for the Project are summarized below. (Urban Crossroads, 2019a, p. 8)

- Idling – on-site loading/unloading and truck gate
- 5 miles per hour – on-site vehicle movement including driving and maneuvering
- 25 miles per hour – off-site vehicle movement including driving and maneuvering.

Calculated emission factors are shown at Table 5-1, *2020 Weighted Average DPM Emissions Factors*. As a conservative measure, a 2020 EMFAC 2017 run was conducted and a static 2020 emissions factor data set was used for a duration of 30 years. Use of 2020 emission factors would overstate potential impacts since this approach assumes that emission factors remain "static" and do not change over time due to fleet turnover or cleaner technology with lower emissions that would be incorporated after 2020. Additionally, based on EMFAC 2017, Light-Heavy-Duty Trucks consist of 47.73% diesel, Medium-Heavy-Duty Trucks consist of 88.29% diesel, and Heavy-Heavy-Duty Trucks consist of 96.13% diesel trucks and have been accounted for accordingly in the emissions factor generation. This methodology would tend

to overstate Project impacts because it is reasonable to conclude that over time, emission factors would be reduced as new regulations and requirements are enacted to reduce diesel particulate matter emissions. (Urban Crossroads, 2019a, p. 8)

**Table 5-1 2020 Weighted Average DPM Emissions Factors**

| Speed      | Weighted Average    |
|------------|---------------------|
| 0 (idling) | 0.13288 (g/idle-hr) |
| 5          | 0.1338(g/s)         |
| 25         | 0.08515 (g/s)       |

(Urban Crossroads, 2019a, Table 2-1)

On-site vehicle idling exhaust emissions were calculated by applying the idle exhaust PM<sub>10</sub> emission factor (g/idle-hr) from EMFAC and the total truck trip over the total idle time (15 minutes), whereas CARB's Diesel-Fueled Commercial Motor Vehicle Idling Regulation requires that all heavy-duty diesel truck operators (gross vehicle weight rating >10,000 lbs.) restrict idling to a maximum of five minutes. Refer to the Project's HRA (*Technical Appendix A*) for details of the exhaust emission calculations (Urban Crossroads, 2019a, p. 8)

Each roadway in the Project's study area was modeled as a line source (made up of multiple adjacent volume sources). The corresponding coordinates of each volume source are included in Appendix "2.1" to the Project's HRA (*Technical Appendix A*). The DPM emission rate for each volume source was calculated by multiplying the emission factor (based on the average travel speed along the roadway) by the number of trips and the distance traveled along each roadway segment and dividing the result by the number of volume sources along that roadway, as illustrated on Table 5-2, *DPM Emissions from Project Trucks (2020 Analysis Year)*. The modeled emission sources are illustrated on Exhibit 2-A of the Project's HRA (*Technical Appendix A*). The modeled truck travel routes included in the Project's HRA are based on the truck trip distributions (inbound and outbound) available from the Project's Traffic Impact Analysis (*Technical Appendix H*), and were modeled to determine the potential impacts to sensitive receptors along the primary truck routes. The modeling domain is limited to the Project's primary truck route and includes off-site sources in the study area for approximately 1 mile. This modeling domain is more conservative than using only a ¼-mile modeling domain which is typical based on several studies have shown that the greatest potential risks occur within a ¼-mile of the primary source of emissions (in the case of the Project this is the on-site idling, travel, and on-site equipment). Refer to the Project's HRA for details of the exhaust emissions calculations. (Urban Crossroads, 2019a, p. 9)

Per the Project's Traffic Impact Analysis, the Project is expected to generate a total of approximately 548 trip-ends per day (actual vehicles) and includes 176 truck trip-ends per day. (Urban Crossroads, 2019b, p. 41)



Table 5-2 DPM Emissions from Project Trucks (2020 Analysis Year)

| Source   | Truck Emission Rates |                                 |  |   |   |                                      |  |
|--|----------------------|---------------------------------|--|---|---|--------------------------------------|--|
|  | Trucks Per Day       | VMT <sup>a</sup><br>(miles/day) | Truck Emission Rate <sup>b</sup><br>(grams/mile) | Truck Emission Rate <sup>b</sup><br>(grams/idle-hour) | Daily Truck Emissions <sup>c</sup><br>(grams/day) | Modeled Emission Rates<br>(g/second) |  |
| On-Site Idling West Side   | 44                   |                                 |  | 0.1329  | 1.46  | 1.692E-05                            |  |
| On-Site Idling East Side   | 44                   |                                 |  | 0.1329  | 1.46  | 1.692E-05                            |  |
| On-Site Travel West Side   | 88                   | 18.02                           | 0.1334   |   | 2.40  | 2.782E-05                            |  |
| On-Site Travel East Side   | 88                   | 17.91                           | 0.1334   |   | 2.39  | 2.764E-05                            |  |
| Off-Site Travel 25% Inbound/Outbound Dwy 5                       | 44                   | 5.76                            | 0.0852   |   | 0.49  | 5.667E-06                            |  |
| Off-Site Travel 25% Inbound/Outbound Dwy 3                       | 176                  | 6.05                            | 0.0852   |   | 0.51  | 5.960E-06                            |  |
| Off-Site Travel 60% Inbound/Outbound on Harvill Av. To the South | 106                  | 52.80                           | 0.0852   |   | 4.50  | 5.203E-05                            |  |
| Off-Site Travel 15% Inbound/Outbound on Harvill Av.              | 26                   | 5.37                            | 0.0852   |   | 0.46  | 5.296E-06                            |  |
| Off-Site Travel 25% Inbound/Outbound Dwy 2                       | 44                   | 2.25                            | 0.0852   |   | 0.19  | 2.220E-06                            |  |
| Off-Site Travel 25% Inbound/Outbound Dwy 4                       | 44                   | 4.78                            | 0.0852   |   | 0.41  | 4.715E-06                            |  |
| Off-Site Travel 40% Inbound/Outbound Harvill Av. to the North    | 70                   | 18.63                           | 0.0852   |   | 1.59  | 1.836E-05                            |  |

<sup>a</sup> Vehicle miles traveled are for modeled truck route only.

<sup>b</sup> Emission rates determined using EMFAC 2017. Idle emission rates are expressed in grams per idle hour rather than grams per mile.

<sup>c</sup> This column includes the total truck travel and truck idle emissions. For idle emissions this column includes emissions based on the assumption that each truck idles for 15 minutes.

(Urban Crossroads, 2019a, Table 2-2)

### **Exposure Quantification**

The analysis presented herein is based on the Project's HRA (*Technical Appendix A*), which was conducted in accordance with the guidelines in the *Health Risk Assessment Guidance for Analyzing Cancer Risks from Mobile Source Diesel Idling Emissions for CEQA Air Quality Analysis*. SCAQMD recommends using the EPA's AERMOD model. For purposes of analysis, the Lakes AERMOD View (Version 9.6.5) was used to calculate annual average particulate concentrations associated with Project site operations. (Urban Crossroads, 2019a, p. 12)

The model offers additional flexibility by allowing the user to assign an initial release height and vertical dispersion parameters for mobile sources representative of a roadway. For the Project's HRA, the roadways were modeled as adjacent volume sources. Roadways were modeled using the EPA's haul route methodology for modeling of on-site and off-site truck movement. More specifically, the Haul Road Volume Source Calculator in AERMOD View was utilized to determine the release height parameters. Based on the US EPA methodology, the Project's modeled sources would result in a release height of 3.49 meters, and an initial lateral dimension of 4.0 meters, and an initial vertical dimension of 3.25 meters. Refer to the Project's HRA (*Technical Appendix A*) for additional information (Urban Crossroads, 2019a, p. 12)

Based on recommendations from SCAQMD staff, receptor grids with a maximum of 100 meters spacing were placed at residential and worker locations to ensure that the maximum impacts are properly analyzed. (Urban Crossroads, 2019a, p. 12)

The Project's HRA evaluates the potential health risks to residential, worker, and school locations over a period of 30, 25, or 9 years of outdoor exposure, respectively. As such, even though this duration of exposure is unlikely to occur in practical terms (because the amount of time spent indoors), the Project's HRA assumes that a resident or worker would be exposed over 30 or 25 years for 12 or 24-hours per day at the structure they reside or work. (Urban Crossroads, 2019a, p. 14)

Furthermore, worker receptors immediately adjacent to the Project site have been evaluated in the HRA. Any impacts to workers located further away from the Project site than the modeled worker receptors would have a lesser impact than is disclosed in the Project's HRA at the Maximally Exposed Individual Worker (MEIW), as diesel exhaust emission concentrations diminish with distance from the source. (Urban Crossroads, 2019a, p. 14)

Discrete variants for daily breathing rates, exposure frequency, and exposure duration were obtained from relevant distribution profiles presented in the 2015 OEHHA Guidelines. Tables 2-4 and 2-5 of the Project's HRA (*Technical Appendix A*) summarize the Exposure Parameters for Residents and Offsite Worker scenarios based on 2015 OEHHA Guidelines. Appendix 2.2 to the Project's HRA includes the detailed risk calculation. (Urban Crossroads, 2019a, p. 14)

### Carcinogenic Chemical Risk

The SCAQMD CEQA Air Quality Handbook (1993) states that emissions of toxic air contaminants (TACs) are considered significant if an HRA shows an increased risk of greater than 10 in one million. Based on guidance from the SCAQMD in the document, *Health Risk Assessment Guidance for Analyzing Cancer Risks from Mobile Source Diesel Idling Emissions for CEQA Air Quality Analysis*, for purposes of analysis in the Project's HRA, 10 in one million was used as the cancer risk threshold for the proposed Project (Urban Crossroads, 2019a, p. 14)

Excess cancer risks are estimated as the upper-bound incremental probability that an individual will develop cancer over a lifetime as a direct result of exposure to potential carcinogens over a specified exposure duration. The estimated risk is expressed as a unitless probability. The cancer risk attributed to a chemical is calculated by multiplying the chemical intake or dose at the human exchange boundaries (e.g., lungs) by the chemical-specific cancer potency factor (CPF). A risk level of 10 in one million implies a likelihood that up to 10 people, out of one million equally exposed people, would contract cancer if exposed continuously (24 hours per day) to the levels of toxic air contaminants over a specified duration of time. As an example, the risk of dying from accidental drowning is 1,000 in a million which is 100 times more than the SCAQMD's threshold of 10 in one million, the nearest comparison to 10 in one million is the 7 in one million lifetime chance that an individual would be struck by lightning. (Urban Crossroads, 2019a, p. 14)

Refer to subsection 2.4 of the Project's HRA (*Technical Appendix A*) for a discussion of the methodology and algorithm utilized to assess carcinogenic exposures.

### Non-Carcinogenic Exposures

An evaluation of the potential non-carcinogenic effects of chronic exposures was also conducted. Adverse health effects are evaluated by comparing a compound's annual concentration with its toxicity factor or Reference Exposure Level (REL). The REL for diesel particulates was obtained from OEHHA for the analysis in the Project's HRA. The chronic REL for DPM was established by OEHHA as 5 µg/m<sup>3</sup> (OEHHA Toxicity Criteria Database, <http://www.oehha.org/risk/chemicaldb/index.asp>). (Urban Crossroads, 2020, p. 16)

Refer to subsection 2.5 of the Project's HRA (*Technical Appendix A*) for a discussion of the methodology used to calculate non-cancer hazard risks.

### Potential Project-Related Toxic Air Pollutants from Construction Activities

During short-term construction activity, the operation of diesel-fueled construction equipment on the Project site would result in some diesel particulate matter (DPM) which is a listed carcinogen and toxic air contaminant (TAC) in the State of California. Based on the Project air quality consultant's (Urban Crossroads, Inc.) professional opinion, Urban Crossroads' experience in preparing health risk assessments for development projects, and long-standing regulatory guidance, given the Project's construction characteristics and the relatively small amount of equipment proposed to be used and the relative short duration of activity, any DPM generated from construction activity would be negligible and not result in

any significant health risks. Also, several mitigation measures required by EIR No. 466 for construction-related air pollutant emissions also address the negligible construction-related DPM emissions, and although not required by CEQA, an additional mitigation measure has been identified to further reduce the Project's construction-related emissions (refer to Mitigation Measure MM Air 10). As such, impacts to sensitive receptors during short-term construction activities would be less than significant. (Urban Crossroads, 2019a, p. 17)

#### **Potential Project-Related Operational DPM Source Cancer and Non-Cancer Risks<sup>4</sup>**

As required by the Friant Ranch legal decision (*Sierra Club v. County of Fresno (Friant Ranch, L.P.)* (2018) 6 Cal.5th 502, Case No. S219783), the following discussion relates the Project's air quality emissions to the level of health risk that could result from such emissions.

##### **Residential Exposure Scenario**

The residential land use with the greatest potential exposure to Project DPM source emissions is located approximately 312 feet east of the Project site east of Wade Avenue. At the maximally exposed individual receptor (MEIR), the maximum incremental cancer risk attributable to Project DPM source emissions is estimated at 0.96 in one million, which is less than the threshold of 10 in one million. At this same location, non-cancer risks were estimated to be 0.0003, which would not exceed the applicable threshold of 1.0. As such, the Project would not cause a significant human health or cancer risk to adjacent residences, and impacts would be less than significant. The nearest modeled receptors are illustrated on Exhibit 2-C of the Project's HRA (*Technical Appendix A*) (Urban Crossroads, 2019a, p. 18).

##### **Worker Exposure Scenario**

The worker receptor land use with the greatest potential exposure to Project DPM source emissions is located immediately south of the project site that was recently developed with a warehouse building. At the maximally exposed individual worker (MEIW), the maximum incremental cancer risk impact at this location is 0.42 in one million which is less than the threshold of 10 in one million. Maximum non-cancer risks at this same location were estimated to be 0.001, which would not exceed the applicable threshold of 1.0. As such, the Project would not cause a significant human health or cancer risk to adjacent workers. All other modeled worker locations in the vicinity of the Project would be exposed to less emissions and therefore less risk than the MEIW identified herein. As such, the Project would not cause a significant human health or cancer risk to nearby workers, and impacts would be less than significant. The nearest modeled receptors are illustrated on Exhibit 2-C of the Project's HRA (*Technical Appendix A*). (Urban Crossroads, 2019a, p. 18)

---

<sup>4</sup> SCAQMD guidance does not require assessment of the potential health risk to on-site workers. Excerpts from the document OEHHA Air Toxics Hot Spots Program Risk Assessment Guidelines—The Air Toxics Hot Spots Program Guidance Manual for Preparation of Health Risk Assessments (OEHHA 2003), also indicate that it is not necessary to examine the health effects to on-site workers unless required by RCRA (Resource Conservation and Recovery Act) / CERCLA (Comprehensive Environmental Response, Compensation, and Liability Act) or the worker resides on-site.

**School Child Exposure Scenario**

The school site land use with the greatest potential exposure to Project DPM source emissions is at the Perris Spanish Seventh-day Adventist Church located at 22905 Alviso Drive more than 3,000 feet southwest of the Project site across Seaton Avenue. At the maximally exposed individual school child (MEISC), the maximum incremental cancer risk impact attributable to the Project at this location is calculated to be an estimated 0.05 in one million which is less than the significance threshold of 10 in one million. At this same location, non-cancer risks attributable to the Project were calculated to be 0.00009, which would not exceed the applicable significance threshold of 1.0. Any other schools near the Project site would be exposed to less emissions and consequently less impacts than what is disclosed for the MEISC. As such, the Project would not cause a significant human health or cancer risk to nearby school children, and impacts would be less than significant. The nearest modeled receptors for operational activity are illustrated on Exhibit 2-C of the Project's HRA (*Technical Appendix A*). (Urban Crossroads, 2019a, p. 18)

**Summary of Impacts to Sensitive Receptors**

As indicated in the preceding analysis, the Project would not result in or contribute to a CO "hot spot" or expose residents, workers, or school children to cancer or non-cancer risks that exceed the thresholds established by the SCAQMD. Additionally, Mitigation Measure MM Air 10 has been imposed on the Project to reduce DPM emission levels associated Project site operations and would further ensure the Project's impacts due to DPM emissions would remain below a level of significance. The Project's less-than-significant impacts to sensitive receptors are consistent with the findings of EIR No. 466, and in fact, because the Project would result in less emissions than the project analyzed in EIR No. 466, its impacts to sensitive receptors also would be less. Based on the foregoing analysis, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

**d) Would the proposed Project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?**

**EIR No. 466 Finding:** EIR No. 466 noted the potential for generation of objectionable odors from diesel equipment operation during construction and operation, paving, and architectural coating applications during construction. Odors generated during construction and grading were found to be short term and not result in a long-term odorous impact to the surrounding area. The wind rose prepared as part of the air quality study for EIR No. 466 indicated that the predominant wind direction was from the west-northwest direction. Recognizing the prevailing wind conditions, short-term duration, and quantity of emissions in the area, EIR No. 466 concluded that the MFBCSP would not expose substantial numbers of people to objectionable odors, and impacts were determined to be less than significant. (Webb, 2005, p. IV-84)

**No Substantial Change from Previous Analysis:** Consistent with the information provided in EIR No. 466, the Project would have the potential to result in air emissions leading to odors. Potential odor sources associated with the proposed Project may result from construction equipment exhaust and the application of asphalt and architectural coatings during construction activities, use of diesel equipment,

and the temporary storage of typical solid waste (refuse) associated with the proposed Project's long-term operational uses.

The Project would be subject to standard construction requirements, including the use of low-VOC architectural coatings as required by SCAQMD Rule 113, *Table of Standards*; compliance with low sulfur fuel requirements pursuant to SCAQMD Rule 431.2, *Low Sulfur Fuel*; and compliance with SCAQMD Rule 402, *Nuisance*, which requires that a person shall not discharge air contaminants or other materials that would cause health or safety hazards to any considerable number of persons or the public. Compliance with these standard construction requirements would minimize odor impacts from construction. The construction odor emissions would be temporary, short-term, and intermittent in nature and would cease upon completion of construction and is thus considered less than significant.

Potential sources of operational odors generated by the Project would include disposal of miscellaneous commercial refuse and the use of diesel equipment. All Project-generated refuse would be stored in covered containers and removed at regular intervals in compliance with the County's solid waste regulations, thereby precluding substantial generation of odors due to temporary holding of refuse on site. Moreover, mandatory compliance with SCAQMD Rule 402 would prevent occurrences of odor nuisances associated with Project site operations. Additionally, a new mitigation measure, Mitigation Measure MM Air 10, has been identified to reduce odor emissions associated with diesel-powered equipment by requiring on-site equipment to be powered by electricity, compressed natural gas, propane, or diesel-fueled engines that comply with the CARB/USEPA Tier IV Engine standards for off-road vehicles or better. Mandatory compliance with Mitigation Measure MM Air 10 would reduce to below a level of significance potential impacts due to the use of equipment on site by prohibiting equipment types that have high levels of diesel emissions.

Accordingly, and consistent with the findings of EIR No. 466, Project odor-causing emissions impacts during near-term construction and long-term operational activities would be less than significant. Therefore, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

### **Project Requirements and EIR No. 466 Mitigation Compliance**

EIR No. 466 identified several mitigation measures to address air quality impacts. These measures, which are listed below, would continue to apply to the proposed Project and would be enforced as part of the Project's conditions of approval. It should be noted that Mitigation Measure MM Air 1 has been modified to allow for on- or off-site equipment maintenance. In addition, Mitigation Measure MM Air 2 has been modified in order to ensure that the requirement is enforceable by Riverside County. Mitigation Measure MM Air 3 also has been updated to reflect current SCAQMD requirements for idling. Additionally, none of the proposed vehicular access points occur near residential uses; thus, the Project would fulfill the requirements of Mitigation Measure MM Air 4 to locate truck entries away from existing residences. In addition, because the Project site is not located in close proximity to residential uses and all truck traffic would utilize Harvill Avenue to access I-215, Mitigation Measure MM Air 5 is not applicable to the proposed Project. Mitigation Measure MM Air 6 has been revised to clarify that the electrical hookups

are required only for transport refrigeration units (TRUs). Mitigation Measure MM Air 10 has been added to further reduce construction-related emissions of VOCs and NOX. Additionally, Mitigation Measures MM Air 11 through MM Air 13 have been added to further reduce the Project's operational emissions of VOCs, NO<sub>x</sub>, and PM<sub>10</sub>. Furthermore, although the Project's DPM impacts are less than significant, Mitigation Measure MM Air 10 has been added to further reduce DPM emissions associated with site operations even though MM Air 10 is not legally required by CEQA. None of these changes to the following mitigation measures are the result of the Project causing a new or increased significant impact not already identified and analyzed in EIR No. 466.

- MM Air 1** During construction, mobile construction equipment will be properly maintained ~~at an offsite 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.
- MM Air 2:** Legible, durable, weather-proof signs shall be placed at all passenger vehicle parking areas prohibiting ~~Prohibit~~ all vehicles from idling in excess of thirty minutes, ~~both on-site and off-site~~. Prior to the issuance of an occupancy permit, the County of Riverside shall conduct a site inspection to ensure that the signs are in place.
- MM Air 3:** To comply with the California Code of Regulations Title 13, Division 3, Chapter 1, Article 4.5, Section 2025, "Regulation to Reduce Emissions of Diesel Particulate Matter, Oxides of Nitrogen and Other Criteria Pollutants, from In-Use Heavy-Duty Diesel-Fueled Vehicles" and California Code of Regulations Title 13, Division 3, Chapter 10, Article 1, Section 2485, "Airborne Toxic Control Measure to Limit Diesel-Fueled Commercial Motor Vehicle Idling," legible, durable, weather-proof signs shall be placed at truck access gates, loading docks, and truck parking areas that identify applicable California Air Resources Board (CARB) anti-idling regulations. At a minimum, each sign shall include: 1) instructions for truck drivers to shut off engines when not in use; 2) instructions for drivers of diesel trucks to restrict idling to no more than five (5) minutes once the vehicle is stopped, the transmission is set to "neutral" or "park," and the parking brake is engaged; and 3) telephone numbers of the building facilities manager and the CARB to report violations. Prior to the issuance of an occupancy permit, the County of Riverside shall conduct a site inspection to ensure that the signs are in place. ~~Prohibit all diesel trucks from idling in excess of ten minutes, both on-site and offsite.~~
- MM Air 4:** Wherever practicable, main truck entries will not be located near existing residences.
- MM Air 5:** Signage will be installed directing heavy-duty trucks to identified truck routes that avoid residential areas within vicinity of the Project site.
- MM Air 6:** Where transport refrigeration units (TRUs) are in use, electrical hookups will be installed at all loading and unloading stalls that accommodate TRUs in order to allow TRUs with electric standby capabilities to use them.

**Plot Plan No. 180034 (Building 11)**

---

**MM Air 7:** As part of lease agreements, the proposed Project owner shall educate drivers/tenants on alternative clean fuels.

**MM Air 8:** Provide preferential parking spaces for carpools and vanpools. Those parking spaces dedicated for vanpool access shall have a minimum 7'2" vertical clearance.

**MM Air 9:** Local transit agencies shall be contacted to determine the feasibility of bus routing in the project area that can accommodate bus stops at the project access points. The project or the transit agency shall provide bus stop signage at the agreed upon bus stop locations.

**MM Air 10:** Prior to grading permit and building permit issuance, the County of Riverside shall verify that the following applicable notes are included on the grading plans and building plans. Project contractors shall be required to ensure compliance with these notes and permit periodic inspection of the construction site by County of Riverside staff or its designee to confirm compliance. These notes also shall be specified in bid documents issued to prospective construction contractors.

a) All Heavy-Heavy Duty Haul Trucks (HHD) accessing the Project site during construction shall use year 2010 or newer engines to the extent such HHD are commercially available.

b) All scrapers, excavators, graders, and rubber-tired dozers shall be CARB Tier 3 Certified or better.

c) Construction contractors shall notify their workers about Riverside County's Rideshare Program.

d) Construction activities shall be suspended during Stage 2 Smog Alerts issued by the South Coast Air Quality Management District (SCAQMD).

e) Construction activities shall comply with South Coast Air Quality Management District (SCAQMD) Rule 403, "Fugitive Dust." Rule 403 requires implementation of best available dust control measures during construction activities that generate fugitive dust, such as earth moving, grading, and equipment travel on unpaved roads.

f) Architectural coating work shall comply with SCAQMD Rule 1113, "Architectural Coatings." Rule 1113 places limits on grams of VOC per liter of coating material and colorants (paint).

g) Street sweepers shall be certified by the SCAQMD as meeting SCAQMD Rule 1186.1 "Less Polluting Street Sweepers" sweeper certification procedures.

**MM Air 11:** The minimum number of automobile electric vehicle (EV) charging stations required by the California Code of Regulations Title 24 shall be provided. In addition, and to facilitate



the possible future installation of infrastructure that would charge the batteries that power the motors of electric-powered trucks, the following shall be installed. 1) At Shell building permit, an electrical room(s) and/or exterior area(s) of the site shall be designated where future electrical panels would be located for the purpose of supplying power to on-site charging facilities for electric powered trucks. Conduit shall be installed from this designated area where the panel would be located to the on-site location where the charging facilities would be located where electric-powered trucks would park and connect to charging facilities to charge the batteries that power the motors of the electric-powered trucks. 2) At issuance of a building permit for Tenant Improvements, if the tenant is served by electric trucks, the electrical panel and charging units shall be installed, and the electrical wiring connections shall be made from the electrical panel to the charging units. If the tenant is not served by electric trucks, this requirement shall not apply.

**MM Air 12:** All owner users and future tenants shall participate in Riverside County’s Rideshare Program. The purpose of this program is to encourage 2+ person occupancy vehicle trips and encourage other alternative modes of transportation. Carpooling opportunities and public transportation information shall be advertised to employees of the building tenant. Developer and all successors shall include the provisions of this obligation in all leases of the Project so that all tenants shall fulfill the terms and conditions of this County condition of approval.

**MM Air 13:** Developer and all successors shall include information in building sale and lease agreements that inform owner users and tenants about (1) the air quality benefits associated with water-based or low volatile organic compounds (VOC) cleaning products, and (2) the benefits of becoming SmartWay Shippers and SmartWay Carriers, which is federal EPA program that advances supply chain sustainability.

**5.1.4 Biological Resources**

|   | <i>New Significant Impact</i> | <i>More Severe Impacts</i> | <i>New Ability to Substantially Reduce Significant Impact</i> | <i>No Substantial Change from Previous Analysis</i> |
|---|-------------------------------|----------------------------|---|---|
| <i>Would the project:</i>   |                               |                            |   |   |
| <b>7. Wildlife &amp; Vegetation</b><br>a. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan? | <input type="checkbox"/>      | <input type="checkbox"/>   | <input type="checkbox"/>                                      | <input checked="" type="checkbox"/>                 |

|   | <i>New Significant Impact</i> | <i>More Severe Impacts</i> | <i>New Ability to Substantially Reduce Significant Impact</i> | <i>No Substantial Change from Previous Analysis</i> |
|---|-------------------------------|----------------------------|---|---|
| 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 type="checkbox"/>   | <input type="checkbox"/>                                      | <input checked="" 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 Wildlife or U.S. Wildlife Service? | <input type="checkbox"/>      | <input type="checkbox"/>   | <input type="checkbox"/>                                      | <input checked="" type="checkbox"/>                 |
| 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 type="checkbox"/>                                      | <input checked="" 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 Wildlife or U. S. Fish and Wildlife Service?   | <input type="checkbox"/>      | <input type="checkbox"/>   | <input type="checkbox"/>                                      | <input checked="" type="checkbox"/>                 |
| f. Have a substantial adverse effect on State or federally protected wetlands (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 type="checkbox"/>                                      | <input checked="" type="checkbox"/>                 |

- a) **Would the proposed Project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?**

**EIR No. 466 Finding:** EIR No. 466 disclosed that the MFBCSP area is not located within the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) criteria area. EIR No. 466 also disclosed that the MFBCSP area is not located within the MSHCP Narrow Endemic Plant Species Survey Area (NEPSSA), Criterial Area Species Survey Area (CASSA), Amphibian Species Survey Areas, or Mammal Species Survey Areas, although the MFBCSP area is located within the Burrowing Owl Survey Area. EIR No. 466 also noted that the MFBCSP site did not contain any wetlands or areas defined as riparian/riverine area or vernal pools. Additionally, EIR No. 466 noted that the urban/wildlands interface guidelines set forth in Section 6.1.4 of the MSHCP are not applicable to the MFBCSP site due to distance to the nearest area proposed for conservation by the MSHCP. Thus, and with exception of the burrowing owl (BUOW) and tricolored blackbird, EIR No. 466 concluded that the MFBCSP would be fully consistent with the MSHCP and determined impacts would be less than significant. (Webb, 2005, p. IV-117 through IV-119)

Focused surveys for the BUOW conducted for EIR No. 466 identified a total of 17 burrowing owls in four territories within the northern portion of the MFBCSP site and within a 500-foot “zone of influence” around the MFBCSP site. EIR No. 466 concluded that because of planned development in the area as well as numerous major roadway facilities, conservation within the MFBCSP site would not provide for the long-term conservation of the species. As such, EIR No. 466 found that no conservation was required on site pursuant to MSHCP policies relating to the BUOW, and concluded impacts would be less than significant. (Webb, 2005, pp. IV-121 and IV-122)

Additionally, although EIR No. 466 identified potential impacts to the tricolored blackbird, EIR No. 466 concluded that this species was “Adequately Conserved” pursuant to the United States Fish and Wildlife (USFWS)-approved Section 10(a)(1)(B) permit and CDFW Natural Community Conservation Planning permit issued in conjunction with the MSHCP. (Webb, 2005, p. IV-283)

EIR No. 466 also disclosed that the MFBCSP area is within the Fee Area Boundary of the Stephens’ Kangaroo Rat (SKR) Habitat Conservation Plan (HCP). EIR No. 466 also found that the project is required to pay mandatory fees pursuant to Riverside County Ordinance No. 663. (Webb, 2005, p. IV-122)

**No Substantial Change from Previous Analysis:** The Project would not develop or disturb any additional property that EIR No. 466 did not assume would be developed. Consistent with the conditions that existed at the time EIR No. 466 was certified, the Project site is not located within any MSHCP Criteria Cells, Cores, or Linkages, indicating the Project site is not targeted for conservation under the MSHCP (RCIT, 2019, p. 49). Regardless, the Project is subject to mandatory payment of the MSHCP per-acre local development mitigation fee pursuant to Ordinance No. 810, and the Project would be required to comply with applicable MSHCP requirements for sites that are not identified for conservation by the MSHCP. An assessment of the Project’s consistency with the requirements of the MSHCP is provided below.

Project Compliance with MSHCP Section 6.1.2

Volume 1, Section 6.1.2 of the MSHCP describes the process to protect species associated with riparian/riverine areas and vernal pools. The MSHCP has specific policies and procedures regarding the evaluation and conservation of riparian/riverine resources (including riparian vegetation) and vernal pools because it supports MSHCP covered species. Thus, the MSHCP classification of riparian/riverine includes both riparian (depleted natural vegetation communities) as well as ephemeral drainages that are natural in origin but may lack riparian vegetation. (GLA, 2020a, p. 41)

The riparian/riverine jurisdiction in the Study Area totals 0.002 acre of riverine area, of which 0.001 acre consists riparian habitat, and includes 58 linear feet of ephemeral streambed (GLA, 2020a, p. 41). The riparian vegetation consists of several black willow and mule fat shrubs. MSHCP Section 6.1.2 requires that for unavoidable impacts to MSHCP Riparian/Riverine areas, such impacts must be mitigated for and approved through the Determination of Biologically Equivalent or Superior Preservation (DBESP) process such that the lost functions and values are replaced so that a project is “biological equivalent or superior” to the existing condition. However, the Project has been designed to avoid the MSHCP Riparian/Riverine areas on site. As such, a DBESP is not required for the Project, and the Project would be consistent with Section 6.1.2 of the MSHCP. (GLA, 2020a, pp. 47-48, 50-51)

Project Compliance with MSHCP Section 6.1.3

Volume 1, Section 6.1.3 of the MSHCP requires that within Narrow Endemic Plant Species Survey Areas (NEPSSA), site-specific focused surveys for Narrow Endemic Plant Species will be required for all public and private projects where appropriate soils and habitat are present. According to MSHCP Figure 6-1, the Project site is not located within the NEPSSA; thus, the Project has no potential to result in a conflict with MSHCP Section 6.1.3. (Riverside County, 2003, Figure 6-1; GLA, 2020a, p. 51)

Project Compliance with MSHCP Section 6.1.4

According to Section 6.1.4 of the MSHCP, the Urban/Wildlands Interface Guidelines are intended to address indirect effects (“edge effects”) associated with locating development in proximity to MSHCP conservation areas. The nearest MSHCP Conservation Cell is Cell No. 2384, located approximately 0.8 mile southwest of the Project site, west of Seaton Avenue and south of Cajalco Expressway. Thus, the Project site is not adjacent to or near the MSHCP Conservation Area, and therefore the Urban/Wildland Interface Guidelines as set forth in MSHCP Section 6.1.4 do not apply to the Project. (RCIT, 2019; GLA, 2020a, p. 51)

Project Compliance with MSHCP Section 6.3.2

MSHCP Section 6.3.2 identifies that in addition to the Narrow Endemic Plant Species addressed in Section 6.1.3 of the MSHCP, additional surveys may be needed for other certain plant and animal species in conjunction with MSHCP implementation in order to achieve full coverage for these species. Within areas of suitable habitat, focused surveys are required if a Study Area occurs within a designated Criteria Area Plant Species Survey Area (CAPSSA), or special animal species survey area (i.e., burrowing owl, amphibians, and mammals). The proposed Project site occurs within the burrowing owl survey area but does not occur within the amphibian or mammal survey areas, or within the CAPSSA. Focused burrowing owl surveys were conducted for the Project site by the

**Plot Plan No. 180034 (Building 11)**

Project's biologist (Glenn Lukos and Associates), and no burrowing owls were detected. As required by EIR No. 466 Mitigation Measure MM Bio 2, the Project would be subject to the County's standard conditions of approval requiring preconstruction burrowing owl surveys within 30 days of site disturbance in accordance with MSHCP requirements. Mandatory compliance with EIR No. 466 Mitigation Measure MM Bio 2 and the County's conditions of approval for preconstruction burrowing owl surveys would ensure Project consistency with MSHCP Volume I, Section 6.3.2. (Riverside County, 2003, Figures 6-2 through 6-5; GLA, 2020a, pp. 51-52)

Based on the foregoing analysis, the proposed Project would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan (GLA, 2020a, p. 50). As such, with compliance with EIR No. 466 Mitigation Measure MM Bio 2 (as would be enforced as part of the County's standard condition of approval for burrowing owl pre-construction surveys), impacts due to a conflict with the MSHCP would not occur. Therefore, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

- b) Would the proposed Project 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) Would the proposed Project 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 Wildlife or U.S. Wildlife Service?**

**EIR No. 466 Finding:** The 2004 biological report prepared for EIR No. 466 documented paniculate tarplant within the broader study area for that project. Paniculate tarplant is a California Native Plant Society (CNPS) Rank 4.2 species and is not covered by the MSHCP. Specifically, the 2004 report characterized the paniculate tarplant as occurring widely throughout the approximate 300-acre MFBCSP area. However, the 2004 report did not identify specifically where paniculate tarplant was documented in their study area, and so it was not clear whether paniculate tarplant was detected within the Project's study area.

Additionally, EIR No. 466 disclosed that one listed species (Stephens' kangaroo rat), one unlisted species (burrowing owl), and several other special status species were observed or found to have a high likelihood to occur within the MFBCSP boundaries. EIR No. 466 concluded that impacts to the SKR would be less than significant with payment of fees in accordance with the SKR HCP pursuant to Riverside County Ordinance No. 663. Potential impacts to the BUOW were determined to be potentially significant, but would be reduced to less-than-significant levels with the incorporation of mitigation. With respect to the remaining special status species that were observed or have a potential to occur within the MFBCSP boundaries, EIR No. 466 determined that impacts would be less than significant with compliance with the MSHCP. EIR No. 466 found that implementation of the MFBCSP could result in impacts to nesting birds protected by the Migratory Bird Treaty Act (MBTA), but concluded that these impacts would be reduced

to less-than-significant levels with implementation of mitigation measures. (Webb, 2005, p. IV-122 through IV-125)

**No Substantial Change from Previous Analysis:** Consistent with the conditions that existed at the time EIR No. 466 was certified, properties within the MFBCSP area, including the Project site, were prepared for development as part of the "Oakwood Business Park" (CFD 88-8) with construction of roadways, infrastructure and rough grading of building pads. Additionally, the southeastern portions of the Project site were used as a staging site for construction materials and equipment during the construction of a warehouse building south of the Project site. Although the Project site has been subject to disturbance and EIR No. 466 assumed it would be developed in the future, the Project consists of proposed Plot Plan No. 180034, which identifies a specific development plan for buildout of a portion of MFBCSP Planning Area 5 that was not available at the time EIR No. 466 was certified. As such, Riverside County required an updated assessment of the Project's potential to result in impacts to sensitive plants and wildlife, the results of which are presented below. Refer to the Project's Biological Technical Report (BTR), provided as *Technical Appendix B*, for a description of methodologies and existing Project site conditions.

#### Impacts to Special-Status Plants

According to the Biological Technical Report (BTR) prepared for the Project (*Technical Appendix B*), the proposed Project would not impact special-status plants. As noted above, the 2004 biological report prepared for EIR No. 466 did not identify specifically where paniculate tarplant was documented in their study area, and so it was not clear whether paniculate tarplant was detected within the Project's study area. Regardless, the paniculate tarplant has a blooming period from approximately April through November, and Glenn Lukos Associates (GLA) biologists did not detect this species or any remnant part of it on site during the biological survey visits, which occurred on October 16, 17, and 30, 2018 and on November 20, 2018 during the blooming period for this species. As such, the Project would not result in any impacts to sensitive plant species, including species identified as a candidate, sensitive, or special status species, and impacts would be less than significant. (GLA, 2020a, p. 45)

#### Impacts to Special-Status Animals

##### Impacts to Listed Species

The proposed Project may result in the loss of habitat for the Stephens' kangaroo rat (SKR) and Swainson's hawk. Although not confirmed present, SKR and Swainson's hawk have the potential to occur at the Project site and if present to be impacted by the Project. (GLA, 2020a, p. 45) Additionally, EIR No. 466 identified potential impacts to the tricolored blackbird, but concluded this species was adequately conserved by the MSHCP. Potential impacts are discussed below.

- **Stephens' kangaroo rat (SKR).** An estimated 17.37 acres of potential habitat for SKR (disturbed/ruderal) occurs within the Project site. No potential SKR burrows or evidence of occupation (including burrows, scat, tail drags, or dust baths) were detected on the Project site; however, there is very low potential for SKR to occur on site. Impacts to SKR occupied habitat could be a potentially significant impact under CEQA. However, the Project site occurs within the SKR Habitat Conservation Plan (HCP) area and the SKR Fee Assessment Area, pursuant to Riverside

## Plot Plan No. 180034 (Building 11)

County Ordinance No. 663. All projects located within Fee Assessment Area are required to pay the SKR fee pursuant to Ordinance No. 663, which would mitigate any potential SKR impacts that may result from the Project to a less-than-significant level. (GLA, 2020a, p. 45)

- **Swainson's Hawk.** Development of the proposed Project would remove 17.37 acres of potential foraging habitat for migrating Swainson's hawks during spring/fall and winter. Although this species is listed as Threatened by the state of California, the California Endangered Species Act (CESA) does not protect migrant habitat unless the habitat supports breeding/nesting; thus, protection under CESA would not be triggered by the Project. Furthermore, the removal of this amount of potential foraging habitat would not be a significant impact under CEQA because the number of individual Swainson's hawks potentially affected would be very low. Regardless, the loss of foraging habitat for Swainson's hawk would be mitigated through compliance with the MSHCP and mandatory payment of MSHCP fees pursuant to Riverside County Ordinance No. 810. Payment of MSHCP fees pursuant to Riverside County Ordinance No. 810 would assist the County in assembling the MSHCP Reserve System, which in turn will provide for suitable foraging habitat for this species. Thus, with compliance with the MSHCP and mandatory payment of MSHCP fees pursuant to Riverside County Ordinance No. 810, impacts to 6.19 acres of potential foraging habitat for migrating Swainson's hawks would be reduced to less-than-significant levels. (GLA, 2020a, pp. 45-46)

*Impacts to Non-Listed Species*

In addition to the listed species discussed above, the proposed Project would impact habitat for the following non-listed, special-status species that have potential to occur, but that are covered by the MSHCP: burrowing owl, ferruginous hawk (foraging role only), loggerhead shrike, northern harrier hawk (foraging role only), and white-tailed kite. Impacts are discussed below. (GLA, 2020a, p. 46)

- **Burrowing Owl.** No Burrowing owls or physical evidence of burrowing owls were detected in the Study Area during focused surveys conducted by GLA in 2019. However, pursuant to the 2006 MSHCP Burrowing Owl Survey Instructions, pre-construction owl surveys must be performed no more than 30 days prior to disturbance. If burrowing owls are detected during pre-construction surveys, then owls must be relocated from the site outside of the breeding season following accepted protocols, and subject to the approval of the Regional Conservation Authority (RCA), CDFW, and United States Fish and Wildlife Service (USFWS). The Project would be required to conduct pre-construction burrowing owl surveys pursuant to EIR No. 466 Mitigation Measure MM Bio 2, which would be enforced as part of the County's standard condition of approval for pre-construction burrowing owl surveys. Consistent with the finding of EIR No. 466, compliance with Mitigation Measure MM Bio 2 and the County's standard condition of approval would reduce impacts to the burrowing owl to less-than-significant levels. (GLA, 2020a, p. 46)
- **Other Non-Listed Species.** Proposed impacts to ferruginous hawk (foraging role only), loggerhead shrike (foraging role only), northern harrier (foraging role only), and white-tailed kite would be less than significant under CEQA. This is based on the number of individuals potentially affected, the species role in the Study Area, and/or whether the species remains "common" to the region.

Regardless, these species are designated as covered species under the MSHCP, and the loss of habitat for these species would be covered through the MSHCP and payment of development fees pursuant to Riverside County Ordinance No. 810. (GLA, 2020a, p. 46)

***Impacts to Raptor Foraging Habitat***

The Project would remove 17.37 acres of low-quality potential foraging habitat for raptors, including red-tailed hawk, ferruginous hawk, northern harrier, Swainson's hawk, and white-tailed kite, and the Study Area does not support any suitable nesting habitat. Due to the disturbed nature of the Study Area, lack of small mammal and reptile activity, close proximity to human disturbance, and small size of low-quality suitable habitat, impacts to raptor foraging habitat and potential nesting habitat would be less than significant under CEQA. Additionally, the ferruginous hawk, northern harrier, Swainson's hawk, and white-tailed kite are covered species under the MSHCP and so the loss of foraging habitat for these species would be covered through the MSHCP and impacts would be less than significant. (GLA, 2020a, p. 46)

***Impacts to Critical Habitat***

The proposed Project would not impact lands designated as critical habitat by the USFWS. (GLA, 2020a, p. 46)

***Impacts to Nesting Birds***

The Project has the potential to impact active bird nests if vegetation is removed during the nesting season (February 1 to September 15). Impacts to nesting birds are prohibited by the MBTA and California Fish and Game Code. However, this finding is consistent with EIR No. 466, which imposed Mitigation Measure MM Bio-1 to require pre-construction surveys and avoidance (as necessary) of active nests during the breeding season to ensure compliance with the MBTA and California Fish and Game Code requirements. Additionally, although impacts to native birds are prohibited by MBTA and similar provisions of California Fish and Game Code, impacts to native birds by the proposed Project would not be a significant impact under CEQA for biological reasons. The native birds with potential to nest in the Study Area would be those that are extremely common to the region and highly adapted to human landscapes (e.g., house finch, killdeer). The number of individuals potentially affected by the Project would not significantly affect regional, let alone local, populations of such species. Consistent with the findings of EIR No. 466, impacts to nesting birds protected by the MBTA would be less than significant, and would be further reduced with implementation of Mitigation Measure MM Bio-1. (GLA, 2020a, p. 47)

***Conclusion***

As indicated in the foregoing analysis, and assuming mandatory compliance with Mitigation Measures MM Bio 1 and MM Bio 2 from EIR No. 466 and payment of MSHCP fees pursuant to Riverside County Ordinance No. 810, the Project would result in less-than-significant impacts to endangered, threatened, candidate, sensitive, and/or special status species. Therefore, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.



- d) **Would the proposed Project 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?**

**EIR No. 466 Finding:** The IS/NOP prepared for EIR No. 466 disclosed that the MFBCSP site was highly disturbed due to recent grading activities and therefore did not provide value in terms of wildlife corridors or wildlife nursery sites. EIR No. 466 did not address the issue of wildlife movement or native wildlife nursery sites. (Webb, 2005, Appendix A, p. 13)

**No Substantial Change from Previous Analysis:** Conditions in the Project area are similar to the conditions that existed at the time EIR No. 466 was certified in 2005, but since 2005 more development has occurred in the surrounding area, thereby indicating that wildlife movement through the area is more constrained than it was when EIR No. 466 was certified. As previously shown on Figure 2-3, the Project site is surrounded by disturbed and developed lands. Furthermore, the Project site does not occur within any MSHCP-identified habitat linkages or corridors. The MSHCP is intended, in part, to facilitate wildlife movement regionally throughout western Riverside County and the Project is fully consistent with the MSHCP requirements that apply to the Project site (refer to the discussion of Threshold a., above). As such, impacts to wildlife movement and wildlife nursery sites would be less than significant. Therefore, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466. (GLA, 2020a, p. 45)

- e) **Would the proposed Project 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 Wildlife or U.S. Fish and Wildlife Service?**

**EIR No. 466 Finding:** EIR No. 466 found that the MFBCSP site was disturbed for many years and converted to nonnative grassland. Much of the vegetation was weedy with nonnative grasses such as Red Brome (*Bromus madritensis* ssp. *Rubens*) dominant over most of the MFBCSP site. EIR No. 466 disclosed that no other sensitive natural communities were found on the MFBCSP site and concluded that development of the MFBCSP would have no adverse effect on sensitive natural communities, although EIR No. 466 did acknowledge the potential for impacts to non-wetland jurisdictional waters, including riparian habitats. (Webb, 2005, pp. IV-126 and IV-127)

**No Substantial Change from Previous Analysis:** As previously indicated in Table 2-2, the Study Area contains the following vegetation/land use types: developed, disturbed, disturbed/ruderal, and black willow/mulefat scrub. Of these communities, only black willow/mulefat scrub is considered a native vegetation community and riparian habitat; however, the Project has been designed to completely avoid the areas containing black willow/mulefat scrub as well as streambed (riparian) habitat within the Study Area. Thus, the Project would not result in any impacts to sensitive natural plant communities or riparian habitat. Additionally, mandatory payment of MSHCP fees pursuant to Riverside County Ordinance No. 810 would further reduce Project impacts to vegetation communities, as funds collected by the County pursuant to Ordinance No. 810 are used, in part, to acquire and conserve biological habitat, including sensitive natural communities and riparian habitat. Accordingly, the Project would 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 CDFW or USFWS, and impacts would be less than significant. Therefore, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466. (GLA, 2020a, p. 44)

- f) **Would the proposed Project have a substantial adverse effect on State or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?**

**EIR No. 466 Finding:** EIR No. 466 disclosed that because the USGS 7.5-minute quadrangle map depicted two “blue-line” streams on the MFBCSP site, a “Routine Wetland Delineation” was conducted to determine the presence and extent of jurisdictional wetlands and/or non-wetland Waters of the U.S. Initial surveys conducted as part of the jurisdictional delineation did not locate areas that met the typical criteria for jurisdictional wetlands. Soil test pits excavated failed the typical three-parameter test (presence of hydrophytic vegetation, hydric soils, and wetland hydrology). Two drainages and a depressional area that appeared to collect nuisance water were all tested but failed to meet the criteria for wetlands. According to EIR No. 466, mapped blue-line streams were difficult to reconcile in the field given that historic uses have fragmented, channelized, and damaged them. The two east to west oriented mapped blue-line streams and one unmapped depressional area were disarticulated from historic drainages within the MFBCSP area and extant drainages outside the MFBCSP area. EIR No. 466 determined that most of the historical drainages have been impacted or realigned as part of extensive improvements in the surrounding area, including Cajalco Expressway and other roadways in the area. EIR No. 466 identified a potential drainage area within MFBCSP Planning Area 5 that likely qualifies as a Waters of the U.S. EIR No. 466 determined that if the “waters” are to be filled as part of future implementing development, prior to grading, the implementing development(s) would be required to obtain a Section 404 permit from the U.S. Army Corps of Engineers (Corps), a Section 401 Water Quality Certification from the Santa Ana Regional Water Quality Control Board (RWQCB), and a 1602 Streambed Alteration Agreement from the California Department of Fish and Wildlife (CDFW). By complying with regulatory requirements, including compensatory mitigation that is identified in the permits, EIR No. 466 concluded that the MFBCSP would have less-than-significant impacts to waters under federal and state jurisdiction. (Webb, 2005, pp. IV-126 and IV-127)

**No Substantial Change from Previous Analysis:** A jurisdictional delineation for the Project site was conducted by GLA, the results of which are provided as Appendix C to the Project’s BTR (*Technical Appendix B*). Waters subject to Corps and RWQCB jurisdiction within the Study Area are limited to an earthen drainage located immediately adjacent to Messenia Lane, which is the downstream end of a drainage accepting flows from Seaton Avenue near its intersection with Perry Street. This feature includes 0.001 acre of non-wetland Waters of the U.S. (WoUS) with a total of 20 linear feet of streambed. Additionally, approximately 0.002 acre (rounded) of the Study Area is subject to CDFW jurisdiction, including approximately 0.001 acre of non-riparian streambed and 0.001 acre of vegetated riparian habitat. Of this total, approximately 0.002 acre of the CDFW jurisdictional areas are associated with an on-site earthen drainage. A total of 58 linear feet of CDFW jurisdiction occurs in the Study Area. Areas of CDFW jurisdiction also are considered MSHCP Riparian/Riverine areas. Refer to Exhibits 9A through 9C of

the Project's BTR for a graphical depiction of the locations of jurisdictional waters on site. (GLA, 2020a, pp. 40-41)

The proposed Project has been designed to completely avoid the 0.001 acre of Corps and RWQCB jurisdiction, and the Project also would completely avoid the 0.002 acre of CDFW jurisdiction. As such, the Project would not have a substantial adverse effect on federally-protected wetlands as defined by Section 404 of the Clean Water Act (Corps and RWQCB) and would not have a substantial adverse effect on any riparian habitat (CDFW). Since all Corps, CDFW, and RWQCB jurisdiction would be avoided, the Project would not require permits from the regulatory agencies, including a Corps Clean Water Act (CWA) Section 404 Permit, a RWQCB CWA Section 401 Water Quality Certification, or a CDFW Section 1602 Streambed Alteration Agreement. Furthermore, the regulatory agencies would not require mitigation due to this avoidance. Accordingly, the proposed Project would not have a substantial adverse effect on State- or federally-protected wetlands, and no impact would occur. Therefore, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466. (GLA, 2020a, p. 47)

**g) Would the proposed Project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?**

**EIR No. 466 Finding:** The IS/NOP prepared for EIR No. 466 indicated that the Mead Valley Area Plan of the General Plan has established policies to promote the retention of existing stands of Oak Trees, and found that the MFBCSP would not eliminate any stands of Oak Trees. The IS/NOP noted that no other policies had been established for the protection of biological resource protection that would be applicable to the MFBCSP. As such, the IS/NOP found that no impact would occur and this issue was not addressed in EIR No. 466. (Webb, 2005, Appendix A, p. 12)

**No Substantial Change from Previous Analysis:** Aside from the MSHCP, which is addressed above under Threshold a., the only local policies or ordinances protecting biological resources within the Project area are County Ordinance No. 559 (Regulating the Removal of Trees) and the County's Oak Tree Management Guidelines. Ordinance No. 559 pertains to parcels or property located above 5,000 feet in elevation. As discussed above in Subsection 2.3.2, elevations on the Project site range from approximately 1,511 to 1,520 amsl. Therefore, because the Project site does not reach an elevation of 5,000 feet, Ordinance No. 559 is not applicable to the Project site and no impact would occur. Under existing conditions, areas subject to impact as part of the Project do not contain any oak trees (GLA, 2020a; Google Earth, 2018). As such, the Project has no potential to result in a conflict with the County's Oak Tree Management Guidelines. Based on the foregoing analysis, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

**Project Requirements and EIR No. 466 Mitigation Compliance**

**EIR No. 466 Mitigation Measures**

EIR No. 466 identified several mitigation measures to address impacts to biological resources. These measures, which are listed below, would continue to apply to the proposed Project and would be enforced

**Plot Plan No. 180034 (Building 11)**

---

as part of the Project's conditions of approval. It should be noted that minor revisions have been made to Mitigation Measure MM Bio 1 to reflect current regulatory requirements, and are not the result of any new or increased significant impact caused by the Project.

**MM Bio 1:** In order to avoid violation of the Migratory Bird Treaty Act (MBTA) and the 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 (February 1 to ~~August 31~~September 15) of potentially occurring native and migratory bird species.

If site-preparation activities are to occur during the nesting/breeding season (February 1 through ~~July 31~~September 15), 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 or within a buffer of 500 feet. 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 field survey, no grading or heavy equipment activity shall take place within 500 feet of an active listed species or raptor nest, 300 feet of another sensitive or protected (under MBTA or California Fish and Game Code) bird's nest (non-listed), or within 100 feet of sensitive or protected songbird nests until the end of the nesting/breeding season; unless a qualified biologist conducts a subsequent field survey and determines that these restrictions are no longer required for protection of nesting/breeding activities at previously identified active nests and authorizes grading and heavy equipment activity to proceed.

**MM Bio 2:** A pre-construction survey for resident burrowing owls will be conducted by a qualified biologist 30 days prior to commencement of grading and construction activities. If ground disturbing activities are delayed or suspended for more than 30 days after the preconstruction survey, the site shall be resurveyed for owls. The pre-construction survey and any relocation activity will be conducted in accordance with the requirements of the MSHCP. If active nests are located, they shall be avoided and outside of the breeding season the owls may be passively relocated. To adequately avoid active nests during the breeding season (February 1 through August 31), no grading or heavy equipment activity shall take place within 250 feet of an active nest.

If burrowing owls occupy the site and cannot be avoided, passive relocation shall be used to exclude owls from their burrows, as required 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-way doors allow the owl to exit the burrow, but not enter it. These doors should be left in place 48 hours to ensure owls have left the burrow. The project area should be monitored daily for one week to confirm owl use of burrows before excavating burrows in the impact area.

Burrows should be excavated using hand tools and refilled to prevent reoccupation. Sections of flexible pipe should be inserted into the tunnels during excavation to maintain an escape route for any animals inside the burrow.

**5.1.5 Cultural Resources**

|   | <i>New Significant Impact</i> | <i>More Severe Impacts</i> | <i>New Ability to Substantially Reduce Significant Impact</i> | <i>No Substantial Change from Previous Analysis</i> |
|---|-------------------------------|----------------------------|---|---|
| <i>Would the project:</i>   |                               |                            |   |   |
| <b>8. Historic Resources</b>  |                               |                            |   |   |
| 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"/>                 |

- a) **Would the proposed Project alter or destroy an historic site?**
- b) **Would the proposed Project cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?**

**EIR No. 466 Finding:** EIR No. 466 documented that cultural resource surveys occurred within the MFBCSP between April and June, 2004. The results of the analysis determined that no federal or state significant historical resources were located within the MFBCSP site. The only man-made features recorded within the MFBCSP area during the historic period were various roads, and no buildings or other development were evident. EIR No. 466 noted that the entire MFBCSP area remained vacant and undeveloped throughout the historic period and up to when EIR No. 466 was certified. Therefore, EIR No. 466 concluded that potential impacts to historic resources were not expected and that impacts would be less than significant. (Webb, 2005, p. IV-134)

**No Substantial Change from Previous Analysis:** The Project would not develop or disturb any additional property that EIR No. 466 did not assume would be developed. Properties within the MFBCSP area, including the Project site, were prepared for development as part of the "Oakwood Business Park" (CFD 88-8) with construction of roadways, infrastructure, and rough grading of building pads. Additionally, the southeastern portion of the Project site was utilized as a construction staging site during the development of a warehouse on the property immediately south of the Project Site; thus, the southeastern portions of the site are fully disturbed under existing conditions. No historical resources have been discovered on the site since EIR No. 466 was prepared. Notwithstanding, in the unlikely circumstance that historical resources are encountered during construction of the proposed Project, then Mitigation Measure MM Cultural 1 from EIR No. 466 would apply. Mitigation Measure MM Cultural 1 requires that if any historical, cultural, or archaeological resources are encountered, then all work in the

area must cease until the resource can be evaluated by a qualified archaeologist and an appropriate method of treatment of the resource has been identified. As such, and consistent with the finding of EIR No. 466, the Project’s impacts to historical resources would be less than significant with implementation of Mitigation Measure MM Cultural 1. Based on the foregoing analysis, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

|   | <i>New Significant Impact</i> | <i>More Severe Impacts</i> | <i>New Ability to Substantially Reduce Significant Impact</i> | <i>No Substantial Change from Previous Analysis</i> |
|---|-------------------------------|----------------------------|---|---|
| <i>Would the project:</i>   |                               |                            |   |   |
| <b>9. Archaeological Resources</b>  |                               |                            |   |   |
| a. Alter or destroy an archeological site?  | <input type="checkbox"/>      | <input type="checkbox"/>   | <input type="checkbox"/>                                      | <input checked="" type="checkbox"/>                 |
| b. Cause a substantial adverse change in the significance of an archeological resource as defined in California Code of Regulations, Section 15064.5? | <input type="checkbox"/>      | <input type="checkbox"/>   | <input type="checkbox"/>                                      | <input checked="" 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"/>                 |

- a) **Would the proposed Project alter or destroy an archeological site?**
- b) **Would the proposed Project cause a substantial adverse change in the significance of an archeological resource as defined in California Code of Regulations, Section 15064.5?**

**EIR No. 466 Finding:** EIR No. 466 indicated that 15 archaeological sites were identified within the MFBCSP boundaries. A Phase II Archaeological Survey was conducted on the 15 sites, which were determined to consist of shallow grinding slicks on the surface of granitic boulder outcrops. EIR No. 466 noted that the general interpretation of this site type is that they are lightly used, temporary food processing sites from the Lake Prehistoric Period located away from the living/camping areas, with little information potential beyond what is observed on the surface and noted in the existing site records. EIR No. 466 determined that although development of the MFBCSP has the potential to alter or destroy these sites, the sites are considered to have been adequately documented by the Historical/Archaeological Resources Survey Report and the Archaeological Testing and Site Evaluations conducted in association with EIR No. 466 (refer to Appendix D to EIR No. 466). Based upon the findings of the cultural resource surveys and the documentation of the sites in the records of the Eastern Information Center, EIR No. 466 concluded that the alteration or destruction of these sites is considered to be below the level of significance. EIR No. 466 determined that prehistoric resources may be identified in buried context and impacted during buildout of the MFBCSP. This was disclosed as a potentially significant impact, which would be reduced to less-than-significant levels with the incorporation of EIR No. 466 Mitigation Measure MM Cultural 1. (Webb, 2005, pp. IV-134 through IV-137 )

**No Substantial Change from Previous Analysis:** The Project would not develop or disturb any additional property that EIR No. 466 did not assume would be developed. Properties within the MFBCSP area, including the Project site, were prepared for development as part of the "Oakwood Business Park" (CFD 88-8) with construction of roadways, infrastructure, and rough grading of building pads. Additionally, the southeastern portion of the Project site was utilized as a construction staging site during the development of a warehouse on the property immediately south of the Project Site; thus, the southeastern portions of the site are fully disturbed under existing conditions. No archaeological resources have been discovered on-site since EIR No. 466 was certified. Thus, it is unlikely that any archaeological resources occur within the Project site. Notwithstanding, in the unlikely circumstance that archaeological resources are encountered during construction of the proposed Project, then Mitigation Measure MM Cultural 1 from EIR No. 466 would apply (as modified herein to reflect the standard County condition of approval [COA]). Mitigation Measure MM Cultural 1 requires that if any historical, cultural, or archaeological resources are encountered, then all work in the area must cease until the resource can be evaluated by a qualified archaeologist and an appropriate method of treatment of the resource has been identified, in coordination with the County Archaeologist and a Native American tribal representative (or other appropriate ethnic/cultural group representative). As such, and consistent with the finding of EIR No. 466, the Project's impacts to archaeological resources would be less than significant with implementation of Mitigation Measure MM Cultural 1. Based on the foregoing analysis, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

**c) Would the proposed Project disturb any human remains, including those interred outside of formal cemeteries?**

**EIR No. 466 Finding:** The IS/NOP prepared for EIR No. 466 indicated that buildout of the MFBCSP was not expected to disturb any human remains, including those interred outside of formal cemeteries. The IS/NOP concluded that due to the lack of formal cemeteries and informal family burial plots on the MFBCSP site, the MFBCSP would have no impact on human remains. The IS/NOP noted that standard County conditions of approval require work to stop and qualified archaeologists to be consulted in the unlikely event that unknown human remains are uncovered during construction or development activities. As such, the IS/NOP concluded that impacts would be less than significant, and this issue was not evaluated in EIR No. 466. (Webb, 2005, Appendix A, pp. 14 and 15)

**No Substantial Change from Previous Analysis:** The Project would not develop or disturb any additional property that EIR No. 466 did not assume would be developed. The Project site does not contain a cemetery and no known formal cemeteries are located within the immediate site vicinity. Nevertheless, the remote potential exists that human remains may be unearthed during grading and excavation activities associated with Project construction. EIR No. 466 Mitigation Measure MM Cultural 2 would apply, which requires the County coroner to be notified in the event human remains are discovered and also requires Native American consultation if appropriate. Additionally, in the event that human remains are discovered during Project grading or other ground disturbing activities, the Project would be required to comply with the applicable provisions of California Health and Safety Code §7050.5 as well as Public Resources Code §5097 et. seq. California 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. Pursuant to California 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 disposition has been made by the Coroner. If the Coroner determines the remains to be Native American, the California Native American Heritage Commission (NAHC) must be contacted and the NAHC must then immediately notify the “most likely descendant(s)” of receiving notification of the discovery. The most likely descendant(s) shall then make recommendations within 48 hours, and engage in consultations concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Consistent with the findings of EIR No. 466, and assuming mandatory compliance with state law and Mitigation Measure MM Cultural 2, implementation of the proposed Project would not result in any adverse impacts to any human remains. Based on the foregoing analysis, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

### Project Requirements and EIR No. 466 Mitigation Compliance

EIR No. 466 identified mitigation measures to address impacts to cultural resources. These measures, which are listed below, would continue to apply to the proposed Project and would be enforced as part of the Project’s conditions of approval. It should be noted that Mitigation Measure MM Cultural 1 has been updated to reflect the County’s standard condition of approval for the discovery of previously unidentified cultural resources, and was not modified as the result of the Project causing any new or increased significant impacts. Mitigation Measure MM Cultural 2 has been revised to reflect the County’s standard condition of approval for the discovery of human remains. These changes to match the County’s standard conditions of approval are actually more protective of the environment with greater detail and clarity than the original mitigation measures. Additionally, while EIR No. 466 included Mitigation Measure MM Cultural 3, which required tribal monitoring during grading activities within MFBCSP Planning Areas 6 and 7, the Project site is located within MFBCSP Planning Area 5; thus, Mitigation Measure MM Cultural 3 is not applicable to the proposed Project.

**MM Cultural 1:** If buried materials of potential historical, cultural or archaeological significance are accidentally discovered during any earth-moving operations associated with the proposed project, all ~~work~~ ground disturbance within 100 feet of the discovered ~~cultural resources in that area should~~ shall be halted or diverted. The Project Applicant shall contact the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be convened between the Project Applicant, the Project until a qualified Archaeologist, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss can evaluate the nature and significance of the finds. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc.) for the cultural resources. Resource evaluations shall be limited to non-destructive analysis. Further ground-disturbing activities shall not resume within the area of the discovery until the appropriate treatment has been accomplished. f the find is determined to be an historical or



~~unique archaeological resource, as defined in Section 15064.5 of the California Code of Regulations (State CEQA Guidelines), avoidance or other appropriate measures shall be implemented~~

**MM Cultural 2:** In the event of the accidental discovery or recognition of any human remains during excavation/construction, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until the County Coroner has been contacted and any required investigation or required Native American consultation has been completed. The developer/permit holder or any successor of interest shall comply with State Health and Safety Code Section 7050.5.

**MM Cultural 3:** A qualified archeologist and a tribal monitor from the Pechanga Tribe shall be present during all grading activities in that portion of the Project site located east of Harvill Avenue and north of Markham Street (i.e., Planning Area 6 and Planning Area 7) involving the initial ground disturbance and excavation of this portion of the project site.

**5.1.6 Energy**

|  | <i>New Significant Impact</i> | <i>More Severe Impacts</i> | <i>New Ability to Substantially Reduce Significant Impact</i> | <i>No Substantial Change from Previous Analysis</i> |
|--|-------------------------------|----------------------------|---|---|
| <i>Would the project:</i>  |                               |                            |   |   |
| <b>10. Energy Impacts</b>  |                               |                            |   |   |
| a. Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation? | <input type="checkbox"/>      | <input type="checkbox"/>   | <input type="checkbox"/>                                      | <input checked="" type="checkbox"/>                 |
| b. Conflict with or obstruct a State or Local plan for renewable energy or energy efficiency?  | <input type="checkbox"/>      | <input type="checkbox"/>   | <input type="checkbox"/>                                      | <input checked="" type="checkbox"/>                 |

- a) **Would the proposed Project result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?**
- b) **Would the proposed Project conflict with a State or Local plan for renewable energy or energy conservation?**

**EIR No. 466 Finding:** The IS/NOP prepared for EIR No. 466 indicated that the MFBCSP would meet all requirements of Title 24 California Code of Regulations construction for energy savings, but indicated that there were no energy conservation plans associated with the MVAP which would affect the MFBCSP site.

Therefore, the IS/NOP concluded that no impacts due to a conflict with energy conservation plans would occur and this issue was not addressed in EIR No. 466. (Webb, 2005, Appendix A, pp. 48 and 50)

**No Substantial Change from Previous Analysis:** EIR No. 466 evaluated various scenarios for development of Planning Area 5 of the MFBCSP, including a scenario in which all MFBCSP planning areas (including Planning Area 5) would be developed with warehouse/distribution uses. Under the warehouse/distribution scenario, EIR No. 466 assumed that the entire MFBCSP would be developed with up to 6,215,500 s.f. of warehouse/distribution uses on approximately 279.23 acres (excluding major roads). Thus, EIR No. 466 assumed that warehouse/distribution uses would be developed at an average Floor Area Ratio (FAR) of 0.51 (6,215,500 s.f. ÷ 12,163,258.8 s.f. [279.23 acres] = 0.51). As such, under the warehouse/distribution scenario evaluated in EIR No. 466, EIR No. 466 assumed that the 20.5 gross-acre Project site would be developed with up to 455,420 s.f. of warehouse/distribution uses (0.51 FAR x 892,980 s.f. [20.5 acres] = 455,420 s.f.). (Webb, 2005, Table IV-49)

Based on the energy consumption rates utilized in the County’s General Plan Update EIR (EIR No. 521), Table 5-3, *Comparison of Electricity Demand*, and Table 5-4, *Comparison of Natural Gas Demand*, show the amount of electricity and natural gas, respectively, that would be consumed under the warehouse/distribution scenario evaluated by EIR No. 466 as compared to the proposed Project. As shown, when compared to the warehouse/distribution scenario evaluated in EIR No. 466, the Project would result in a substantial reduction in the amount of electricity and natural gas consumed as compared to what was evaluated in EIR No. 466. (Riverside County, 2015c, Table 5.5-O and Table 5.5-P)

Notwithstanding the fact that the Project would consume less electricity and natural gas than the warehouse/distribution scenario evaluated in EIR No. 466, provided below is an analysis of the proposed Project’s anticipated energy use which determines that the Project would not result in the wasteful, inefficient, or unnecessary consumption of energy during either construction or long-term operation, and also demonstrates that the Project would not conflict with a State or local plan for renewable energy or energy conservation.

**Table 5-3 Comparison of Electricity Demand**

| Land Use  | Development Intensity     | Demand Factors      | Annual Demand      |
|---|---------------------------|---------------------|--------------------|
| <b><i>EIR No. 466 Electricity Demand for Portion of Planning Area 5 (Warehouse Distribution Scenario)</i></b> |                           |                     |                    |
| Light Industrial  | 455,420 s.f. <sup>1</sup> | 10.50 kWh/year/s.f. | 4,781,910 kWh/year |
| <b><i>Proposed Project Electricity Demand</i></b>   |                           |                     |                    |
| Light Industrial  | 391,045 s.f.              | 10.50 kWh/year/s.f. | 4,105,973 kWh/year |
| Net Difference:   | - 64,375 s.f.             | --                  | - 675,937 kWh/year |

1. EIR No. 466 assumed that the MFBCSP would be developed with up to 6,215,500 s.f. of industrial uses on approximately 279.23 acres (excluding major roads), for an overall FAR of approximately 0.51. Thus, EIR No. 466 assumed the 20.5-acre Project site would be developed with up to 455,420 s.f. of light industrial land uses.

Notes: s.f. = square foot/feet; kWh = Kilowatt hours.

(Riverside County, 2015c, Table 5.5-O; Webb, 2005, Table IV-49)

Table 5-4 Comparison of Natural Gas Demand

| Land Use   | Development Intensity     | Demand Factors | Annual Demand   |
|--|---------------------------|----------------|-----------------|
| <b>EIR No. 466 Natural Gas Demand for Portion of Planning Area 5 (Warehouse Distribution Scenario)</b> |                           |                |                 |
| Light Industrial   | 455,420 s.f. <sup>1</sup> | 27.6 cfy/s.f.  | 12,569,592 cfy  |
| <b>Proposed Project Natural Gas Demand</b>   |                           |                |                 |
| Light Industrial   | 391,045 s.f.              | 27.6 cfy/s.f.  | 10,792,842 cfy  |
| Net Difference:  | - 64,375 s.f.             | --             | - 1,776,750 cfy |

1. EIR No. 466 assumed that the MFBCSP would be developed with up to 6,215,500 s.f. of industrial uses on approximately 279.23 acres (excluding major roads), for an overall FAR of approximately 0.51. Thus, EIR No. 466 assumed the 20.5-acre Project site would be developed with up to 455,420 s.f. of light industrial land uses.

Notes: s.f. = square foot/feet; cfy = cubic feet per year.

(Riverside County, 2015c, Table 5.5-P; Webb, 2005, Table IV-49)

### Project-Related Energy Demands

#### **Energy and Fuel Use for Project Construction**

The Project's construction process would consume electrical energy and fuel. However, since EIR No. 466 was certified in 2005, federal, State, and regional regulations have become more stringent, thereby resulting in increased energy efficiency for construction vehicles and equipment as compared to what was assumed by EIR No. 466. Moreover, Project-related construction would represent a "single-event" electric energy and fuel demand and would not require on-going or permanent commitment of energy or diesel fuel resources for this purpose. Fuel consumed by construction equipment would be the primary energy resource expended over the course of Project-related construction. The aggregate fuel consumption rate for all equipment is estimated at 18.5 horsepower hours per gallon (hp-hr-gal.), obtained from the cited fuel consumption rate factors presented in Table D-24 of the Moyer guidelines (CARB, 2011, p. D-28). Construction workers would also consume fuel traveling to and from the site. An aggregated fuel economy of light duty automobiles (vehicle class within the California sub-area for a 2019 calendar year) are calculated to have a fuel efficiency of 28.17 miles per gallon (MPG).

Indirectly, construction energy efficiencies and energy conservation would be achieved through the use of bulk purchases, transport, and use of construction materials. The 2017 Integrated Energy Policy Report (IEPR) published by the California Energy Commission (CEC) shows that fuel efficiencies are improving for on and off-road vehicle engines due to more stringent government requirements. The amount of energy and fuel use anticipated by the Project's construction activities would be typical for the type of construction proposed because there are no aspects of the Project's proposed construction process that are unusual or energy-intensive, and Project construction equipment would conform to the applicable CARB emissions standards, which promote equipment fuel efficiencies. CCR Title 13, Title 13, Motor Vehicles, Section 2449(d)(3), *Idling*, limits idling times of construction vehicles to no more than 5 minutes, thereby precluding unnecessary and wasteful consumption of fuel due to unproductive idling of construction equipment. Enforcement of idling limitations is realized through periodic site inspections conducted by County building officials, and/or in response to citizen complaints. As supported by the preceding discussions, Project construction energy consumption would not be considered inefficient,

wasteful, or otherwise unnecessary, and would be less than the energy demands anticipated by EIR No. 466.

### **Energy Use for Project Operation**

#### *Transportation Energy Demands*

Since EIR No. 466 was certified in 2005 there has been a substantial increase in regulations governing fuel efficiency in motor vehicles, thereby indicating that energy associated with the Project's transportation energy demands would be less than was assumed by EIR No. 466.

Energy that would be consumed by Project-generated traffic is a function of total vehicle miles traveled (VMT) and estimated vehicle fuel economies of vehicles accessing the Project site. Fuel would be provided by commercial vendors, which are required to comply with state and federal requirements regarding energy efficiency. Trip generation and VMT generated by up to 391,045 s.f. of high-cube transload short-term warehouse uses would be consistent with other light industrial uses similar in scale and configuration, because the Project does not propose uses or operations that would inherently result in excessive and wasteful vehicle trips and VMT, nor associated excess and wasteful vehicle energy consumption.

Additionally, and as discussed above, under the warehouse/distribution scenario evaluated in EIR No. 466, EIR No. 466 assumed that the Project site would be developed with up to 455,420 s.f. of warehouse/distribution uses, however the current Project scenario would develop 391,045 s.f. of high-cube transload short-term warehouse uses which would generate less traffic than the proposed by the Project Applicant. Specifically, based on the trip generation rates used in the Project's TIA (*Technical Appendix H*), development of the Project site with 391,045 s.f. of warehouse/distribution uses would generate 548 Average Daily Trips (ADT) in terms of actual vehicles, as compared to the 1,591 net ADT (actual vehicles) that was evaluated by EIR No. 466 for the Project site (refer to Table 5-17). (Urban Crossroads, 2019b, Table 4-3) Thus, traffic associated with the Project would result in the consumption of substantially less fuel as compared to what was assumed by EIR No. 466 for the warehouse/distribution scenario. (Urban Crossroads, 2019b, Table 4-3).

Enhanced fuel economies realized pursuant to federal and state regulatory actions, and related transition of cars and trucks to alternative energy sources (e.g., electricity, natural gas, bio fuels, hydrogen cells) would likely decrease future gasoline fuel demands per VMT. The location of the Project proximate to regional and local roadway systems tends to reduce VMT within the region, acting to reduce regional vehicle energy demands. As supported by the preceding discussions, the Project's transportation energy consumption would not be considered inefficient, wasteful, or otherwise unnecessary, and would be less than was assumed for the site by EIR No. 466.

#### *Facility Energy Demands*

Project implementation would result in the conversion of the subject site from its existing condition to an industrial development that would include up to 391,045 s.f. of high-cube transload short-term warehouse uses. This land use would increase the site's demand for energy. Specifically, the Project

would consume energy for space and water heating, air conditioning, lighting, and operation of equipment and appliances. Table 5-3 and Table 5-4 (previously presented) provide an estimate of electricity and natural gas demands at Project buildout, respectively, as compared to the land uses evaluated for the Project site by EIR No. 466. As shown in Table 5-3 and Table 5-4, buildout of the Project is conservatively estimated to require approximately 4,105,973 kilowatt hours per year (kWh/year) of electricity and 10,792,842 cubic feet per year (cfy) of natural gas.

Energy use in buildings is divided into energy consumed by the built environment and energy consumed by uses that are independent of the construction of the building such as plug-in appliances. In California, the California Building Standards Code Title 24 governs energy consumed by the built environment, mechanical systems, and some types of fixed lighting. Non-building energy use, or “plug-in” energy use can be further subdivided by specific end-use (refrigeration, cooking, appliances, etc.).

For new development such as that proposed by the Project Applicant, compliance with California Building Standards Code Title 24 energy efficiency requirements (CALGreen) are considered demonstrable evidence of efficient use of energy. The proposed high-cube transload short-term warehousing building would be required to promote and provide for energy efficiencies beyond those required under other applicable federal or State of California standards and regulations, and in so doing would meet all California Building Standards Code 24 standards. Moreover, energy consumed by the Project is expected be comparable to other light industrial uses of similar scale and intensity that are constructed and operating in California, because the Project does not propose uses or operations that would inherently result in excessive and wasteful energy consumption. Furthermore, the Project would be subject to Measure R2-CE1, *Clean Energy*, of the County’s Climate Action Plan (CAP) Update. To demonstrate compliance with Measure R2-CE1, the Project Applicant would be required to show that 20 percent of the building’s energy demand has been offset through on-site renewable energy production (including but not limited to solar), unless such offset is demonstrated by the Project Applicant to be infeasible. As indicated on the floor plans included as part of Plot Plan No. 180034, the roof for Building 11 is required to be designed to support future solar panels equal to 29.1% of the building area. As required by CAP Measure R2-CE1, the Project would be conditioned to demonstrate that the proposed solar panels would meet a minimum of 20 percent of the building’s energy demand, or must demonstrate that it is infeasible to achieve a 20 percent offset. Because the Project would be subject to the CALGreen requirements and CAP Measure R2-CE1, and because the Project Applicant does not propose operational characteristics that are substantially different from other similarly situated light industrial developments, the Project would not result in the inefficient, wasteful, or unnecessary consumption of energy. Furthermore, the Project would not cause or result in the need for additional energy facilities or energy delivery systems.

#### **Project Consistency with Energy Conservation Plans and Regulations**

Under existing conditions, there are no adopted state or local plans for renewable energy or energy efficiency in the Project area. Thus, the Project would have no potential to conflict with such plans, and no impact would occur. Additionally, and as discussed below, the Project would be consistent with or otherwise would not conflict with policies and requirements related to energy conservation.

Project Consistency with Intermodal Surface Transportation Efficiency Act (ISTEA) of 1991: The Intermodal Surface Transportation Efficiency Act of 1991 (ISTEA) promoted the development of intermodal transportation systems to maximize mobility as well as address national and local interests in air quality and energy. ISTEA contained factors that Metropolitan Planning Organizations (MPOs) were to address in developing transportation plans and programs, including some energy-related factors. To meet the new ISTEA requirements, MPOs adopted explicit policies defining the social, economic, energy, and environmental values guiding transportation decisions.

Transportation and access to the Project site is provided primarily by the local and regional roadway systems. The Project would not interfere with, nor otherwise obstruct intermodal transportation plans or projects that may be realized pursuant to the ISTEA because no intermodal facilities are planned on or through the Project site.

Project Consistency with the Transportation Equity Act for the 21st Century (TEA-21): The Transportation Equity Act for the 21st Century (TEA-21) was signed into law in 1998 and builds upon the initiatives established in the ISTEA legislation, discussed above. TEA-21 authorizes highway, highway safety, transit, and other efficient surface transportation programs. TEA-21 continues the program structure established for highways and transit under ISTEA, such as flexibility in the use of funds, emphasis on measures to improve the environment, and focus on a strong planning process as the foundation of good transportation decisions. TEA-21 also provides for investment in research and its application to maximize the performance of the transportation system through, for example, deployment of Intelligent Transportation Systems, to help improve operations and management of transportation systems and vehicle safety.

The Project site is located along major transportation corridors with proximate access to the Interstate freeway system via I-215. The site selected for the Project facilitates access, acts to reduce vehicle miles traveled, takes advantage of existing infrastructure systems, and promotes land use compatibilities through collocation of similar uses. This is because the Project site is located immediately west of the I-215, the Project area already is served with roadway and utilities infrastructure, and the Project site is located in an area planned for light industrial development as part of the General Plan and MFBCSP. As such, the Project supports the strong planning processes emphasized under TEA-21 by taking advantage of the regional and proximate transportation infrastructure. The Project is therefore consistent with, and would not otherwise interfere with, nor obstruct implementation of TEA-21.

Project Consistency with the California Integrated Energy Policy Report (Senate Bill 1389): Senate Bill 1389 (Bowen, Chapter 568, Statutes of 2002) requires the California Energy Commission to prepare a biennial integrated energy policy report that assesses major energy trends and issues facing the state's electricity, natural gas, and transportation fuel sectors and provides policy recommendations to conserve resources; protect the environment; ensure reliable, secure, and diverse energy supplies; enhance the state's economy; and protect public health and safety (Public Resources Code § 25301a). The Energy Commission prepares these assessments and associated policy recommendations every two years, with updates in alternate years, as part of the Integrated Energy Policy Report.

**Plot Plan No. 180034 (Building 11)**

The 2016 Integrated Energy Policy Report (2016 IEPR) was published in February 2017, and continues to work towards improving electricity, natural gas, and transportation fuel energy use in California. The 2016 IEPR focuses on a variety of topics such as including the environmental performance of the electricity generation system, landscape-scale planning, the response to the gas leak at the Aliso Canyon natural gas storage facility, transportation fuel supply reliability issues, updates on Southern California electricity reliability, methane leakage, climate adaptation activities for the energy sector, climate and sea level rise scenarios, and the California Energy Demand Forecast.

Electricity would be provided to the Project by Southern California Edison (SCE). SCE's Clean Power and Electrification Pathway (CPEP) white paper is an integrated approach to reduce GHG emissions and air pollution by taking action in three California economic sectors: electricity, transportation, and buildings. It builds on existing state programs and policies, and uses a combination of measures to produce the most cost-effective and feasible path forward among the options studied. By 2030, it calls for: 1) an electric grid supplied by 80 percent carbon-free energy; 2) more than 7 million electric vehicles on California roads; and 3) using electricity to power nearly one-third of space and water heaters, in increasingly energy-efficient buildings. These electrified technologies will use zero-emission resources like solar and wind to provide most of their power, and can in turn support the electric grid by balancing electricity demand with supply. Because all power supplied to the Project by SCE would be subject to the energy conservation and renewable energy requirements of the CPEP, the Project is inherently consistent with, would not otherwise interfere with, and would not obstruct implementation of, the goals presented in the 2016 IEPR. (SCE, 2017)

Project Consistency with State Energy Plan: The CEC is responsible for preparing the State Energy Plan, which identifies emerging trends related to energy supply, demand, conservation, public health and safety, and the maintenance of a healthy economy. The Plan calls for the State to assist in the transformation of the transportation system to improve air quality, reduce congestion, and increase the efficient use of fuel supplies with the least environmental and energy costs. To further this policy, the plan identifies a number of strategies, including assistance to public agencies and fleet operators and encouragement of urban designs that reduce vehicle miles traveled and accommodate pedestrian and bicycle access.

The Project site is located along major transportation corridors with proximate access to the Interstate freeway system via I-215. The Project would facilitate access to and take advantage of existing infrastructure systems, namely I-215 and the interstate freeway system. The Project would promote land use compatibility through the development of light industrial uses in close proximity to similarly planned uses, including light industrial uses proposed throughout the MFBCSP area as well as existing and planned light industrial uses located east of Seaton Avenue. The Project therefore supports the urban design principles identified under the State of California Energy Plan and is thus consistent with or would not otherwise interfere with implementation of the State of California Energy Plan.

Project Consistency with California Code Title 24, Part 6 (California Energy Code): California Code of Regulations Title 24 Part 6: California's Energy Efficiency Standards for Residential and Nonresidential Buildings, was first adopted in 1978 in response to a legislative mandate to reduce California's energy

consumption. The standards are updated periodically to allow consideration and possible incorporation of new energy efficient technologies and methods. Energy efficient buildings require less electricity; therefore, increased energy efficiency reduces fossil fuel consumption and decreases GHG emissions.

The CEC indicates that the 2019 Title 24 standards will require solar photovoltaic systems for new homes, establish requirements for newly constructed healthcare facilities, encourage demand responsive technologies for residential buildings, and updated indoor and outdoor lighting requirements for nonresidential buildings. The CEC anticipates that single-family homes built with the 2019 standards will use approximately 7 percent less energy compared to the residential homes built under the 2016 standards. Additionally, after implementation of solar photovoltaic systems, homes built under the 2019 standards will use about 53 percent less energy than homes built under the 2016 standards. Nonresidential buildings will use approximately 30 percent less energy due to lighting upgrades.

The 2019 version of Title 24 was adopted by the California Energy Commission (CEC) and became effective on January 1, 2020 and is applicable to the Project. Compliance with the applicable Title 24 requirements is enforced through Chapter 15.12 of the County's Municipal Code. Thus, Project consistency with Title 24 requirements would occur as part of the County's future review of building permit applications. Additionally, *Technical Appendix D* includes an extensive analysis of the Project's consistency with the County's Climate Action Plan (CAP), and identifies a number of requirements that would serve to reduce energy consumption associated with the future building on site. In addition, the Project has been designed to accommodate solar panels. As such, the Project is consistent with, would not interfere with, and would not obstruct implementation of Title 24.

Project Consistency with Pavley Fuel Efficiency Standards (AB 1493): AB 1493 is applicable to the Project because model year 2009-2016 passenger cars and light duty truck vehicles traveling to and from the Project site are required by law to comply with the legislation's fuel efficiency requirements. On this basis, the Project would not interfere with or otherwise obstruct implementation of AB 1493.

Project Consistency with California Renewable Portfolio Standards (SB 1078): Energy directly or indirectly supplied to the Project by electric corporations is required by law to comply with SB 1078. Thus, the Project would be consistent with SB 1078.

### **Conclusion**

Based on the preceding analysis, the Project would not result in the inefficient, wasteful, or unnecessary consumption of energy. Additionally, the Project would not conflict with any adopted state or local plans for renewable energy or energy efficiency. Impacts due to the Project's energy demands would be less than significant. Implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.



5.1.7 Geology and Soils

|   | <i>New Significant Impact</i> | <i>More Severe Impacts</i> | <i>New Ability to Substantially Reduce Significant Impact</i> | <i>No Substantial Change from Previous Analysis</i> |
|---|-------------------------------|----------------------------|---|---|
| <i>Would the project:</i>   |                               |                            |   |   |
| <b>II. Alquist-Priolo Earthquake Fault Zone or County Fault Hazards Zones</b>   |                               |                            |   |   |
| a. 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"/>                 |

- a) **Would the proposed Project 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?**

**EIR No. 466 Finding:** The IS/NOP for EIR No. 466 disclosed that MFBCSP site was located outside of an Alquist-Priolo earthquake fault zone or County fault hazard zone. The IS/NOP noted that the MFBCSP site is approximately 8.7 miles southwest of the San Jacinto Fault Zone and approximately 9.5 miles northeast of a County Fault Zone. Since there was no evidence that the MFBCSP site was located on, or in proximity to, a known fault, the IS/NOP concluded that impacts would be considered less than significant with incorporation of standard Uniform Building Code (UBC) and County requirements for construction, and incorporation of the recommendations from each building's geotechnical report. The IS/NOP concluded that no impact would occur and this topic was not evaluated in EIR No. 466. (Webb, 2005, Appendix A, p. 16)

Given the MFBCSP's location in Southern California, and the common occurrence of earthquake faults in the region, the IS/NOP prepared for EIR No. 466 disclosed that the MFBCSP site may experience strong seismic ground shaking from a local or regional earthquake of large magnitude. The IS/NOP noted that the MFBCSP site was located within a zone of very high (30 - 40% g) ground-shaking risk, as designated by the General Plan. Since the MFBCSP site was not located within a State Alquist-Priolo Fault Zone or a County Fault Hazard Zone, the IS/NOP found that the MFBCSP was not required to investigate the potential for and setback from ground rupture hazards. The IS/NOP indicated that the MFBCSP would follow engineering and design parameters in accordance with the most recent edition of the UBC and/or the Structural Engineers Association of California parameters, as required in standard County conditions of approval. Therefore, the IS/NOP disclosed that ground-shaking events are expected to cause less than significant impacts to the project, and this topic was not evaluated in EIR No. 466. (Webb, 2005, Appendix A, p. 17)

**No Substantial Change from Previous Analysis:** Consistent with the findings of the IS/NOP prepared for EIR No. 466, the Project’s site-specific geotechnical evaluation (*Technical Appendix C*) indicates that the Project site and surrounding areas are not located within an Alquist-Priolo Earthquake Fault Zone, and there are no known active fault traces within the Project vicinity. The closest zoned fault to the site is the San Jacinto fault zone located approximately 9.5 miles northeast of the site. (Kleinfelder, 2019, p. 9) Accordingly, there is no potential for the Project to expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death associated with earthquake fault zones. Additionally, the Project would not be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map, or based on other substantial evidence of a known fault. Based on the foregoing analysis, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

|  | <i>New Significant Impact</i> | <i>More Severe Impacts</i> | <i>New Ability to Substantially Reduce Significant Impact</i> | <i>No Substantial Change from Previous Analysis</i> |
|--|-------------------------------|----------------------------|---|---|
| <i>Would the project:</i>  |                               |                            |   |   |
| <b>12. Liquefaction Potential Zone</b>                                   |                               |                            |   |   |
| a. Be subject to seismic-related ground failure, including liquefaction? | <input type="checkbox"/>      | <input type="checkbox"/>   | <input type="checkbox"/>                                      | <input checked="" type="checkbox"/>                 |

**a) Would the proposed Project be subject to seismic-related ground failure, including liquefaction?**

**EIR No. 466 Finding:** The IS/NOP prepared for EIR No. 466 indicated that portions of the MFBCSP site were located within a zone of shallow groundwater with moderate to very high susceptibility to liquefaction. The IS/NOP noted that prior to approval of each plot plan, a site-specific geotechnical report shall be prepared, pursuant to County requirements, to identify hazards to the proposed development and recommendations on how to mitigate them. The IS/NOP also noted that after construction has commenced, the geotechnical engineer shall be called to the site in the event of a change in conditions, and to observe all grading operations. Since the MFBCSP would be designed and constructed in accordance with the latest version of the UBC, with incorporation of recommendations from the geotechnical report(s) required for each implementing Plot Plans, the IS/NOP concluded that impacts would be reduced to less-than-significant levels through future design measures. As such, this topic was not evaluated in EIR No. 466. (Webb, 2005, Appendix A, p. 17)

**No Substantial Change from Previous Analysis:** As anticipated by the IS/NOP prepared for EIR No. 466, a site-specific geotechnical evaluation (*Technical Appendix C*) were required for the proposed Project to evaluate specific design elements as established by proposed Plot Plan No. 180034. According to the Project’s site-specific geotechnical evaluation, the site is not within a liquefaction hazard zone as mapped by the County of Riverside. The depth to groundwater in the general area of the existing site grades is

estimated to be approximately 22 to 35 feet bgs. The geotechnical investigations determined that based on characteristics of the soils and depth to groundwater, on-site soils have a low potential for liquefaction during a design-level earthquake. (Kleinfelder, 2019, p. 10) Furthermore, the Project would be conditioned to comply with the recommendations of the site-specific geotechnical evaluation (*Technical Appendix C*), which would further ensure that impacts due to liquefaction hazards would be less than significant. Based on the foregoing analysis, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

|   | <i>New Significant Impact</i> | <i>More Severe Impacts</i> | <i>New Ability to Substantially Reduce Significant Impact</i> | <i>No Substantial Change from Previous Analysis</i> |
|---|-------------------------------|----------------------------|---|---|
| <i>Would the project:</i>                       |                               |                            |   |   |
| <b>13. Ground-shaking Zone</b>                  |                               |                            |   |   |
| a. Be subject to strong seismic ground shaking? | <input type="checkbox"/>      | <input type="checkbox"/>   | <input type="checkbox"/>                                      | <input checked="" type="checkbox"/>                 |

**a) Would the proposed Project be subject to strong seismic ground shaking?**

**EIR No. 466 Finding:** Given the MFBCSP’s location in Southern California, and the common occurrence of earthquake faults in the region, the IS/NOP prepared for EIR No. 466 disclosed that the MFBCSP site may experience strong seismic ground shaking from a local or regional earthquake of large magnitude. The IS/NOP noted that the MFBCSP site was located within a zone of very high (30 - 40% g) ground-shaking risk, as designated by the General Plan that was adopted at the time. The IS/NOP indicated that the MFBCSP would follow engineering and design parameters in accordance with the most recent edition of the Universal Building Code (UBC) and/or the Structural Engineers Association of California parameters, as required in standard County conditions of approval. Therefore, the IS/NOP disclosed that ground-shaking events are expected to cause less-than-significant impacts to the project, and this topic was not evaluated in EIR No. 466. (Webb, 2005, Appendix A, p. 17)

**No Substantial Change from Previous Analysis:** Consistent with the findings of the IS/NOP prepared for EIR No. 466, and as indicated in the Project’s site-specific geotechnical evaluation (*Technical Appendix C*), the Project site and surrounding areas are not located within an Alquist-Priolo Earthquake Fault Zone, and there are no known active fault traces within the Project vicinity. The closest zoned fault to the site is the San Jacinto fault zone located approximately 9.5 miles northeast of the site. (Kleinfelder, 2019, p. 9) However, the site is subject to strong ground motions caused by earthquakes along nearby fault zones and other active regional faults. Section 1613 of the 2016 California Building Code (CBC) identifies design features required to be implemented to resist the effects of seismic ground motions. With mandatory compliance to the 2016 CBC requirements, or the applicable building code at the time of Project construction, structures and persons on the Project site would not be exposed to substantial adverse ground-shaking effects. Accordingly, and consistent with the findings of EIR No. 466, impacts associated with strong seismic ground shaking would be less than significant. Based on the foregoing analysis,

implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

|   | <i>New Significant Impact</i> | <i>More Severe Impacts</i> | <i>New Ability to Substantially Reduce Significant Impact</i> | <i>No Substantial Change from Previous Analysis</i> |
|---|-------------------------------|----------------------------|---|---|
| <i>Would the project:</i>   |                               |                            |   |   |
| <b>14. Landslide Risk</b>   |                               |                            |   |   |
| 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? | <input type="checkbox"/>      | <input type="checkbox"/>   | <input type="checkbox"/>                                      | <input checked="" type="checkbox"/>                 |

- a) **Would the proposed Project 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?**

**EIR No. 466 Finding:** The IS/NOP prepared for EIR No. 466 noted that there were no known or mapped geologic units or soils that are unstable or could become unstable as a result of the MFBCSP. The IS/NOP indicated that the General Plan's Safety Element in effect at the time identified no known or mapped geologic units that could potentially result in on- or off-site landslides, lateral spreading, and collapse or rockfall hazards. The IS/NOP also found that the MFBCSP site did not contain steep slopes (greater than 15%) or unstable slopes with a potential for rockslides or landslides. Therefore, the IS/NOP concluded that no impacts would occur associated with landslide risk, and this issue was not evaluated in EIR No. 466. (Webb, 2005, Appendix A, p. 18)

**No Substantial Change from Previous Analysis:** Consistent with the findings of the IS/NOP prepared for EIR No. 466, and as shown on MVAP Figure 15, *Slope Instability*, the Project site is not located within an area subject to risk of landslide or landslide hazards (Riverside County, 2015b, Figure 15). The areas surrounding the Project site are relatively flat, and have no hillsides that may have the potential for landslide or rockfall hazards. Additionally, the Project's site-specific geotechnical evaluation (*Technical Appendix C*) determined that the risk of landslides and other forms of mass wasting is considered very low (Kleinfelder, 2019, p. 10). As such, the Project has no potential to cause or be affected by landslide or rockfall hazards, and impacts would be less than significant. The geotechnical evaluation prepared for the Project site also evaluated the potential for collapse and lateral spreading hazards on site, and identifies site-specific recommendations to preclude collapse or lateral spreading hazards that could adversely affect the future building on site. The Project would be conditioned to comply with the site-specific recommendations of the geotechnical evaluation (*Technical Appendix C*), which would reduce potential impacts to less-than-significant levels. Based on the foregoing analysis, implementation of the proposed

Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

|   | <i>New Significant Impact</i> | <i>More Severe Impacts</i> | <i>New Ability to Substantially Reduce Significant Impact</i> | <i>No Substantial Change from Previous Analysis</i> |
|---|-------------------------------|----------------------------|---|---|
| <i>Would the project:</i>   |                               |                            |   |   |
| <b>15. Ground Subsidence</b>  |                               |                            |   |   |
| 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? | <input type="checkbox"/>      | <input type="checkbox"/>   | <input type="checkbox"/>                                      | <input checked="" type="checkbox"/>                 |

**a) Would the proposed Project 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?**

**EIR No. 466 Finding:** The IS/NOP prepared for EIR No. 466 found that there were no known geologic units or soils that are or would become unstable and result in subsidence because of the MFBCSP. However, the IS/NOP noted that the General Plan's Safety Element indicated that the eastern portion of the MFBCSP site was at the edge of a susceptible ground subsidence area. The IS/NOP noted that standard County procedures require the preparation of site-specific geotechnical reports prior to grading to identify any specific requirements necessary to ameliorate potential subsidence hazards. The IS/NOP acknowledged that future development within the MFBCSP would be required to follow engineering and design parameters in accordance with the most recent edition of the UBC and/or Structural Engineers Association of California parameters as well as the sites-specific requirements set forth in the site-specific geotechnical reports required for implementing Plot Plans. Therefore, the IS/NOP concluded that the risk of subsidence hazards would be less than significant and this issue was not addressed in EIR No. 466. (Webb, 2005, Appendix A, pp. 18 and 19)

**No Substantial Change from Previous Analysis:** As anticipated by the IS/NOP prepared for EIR No. 466, because the Project Applicant proposes a site-specific development a site-specific geotechnical evaluation (*Technical Appendix C*) was prepared for the Project. The Project's geotechnical report determined that dry seismically-induced settlement is calculated to be less than one inch, and incorporates recommendations to address settlement issues. The Project would be conditioned to comply with the recommendations of the site-specific geotechnical study (*Technical Appendix C*). As such, impacts would be less than significant. (Kleinfelder, 2019, p. 11) Based on the foregoing analysis, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

|   | <i>New Significant Impact</i> | <i>More Severe Impacts</i> | <i>New Ability to Substantially Reduce Significant Impact</i> | <i>No Substantial Change from Previous Analysis</i> |
|---|-------------------------------|----------------------------|---|---|
| <i>Would the project:</i>   |                               |                            |   |   |
| <b>16. Other Geologic Hazards</b>   |                               |                            |   |   |
| 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"/>                 |

**a) Would the proposed Project be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?**

**EIR No. 466 Finding:** The IS/NOP prepared for EIR No. 466 noted that the nearest large inland water body is Lake Perris located approximately 3.6 miles east of the MFBCSP site, which would not pose a threat to the MFBCSP area in the event of a large earthquake that could potentially induce a seiche in the lake. The IS/NOP indicated that there were no volcanoes in the MFBCSP vicinity. Since there are no steep slopes, the IS/NOP concluded that impacts from other geologic hazards would be less than significant. As such, this issue was not addressed in EIR No. 466. (Webb, 2005, Appendix A, p. 19)

**No Substantial Change from Previous Analysis:** Consistent with the conditions that existed at the time EIR No. 466 was certified, there are no active volcanoes in the Project region. Additionally, the Project vicinity consists of relatively flat topography, and there are no hillsides in the area that could subject the Project site to mudflow hazards. With respect to seiches, the nearest body of water to the Project site is the Perris Reservoir, located approximately 3.6 miles east of the site. According to Riverside County Environmental Impact Report No. 521, the Project site is not located within the inundation zone for the Perris Reservoir, indicating that the site also is not subject to hazards associated with seiches (Riverside County, 2015c, Figure 4.11.2). Thus, no impact would occur. Therefore, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

|   | <i>New Significant Impact</i> | <i>More Severe Impacts</i> | <i>New Ability to Substantially Reduce Significant Impact</i> | <i>No Substantial Change from Previous Analysis</i> |
|---|-------------------------------|----------------------------|---|---|
| <i>Would the project:</i>   |                               |                            |   |   |
| <b>17. Slopes</b>   |                               |                            |   |   |
| 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"/>                 |

|  | <i>New Significant Impact</i> | <i>More Severe Impacts</i> | <i>New Ability to Substantially Reduce Significant Impact</i> | <i>No Substantial Change from Previous Analysis</i> |
|--|-------------------------------|----------------------------|---|---|
| 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"/>                 |

**a) Would the proposed Project change topography or ground surface relief features?**

**EIR No. 466 Finding:** The IS/NOP prepared for EIR No. 466 indicated that the MFBCSP site was essentially level. The IS/NOP noted that limited grading may be required during construction to establish finished grades. However, the IS/NOP found that the scale of activity would be consistent with that for ongoing construction in the area. As such, the IS/NOP concluded that no impact would occur due to changes to topography and this issue was not addressed in EIR No. 466. (Webb, 2005, Appendix A, p. 20)

**No Substantial Change from Previous Analysis:** As anticipated by the IS/NOP prepared for EIR No. 466 and as previously depicted on Figure 3-2, the Project generally would maintain the site’s existing topography, with some slopes in the northeast and southeast portions of the site and around the proposed detention basin. Under existing conditions, run off flows to the drainage facilities located in Harvill Avenue. Under the proposed conditions of the Project, runoff in the northern portion of the site will be conveyed by the existing 10-inch RCB storm drain bypass which would discharge the run off at the site past the central boundary. The runoff from the remaining portions of the site would be conveyed to the proposed southern detention basin. Runoff also would be conveyed to the north by the existing 10-inch stormwater bypass drain near the site’s east central boundary. Because the site was previously subject to grading, there are no prominent ground surface relief features on site. As such, the Project would not result in substantial changes to the site’s topography or ground surface relief features, and impacts would be less than significant. Based on the foregoing analysis, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466

**b) Would the proposed Project create cut or fill slopes greater than 2:1 or higher than 10 feet?**

**EIR No. 466 Finding:** The IS/NOP prepared for EIR No. 466 disclosed that buildout of the MFBCSP would not involve the formation of cut or fill slopes greater than 2:1 or higher than 10 feet. As such, the IS/NOP concluded that no impacts are expected and as a result this issue was not evaluated in EIR No. 466. (Webb, 2005, Appendix A, p. 20)

**No Substantial Change from Previous Analysis:** As previously described in subsection 3.1.1.B, manufactured slopes proposed by the Project Applicant would occur along the northeast site boundary, along the southeast site boundary, and in the proposed detention basins. Slopes in the northeastern portion of the site (along the northern site boundary) would be graded at a gradient ranging from 2:1 to 4:1 and would measure up to nine feet in height. Slopes in the southeastern portion of the site (along the eastern site boundary) would be constructed at a gradient of 2:1 and would measure up to seven feet in

height. Slopes in the northern detention basin would be constructed at gradients ranging from 3:1 to 4:1, and would measure up to seven feet in height. Slopes in the southern detention basin are proposed at a gradient of 4:1, and slopes would measure up to eight feet in height. None of the proposed slopes have a gradient ratio greater than 2:1 or are higher than 10 feet. As such, no impact would occur. Therefore, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

**c) Would the proposed Project result in grading that affects or negates subsurface sewage disposal systems?**

**EIR No. 466 Finding:** The IS/NOP prepared for EIR No. 466 indicated that septic systems were not located on the MFBCSP site. Therefore, the IS/NOP concluded that it is not expected that site grading would impact subsurface sewage systems. As a result, the IS/NOP concluded that impacts to subsurface sewage disposal systems would not occur and this issue was not evaluated in EIR No. 466. (Webb, 2005, Appendix A, p. 20)

**No Substantial Change from Previous Analysis:** The Project would not result in grading that affects or negates subsurface sewage disposal systems. With implementation of the proposed Project, sewer service to the Project site would be provided via proposed sewer lines extending from the northern and southern portions of the Project site that would connect to existing eight-inch sewer mains located within Commerce Center Drive and Perry Street. Sewage would be conveyed northerly within Harvill Avenue and ultimately to the EMWD’s PVRWRF. Accordingly, no impact would occur. Therefore, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

|  | <i>New Significant Impact</i> | <i>More Severe Impacts</i> | <i>New Ability to Substantially Reduce Significant Impact</i> | <i>No Substantial Change from Previous Analysis</i> |
|--|-------------------------------|----------------------------|---|---|
| <i>Would the project:</i>  |                               |                            |   |   |
| <b>18. Soils</b>   |                               |                            |   |   |
| a. Result in substantial soil erosion or the loss of topsoil?  | <input type="checkbox"/>      | <input type="checkbox"/>   | <input type="checkbox"/>                                      | <input checked="" type="checkbox"/>                 |
| 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"/>                 |



**a) Would the proposed Project result in substantial soil erosion or the loss of topsoil?**

**EIR No. 466 Finding:** The IS/NOP prepared for EIR No. 466 disclosed that the MFBCSP area contains a total of 13 soil types that have low to moderate potential for erosion. The IS/NOP noted that the MFBCSP would be required to reduce or eliminate soil erosion sedimentation during construction activities by obtaining coverage under the Santa Ana RWQCB National Pollutant Discharge Elimination System (NPDES) permit for construction-related storm water discharges in the San Jacinto River Watershed. The IS/NOP explained that the permit requires that Best Management Practices (BMPs) be used to ensure that soil erosion due to wind or water does not occur during the construction phase. Therefore, the IS/NOP concluded that impacts would be less than significant and this topic was not addressed in EIR No. 466. (Webb, 2005, Appendix A, pp. 20 and 21)

**No Substantial Change from Previous Analysis:** Consistent with the information disclosed in EIR No. 466, proposed grading activities associated with the Project would temporarily expose underlying soils to water and air, which would increase erosion susceptibility while the soils are exposed. Exposed soils would be subject to erosion during rainfall events or high winds due to the removal of stabilizing vegetation and exposure of these erodible materials to wind and water.

As stated in EIR No. 466, pursuant to the requirements of the State Water Resources Control Board, the Project Applicant is required to obtain coverage under a National Pollutant Discharge Elimination System (NPDES) permit for construction activities. The NPDES permit is required for all projects that include construction activities, such as clearing, grading, and/or excavation that disturb at least one acre of total land area. Additionally, during grading and other construction activities involving soil exposure or the transport of earth materials, Riverside County Ordinance Nos. 457 and 460 would apply, which establish, in part, requirements for the control of dust and erosion during construction. As part of the requirements of Ordinance Nos. 457 and 460, the Project Applicant would be required to prepare an erosion control plan that would address construction fencing, sand bags, and other erosion-control features that would be implemented during the construction phases to reduce the site's potential for soil erosion or the loss of topsoil. Requirements for the reduction of particulate matter in the air also would apply, pursuant to SCAQMD Rule 403. Mandatory compliance with the Project's NPDES permit and applicable regulatory requirements would ensure that water and wind erosion impacts would be less than significant.

Following construction, wind and water erosion on the Project site would be minimized, as the areas disturbed during construction would be landscaped or covered with impervious surfaces. Only nominal areas of exposed soil, if any, would occur in the site's landscaped areas. The only potential for erosion effects to occur during Project operation would be indirect effects from storm water discharged from the property. All flows entering the on-site storm drainage system would be directed toward the water quality detention basins planned in the southern and northern portions of the Project site via subsurface storm drain pipes. Following treatment of these flows within the water quality detention basin, flows would be conveyed to a proposed 36-inch storm drain that would convey runoff east towards an existing 36-inch storm drain line within the eastern boundary of the Project site. On-site drainage would largely mimic existing conditions because all runoff generated on site would continue to discharge at the eastern Project boundary.

**Plot Plan No. 180034 (Building 11)**

Based on the analysis presented in the Project's hydrology study (*Technical Appendix F1*), post-development runoff from the site would slightly decrease during 100-year (24-hour duration) storm events (i.e., from 13.3 cfs under existing conditions to 13.0 cfs under post-development conditions) (PBLA, 2019a, p. 4). The Project area was previously improved as part of CFD 88-8 with storm water drainage infrastructure that was sized to accommodate future development within the area. Moreover, runoff from the Project site following development would be conveyed directly to existing drainage facilities downstream that have been designed to preclude or substantially avoid erosion hazards. As such, soil erosion and the loss of topsoil would not increase substantially as compared to existing conditions.

In addition, the Project Applicant is required to prepare and submit to the County for approval of a Project-specific Storm Water Pollution Prevention Plan (SWPPP) and Water Quality Management Plan (WQMP). The SWPPP and WQMP must identify and implement an effective combination of erosion control and sediment control measures (i.e., Best Management Practices) to reduce or eliminate discharge to surface water from storm water and non-storm water discharges. Adherence to the requirements noted in the Project's required WQMP (refer to *Technical Appendix F2*) and site-specific SWPPP would further ensure that potential erosion and sedimentation effects would be less than significant. As such, impacts due to substantial soil erosion or the loss of topsoil would be less than significant. Based on the foregoing analysis, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

**b) Would the proposed Project 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?**

**EIR No. 466 Finding:** The IS/NOP prepared for EIR No. 466 noted that the MFBCSP site was located on soils in the Monserate-Arlington-Exeter Association, which exhibits well-drained soils on nearly-level to moderately steep topography. The IS/NOP indicated that these soils have a surface layer of sandy loam to loam and are shallow to deep to hardpan, and that this association does not contain expansive soils as defined in Table 18-1-B of the Uniform Building Code. The IS/NOP further noted that expansive soils are not typically associated with the MFBCSP vicinity. Therefore, the IS/NOP concluded that no impacts related to expansive soils would occur, and this issue was not evaluated in EIR No. 466. (Webb, 2005, Appendix A, p. 21)

**No Substantial Change from Previous Analysis:** Consistent with the findings of the IS/NOP prepared for EIR No. 466, the Project's site-specific geotechnical evaluation (*Technical Appendix C*) determined that soils on site have an expansion index (EI) test result of 5 and is considered to be "very low" potential for expansion. Based on these results, the Project's geotechnical consultant (Kleinfelder West, Inc.) determined that expansive soils would not adversely impact the design and construction of the proposed Project. (Kleinfelder, 2019, p. 26) As such, impacts would be less than significant. Based on the foregoing analysis, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

- c) **Would the proposed Project 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?**

**EIR No. 466 Finding:** Although this issue was not evaluated in EIR No. 466 or in the IS/NOP prepared for EIR No. 466, the IS/NOP and EIR No. 466 contained enough information about the MFBCSP’s proposed sewer plan that with the exercise of reasonable diligence, information about the MFBCSP’s potential impacts due to septic systems or alternative waste water disposal systems was readily available to the public. Specifically, EIR No. 466 incorporates by reference the MFBCSP, which requires all future development within the MFBCSP to connect to Eastern Municipal Water District (EMWD) sewer facilities for wastewater treatment. Thus, there is no potential for the MFBCSP to result in or require the use of septic tanks or alternative waste water disposal systems and no impact would occur.

**No Substantial Change from Previous Analysis:** As anticipated by the IS/NOP prepared for EIR No. 466, the Project Applicant proposes to connect to the EMWD’s sanitary sewer system via connections to existing sewer lines located within Commerce Center Drive and Perry Street. No septic tanks or alternative waste water disposal systems are proposed as part of the Project, nor do any such facilities occur on site under existing conditions. As such, no impact would occur. Implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

|   | <i>New Significant Impact</i> | <i>More Severe Impacts</i> | <i>New Ability to Substantially Reduce Significant Impact</i> | <i>No Substantial Change from Previous Analysis</i> |
|---|-------------------------------|----------------------------|---|---|
| <i>Would the project:</i>   |                               |                            |   |   |
| <b>19. Wind Erosion and Blowsand from project either on or off site.</b>                        |                               |                            |   |   |
| a. Be impacted by or result in an increase in wind erosion and blowsand, either on or off site? | <input type="checkbox"/>      | <input type="checkbox"/>   | <input type="checkbox"/>                                      | <input checked="" type="checkbox"/>                 |

- a) **Would the proposed Project be impacted by or result in an increase in wind erosion and blowsand, either on or off site?**

**EIR No. 466 Finding:** The IS/NOP prepared for EIR No. 466 indicated that the MFBCSP site had moderate potential for wind erosion, similar to most of Riverside County. However, the IS/NOP indicated that the MFBCSP site is not located within the boundaries of Riverside County’s Agricultural Dust Control Area as established by Ordinance No. 484. Therefore, the IS/NOP concluded that impacts from wind erosion and blowsand on and off site would be less than significant. The IS/NOP further noted that during construction, which would be accessed by paved roadways, all grading would be required to use BMPs, including compliance with SCAQMD Rule 403, to prevent wind erosion. The IS/NOP indicated that the use of these BMPs would reduce to less than significant any wind erosion and/or blowsand impacts caused by

development of the MFBCSP. Therefore, wind erosion and blowsand were not addressed in EIR No. 466. (Webb, 2005, Appendix A, pp. 22 and 23)

**No Substantial Change from Previous Analysis:** Construction characteristics associated with the proposed Project would be similar to what was assumed by the IS/NOP prepared for EIR No. 466. Proposed grading activities would expose underlying soils at the Project site, which would increase erosion susceptibility during grading and construction activities. Exposed soils would be subject to erosion due to the removal of stabilizing vegetation and exposure of these erodible materials to wind. Erosion by wind would be highest during periods of high wind speeds.

The Project site is considered to have a “moderate” susceptibility to wind erosion (Riverside County, 2015a, Figure S-8). During grading and other construction activities involving soil exposure or the transport of earth materials, significant short-term impacts associated with wind erosion would be precluded with mandatory compliance with the Project’s SWPPP and Riverside County Ordinance No. 484.2, which establishes requirements for the control of blowing sand. In addition, the Project would be required to comply with SCAQMD Rule 403, which addresses the reduction of airborne particulate matter. With mandatory compliance to regulatory requirements, wind erosion impacts would be less than significant during construction and mitigation is not required.

Following construction, and consistent with the findings of the IS/NOP, wind erosion on the Project site would be negligible, as the disturbed areas would be landscaped or covered with impervious surfaces. Therefore, implementation of the proposed Project would not significantly increase the risk of long-term wind erosion on- or off-site, and impacts would be less than significant.

Based on the foregoing analysis, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

**5.1.8 Greenhouse Gas Emissions**

|   | <i>New Significant Impact</i> | <i>More Severe Impacts</i> | <i>New Ability to Substantially Reduce Significant Impact</i> | <i>No Substantial Change from Previous Analysis</i> |
|---|-------------------------------|----------------------------|---|---|
| <i>Would the project:</i>   |                               |                            |   |   |
| <b>20. Greenhouse Gas Emissions</b>   |                               |                            |   |   |
| a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? | <input type="checkbox"/>      | <input type="checkbox"/>   | <input type="checkbox"/>                                      | <input checked="" type="checkbox"/>                 |

|  | <i>New Significant Impact</i> | <i>More Severe Impacts</i> | <i>New Ability to Substantially Reduce Significant Impact</i> | <i>No Substantial Change from Previous Analysis</i> |
|--|-------------------------------|----------------------------|---|---|
| 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 type="checkbox"/>                                      | <input checked="" type="checkbox"/>                 |

- a) **Would the proposed Project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?**
- b) **Would the proposed Project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?**

**EIR No. 466 Finding:** Although EIR No. 466 did not address this subject, EIR No. 466 contained enough information about projected air quality emissions associated with the MFBCSP that with the exercise of reasonable diligence, information about the MFBCSP’s potential effect due to greenhouse gas (GHG) emissions was readily available to the public. See *Citizens for Responsible Equitable Environmental Development v. City of San Diego* (2011) 196 Cal.App.4th 515 where the court found the potential impact of GHGs on climate change alone did not require preparation of a supplemental EIR since such information has been available since before the original EIR had been certified.

**No Substantial Change from Previous Analysis:** As discussed in more detail in subsection 5.1.18, the proposed Project would result in a substantial reduction in the amount of traffic generated by development of the site as compared to what was evaluated by EIR No. 466. Specifically, the Project would result in the generation of 1,050 fewer vehicle trips (actual vehicles) as compared to the industrial land uses that were evaluated by EIR No. 466 for the Project site (Urban Crossroads, 2019b, Table 4-3). Because the majority of greenhouse gas (GHG) emissions associated with light industrial development is the result of vehicular traffic, the Project’s level of GHG emissions would be reduced in comparison to the project evaluated by EIR No. 466 (CARB, 2017; Riverside County, 2015c, Figure 4.7.1). Additionally, and as documented in Section 4.7.3 of the Riverside County EIR No. 521, there have been numerous regulations adopted since EIR No. 466 was certified in 2005 that would result in reduced Project-related GHG emissions compared to the project evaluated by EIR No. 466, including AB 1493, which specifies fuel efficiency standards, and the California Building Standards Code Title 24 energy efficiency requirements (CALGreen), which impose more stringent energy efficiency requirements as compared to what was in effect when EIR No. 466 was certified. Notwithstanding the fact that the Project would result in reduced GHG impacts as compared to the project evaluated in EIR No. 466, the Project’s proposed Plot Plan No. 180034 includes site-specific details regarding the proposed development that were not available when EIR No. 466 was certified. As such, and in order to supplement the information contained in EIR No. 466, a discussion and analysis of the Project’s potential impacts associated with GHG emissions is presented below.

## **Background**

Global Climate Change (GCC) is defined as the change in average meteorological conditions on the earth with respect to temperature, precipitation, and storms. Scientific evidence suggests that GCC is the result of increased concentrations of greenhouse gases in the earth's atmosphere, including carbon dioxide, methane, nitrous oxide, and fluorinated gases. Many scientists believe that this increased rate of climate change is the result of greenhouse gases resulting from human activity and industrialization over the past 200 years.

GCC refers to the change in average meteorological conditions on the earth with respect to temperature, wind patterns, precipitation, and storms. Global temperatures are regulated by naturally occurring atmospheric gases such as water vapor, CO<sub>2</sub> (carbon dioxide), N<sub>2</sub>O (nitrous oxide), CH<sub>4</sub> (methane), hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride. These particular gases are important due to their residence time (duration they stay) in the atmosphere, which ranges from 10 years to more than 100 years. These gases allow solar radiation into the earth's atmosphere, but prevent radioactive heat from escaping, thus warming the earth's atmosphere. GCC can occur naturally as it has in the past with the previous ice ages.

An individual project like the proposed Project cannot generate enough greenhouse gas emissions to affect a discernible change in global climate. However, the proposed Project may participate in the potential for GCC by its incremental contribution of greenhouse gases combined with the cumulative increase of all other sources of greenhouse gases, which when taken together constitute potential influences on GCC.

## **Applicable GHG Regulations**

Executive Order (EO) S-3-05 was issued by Governor Schwarzenegger in 2005 and documents GHG emission reduction goals, creates the Climate Action Team, and directs the Secretary of CalEPA to coordinate efforts with meeting the GHG reduction targets with the heads of other state agencies. EO S-3-05 goals for GHG emissions reductions include: reducing GHG emissions to 2000 levels by the year 2010; reducing GHG emissions to 1990 levels by the year 2020; and reducing GHG emissions to 80 percent below 1990 levels by 2050. (CCC, n.d.)

In response to EO S-3-05, in September 2006, Governor Schwarzenegger signed Assembly Bill 32 (AB 32), the California Climate Solutions Act of 2006. AB 32 requires California to reduce its GHG emissions to 1990 levels by 2020, which represents a reduction of approximately 15 percent below emissions expected under a "business as usual" scenario. Pursuant to AB 32, the CARB must adopt regulations to achieve the maximum technologically feasible and cost-effective GHG emission reductions. The full implementation of AB 32 will help mitigate risks associated with climate change, while improving energy efficiency, expanding the use of renewable energy resources, cleaner transportation, and reducing waste. (CARB, 2014)

On September 8, 2016, Governor Jerry Brown signed the Senate Bill (SB) 32 and its companion bill, Assembly Bill (AB) 197. SB 32 requires the state to reduce statewide GHG emissions to 40% below 1990

levels by 2030, a reduction target that was first introduced in Executive Order B-30-15. The new legislation builds upon the AB 32 goal of 1990 levels by 2020 and provides an intermediate goal to achieving S-3-05, which sets a statewide greenhouse gas reduction target of 80% below 1990 levels by 2050. (CA Legislative Info, n.d.)

On December 11, 2008, CARB adopted a Scoping Plan to reduce GHG emissions to 1990 levels. The Scoping Plan's recommendations for reducing GHG emissions to 1990 levels by 2020 include emission reduction measures, including a cap-and-trade program linked to Western Climate Initiative partner jurisdictions, green building strategies, recycling, and waste-related measures, as well as Voluntary Early Actions and Reductions. In November 2017, CARB adopted the Second Update to the Scoping Plan, which identifies the State's post-2020 reduction strategy. The Second Update reflects the 2030 target of a 40 percent reduction below 1990 levels, set by Senate Bill (SB) 32.

The County of Riverside adopted a Climate Action Plan (CAP) on December 8, 2015, which was most recently updated in November 2019 ("CAP Update"). The CAP Update is intended to ensure that development accommodated by the buildout of the General Plan supports the goals of AB 32 and SB 32, as well as the 2050 reduction target identified by Executive Order S-3-05. The County of Riverside plans to reduce community-wide emissions to 2,434,649 Metric Tons (MT) of Carbon Dioxide Equivalent (CO<sub>2</sub>e) per year by 2030 and 562,730 MTCO<sub>2</sub>e by 2050. In order to determine whether new development within the County is consistent with the CAP Update, the CAP Update includes Screening Tables (Appendix F to the CAP) to aid in measuring the reduction of GHG emissions attributable to certain design and construction measures incorporated into development projects. The CAP Update contains a menu of measures potentially applicable to discretionary development that include energy conservation, water use reduction, increased residential density or mixed uses, transportation management, and solid waste recycling. Individual sub-measures are assigned a point value within the overall screening table of GHG implementation measures. The point values are adjusted according to the intensity of action items with modest adoption/installation (those that reduce GHG emissions by modest amounts) worth the least number of points and greatly enhanced adoption/installation worth the most. Projects that garner at least 100 points are determined to be consistent with the reduction quantities anticipated in the County's GHG Technical Report (which was prepared by the County in support of the CAP Update), and consequently would be consistent with the CAP Update and the GHG reduction targets established by AB 32 and SB 32. (Riverside County, 2019)

A number of additional policies and regulations addressing GHGs have been adopted by the State, including regulations to implement the GHG reduction target set forth by SB 32 for Year 2030. Please refer to Section 4.7.3 of the Riverside County EIR No. 521, for a detailed description of policies and regulations that have been adopted to reduce GHGs. EIR No. 521 is available for public review at the Riverside County Planning Department, 4080 Lemon Street, 12<sup>th</sup> Floor, Riverside, CA.

### **Threshold of Significance for Evaluating Project Impacts due to GHGs**

As discussed in the Newall Ranch decision, a lead agency may assess the significance of GHG emissions by determining a project's consistency with a local GHG reduction plan or CAP that qualifies under § 15183.5

of the CEQA Guidelines. See *Center for Biological Diversity v. California Dept. of Fish & Wildlife* (2017) 17 Cal. App. 5th 1245.

The County of Riverside's CAP Update, which complies with § 15183.5 of the CEQA Guidelines, was adopted specifically for the purpose of ensuring that the development accommodated by the buildout of the General Plan supports the goals of AB 32 and SB 32, as well as the 2050 reduction target established by Executive Order S-3-05. CARB adopted the State's strategy for achieving AB 32 targets in its Climate Change Scoping Plan (Scoping Plan) in 2008. In November 2017, CARB released the Final 2017 Scoping Plan Update, which identifies the State's post-2020 reduction strategy. The Final 2017 Scoping Plan Update reflects the 2030 target of a 40% reduction below 1990 levels, set by Executive Order B-30-15 and codified by SB 32. The County of Riverside CAP Update includes strategies that will achieve the 2030 reduction target set forth by SB 32 and outlined in the 2017 Scoping Plan Update. The CAP Update target is to reduce County emissions by the amount recommended in the Second Update to the Scoping Plan for local government of 40 percent below 1990 levels by 2030. Thus, projects that are consistent with the CAP Update also would be consistent with the GHG reduction targets set forth by AB 32 and SB 32.

As such, projects that achieve a total of 100 points or more pursuant to the County's CAP do not require quantification of project-specific GHG emissions and, consistent with CEQA Guidelines, such projects are considered to have a less-than-significant individual and cumulative impact due to GHG emissions.

### **Project Impacts due to GHGs**

In conformance with the Riverside County CAP Update, the Project Applicant completed Screening Tables for GHG Implementation Measures for Commercial Development and Public Facilities, which is included as *Technical Appendix D* to this EIR Addendum. As indicated, the Project Applicant has committed to design features such that the Project could accommodate enough implementation measures to equal 106 points, which exceeds the CAP requirement to obtain a minimum of 100 points. It should be noted that while the measures identified in *Technical Appendix D* have been determined by the Project Applicant to be feasible, not all of the measures identified in *Technical Appendix D* would be implemented; however, the County will impose a standard Condition of Approval requiring the Project to achieve a minimum of 100 points pursuant to the CAP screening tables as part of future building permit applications.

Furthermore, the Project would be conditioned to comply with CAP Measure R2-CE1, *Clean Energy*. To demonstrate compliance with Measure R2-CE1, the Project Applicant would be required to show that 20 percent of the building's energy demand has been offset through on-site renewable energy production (including but not limited to solar), unless such offset is demonstrated by the Project Applicant to be infeasible. As indicated on the floor plans included as part of Plot Plan No. 180034, the roof for Building 11 is required to be designed to support future solar panels equal to 29.1% of the building area. As required by CAP Measure R2-CE1, the Project would be conditioned to demonstrate that the proposed solar panels would meet a minimum of 20 percent of the building's energy demand, or must demonstrate that it is infeasible to achieve a 20 percent offset.

As such, with mandatory compliance with CAP Measure R2-CE1 in conjunction with the other measures that achieve a minimum of 100 points pursuant to Appendix F to the CAP Update, the Project would be



consistent with the County's CAP Update, and as a result also would be consistent with the GHG reduction targets established by AB 32, SB 32, and the GHG reduction measures set forth in the CARB 2017 Scoping Plan Update. Accordingly, the Project would not generate GHGs, either directly or indirectly, that may have a significant impact on the environment. Additionally, the Project would not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of GHGs. As such, with mandatory compliance with the CAP Update, the Project's GHG emissions would be less-than-cumulatively considerable. Based on the foregoing analysis, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

### **Comparison of Project GHG Impacts to EIR No. 466**

Although EIR No. 466 did not evaluate GHG impacts per se, EIR No. 466 contained sufficient information about projected air quality emissions associated with the MFBCSP that with the exercise of reasonable diligence, information about the MFBCSP's potential effect due to GHG emissions was readily available to the public. In comparison to the land uses and other assumptions about buildout of the MFBCSP utilized in EIR No. 466, the proposed Project would result in a substantial reduction in GHG emissions. Due to advancements in technology and more stringent regulations since 2005, the Project's GHG emissions associated with construction sources, mobile sources, area sources, and energy sources would be substantially less than what would have been disclosed by EIR No. 466 for the Project site. Moreover, and as shown in Table 5-17, EIR No. 466 assumed the Project site would generate approximately 1,050 more vehicle trips (actual vehicles) than would be generated by the Project evaluated herein (Urban Crossroads, 2019b, Table 4-3). Because a majority of the GHG emissions associated with light industrial uses are the result of mobile sources, and because the Project would produce substantially less traffic than was analyzed by EIR No. 466, the Project as proposed would result in a substantial reduction in GHG emissions associated with the buildout of the Project site as compared to the land uses assumed by EIR No. 466. Accordingly, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

### **Project Requirements and EIR No. 466 Mitigation Compliance**

#### **EIR No. 466 Mitigation Measures**

EIR No. 466 did not identify any measures specifically addressing GHG emissions, although the Project would be subject to EIR No. 466 Air Quality Mitigation Measures MM Air 1 through MM Air MM 14 (refer to subsection 5.1.3), several of which would reduce the Project's GHG emissions.

#### **Project Specific Conditions of Approval**

The following conditions of approval shall apply to ensure compliance with the Riverside County CAP, further demonstrating that implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466:

- Prior to building permit issuance, the Project Applicant shall demonstrate that appropriate building construction measures shall apply to achieve a minimum of 100 points per Appendix F to the 2019 Riverside County Climate Action Plan (CAP) Update. The conceptual measures anticipated for the Project are listed in the Project’s Screening Table for GHG Implementation Measures for Commercial Development and Public Facilities (EIR Addendum Technical Appendix D). The conceptual measures may be replaced with other measures as listed in Technical Appendix D, as long as they are replaced at the same time with other measures that in total achieve a minimum of 100 points per Appendix F to the Riverside County Climate Action Plan Update.
- Prior to issuance of building permits, and in accordance with measure R2-CE1 of the County's Climate Action Plan Update, the proposed Project shall be required to offset its energy demand by 20 percent of the energy demand. This is anticipated to be accommodated through solar panels mounted on the building rooftops. The energy demand shall be determined at the initial building permit stage if the tenant/particular use is known at that time. If the tenant or particular use is not known at that time, this condition should be deferred to the tenant improvement building permit and to any subsequent tenant improvement permits as tenants may change. Utilizing the energy demand calculated, the appropriate amount of solar panels shall be included with the related building permits to ensure their installation and operation. As it relates to the initial building permit, the roof shall be designed to accommodate rooftop mounted solar panels.

**5.1.9 Hazards and Hazardous Materials**

|   | <i>New Significant Impact</i> | <i>More Severe Impacts</i> | <i>New Ability to Substantially Reduce Significant Impact</i> | <i>No Substantial Change from Previous Analysis</i> |
|---|-------------------------------|----------------------------|---|---|
| <i>Would the project:</i>   |                               |                            |   |   |
| <b>21. Hazards and Hazardous Materials</b>  |                               |                            |   |   |
| a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?   | <input type="checkbox"/>      | <input type="checkbox"/>   | <input type="checkbox"/>                                      | <input checked="" type="checkbox"/>                 |
| 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? | <input type="checkbox"/>      | <input type="checkbox"/>   | <input type="checkbox"/>                                      | <input checked="" type="checkbox"/>                 |
| c. Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?  | <input type="checkbox"/>      | <input type="checkbox"/>   | <input type="checkbox"/>                                      | <input checked="" type="checkbox"/>                 |

|  | <i>New Significant Impact</i> | <i>More Severe Impacts</i> | <i>New Ability to Substantially Reduce Significant Impact</i> | <i>No Substantial Change from Previous Analysis</i> |
|--|-------------------------------|----------------------------|---|---|
| d. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter (1/4) mile of an existing or proposed school?  | <input type="checkbox"/>      | <input type="checkbox"/>   | <input type="checkbox"/>                                      | <input checked="" type="checkbox"/>                 |
| 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? | <input type="checkbox"/>      | <input type="checkbox"/>   | <input type="checkbox"/>                                      | <input checked="" type="checkbox"/>                 |

- a) **Would the proposed Project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?**
- b) **Would the proposed Project 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?**

**EIR No. 466 Finding:** The IS/NOP prepared for EIR No. 466 disclosed that development of the industrial/business park land uses in the MFBCSP area would incrementally increase the use and disposal of substances such as cleaning products, fertilizers, pesticides, and standard office supplies, etc. The IS/NOP noted that proposed buildings would be used for light industrial and warehouse/distribution uses under the existing I-P, M-SC, and MM zoning. The IS/NOP indicated that the I-P, M-SC, and M-M zoning designations allowed certain land uses which might use hazardous materials. As noted in the IS/NOP, such uses, if ever proposed on the site in the future, would be subject to standard Department of Environmental Health policies and permitting procedures. However, the IS/NOP concluded that the MFBCSP would not involve transport, use or disposal of hazardous materials and determined that impacts would be less than significant. This issue was determined by the IS/NOP to be less than significant and was therefore not addressed in EIR No. 466. (Webb, 2005, Appendix A, pp. 23 and 24)

**No Substantial Change from Previous Analysis:** The Project entails the buildout of the Project site with high-cube transload short-term warehouse uses. The Project’s proposed land uses are fully consistent with the land use assumptions made by EIR No. 466 for the Project site. As such, construction and operational characteristics of the proposed Project would be consistent with the assumptions made by EIR No. 466. Accordingly, and as discussed in further detail below, the Project has no greater potential for hazardous materials impacts due to existing site conditions, construction activities, and long-term Project operation as compared to the Project evaluated in EIR No. 466. Notwithstanding, because the Project consists of proposed Plot Plan No. 180034, which identifies site-specific development characteristics, an analysis of the Project’s potential to result in impacts due to existing site conditions, construction activities, and operational activities is discussed below.

**Historical Site Conditions**

Since EIR No. 466 was certified in 2005, there have been no major changes to the Project site that could result in the presence of previously unknown hazardous materials. Although the southeastern portion of the Project site was used as a construction staging area for the warehouse development on the property immediately south of the Project site, the use of the Project site for construction staging did not result in the introduction of any hazardous materials that could pose a threat to the environment. Thus, there would be no potential for increased impacts due hazardous materials within the Project site beyond what was evaluated and disclosed by the IS/NOP prepared for EIR No. 466.

Notwithstanding, a Phase I Environmental Site Assessment (ESA) was prepared for the Project site by SCS Engineers, and is included as *Technical Appendix E*. According to available historical sources and consistent with the findings of the IS/NOP prepared for EIR No. 466, the property has been undeveloped since the early 1900s. Due to the limitations of groundwater, the project site was used for dry grain farming before the Eastern Municipal Water district brought water to Mead Valley in the early 1950's. The Project site remained as an undeveloped through much of the 1900'S and the early 2000's. Throughout the 1900's development of commercial and right-of-way uses occurred in the Project area. By 1949 development was increasing east of the Project site. In 1994 State Route 215 was upgraded to meet the interstate standards and became Interstate 215 (I-215). SCS Engineers did not find any usage of the site through its document history, except for grading activities. As such, and consistent with the conclusion reached by the IS/NOP prepared for EIR No. 466, impacts due to hazards associated with existing site conditions would be less than significant. (SCS Engineers, 2018, pp. 6-8)

**Construction Activities**

Construction activities would occur on the Project site in the same or similar manner as assumed by EIR No. 466. Heavy equipment (e.g., dozers, excavators, tractors) would be operated on the subject property during the demolition and construction phases of the Project. This heavy equipment would likely be fueled and maintained by petroleum-based substances such as diesel fuel, gasoline, oil, and hydraulic fluid, which is considered hazardous if improperly stored or handled. In addition, materials such as paints, adhesives, solvents, and other substances typically used in building construction would be located on the Project site during construction. Improper use, storage, or transportation of hazardous materials can result in accidental releases or spills, potentially posing health risks to workers, the public, and the environment. This is a standard risk on all construction sites, and there would be no greater risk for improper handling, transportation, or spills associated with the proposed Project than would occur on any other similar construction site, and the risk of such spills during construction would be no greater than was assumed by EIR No. 466 or its associated IS/NOP. Construction contractors would be required to comply with all applicable federal, State, and local laws and regulations regarding the transport, use, and storage of hazardous construction-related materials, including but not limited requirements imposed by the Environmental Protection Agency (EPA), California Department of Toxic Substances Control (DTSC), SCAQMD, and Santa Ana RWQCB. With mandatory compliance with applicable hazardous materials regulations, the Project would not create a significant hazard to the public or the environment through routine transport, use, or disposal of hazardous materials during the construction phase. Additionally, construction activities would not 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. Impacts would be less than significant.

**Operational Activities**

Operational activities would occur on the Project site in the same or similar manner as assumed by EIR No. 466. Whereas EIR No. 466 assumed a range of occupant types, the Project Applicant proposes high-cube transload short-term warehouse use, in conformance with the range of uses allowed by the MFBCSP. The future occupant(s) of the Project's proposed building is unknown at the time of this assessment; however, Building 11 would be developed with up to 391,045 s.f. of high-cube transload short-term warehouse uses. Allowable occupant types would be governed by the site's underlying zoning classification of M-SC (refer to subsection 2.2.1).

Although unlikely, it is possible that hazardous materials could be used during the course of a future occupant's daily operations. As noted in the IS/NOP prepared for EIR No. 466, uses that might use hazardous materials would be subject to standard Department of Environmental Health (DEH) policies and permitting procedures. Although not discussed in detail in the IS/NOP, State and federal Community-Right-to-Know laws allow the public access to information about the amounts and types of chemicals in use at local businesses. Regulations also are in place that require businesses to plan and prepare for possible chemical emergencies. Any business that occupies a building on the Project site and that handles hazardous materials (as defined in § 25500 of California Health and Safety Code, Division 20, Chapter 6.95) would require permits from the Riverside County DEH in order to register the business as a hazardous materials handler. Such businesses also are required to comply with California's Hazardous Materials Release Response Plans and Inventory Law, which requires immediate reporting to the Riverside County Fire Department and the State Office of Emergency Services regarding any release or threatened release of a hazardous material, regardless of the amount handled by the business. In addition, any business handling at any one time, greater than 500 pounds of solid, 55 gallons of liquid, or 200 cubic feet of gaseous hazardous material, is required, under Assembly Bill 2185 (AB 2185), to file a Hazardous Materials Business Emergency Plan (HMBEP). A HMBEP is a written set of procedures and information created to help minimize the effects and extent of a release or threatened release of a hazardous material. The intent of the HMBEP is to satisfy federal and State Community Right-To-Know laws and to provide detailed information for use by emergency responders.

Consistent with the finding of the IS/NOP prepared for EIR No. 466, if businesses that use or store hazardous materials occupy the Project, the business owners and operators would be required to comply with all applicable federal, state, and local regulations to ensure proper use, storage, use, emission, and disposal of hazardous substances (as described above). With mandatory regulatory compliance, the Project is not expected to pose a significant hazard to the public or the environment through the routine transport, use, storage, emission, or disposal of hazardous materials, nor would the Project increase the potential for accident conditions which could result in the release of hazardous materials into the environment. Thus, and consistent with the conclusion reached in the IS/NOP, impacts would be less than significant and mitigation is not required.

**Conclusion**

As noted above, and consistent with the finding made by the IS/NOP prepared for EIR No. 466, with implementation of mandatory regulatory requirements and standard conditions of approval, the Project would result in less-than-significant impacts due to the routine transport, use, or disposal of hazardous materials, and less-than-significant impacts associated with reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. Based on the foregoing analysis, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

**c) Would the proposed Project impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?**

**EIR No. 466 Finding:** The IS/NOP prepared for EIR No. 466 indicated that the MFBCSP would not impair the implementation of, or physically interfere with, an emergency response plan and/or emergency evacuation plan. The IS/NOP noted that the MFBCSP would include adequate access for emergency response vehicles and personnel, as developed in consultation with County Fire personnel, and that the MFBCSP site is bounded on the north and south by freeway on-ramps. The IS/NOP concluded that no impacts would occur, and this issue was therefore not addressed in EIR No. 466. (Webb, 2005, Appendix A, p. 24)

**No Substantial Change from Previous Analysis:** The Project entails implementing development within a portion of MFBCSP Planning Area 5, and the Project site does not contain any emergency facilities nor does it serve as an emergency evacuation route. Under long-term operational conditions, the proposed Project would be required to maintain adequate emergency access for emergency vehicles on-site as required by the County. Furthermore, as discussed in subsection 3.1, the Project does not propose nor require major roadway improvements that could interfere with traffic operations on roadways abutting the Project site; thus, the Project would not result in a substantial alteration to the design or capacity of any existing public road that would impair or interfere with the implementation of evacuation procedures. Because the Project would not interfere with an adopted emergency response or evacuation plan, no impact would occur. Therefore, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

**d) Would the proposed Project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter (1/4) mile of an existing or proposed school?**

**EIR No. 466 Finding:** The IS/NOP prepared for EIR No. 466 determined that no portions of the MFBCSP occur within a quarter-mile of a school site. Therefore, the IS/NOP concluded that no impact would occur and this issue was not evaluated in EIR No. 466. (Webb, 2005, Appendix A, p. 24)

**No Substantial Change from Previous Analysis:** Consistent with the findings of EIR No. 466, there are no existing or planned schools within one-quarter mile of the Project site. The nearest school to the Project

Plot Plan No. 180034 (Building 11)

site is the Val Verde High School, located 0.8 mile southeast of the Project site and east of I-215. Additionally, a church that provides religious and educational services is located approximately 0.6 mile southwest of the Project site at the southwest corner of the intersection of Seaton Avenue and Alviso Drive. Accordingly, the Project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school and no impact would occur. Therefore, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

- e) **Would the proposed Project 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?**

**EIR No. 466 Finding:** The IS/NOP prepared for EIR No. 466 noted that an environmental regulatory database search was performed for the MFBCSP site on April 6, 2004. This environmental regulatory database search reviewed all regulatory agency lists compiled pursuant to Government Code Section 65962.5, and revealed that the MFBCSP site is not located on a site which is included on the Cortese list of hazardous materials sites. Therefore, the IS/NOP concluded that no impact would occur and this issue was not addressed in EIR No. 466. (Webb, 2005, Appendix A, p. 24)

**No Substantial Change from Previous Analysis:** As disclosed in the IS/NOP prepared for EIR No. 466, the Project site is not listed on the Hazardous Waste and Substances Sites List produced by the Department of Toxic Substances Control (DTSC), which is referred to as “Envirostor” (DTSC, 2018). Additionally, the Project’s Phase I ESA (*Technical Appendix E*), which was prepared to supplement the information contained in the IS/NOP, included a review of federal, state, tribal, and local government databases to determine whether the Project site is identified as a hazardous materials site pursuant to Government Code Section 65962.5, which resulted in a determination that the Project site has no RECs and is not listed on any hazardous materials databases. (SCS Engineers, 2018, pp. 8-11) Accordingly, and consistent with the findings of the IS/NOP, the Project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, and impacts would not occur. Therefore, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

|  | <i>New Significant Impact</i> | <i>More Severe Impacts</i> | <i>New Ability to Substantially Reduce Significant Impact</i> | <i>No Substantial Change from Previous Analysis</i> |
|--|-------------------------------|----------------------------|---|---|
| <i>Would the project:</i>                                  |                               |                            |   |   |
| <b>22. Airports</b>  |                               |                            |   |   |
| a. Result in an inconsistency with an Airport Master Plan? | <input type="checkbox"/>      | <input type="checkbox"/>   | <input type="checkbox"/>                                      | <input checked="" type="checkbox"/>                 |

|  | <i>New Significant Impact</i> | <i>More Severe Impacts</i> | <i>New Ability to Substantially Reduce Significant Impact</i> | <i>No Substantial Change from Previous Analysis</i> |
|--|-------------------------------|----------------------------|---|---|
| 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 (2) 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"/>                 |

**a) Would the proposed Project result in an inconsistency with an Airport Master Plan?**

**EIR No. 466 Finding:** EIR No. 466 disclosed that the MVSP site was located within Area II of the airport-influenced area (AIA) for the March Air Reserve Base (MARB) pursuant to the 1984 Riverside County Airport Land Use Plan (ALUP), and thus review by the Riverside County Airport Land Use Commission was required. EIR No. 466 determined that because MARB noise levels are less than 60 dB CNEL at the MFBCSP site, all uses within the MFBCSP were considered compatible with the exterior noise level guidelines set forth in the 1984 Riverside County Airport Land Use Plan and with the land use compatibility policies of the 1998 MARB Air Installation Compatible Use Zone (AICUZ) Study. EIR No. 466 noted that although the MFBCSP site occurred outside of the CNEL noise contours for March Air Reserve Base, the MFBCSP site was located beneath identified flight tracks for airplanes using the airfield at March Air Reserve Base, resulting in a potential for single-event noise levels to affect future land uses in the MFBCSP. However, EIR No. 466 determined that the industrial, warehouse, distribution, and commercial/retail land uses within the MFBCSP were not considered to be sensitive receivers and therefore the impacts from these single-event noise levels were determined to be below the level of significance. With respect to the Federal Aviation Regulations Part 77 imaginary surface, EIR No. 466 indicated that height limitations were not anticipated to pose a development constraint as all buildings would be below the Part 77 imaginary surface. With respect to airport safety, EIR No. 466 determined that the proposed land uses were permitted within Area II as described in the 1984 ALUP. EIR No. 466 also determined that the MFBCSP would be required to comply with all remaining land use compatibility criteria for Area II. Additionally, EIR No. 466 determined that the MFBCSP would not be located within a Clear Zone or within the Accident Potential Zones (APZs). Although impacts were determined to be less than significant, a mitigation measure was imposed on the MFBCSP requiring all street lights and other outdoor lighting shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky or above the horizontal plane. With implementation of the required mitigation, EIR No. 466 concluded impacts would be reduced to less-than-significant levels. (Webb, 2005, pp. IV-102 through IV-108)



**No Substantial Change from Previous Analysis:** Consistent with the finding of EIR No. 466, the Project site is located within the AIA of the MARB. Specifically, the Project site is located within Compatibility Zone C2 of the 2014 MARB Land Use Compatibility Plan (ALUCP), which updated and replaced the 1984 ALUP that was in effect at the time EIR No. 466 was certified. (ALUC, 2014, Map MA-1) Although EIR No. 466 evaluated a range of land uses allowed by the MFBCSP, EIR No. 466 did not evaluate specific buildings, as EIR No. 466 assumed that the characteristics of individual buildings would be identified as part of implementing developments within the MFBCSP. The currently-proposed Project is an implementing development that would result in the buildout of a portion of MFBCSP Planning Area 5, and the Project's application materials identify specific building architecture, building locations, site elevations, building heights, and building footprints. Because the Project Applicant proposes a specific building (i.e., Building 11), the current Project required additional review by the Riverside County Airport Land Use Commission (ALUC) for consistency with the 2014 MARB ALUCP. As such, the Project was reviewed by the Riverside County ALUC on February 14, 2019, which found the proposed Project would be consistent with the 2014 March Air Reserve Base/Inland Port ALUCP subject to certain conditions. These conditions will be imposed on the proposed Project by Riverside County as Conditions of Approval (COAs), and are listed below. With mandatory compliance with the ALUC COAs, the Project would not result in an inconsistency with an Airport Master Plan and a less-than-significant impact would occur. Therefore, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

**b) Would the proposed Project require review by the Airport Land Use Commission?**

**EIR No. 466 Finding:** The IS/NOP prepared for EIR No. 466 noted that the MFBCSP would require review by the Airport Land Use Commission (ALUC) because it is located within the policy area of MARB. However, the IS/NOP concluded that review by ALUC is not considered a potentially significant environmental impact; thus, this topic was not evaluated in EIR No. 466. (Webb, 2005, Appendix A, p. 25)

**No Substantial Change from Previous Analysis:** As discussed under Threshold a), the Project site is located within Compatibility Zone C2 of the 2014 MARB ALUCP, which updated and replaced the 1984 ALUP that was in effect at the time EIR No. 466 was certified. (ALUC, 2014, Map MA-1) Additionally, EIR No. 466 evaluated a range of land uses, but did not evaluate any specific building locations or configurations. The proposed Project involves a Plot Plan (Plot Plan No. 180034) that identifies one building (Building 11), implementation of which would result in the buildout of a portion of MFBCSP Planning Area 5. The Project's application materials identify specific building architecture, building locations, site elevations, building heights, and building footprints. Because the Project Applicant proposes a specific building (i.e., Building 11), the current Project required additional review by the Riverside County ALUC for consistency with the 2014 MARB ALUCP. On February 14, 2019, the ALUC found the proposed Project would be consistent with the 2014 March Air Reserve Base/Inland Port ALUCP subject to certain conditions. These conditions will be imposed on the proposed Project by Riverside County as COAs, and are listed below. With mandatory compliance with the ALUC COAs, the Project would not conflict with any ALUCPs, including the MARB ALUCP, and a less-than-significant impact would occur. Therefore, implementation of the proposed Project would not result in any new impacts not already

**Plot Plan No. 180034 (Building 11)**

analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

- c) **Would the proposed Project be located within an airport land use plan or, where such a plan has not been adopted, within two (2) 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?**

**EIR No. 466 Finding:** EIR No. 466 disclosed that the MVSP site was located within Area II of the airport-influenced area (AIA) for the March Air Reserve Base (MARB) pursuant to the 1984 Riverside County Airport Land Use Plan (ALUP), and thus review by the Riverside County Airport Land Use Commission was required. With respect to the Federal Aviation Regulations Part 77 imaginary surface, EIR No. 466 indicated that height limitations were not anticipated to pose a development constraint as all buildings would be below the Part 77 imaginary surface. With respect to airport safety, EIR No. 466 determined that the proposed land uses were permitted within Area II as described in the 1984 ALUP. EIR No. 466 also determined that the MFBCSP would be required to comply with all remaining land use compatibility criteria for Area II. Additionally, EIR No. 466 determined that the MFBCSP would not be located within a Clear Zone or within the Accident Potential Zones (APZs). Although impacts were determined to be less than significant, a mitigation measure was imposed on the MFBCSP requiring all street lights and other outdoor lighting shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky or above the horizontal plane. With implementation of the required mitigation, EIR No. 466 concluded impacts would be reduced to less-than-significant levels. (Webb, 2005, pp. IV-102 through IV-108)

**No Substantial Change from Previous Analysis:** As indicated under the analysis of Thresholds a) and b), above, the Project site is located within Compatibility Zone C2 of the 2014 MARB ALUCP, which updated and replaced the 1984 ALUP that was in effect at the time EIR No. 466 was certified. (ALUC, 2014, Map MA-1) Additionally, EIR No. 466 evaluated a range of land uses, but did not evaluate any specific building locations or configurations. The proposed Project involves a Plot Plan (Plot Plan No. 180034) that identifies one building (Building 11), implementation of which would result in the buildout of a portion of MFBCSP Planning Area 5. The Project's application materials identify specific building architecture, building locations, site elevations, building heights, and building footprints. Because the Project Applicant proposes a specific building (i.e., Building 11), the current Project required additional review by the Riverside County ALUC for consistency with the 2014 MARB ALUCP. On February 14, 2019, the ALUC found the proposed Project would be consistent with the 2014 March Air Reserve Base/Inland Port ALUCP subject to certain conditions. These conditions would be imposed on the proposed Project by Riverside County as COAs, and are listed below. With mandatory compliance with the ALUC COAs, which would be imposed by Riverside County as COAs for the proposed Project, the Project would not result in a safety hazards for people working in the Project area, and a less-than-significant impact would occur. Based on the foregoing analysis, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

- d) **Would the proposed Project be 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?**

**EIR No. 466 Finding:** The IS/NOP prepared for EIR No. 466 determined that the MFBCSP area was not located within the vicinity of a private air strip and concluded that no impacts would occur. This topic was not addressed in EIR No. 466. (Webb, 2005, Appendix A, p. 25)

**No Substantial Change from Previous Analysis:** Consistent with the conditions that existed at the time EIR No. 466 was certified, there are no private airport facilities or heliports within the Project vicinity. As such, the Project would not result in a safety hazard for people residing or working in the project area associated with private airports or heliports, and no impact would occur. Therefore, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

### **Project Requirements and EIR No. 466 Mitigation Compliance**

#### **EIR No. 466 Mitigation Measures**

EIR No. 466 included mitigation to address potential impacts to airport operations. This measure, which is listed below, would continue to apply to the proposed Project and would be enforced as part of the Project's COAs.

**MM Airport 1:** All street lights and other outdoor lighting shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky or above the horizontal plane.

#### **Project Specific Conditions of Approval**

The following conditions of approval shall apply and reflect the conditions of approval listed in the ALUC's consistency determination letter, dated March 21, 2019, which determined that the proposed Project is consistent with the 2014 March Air Reserve Base/Inland Port ALUCP. The implementation of these conditions further demonstrate that implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

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

**Plot Plan No. 180034 (Building 11)**

---

concentrations of birds, or which may otherwise affect safe air navigation within the area; and (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.

- The following uses/activities are specifically prohibited at this location: trash transfer stations that are open on one or more sides; recycling centers containing putrescible wastes; construction and demolition debris facilities; wastewater management facilities; incinerators; noise-sensitive outdoor nonresidential uses; and hazards to flight. Children's schools are discouraged.
- The following uses/activities are not included in the proposed Project, but, if they were to be proposed through a subsequent use permit or plot plan, would require subsequent Airport Land Use Commission review: restaurants and other eating establishments; day care centers; health and exercise centers; churches, temples, or other uses primarily for religious worship; theaters.
- The following notice shall be given to all prospective purchasers of the property and tenants of the building, and shall be recorded as a deed notice:

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

- The proposed detention basins on the site (including water quality management basins) shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basins that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in Project landscaping.
- March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air Base radio communications could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment inclusive of irrigation controllers, access gates, etc.
- Noise attenuation measures shall be incorporated into the design of the office areas of the structure, to the extent such measures are necessary to ensure that interior noise levels from aircraft operations are at or below 45 CNEL.

**Plot Plan No. 180034 (Building 11)**

---

- This Project has been evaluated for 373,368 square feet of manufacturing area. Any increase in building area or change in use other than for warehouse, office, and manufacturing use will require an amended review by the Airport Land Use Commission.
- The Project does not propose rooftop solar panels at this time. However, if the Project were to propose solar rooftop panels in the future, the applicant/developer shall prepare a solar glare study that analyzes glare impacts, and this study shall be reviewed by the Airport Land Use Commission and March Air Reserve Base<sup>5</sup>.
- The Federal Aviation Administration has conducted an aeronautical study of the proposed Project (Aeronautical Study Nos. 2018-AWP-18290-OE) and has determined that neither marking nor lighting of the structure(s) is necessary for aviation safety. However, if marking and/or lighting for aviation safety are accomplished on a voluntary basis, such marking and/or lighting (if any) shall be installed in accordance with FAA Advisory Circular 70/7460-1 L Change 2 and shall be maintained in accordance therewith for the life of the project.
- The proposed building shall not exceed a height of 50 feet above ground level and a maximum elevation at top point of 1,572 feet above mean sea level.
- The maximum height and top point elevation specified above shall not be amended without further review by the Airport Land Use Commission and the Federal Aviation Administration; provided, however, that reduction in structure height or elevation shall not require further review by the Airport Land Use Commission.
- Temporary construction equipment used during actual construction of the structure(s) shall not exceed 50 feet in height and a maximum elevation of 1,572 feet above mean sea level, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.
- Within five (5) days after construction of any individual building reaches its greatest height, FAA Form 7460-2 (Part 11), Notice of Actual Construction or Alteration, shall be completed by the Project proponent or his/her designee and e-filed with the Federal Aviation Administration. (Go to <https://oeaaa.faa.gov> for instructions.) This requirement is also applicable in the event the Project is abandoned or a decision is made not to construct the applicable structures(s).

---

<sup>5</sup> It should be noted that the Project would be conditioned to comply with Riverside County CAP Measure R2-E10, *On-Site Renewable Energy Production Requirements for New Land Use Development Projects*. In order to demonstrate compliance with Riverside County CAP Measure R2-10, the Project Applicant is required to show that 20 percent of the buildings' energy demand has been offset through on-site renewable energy production (including but not limited to solar), unless such offsets are demonstrated by the Project Applicant to be infeasible. It is expected that solar panels will be installed as part of the Project, and that the required solar panels will require additional review by the ALUC pursuant to this Condition of Approval.

5.1.10 Hydrology and Water Quality

|   | <i>New Significant Impact</i> | <i>More Severe Impacts</i> | <i>New Ability to Substantially Reduce Significant Impact</i> | <i>No Substantial Change from Previous Analysis</i> |
|---|-------------------------------|----------------------------|---|---|
| <i>Would the project:</i>   |                               |                            |   |   |
| <b>23. Water Quality Impacts</b>  |                               |                            |   |   |
| a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?  | <input type="checkbox"/>      | <input type="checkbox"/>   | <input type="checkbox"/>                                      | <input checked="" type="checkbox"/>                 |
| b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?         | <input type="checkbox"/>      | <input type="checkbox"/>   | <input type="checkbox"/>                                      | <input checked="" type="checkbox"/>                 |
| c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces? | <input type="checkbox"/>      | <input type="checkbox"/>   | <input type="checkbox"/>                                      | <input checked="" type="checkbox"/>                 |
| d. Result in substantial erosion or siltation on-site or off-site?  | <input type="checkbox"/>      | <input type="checkbox"/>   | <input type="checkbox"/>                                      | <input checked="" type="checkbox"/>                 |
| e. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site?  | <input type="checkbox"/>      | <input type="checkbox"/>   | <input type="checkbox"/>                                      | <input checked="" type="checkbox"/>                 |
| f. Create or contribute runoff water which 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 type="checkbox"/>                                      | <input checked="" type="checkbox"/>                 |
| g. Impede or redirect flood flows?  | <input type="checkbox"/>      | <input type="checkbox"/>   | <input type="checkbox"/>                                      | <input checked="" type="checkbox"/>                 |
| h. In flood hazard, tsunami, or seiche zones, risk the release of pollutants due to project inundation?   | <input type="checkbox"/>      | <input type="checkbox"/>   | <input type="checkbox"/>                                      | <input checked="" type="checkbox"/>                 |
| i. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?   | <input type="checkbox"/>      | <input type="checkbox"/>   | <input type="checkbox"/>                                      | <input checked="" type="checkbox"/>                 |

- a) **Would the proposed Project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?**

**EIR No. 466 Finding:** The IS/NOP prepared for EIR No. 466 indicated that the MFBCSP would ultimately discharge to the San Jacinto River, which terminates at Canyon Lake. At the time the IS/NOP was distributed for public review, Canyon Lake was listed on the Clean Water Act's Section 303(d) list, which indicated the lake is "impaired" for exceeding its water quality objectives for sediments, siltation, pathogens, and nutrients. The IS/NOP noted that the MFBCSP may introduce a new source of pollutants, such as sediment during construction, and fertilizers/pesticides after construction is complete. The IS/NOP also indicated that future development within the MFBCSP would be conditioned to comply with the requirements of the Regional Water Quality Control Board under Order No. 01-34 for construction-related activities in the San Jacinto Watershed. In addition, the IS/NOP noted that future development within the MFBCSP area would be required to comply with the requirements of Supplement A to the Riverside County Drainage Area Management Plan, and must be equipped with an effective combination of structural and non-structural post-construction BMPs. Therefore, the IS/NOP concluded that the MFBCSP would not exceed water quality objectives during or after construction, and determined that impacts would be less than significant. As a result, this topic was not evaluated in EIR No. 466. (Webb, 2005, Appendix A, pp. 26 and 27)

**No Substantial Change from Previous Analysis:** The Project consists of an implementing development within the MFBCSP and would result in the buildout of a portion of MFBCSP Planning Area 5. Consistent with the conditions that existed when EIR No. 466 was certified, the California Porter-Cologne Water Quality Control Act (§ 13000 ["Water Quality"] et seq., of the California Water Code), and the Federal Water Pollution Control Act Amendment of 1972 (also referred to as the Clean Water Act [CWA]) require that comprehensive water quality control plans be developed for all waters within the State of California. The Project site is located within the jurisdiction of the Santa Ana Regional Water Quality Control Board (RWQCB). At the time EIR No. 466 was certified in 2005, development within the Santa Ana RWQCB region was subject to the RWQCB's 1995 *Water Quality Control Plan for the Santa Ana River Basin* (Basin Plan). Since certification of EIR No. 466, the RWQCB has undertaken three updates to the Basin Plan, with the most recent update having been adopted in February 2016. Although this reflects a changed condition from what was evaluated by EIR No. 466, the revisions made to the Basin Plan reflected administrative changes that did not eliminate or reduce any requirements for water quality, and therefore the changes are not substantial. The RWQCB's 2016 Basin Plan is herein incorporated by reference and is available for public review at the Santa Ana RWQCB office located at 3737 Main Street, Suite 500, Riverside, CA 92501-3348. (RWQCB, 2019)

The CWA requires all states to conduct water quality assessments of their water resources to identify water bodies that do not meet water quality standards. Water bodies that do not meet water quality standards are placed on a list of impaired waters pursuant to the requirements of Section 303(d) of the CWA. The Project site resides within the Santa Ana Watershed. As noted above, at the time EIR No. 466 was certified, Canyon Lake was listed as impaired. Although the IS/NOP prepared for EIR No. 466 did not discuss Lake Elsinore, it is likely that Lake Elsinore also was listed as impaired in 2005. Based on the Project's Water Quality Management Plan (WQMP, *Technical Appendix F2*), receiving waters for the property's drainage include the Messenia Avenue Storm Drain System, Perris Valley Storm Drain, San

**Plot Plan No. 180034 (Building 11)**

Jacinto River Reach 3 (upstream of Canyon Lake), Railroad Canyon/Canyon Lake, San Jacinto River Reach 1 (downstream of Canyon Lake), and Lake Elsinore. Receiving waters listed on the Section 303(d) list include Canyon Lake and Lake Elsinore. Consistent with the finding of the IS/NOP prepared for EIR No. 466, Canyon Lake is impaired by nutrients, while Lake Elsinore is impaired by PCBs, nutrients, low dissolved oxygen, toxicity, and DDT. The Messenia Avenue Storm Drain, Perris Valley Storm Drain, and San Jacinto River Reaches 1 and 3 are not listed as impaired. (PBLA, 2019b, p. 7)

A specific provision of the CWA applicable to the proposed Project is CWA Section 402, which authorizes the National Pollutant Discharge Elimination System (NPDES) permit program that covers point sources of pollution discharging to a water body. The NPDES program also requires operators of construction sites one acre or larger to prepare a Stormwater Pollution Prevention Plan (SWPPP) and obtain authorization to discharge stormwater under an NPDES construction stormwater permit. These requirements have not substantially changed since 2005.

Provided below is a discussion of the Project's potential to result in violations of water quality standards or waste discharge requirements during both construction and long-term operation.

**Construction-Related Water Quality**

Construction activities would occur on the same site and in the same or similar manner as assumed by EIR No. 466 and its associated IS/NOP. As with the project evaluated by EIR No. 466, construction of the proposed Project would involve clearing, grading, paving, utility installation, building construction, and landscaping activities, which would result in the generation of potential water quality pollutants such as silt, debris, chemicals, paints, and other solvents with the potential to adversely affect water quality. As such, short-term water quality impacts have the potential to occur during construction of the Project in the absence of any protective or avoidance measures.

Pursuant to the requirements of the Santa Ana RWQCB and the County of Riverside, and consistent with the requirements that were in effect when EIR No. 466 was certified in 2005, the Project Applicant would be required to obtain a NPDES Municipal Stormwater Permit for construction activities. The NPDES permit is required for all projects that include construction activities, such as clearing, grading, and/or excavation that disturb at least one acre of total land area. In addition, and also consistent with the project evaluated by EIR No. 466, the Project would be required to comply with the RWQCB's Water Quality Control Plan for the Santa Ana River Basin ("Basin Plan"). Compliance with the NPDES permit and the Basin Plan involves the preparation and implementation of a SWPPP for construction-related activities, and these requirements also would have applied to new development at the time EIR No. 466 was certified in 2005. The SWPPP is required to specify the BMPs that the Project would be required to implement during construction activities to ensure that all potential pollutants of concern are prevented, minimized, and/or otherwise appropriately treated prior to being discharged from the subject property. As with the project evaluated in EIR No. 466, mandatory compliance with the SWPPP would ensure that the proposed Project does not violate any water quality standards or waste discharge requirements during construction activities. Therefore, with mandatory adherence to the future required SWPPP, water quality impacts associated with construction activities would be less than significant and no mitigation measures would be required.



**Operational Water Quality Impacts**

EIR No. 466 and the associated IS/NOP evaluated buildout of the MFBCSP area with a variety of light industrial and commercial land uses. The Project Applicant proposes a site-specific development plan to implement a portion of MFBCSP Planning Area 5, and the Project's Plot Plan No. 180034 includes a proposed drainage system that would route first flush flows towards the two detention basins proposed in the northern and southern portions of the site. Because the Project includes details regarding the proposed drainage system that were not included in the MFBCSP, a site-specific Water Quality Management Plan (WQMP) was required for the Project in order to confirm the conclusion of the IS/NOP prepared for EIR No. 466 that water quality impacts would be less than significant. The WQMP is contained in *Technical Appendix F2*, and is discussed below.

As noted above, receiving waters for the property's drainage are the Messenia Avenue Storm Drain System, the Perris Valley Storm Drain, San Jacinto River Reach 3 (upstream of Canyon Lake), Railroad Canyon/Canyon Lake, San Jacinto River Reach 1 (downstream of Canyon Lake), and Lake Elsinore. Canyon Lake is impaired by nutrients, while Lake Elsinore is impaired by PCBs, nutrients, low dissolved oxygen, toxicity, and DDT. (PBLA, 2019b, p. 7) As noted above, because the Project consists of a site-specific development, a WQMP was required for the Project and is included in *Technical Appendix F2*. According to the Project's WQMP, the Project's pollutants of concern include bacterial indicators, metals, nutrients, pathogens, toxic organic compounds, sediments, trash/debris, and oil/grease (PBLA, 2019b, p. 17). To meet NPDES requirements, the Project's proposed storm drain system is designed to route first flush runoff to the proposed northern and southern detention basins. The detention basins are designed to detain runoff and provide water quality treatment, which would be effective in reducing pollutants of concern in runoff leaving the Project site, including bacterial indicators, metals, nutrients, pathogens, toxic organic compounds, sediments, trash and debris, and oil and grease. As noted above, waters that are tributary to the Project site are impaired with bacterial indicators, metals, nutrients, pathogens, toxic organic compounds, sediments, trash/debris, and oil/grease. The proposed detention basins would be effective at treating the Project's pollutants of concern. As such, runoff from the Project site would not contribute substantially to existing downstream impairments and the Project would not violate any water quality standards or waste discharge requirements. (PBLA, 2019b, pp. 7, 17)

Furthermore, the Project would be required to implement its WQMP, pursuant to the requirements of the applicable NPDES permit. The WQMP is a post-construction management program that ensures the on-going protection of the watershed basin by requiring structural and programmatic controls. The Project's Preliminary WQMP is included as *Technical Appendix F2*. The Preliminary WQMP identifies structural controls (including the proposed detention basins) and operational source control measures (including marking inlets, incorporation of landscape/outdoor pesticide restrictions, incorporating measures for refuse areas, loading dock requirements, and requirements to regularly sweep plazas, sidewalks, and parking lots). The structural and operational source control measures would minimize, prevent, and/or otherwise appropriately treat storm water runoff flows before they are discharged from the site. Mandatory compliance with the WQMP would ensure that the Project does not violate any water quality standards or waste discharge requirements during long-term operation.

**Plot Plan No. 180034 (Building 11)**

Based on the foregoing analysis, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

**b) Would the proposed Project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?**

**EIR No. 466 Finding:** The IS/NOP prepared for EIR No. 466 indicated that the Eastern Municipal Water District (EMWD) was the provider of domestic water to the MFBCSP area. The IS/NOP noted that overall, approximately 25% of EMWD's potable water demand was supplied by EMWD groundwater wells and approximately 75% was supplied by imported water from Metropolitan Water District (MWD) through its Colorado River Aqueduct and its connections to the State Water Project. The IS/NOP also indicated that the majority of the groundwater produced by EMWD came from its wells in the Hemet and San Jacinto area. As noted in the IS/NOP, in 2002, between 98% and 99% of the domestic water provided to the Mead Valley area came from State Project Water from northern California. Only 1 % of the water used in the entire Mead Valley area came from groundwater. The IS/NOP noted that the MFBCSP did not propose groundwater extraction wells and domestic water to serve the MFBCSP area was not expected to come from groundwater sources. As such, the IS/NOP determined that the MFBCSP would not substantially deplete groundwater supplies and concluded that impacts to groundwater supplies would be less than significant. As such, this issue was not evaluated in EIR No. 466. (Webb, 2005, Appendix A, pp. 26 and 28)

The IS/NOP also indicated that the northern portion of the MFBCSP site was located within the southwest corner of EMWD's Perris North groundwater subbasin and the southern portion of the MFBCSP site was located within the northwest corner of EMWD's Perris I groundwater subbasin. The IS/NOP noted that the area located immediately east of the MFBCSP area was identified as a non-water-bearing area. The IS/NOP determined that the MFBCSP would reduce the area of permeability on the site by approximately 85 percent, thereby decreasing the potential for groundwater recharge. However, the IS/NOP concluded that due to the MFBCSP's location at the edges of identified groundwater sub basins, minimal use of groundwater to serve the area, and the MFBCSP's small size in relationship to the total size of the groundwater subbasins, there would not be a substantial effect upon groundwater recharge within these groundwater subbasins. Therefore, the IS/NOP determined that impacts would be less than significant, and this issue was not addressed in EIR No. 466. (Webb, 2005, Appendix A, pp. 26 and 28)

**No Substantial Change from Previous Analysis:** As anticipated by the IS/NOP prepared for EIR No. 466, no potable groundwater wells are proposed as part of the Project; therefore, the Project would not deplete groundwater supplies through direct extraction.

The Project would be served with potable water from the Eastern Municipal Water District (EMWD). Domestic water supplies from the EMWD are reliant on imported water from the Metropolitan Water District (MWD), recycled water, local groundwater production, and desalted groundwater (EMWD, 2016a, p. xii; EMWD, 2016b). To address water supplies and demand, the EMWD adopted an Urban Water Management Plan (UWMP) that forecasts water demands and supplies under normal, single-dry, and multiple-dry year conditions; assesses supply reliability; and describes methods of reducing demands

under potential water shortages. EMWD's UWMP is based, in part on the General Plans and Specific Plans of the various jurisdictions within its service area for projecting future demand. The proposed Project is consistent with the site's existing General Plan and Specific Plan land use designations, and is also consistent with the site's underlying zoning designation. Moreover, the MFBCSP allows for development with up to 6,215,500 s.f. of industrial uses on approximately 279.23 acres (excluding major roads), for an overall FAR of approximately 0.51 ( $6,215,500 \text{ s.f.} \div 12,163,258.8 \text{ s.f. [279.23 acres]} = 0.51$ ). The Project Applicant proposes to develop the site with a total of 391,045 s.f. of light industrial uses on a 20.5-acre site, resulting in an overall FAR of 0.44 ( $391,045 \text{ s.f.} \div 892,980 \text{ s.f. [20.5 acres]} = 0.44$ ). Thus, due to the reduction in building area, the Project would result in a substantial decrease in the amount of water demand generated on site as compared to what was assumed by the UWMP. As such, and consistent with the findings of the IS/NOP prepared for EIR No. 466, the proposed Project is fully accounted for by the UWMP. Because the UWMP demonstrates that the EMWD would have sufficient water supplies, including groundwater, to meet water demands within its district through 2040, it can therefore be concluded that the Project's demand for potable water would not result in the depletion of groundwater supplies. As such, Project impacts to groundwater supplies would be less than significant.

With respect to groundwater recharge, the Project Applicant proposes to develop the site in a manner generally consistent with what was assumed for the Project site by IS/NOP prepared for EIR No. 466. As with the project evaluated in EIR No. 466 and its associated IS/NOP, the proposed Project would increase impervious surface coverage on the site, which would in turn reduce the amount of direct infiltration of runoff into the ground. However, and consistent with the conditions that existed when EIR No. 466 was certified, the Project site abuts several improved roadways. All runoff from the Project site under existing conditions is conveyed to existing storm drainage facilities in the area, which ultimately convey runoff to natural drainage channels that would allow for infiltration of water into the groundwater table. As with the project evaluated in the IS/NOP, with implementation of the proposed Project the site would continue to drain northerly and southerly to the detention basins located on the edges of the Project site at Perry Street and Commerce Center Drive. The total amount of runoff from the Project site would not change with implementation of the proposed Project. Thus, and consistent with the findings of the IS/NOP prepared for EIR No. 466, the proposed Project would not interfere substantially with groundwater recharge, and there would be no net deficit in aquifer water volumes or groundwater table levels as a result of the Project.

Based on the foregoing analysis, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

- c) **Would the proposed Project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or through the addition of impervious surfaces?**

**EIR No. 466 Finding:** The IS/NOP prepared for EIR No. 466 indicated that the MFBCSP would be developed on a property that had an existing storm drain system, roads, sidewalks, and appurtenant infrastructure. The IS/NOP indicated that development as proposed by the MFBCSP would not alter the course of a stream or river because the overall contribution of runoff to the San Jacinto River would be insignificant.

**Plot Plan No. 180034 (Building 11)**

Although development of the MFBCSP would reduce the area of permeability on the site by approximately 85 percent, the IS/NOP determined that the increased runoff would be captured by and carried through the existing storm drain system which was designed to accommodate the ultimate storm water flows expected at build-out. As such, the IS/NOP concluded that buildout of the MFBCSP area would not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, and found that impacts would be less than significant. As such, this issue was not evaluated in EIR No. 466. (Webb, 2005, Appendix A, pp. 29 and 30)

EIR No. 466 also indicated that implementation of the MFBCSP would greatly increase the percent of impervious surfaces compared to the conditions that existed at the time. EIR No. 466 noted that runoff would be directed through a system of curbs, gutters, and storm drain systems into the Perris Valley Storm Drain and the San Jacinto River. EIR No. 466 indicated that reduced on-site infiltration would lead to increased volumes and/or velocities of storm flows entering natural, earthen drainages. EIR No. 466 determined that these increased flows could substantially increase channel erosion and sediment transport to downstream areas and alter the drainage pattern of the area and downstream facilities, such as Canyon Lake. The IS/NOP prepared for EIR No. 466 disclosed that future implementing projects within the MFBCSP would be required to develop and implement a Water Quality Management Plan (WQMP) to effectively keep post-development storm water flows/volumes to pre-development levels. EIR No. 466 provided examples of management measures that could be identified in a WQMP, which included use of pervious pavement, vegetated swales, infiltration basins, and velocity dissipation devices at storm drain outfall structures. By developing and implementing a WQMP, and with incorporation of EIR No. 466 Mitigation Measure MM Hydro 2, EIR No. 466 concluded that implementation of the MFBCSP would have less-than-significant impacts related to erosion and siltation. (Webb, 2005, p. IV-146)

**No Substantial Change from Previous Analysis:** As previously depicted on Figure 3-2, the Project generally would maintain the site's existing topography and would develop the Project site in a manner generally consistent with what was evaluated by the IS/NOP prepared for EIR No. 466. Under existing conditions, runoff from the site is conveyed to an existing storm drain within Harvill Avenue, which conveys flows north within Harvill Avenue, east within Commerce Center Drive, and south within Messenia Lane, and discharges to existing off-site drainage facilities near the east-central property boundary. Under the proposed Project, runoff on the site would be conveyed to one of two detention basins. The northern detention basin would convey flows to the existing 10-foot Reinforced Concrete Box (RCB) storm drain and would discharge at the east-central property line. Flows from the southern detention basin would be conveyed to the existing 14-foot RCB storm drain near the east-central Project boundary, and also would be discharged off site to the east near the east-central property line. Additionally, flows from within Commerce Center Drive would be conveyed to an existing off-site detention basin located north of the Project site, which would discharge towards existing drainage facilities located east of and adjacent to the Project site. Accordingly, and consistent with existing conditions, all runoff from the Project site would be conveyed to existing drainage facilities located east of and adjacent to the Project site following treatment by the proposed detention basins. Accordingly, the Project would not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, and impacts would be less than significant.

Additionally, and consistent with the Project evaluated in the IS/NOP, development of the Project site as proposed would minimize areas of pervious surfaces, and therefore would preclude the potential for increased erosion hazards on site. Based on the analysis presented in the Project's hydrology study (*Technical Appendix F1*), which was prepared to evaluate the site-specific development components proposed by the Project Applicant, post-development runoff from the site would slightly increase during 100-year (24-hour duration) storm events (i.e., from 13.3 cfs under existing conditions to 14.5 cfs under post-development conditions) (PBLA, 2019a, p. 4). Although peak runoff from the site would slightly increase under the proposed Project, the Project area was previously improved as part of CFD 88-8 with storm water drainage infrastructure that was sized to accommodate future development within the area. Moreover, runoff from the Project site following development would be conveyed directly to the detention basins at the northern and southern portions of the Project site. As such, and consistent with the finding of the IS/NOP, the Project would not substantially alter the existing drainage pattern of the site or area through the addition of impervious surfaces, and impacts would be less than significant.

Based on the foregoing analysis, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

**d) Would the proposed Project result in substantial erosion or siltation on- or off-site?**

**EIR No. 466 Finding:** The IS/NOP prepared for EIR No. 466 indicated that implementation of the MFBCSP would involve grading, excavation, trenching, temporary stockpiling, and construction work in areas of relative flat terrain. The IS/NOP noted that the MFBCSP would result in the construction of additional impervious surfaces, which may result in increased runoff. The IS/NOP identified that short-term impacts may result during construction with some amounts of increased water erosion being generated on-site. The IS/NOP also indicated that construction activities would be subject to the Santa Ana RWQCB NPDES Permit for construction-related stormwater discharges in the San Jacinto River watershed. By following the standards pursuant to the NPDES Permit for construction activities, the IS/NOP concluded that the MFBCSP would have less-than-significant impacts to erosion and siltation either on or off-site. Therefore, this issue was not addressed in EIR No. 466. (Webb, 2005, Appendix A, p. 22)

EIR No. 466 also found that implementation of the MFBCSP would increase the percent of impervious surfaces compared to the conditions that existed at the time. EIR No. 466 noted that runoff would be directed through a system of curbs, gutters, and storm drain systems into the Perris Valley Storm Drain and the San Jacinto River. EIR No. 466 indicated that reduced on-site infiltration would lead to increased volumes and/or velocities of storm flows entering natural, earthen drainages. EIR No. 466 determined that these increased flows could substantially increase channel erosion and sediment transport to downstream areas, such as Canyon Lake. EIR No. 466 disclosed that future implementing projects within the MFBCSP would be required to develop and implement a Water Quality Management Plan (WQMP) to effectively keep post-development storm water flows/volumes to pre-development levels. EIR No. 466 provided examples of management measures that could be identified in a WQMP, which included use of pervious pavement, vegetated swales, infiltration basins, and velocity dissipation devices at storm drain outfall structures. By developing and implementing a WQMP, and with incorporation of EIR No. 466

Mitigation Measure MM Hydro 2, EIR No. 466 concluded that implementation of the MFBCSP would have less than significant impacts related to erosion and siltation. (Webb, 2005, p. IV-146)

**No Substantial Change from Previous Analysis: No Substantial Change from Previous Analysis:** Construction activities would occur on the same site in the same or similar manner as assumed by EIR No. 466 and its associated IS/NOP. Consistent with the project evaluated by the IS/NOP, the Project's proposed grading activities would temporarily expose underlying soils to water and air, which would increase erosion susceptibility while the soils are exposed. Exposed soils would be subject to erosion during rainfall events or high winds due to the removal of stabilizing vegetation and exposure of these erodible materials to wind and water. Erosion by water would be greatest during the first rainy season after grading and before the Project's structure foundations are established and paving and landscaping occur. Erosion by wind would be highest during periods of high wind speeds when soils are exposed. Consistent with the finding of the IS/NOP, and pursuant to the requirements of the State Water Resources Control Board (SWRCB), the Project Applicant is required to obtain a NPDES permit for construction activities. The NPDES permit, which was also required at the time EIR No. 466 was certified, is required for all projects that include construction activities, such as clearing, grading, and/or excavation that disturb at least one acre of total land area. Additionally, and similar to the project evaluated by the IS/NOP, during grading and other construction activities involving soil exposure or the transport of earth materials, Riverside County Ordinance No. 457 (Building Codes and Fees Ordinance), which establishes, in part, requirements for the control of dust and erosion during construction, would apply to the Project. As part of the requirements of Ordinance No. 457, the Project Applicant would be required to prepare an erosion control plan that would address construction fencing, sand bags, and other erosion-control features that would be implemented during the construction phase to reduce the site's potential for soil erosion or the loss of topsoil. Requirements for the reduction of particulate matter in the air also would apply, pursuant to SCAQMD Rule 403. Consistent with the finding of the IS/NOP, mandatory compliance with the Project's NPDES permit and these regulatory requirements would ensure that erosion impacts during construction activities would be less than significant.

As noted by EIR No. 466, following construction erosion on the Project site would be minimized, as the areas disturbed during construction would be landscaped or covered with impervious surfaces. Only nominal areas of exposed soil, if any, would occur in the site's landscaped areas. The only potential for erosion effects to occur during Project operation would be indirect effects from storm water discharged from the property. However, and consistent with the project evaluated by EIR No. 466, all runoff from the Project site would be conveyed via an existing 10- to 14-foot public bypass storm drain within the Project site to the existing offsite existing drainage facilities east of the Project site following treatment by the two proposed detention basins. As such, and consistent with the conclusion of EIR No. 466, the Project would not have the potential to cause or contribute to erosion hazards downstream.

Additionally, because EIR No. 466 evaluated only a land use plan and the Project consists of a site-specific development, a site-specific hydrology study was required for the Project and is contained in *Technical Appendix F1*. Based on the analysis presented in the Project's hydrology study, post-development runoff from the site would slightly increase during 100-year (24-hour duration) storm events (i.e., from 13.3 cfs under existing conditions to 14.5 cfs under post-development conditions) (PBLA, 2019a, p. 4). Although

peak runoff from the site would increase under the proposed Project, and similar to the conditions that existed when EIR No. 466 was certified, the Project area was previously improved as part of CFD 88-8 with storm water drainage infrastructure that was sized to accommodate future development within the area. Moreover, runoff from the Project site following development would be conveyed directly to existing drainage facilities downstream that have been designed to preclude or substantially avoid erosion hazards. Because the drainage associated with the Project would be fully controlled via the on-site drainage plan and would be conveyed directly to existing drainage facilities, the rate and amount of erosion would not increase substantially as compared to existing conditions. In addition, Mitigation Measures MM Hydro 1 through MM Hydro 4, identified in EIR No. 466 and included below, would continue to apply to the Project and would further reduce the Project's potential to result in wind or water-related erosion that could adversely affect the environment. Similar to the conclusion reached by EIR No. 466, Project-related impacts due to erosion-related hazards would be less than significant with mitigation.

Based on the foregoing analysis, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

**e) Would the proposed Project substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?**

**EIR No. 466 Finding:** The IS/NOP prepared for EIR No. 466 determined that after completion of the MFBCSP, the run-off coefficient (which is a measure of the rate of run-off) for the properties in the MFBCSP would approximately double because of the increase in impervious surfaces that restrict infiltration. The IS/NOP prepared for EIR No. 466 indicated that the MFBCSP would be developed on a property that had an existing storm drain system, roads, sidewalks and appurtenant infrastructure. Although development of the MFBCSP would reduce the area of permeability in the MFBCSP area by approximately 85 percent, the IS/NOP determined that the increased runoff would be captured by and carried through the existing storm drain system which was designed to accommodate the ultimate storm water flows expected at build-out. The IS/NOP indicated that this storm drain system would prevent the increased runoff from creating on-site or offsite flooding. Additionally, the IS/NOP noted that the MFBCSP site was not located in a 100-year flood zone. As such, the IS/NOP concluded that impacts would be less than significant and this issue was not evaluated in EIR No. 466. (Webb, 2005, Appendix A, pp. 29 and 30)

**No Substantial Change from Previous Analysis:** Consistent with the finding of the IS/NOP prepared for EIR No. 466, there are no portions of the Project site or surrounding areas that are located within a mapped 100-year flood hazard area. As previously depicted on Figure 3-2, the Project generally would maintain the site's existing topography. As with the project evaluated by the IS/NOP prepared for EIR No. 466, with implementation of the proposed Project the site would drain towards the northern and southern detention basins and ultimately would be discharged off-site at the east central Project boundary via an existing 10- to 14-foot RCB storm drain bypass. Because the IS/NOP prepared for EIR No. 466 evaluated only proposed land uses and because the Project consists of a site-specific development, a hydrology study was required for the proposed Project and is included as *Technical Appendix F1*. Based on the analysis presented in the Project's hydrology study, although the total amount of runoff would not change as compared to existing conditions, the rate of post-development runoff from the site would

**Plot Plan No. 180034 (Building 11)**

---

slightly increase during 100-year (24-hour duration) storm events (i.e., from 13.3 cfs under existing conditions to 14.5 under post-development conditions) (PBLA, 2019a, p. 4). Although peak runoff from the site would increase under the proposed Project, and consistent with the conditions that existed at the time the IS/NOP was prepared, the Project area was previously improved as part of CFD 88-8 with storm water drainage infrastructure that was sized to accommodate future development within the area. Similar to the conclusion reached by the IS/NOP, runoff from the Project area would be conveyed via existing drainage infrastructure to the Perris Valley Storm Drain to the east, and would not have the potential to substantially increase flooding hazards downstream. As such, and consistent with the findings of the IS/NOP, the Project would not substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site and impacts would be less than significant. Based on the foregoing analysis, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

**f) Would the proposed Project create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?**

**EIR No. 466 Finding:** The IS/NOP prepared for EIR No. 466 determined that after completion of the MFBCSP, the run-off coefficient (which is a measure of the rate of run-off) for the properties in the MFBCSP would approximately double because of the increase in impervious surfaces that restrict infiltration. EIR No. 466 determined that although impacts would be significant to downstream areas due to the current lack of flood control facilities, the master drainage plan that existed at the time was designed to properly convey storm water to the ultimate design of the Perris Valley Storm Drain Channel, and included interim drainage measures prior to buildout of the Area Drainage Plan. Additionally, EIR No. 466 identified Mitigation Measures MM Hydro 4 and MM Hydro 5 to further reduce impacts due to exceedance of the capacity of existing or planned stormwater drainage system. Therefore, with implementation of the Area Drainage Plan and Mitigation Measures MM Hydro 4 and MM Hydro 5, EIR No. 466 concluded that impacts due to exceeding the capacity of an existing or planned drainage system would be less than significant. (Webb, 2005, p. IV-147 and Appendix A, pp. 26 and 28)

EIR No. 466 determined that while increasing imperviousness may contribute to improvements in ground water quality, it could likewise result in negative impacts to surface water quality. EIR No. 466 found that buildout of the MFBCSP would add large amounts of impervious surfaces to the site, indicating that less water would percolate into the ground and more surface runoff will be generated. EIR No. 466 noted that paved areas and streets would collect dust, soil, and other impurities that would then be assimilated into surface runoff during rainfall events. EIR No. 466 indicated that pollutants such as oil and grease, heavy metals, sediment, fertilizers, and pesticides can be expected to be present in surface water runoff once development within the MFBCSP occurs. However, EIR No. 466 noted that future implementing developments would be required to develop and implement a Water Quality Management Plan (WQMP) to effectively treat all pollutants expected to be generated by the future land use and for which downstream waters are impaired. By developing and implementing a WQMP, and by incorporating EIR No. 466 Mitigation Measures MM Hydro 2 and MM Hydro 3, EIR No. 466 concluded that buildout of the



MFBCSP would have less-than-significant impacts related to new sources of polluted runoff. (Webb, 2005, p. IV-147)

**No Substantial Change from Previous Analysis:** Consistent with the conditions that existed at the time EIR No. 466 was certified, properties within the MFBCSP area, including the Project site, were prepared for development as part of the "Oakwood Business Park" (CFD 88-8) with construction of roadways, infrastructure, and rough grading of building pads. EIR No. 466 evaluated land uses as proposed by the MFBCSP, but did not evaluate site-specific development plans. The Project consists of Plot Plan No. 180034, which provides details regarding development of the 20.5-acre Project site, including proposed drainage facilities. As such, a site-specific hydrology study was required for the Project and is included as *Technical Appendix F1*. The Project's hydrology study indicates that post-development runoff from the site would slightly increase during 100-year (24-hour duration) storm events (i.e., from 13.3 cfs under existing conditions to 14.5 cfs under post-development conditions) following water quality treatment and detention by the proposed detention basin (PBLA, 2019a, p. 4). Thus, whereas the IS/NOP indicated that peak runoff would approximately double, runoff under the Project would increase by only approximately 9%. Additionally, and consistent with the findings reached by EIR No. 466, although peak runoff from the site would increase under the proposed Project, drainage infrastructure installed in the surrounding area pursuant to CFD 88-8 was sized to accommodate future development within the CFD area, including development on the Project site. Additionally, major drainage facilities as called for by the Area Drainage Plan were completed following certification of EIR No. 466. Thus, the Project's slight increase in peak runoff was accounted for as part of the existing improvements and would be less than was assumed by the IS/NOP. As such, and consistent with the conclusion reached by EIR No. 466, the Project would not exceed the capacity of existing or planned stormwater drainage systems and impacts would be less than significant.

With respect to water quality, and consistent with the conditions that existed when EIR No. 466 was certified, receiving waters for the property's drainage are the Messenia Avenue Storm Drain System, the Perris Valley Storm Drain, San Jacinto River Reach 3 (upstream of Canyon Lake), Canyon Lake, San Jacinto River Reach 1 (downstream of Canyon Lake), and Lake Elsinore. Canyon Lake is currently impaired by nutrients, while Lake Elsinore is by PCBs, nutrients, low dissolved oxygen, toxicity, and DDT. (PBLA, 2019b, p. 7) Because the Project consists of a site-specific development that includes more detail than the land uses evaluated by EIR No. 466, a site-specific Water Quality Management Plan (WQMP) was required for the Project and is included as *Technical Appendix F2*. According to the WQMP, the Project's pollutants of concern are bacterial indicators, metals, nutrients, pathogens, toxic organic compounds, sediments, trash and debris, and oil and grease (PBLA, 2019b, p. 17). To meet NPDES requirements, and consistent with the assumptions made by EIR No. 466, the Project's proposed storm drain system is designed to route the first flush runoff generated on the Project site to one of the proposed detention basins. The detention basins have been designed to detain runoff and provide water quality treatment, which would be effective in reducing the pollutants of concern in runoff leaving the Project site. As noted above, waters that are tributary to the Project site are impaired with PCBs, nutrients, low dissolved oxygen, toxicity, and DDT. Consistent with the conclusion reached by EIR No. 466, the proposed drainage plan, including the proposed detention basins, would ensure that runoff leaving the site is treated for pollutants of concern

**Plot Plan No. 180034 (Building 11)**

---

prior to discharge from the Project site. As such, the Project would not create substantial additional sources of polluted runoff.

Furthermore, and consistent with the assumptions made by EIR No. 466, the Project would be required to implement a WQMP during long-term operation, pursuant to the requirements of the applicable NPDES permit. The WQMP was prepared to evaluate the proposed Project and is a post-construction management program that ensures the on-going protection of the watershed basin by requiring structural and programmatic controls. The WQMP identifies structural controls (including the proposed detention basin) and operational source control measures (including marking inlets, incorporation of landscape/outdoor pesticide restrictions, incorporating measures for refuse areas, loading dock requirements, and requirements to regularly sweep plazas, sidewalks, and parking lots). The structural and operational source control measures would minimize, prevent, and/or otherwise appropriately treat storm water runoff flows before they are discharged from the site. Consistent with the conclusion reached by EIR No. 466, mandatory compliance with the WQMP would ensure that the Project does not create substantial additional sources of polluted runoff during long-term operation. Furthermore, the Project would be subject to EIR No. 466 Mitigation Measures MM Hydro 2 and MM Hydro 3, which EIR No. 466 found would further reduce the potential for impacts due to polluted runoff.

Based on the foregoing analysis, and consistent with the findings of EIR No. 466, the Project would not create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems, and would not provide substantial additional sources of polluted runoff. As such, impacts would be less than significant. Therefore, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

**g) Would the proposed Project impede or redirect flood flows?**

**EIR No. 466 Finding:** The IS/NOP prepared for EIR No. 466 determined that the MFBCSP site was not located in a Federal Emergency Management Agency (FEMA) designated 100-year flood zone. The IS/NOP indicated that after buildout of the MFBCSP, the amount of storm water run-off would increase, therefore incrementally increasing the overall discharge into the San Jacinto River and ultimately Canyon Lake. However, the IS/NOP determined that through utilization of existing storm water facilities development within the MFBCSP would not cause a significant increase in the amount of surface runoff and would not impede or redirect flood flows. This issue was not addressed in EIR No. 466. (Webb, 2005, Appendix A, pp. 29 and 30)

**No Substantial Change from Previous Analysis:** Consistent with the finding of the IS/NOP prepared for EIR No. 466, there are no portions of the Project site or surrounding areas that are located within a mapped 100-year flood hazard area. According to Flood Insurance Rate Map (FIRM) prepared by the Federal Emergency Management Agency, the Project site is located within "Zone X," which encompasses areas determined to be outside the 0.2% annual chance floodplain. (FEMA, 2008) Because the Project site is not located within a mapped flood hazard area, the Project has no potential to impede or redirect flood flows. Additionally, post-development runoff from the site would slightly increase during 100-year (24-hour duration) storm events (i.e., from 13.3 cubic feet per second [cfs] under existing conditions to

14.5 cfs under post-development conditions) following treatment and detention by the proposed detention basins (PBLA, 2019a, p. 4). Consistent with the finding of the IS/NOP, although peak runoff from the site would increase under the proposed Project, drainage infrastructure installed in the surrounding area pursuant to CFD 88-8 was sized to accommodate future development within the CFD area, including the Project site. Thus, the Project's slight increase in peak runoff was accounted for as part of the existing improvements. As such, and consistent with the conclusion reached by the IS/NOP, the Project would not impede or redirect flood flows either on site or downstream, and impacts would be less than significant. Therefore, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

**h) In flood hazard, tsunami, or seiche zones, would the proposed Project risk the release of pollutants due to project inundation?**

**EIR No. 466 Finding:** The IS/NOP prepared for EIR No. 466 indicated that the nearest dam to the MFBCSP site was the Perris Dam that holds back Lake Perris, located approximately 4.5 miles east. The IS/NOP noted that although the dam faces in the direction of the MFBCSP site, the MFBCSP site was not located within a dam inundation area. Impacts were concluded to be less than significant in the IS/NOP, and this topic was not evaluated in EIR No. 466. Impacts associated with tsunamis and seiches were not evaluated in the IS/NOP; however, the IS/NOP and EIR No. 466 contained enough information about the MFBCSP that with the exercise of reasonable diligence, information about the MFBCSP's potential to be impacted by tsunamis or seiches was readily available. (Webb, 2005, Appendix A, pp. 29 and 30)

**No Substantial Change from Previous Analysis:** As with the conditions that existed when the IS/NOP was prepared for EIR No. 466, the Project site is located approximately 35 miles northeast of the Pacific Ocean; thus, the Project site is not subject to hazards associated with tsunamis, nor are there any components of the Project that could contribute to tsunami-related hazards. According to the FIRM prepared by FEMA, the Project site is located within flood hazard "Zone X," which encompasses areas determined to be outside the 0.2% annual chance floodplain. (FEMA, 2008) As such, and consistent with the finding reached by the IS/NOP, the Project site would not be subject to inundation during flood events. The Project site is located approximately 3.6 miles west of the Lake Perris Dam. According to MVAP Figure 11 (Special Flood Hazard Areas), the Project site is not located within any dam inundation areas or special flood hazard areas, including inundation areas associated with the Perris Dam (Riverside County, 2015b, Figure 11). As such, and consistent with the findings reached by the IS/NOP, it is concluded that due to distance and intervening topography, the Project site would not be subject to seiche hazards. As such, the Project site would not be subject to inundation that could result in the release of pollutants from the Project site, and no impact would occur. Therefore, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

**i) Would the proposed Project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?**

**EIR No. 466 Finding:** The IS/NOP indicated that future development within the MFBCSP would be conditioned to comply with the requirements of the Regional Water Quality Control Board under Order No. 01-34 for construction-related activities in the San Jacinto Watershed. In addition, the IS/NOP noted that future development within the MFBCSP area would be required to comply with the requirements of Supplement A to the Riverside County Drainage Area Management Plan, and must be equipped with an effective combination of structural and non-structural post-construction BMPs. Therefore, the IS/NOP concluded that the MFBCSP would not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan and determined that impacts would be less than significant. As a result, this topic was not evaluated in EIR No. 466. (Webb, 2005, Appendix A, pp. 26 and 27)

**No Substantial Change from Previous Analysis:** Similar to the conditions that existed when the IS/NOP was prepared for EIR No. 466, the Project site is located within the jurisdiction of the Santa Ana RWQCB. Water quality information for the Santa Ana River watershed is contained in the Santa Ana Region Basin Plan (as most recently updated in June 2019), which also was in effect at the time the IS/NOP was circulated for public review (RWQCB, 2019). In addition, the Project site is located within the West San Jacinto Groundwater Management Area, and is therefore subject to the EMWD's "Groundwater Management Plan – West San Jacinto Groundwater Basin" (EMWD, 1995; EMWD, 2018). The Project's consistency with each is discussed below.

**Santa Ana Region Basin Plan**

The California Porter-Cologne Water Quality Control Act (§ 13000 ("Water Quality") et seq., of the California Water Code), and the Federal Water Pollution Control Act Amendment of 1972 (also referred to as the Clean Water Act (CWA)) require that comprehensive water quality control plans be developed for all waters within the State of California. Similar to the conditions that existed when the IS/NOP for EIR No. 466 was prepared, the Project site is located within the jurisdiction of the Santa Ana RWQCB. Water quality information for the Santa Ana River watershed is contained in the Santa Ana Region Basin Plan (as most recently updated in June 2019). This document, which also was in effect when EIR No. 466 was certified, is herein incorporated by reference and is available for public review at the Santa Ana RWQCB office located at 3737 Main Street, Suite 500, Riverside, CA 92501-3348. (RWQCB, 2019)

The CWA requires all states to conduct water quality assessments of their water resources to identify water bodies that do not meet water quality standards. Water bodies that do not meet water quality standards are placed on a list of impaired waters pursuant to the requirements of Section 303(d) of the CWA. As noted by the IS/NOP and the Project's WQMP, the Project site resides within the Santa Ana Watershed and receiving waters for the property's drainage are the Messenia Avenue Storm Drain, the Perris Valley Storm Drain, San Jacinto River Reach 3 (upstream of Canyon Lake), Canyon Lake, San Jacinto River Reach 1 (downstream of Canyon Lake), and Lake Elsinore. Receiving waters listed on the Section 303(d) list include Canyon Lake and Lake Elsinore, and both of these bodies of water were impaired when the IS/NOP was prepared for EIR No. 466. Canyon Lake is currently impaired by nutrients and pathogens,

**Plot Plan No. 180034 (Building 11)**

while the IS/NOP noted that at the time Canyon Lake was impaired for exceeding its water quality objectives for sediments, siltation, pathogens, and nutrients. Although not specifically addressed by the IS/NOP, Lake Elsinore currently is impaired by PCBs, nutrients, low dissolved oxygen, toxicity, and DDT. The Messenia Avenue Storm Drain, the Perris Valley Storm Drain, and the San Jacinto River Reaches 1 and 3 currently are not listed as impaired. (PBLA, 2019b, p. 7)

As noted by the IS/NOP prepared for EIR No. 466, specific provision of the CWA applicable to the proposed Project is CWA Section 402, which authorizes the National Pollutant Discharge Elimination System (NPDES) permit program that covers point sources of pollution discharging to a water body. The NPDES program also requires operators of construction sites one acre or larger to prepare a Stormwater Pollution Prevention Plan (SWPPP) and obtain authorization to discharge stormwater under an NPDES construction stormwater permit.

Provided below is a discussion of the Project's potential to conflict with the Santa Ana Region Basin Plan during both construction and long-term operation.

**Construction-Related Water Quality**

Construction activities would occur on the same site and in the same or similar manner as assumed by EIR No. 466 and its associated IS/NOP. As with the project evaluated by EIR No. 466 and the IS/NOP, construction of the proposed Project would involve clearing, grading, paving, utility installation, building construction, and landscaping activities, which would result in the generation of potential water quality pollutants such as silt, debris, chemicals, paints, and other solvents with the potential to adversely affect water quality. As such, short-term water quality impacts have the potential to occur during construction of the Project in the absence of any protective or avoidance measures.

Pursuant to the requirements of the Santa Ana RWQCB and the County of Riverside, the Project Applicant would be required to obtain a NPDES Municipal Stormwater Permit for construction activities. The NPDES permit is required for all projects that include construction activities, such as clearing, grading, and/or excavation that disturb at least one acre of total land area. In addition, the Project would be required to comply with the RWQCB's Water Quality Control Plan for the Santa Ana River Basin ("Basin Plan"). Compliance with the NPDES permit and the Basin Plan involves the preparation and implementation of a SWPPP for construction-related activities, and these requirements also would have applied to new development at the time the IS/NOP was prepared for EIR No. 466. The SWPPP is required to specify the Best Management Practices (BMPs) that the Project would be required to implement during construction activities to ensure that all potential pollutants of concern are prevented, minimized, and/or otherwise appropriately treated prior to being discharged from the subject property. As with the project evaluated by the IS/NOP and EIR No. 466, mandatory compliance with the SWPPP would ensure that the proposed Project does not violate any water quality standards or waste discharge requirements during construction activities. Therefore, with mandatory adherence to the future required SWPPP, runoff associated with Project-related construction activities would not conflict with the Santa Ana Region Basin Plan requirements, and impacts would be less than significant.

**Operational Water Quality Impacts**

EIR No. 466 and the associated IS/NOP evaluated buildout of the MFBCSP area with a variety of light industrial and commercial land uses. The Project consists of an implementing development within the MFBCSP and proposes a site-specific development that includes a proposed drainage system that would route first flush flows towards one of two proposed detention basins. Because the Project includes details regarding the proposed drainage system that were not included in the MFBCSP, a site-specific WQMP was required for the Project in order to confirm the conclusion of the IS/NOP prepared for EIR No. 466 that water quality impacts would be less than significant. The WQMP is contained in *Technical Appendix F2*, and is discussed below.

As noted above, receiving waters for the property's drainage are the Messenia Avenue Storm Drain, the Perris Valley Storm Drain, San Jacinto River Reach 3 (upstream of Canyon Lake), Canyon Lake, San Jacinto River Reach 1 (downstream of Canyon Lake), and Lake Elsinore. Canyon Lake is impaired by nutrients, while Lake Elsinore is impaired by PCBs, nutrients, low dissolved oxygen, toxicity, and DDT. (PBLA, 2019b, p. 7) As noted above, because the Project consists of a site-specific development, a WQMP was required for the Project and is included in *Technical Appendix F2*. According to the Project's Water Quality Management Plan (WQMP; *Technical Appendix F2*), the Project's pollutants of concern include bacterial indicators, metals, nutrients, pathogens, toxic organic compounds, sediments, trash and debris, and oil and grease (PBLA, 2019b, p. 17). To meet NPDES requirements, the Project's proposed storm drain system is designed to route first flush runoff to one of the two proposed storm drains. The detention basins have been designed to detain runoff and provide water quality treatment, which would be effective in reducing pollutants of concern in runoff leaving the Project site. As noted above, waters that are tributary to the Project site are impaired with bacterial indicators, metals, nutrients, pathogens, toxic organic compounds, sediments, trash and debris, and oil and grease. The proposed detention basin would be effective at treating the Project's pollutants of concerns. Runoff from the Project site would not contribute substantially to existing downstream impairments and the Project therefore would not conflict with the Santa Ana Region Basin Plan; thus, impacts would be less than significant.

Furthermore, the Project would be required to implement a WQMP, pursuant to the requirements of the applicable NPDES permit. The WQMP is a post-construction management program that ensures the on-going protection of the watershed basin by requiring structural and programmatic controls. The Project's Preliminary WQMP is included as *Technical Appendix F2*. The Preliminary WQMP identifies structural controls (including the proposed detention basin) and operational source control measures (including marking inlets, incorporation of landscape/outdoor pesticide restrictions, incorporating measures for refuse areas, loading dock requirements, and requirements to regularly sweep plazas, sidewalks, and parking lots). The structural and operational source control measures would minimize, prevent, and/or otherwise appropriately treat storm water runoff flows before they are discharged from the site. Consistent with the conclusion reached by the IS/NOP prepared for EIR No. 466, mandatory compliance with the WQMP would ensure that the Project does not conflict with the Santa Ana Region Basin Plan, and impacts would be less than significant.

### **Groundwater Management Plan – West San Jacinto Groundwater Basin**

The EMWD adopted the *Groundwater Management Plan – West San Jacinto Groundwater Basin* (GMP) on June 8, 1995, and the GMP was in effect at the time EIR No. 466 was certified. The GMP was not addressed by the IS/NOP or EIR No. 466, both of which evaluated buildout of the MFBCSP area with light industrial and commercial land uses. The Project consists of an implementing development within the MFBCSP area, is fully consistent with the land uses assumed by EIR No. 466 for the site, and identifies a site-specific development plan as part of proposed Plot Plan No. 180034. Accordingly, due to the additional detail available as part of the proposed Project, an analysis of the Project’s consistency with the GMP is provided below.

The GMP is intended to manage the San Jacinto Groundwater Basin (SJGB) in a manner that would supplement EMWD’s water supplies, thereby increasing the amount of locally-available water and reducing the amount of water that needs to be imported through MWD. The GMP covers approximately 256-square miles (over 164,200 acres) and has been divided into six (6) groundwater management zones. The Project site is located at the western edge of the Perris North Groundwater Management Zone (GMZ). (EMWD, 1995; EMWD, 2018, Figure 7-2)

EMWD adopted the Management Plan in June 1995 in accordance with Assembly Bill 3030 (AB 3030) enacted in 1992, which is now codified in the California Water Code Sections 10750 through 10755. The Management Plan is intended to protect the vested interests of existing groundwater producers while providing a planning framework for new water supply projects for the benefit of groundwater producers and the public. The Management Plan goals include (EMWD, 2018, p. 6):

- Establishment of a Groundwater Basin Manager
- Monitoring of Groundwater Production
- Monitoring of Groundwater Level and Quality
- Development of Well Construction Policies
- Development of a Well Abandonment and Destruction Program
- Monitoring of Well Construction, Abandonment, and Destruction
- Groundwater Quality Protection
- Exchange of Agricultural and Other Non-potable Groundwater Production to Municipal Use
- Maximize Yield Augmentation with Local Resources – Local Runoff and Reclaimed Water
- Maximize Conjunctive Use
- Groundwater Treatment

There are no existing groundwater wells on the Project site, and the proposed Project does not propose to construct any wells on site. As such, the Project would not directly extract groundwater, but would instead obtain potable water from the EMWD, which relies in part on groundwater resources. Accordingly, the Project only would have the potential to conflict with the West San Jacinto GMP if the Project were to obstruct infiltration of runoff into the groundwater basin, or if the Project were to contribute to or exacerbate existing water quality problems within the basin.

**Plot Plan No. 180034 (Building 11)**

---

As noted above under the discussion of the Project's consistency with the Santa Ana Region Basin Plan, the Project Applicant would be required to obtain a NPDES Municipal Stormwater Permit for construction activities. The NPDES permit is required for all projects that include construction activities, such as clearing, grading, and/or excavation that disturb at least one acre of total land area. Compliance with the NPDES permit and the Basin Plan involves the preparation and implementation of a SWPPP for construction-related activities. The SWPPP is required to specify the BMPs that the Project would be required to implement during construction activities to ensure that all potential pollutants of concern are prevented, minimized, and/or otherwise appropriately treated prior to being discharged from the subject property. Mandatory compliance with the SWPPP would ensure that construction of the proposed Project does result in polluted runoff that could adversely affect water quality within the SJGB. Additionally, the total amount of runoff from the Project site during construction would not change substantially in relation to existing conditions, thereby allowing for infiltration into the SJGB. Accordingly, during construction the Project would not conflict with the West San Jacinto GMP, and a less-than-significant impact would occur.

Following construction activities, infiltration on the Project site largely would be precluded and would be limited to landscaped areas, as remaining areas of the site would be covered with impervious surfaces (i.e., buildings, drive aisles, etc.). However, under existing conditions all runoff generated on and tributary to the Project site is conveyed directly into existing storm drainage facilities. While a nominal amount of groundwater recharge may occur on site under existing conditions, the majority of runoff is conveyed to downstream facilities, which ultimately include unlined drainage channels and bodies of water (i.e., Canyon Lake and Lake Elsinore) wherein groundwater recharge occurs. These conditions would not substantially change under the proposed Project. That is, all runoff generated on the site would be conveyed to one of two water quality basins for treatment, and would discharge into an existing 10- to 14-foot RCB storm drain bypass that discharges near the east central Project boundary. Groundwater recharge would continue to occur downstream, as it does under existing conditions. Furthermore, under long-term operating conditions, all runoff generated on the Project site would be treated by the proposed northern and southern bioretention basins. The bioretention basin is designed to treat the Project's pollutants of concern (PBLA, 2019b, p. 17). Thus, with implementation of the proposed Project, Project-related runoff would not contribute to or exacerbate existing water quality impairments within the West San Jacinto GMP area. As such, the Project would not conflict with the West San Jacinto GMP, and impacts would be less than significant.

**Conclusion**

Based on the preceding analysis, the Project would not conflict with the San Jacinto River Basin Plan or the West San Jacinto GMP. Accordingly, the Project would not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan, and impacts would be less than significant. Based on the foregoing analysis, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.



**Project Requirements and EIR No. 466 Mitigation Compliance**

EIR No. 466 identified several mitigation measures to address impacts to hydrology and water quality. These measures, which are listed below, would continue to apply to the proposed Project and would be enforced as part of the Project's conditions of approval. It should be noted that the proposed Project includes two detention basins in the southern and northern portions of the site, and thus the Project would implement the requirements specified by EIR No. 466 Mitigation Measure MM Hydro 4.

**MM Hydro 1:** In order to mitigate impacts related to water quality resulting from construction of the Majestic Freeway Business Center, the project proponent or their developer shall obtain coverage under the appropriate NPDES Construction Permit for Activities in the San Jacinto watershed through the Santa Ana Regional Water Quality Control Board prior to obtaining the grading permit. Each development within the project area will warrant its own coverage under the Construction Permit, unless otherwise determined by the Santa Ana Regional Water Quality Control Board.

**MM Hydro 2:** In order to mitigate impacts related to pollutant loading to receiving waters and/or increased erosion/siltation resulting from Specific Plan implementation, individual project proponents shall develop and implement a Water Quality Management Plan (WQMP). The WQMP will contain measures that will effectively treat all pollutants of concern and hydrologic conditions of concern, consistent with the County's approved WQMP developed in compliance with their MS4 permit.

**MM Hydro 3:** To mitigate impacts related to water quality following development, individual project proponents 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.

**MM Hydro 4:** To mitigate impacts related to exceedance of capacity of storm drain facilities, individual project proponents will be conditioned to construct a "fair share" of on-site storm drain infrastructure or to demonstrate that existing on-site facilities can effectively accommodate storm flows for the 100-year event.

5.1.11 Land Use and Planning

|  | <i>New Significant Impact</i> | <i>More Severe Impacts</i> | <i>New Ability to Substantially Reduce Significant Impact</i> | <i>No Substantial Change from Previous Analysis</i> |
|--|-------------------------------|----------------------------|---|---|
| <i>Would the project:</i>  |                               |                            |   |   |
| <b>24. Land Use</b>  |                               |                            |   |   |
| a. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect? | <input type="checkbox"/>      | <input type="checkbox"/>   | <input type="checkbox"/>                                      | <input checked="" type="checkbox"/>                 |
| b. 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"/>                 |

a) **Would the proposed Project cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?**

**EIR No. 466 Finding:** As indicated in Table IV-1 of EIR No. 466, EIR No. 466 determined that the MFBCSP would be fully consistent with, or otherwise would not conflict with, all applicable policies of the General Plan. As such, impacts were determined to be less than significant. (Webb, 2005, pp. IV-7 through IV-24)

**No Substantial Change from Previous Analysis:** The Project site is located within Planning Area 5 of the MFBCSP, which in turn is located in the MVAP portion of the Riverside County General Plan. The MFBCSP designates Planning Area 5 for “Light Industrial” land uses. The Project’s proposed 391,045 s.f. of high-cube transload short-term warehouse uses are fully consistent with the “Light Industrial” land use designation applied to MFBCSP Planning Area 5. Additionally, a site-specific analysis of the Project’s consistency with the policies and requirements of the MFBCSP was conducted by T&B Planning, the results of which are provided as *Technical Appendix I*. As indicated in *Technical Appendix I*, the Project is consistent with or otherwise would not conflict with the policies and requirements of the MFBCSP, including policies and requirements adopted for the purpose of avoiding or mitigating an environmental effect.

Additionally, as part of its review of the proposed Project, Riverside County evaluated the Project for consistency with applicable General Plan and MVAP policies, and concluded that the Project would be consistent with or otherwise would not conflict with the General Plan or MVAP. Moreover, the Project is fully consistent with the land use designations and requirements of the General Plan and MVAP. Thus, the Project would not conflict with any General Plan or MVAP policies that were adopted for the purpose of avoiding or mitigating an environmental effect.

Based on the foregoing analysis, the Project would not conflict with the land use designations and policies of the General Plan, MVAP, or MFBCSP, including policies and requirements adopted for the purpose of avoiding or mitigating an environmental effect, and no impact would occur. Therefore, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

**b) Would the proposed Project disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?**

**EIR No. 466 Finding:** The IS/NOP prepared for EIR No. 466 indicated that proposed development was located along the alignment of Interstate 215, between Cajalco Expressway and Nandina Avenue. The IS/NOP noted that the MFBCSP site was located within the Mead Valley community which extends west from Interstate 215. Property on the east side of Interstate 215 was located within the City of Perris. The IS/NOP indicated that the MFBCSP site was located at the eastern edge of Mead Valley. Although the MFBCSP is not contiguous in shape, the IS/NOP determined that parcels east of Decker Road and Seaton Avenue, and west of Interstate 215 that are not a part of this MFBCSP area were also designated for industrial business park uses. Since the MFBCSP site was located at the edge of the Mead Valley community and within an area designated for industrial and business park uses, the IS/NOP concluded that the MFBCSP would not divide and would not disrupt the physical arrangement of the Mead Valley community. Impacts were determined to be less than significant and this issue was not evaluated in EIR No. 466. (Webb, 2005, Appendix A, pp. 31 and 33)

**No Substantial Change from Previous Analysis:** Consistent with the findings of the IS/NOP prepared for EIR No. 466, the Project site is located at the eastern edge of the Mead Valley community. Since certification of EIR No. 466, there have been no new residential developments beyond the existing residential community generally located west of Seaton Avenue located approximately 0.2 miles west of the Project site. Areas to the east of Seaton Avenue in the vicinity of the Project site are generally developed with or planned for light industrial land uses. There are no existing or proposed residential uses surrounding or adjacent to the Project site. As such, development of the Project site with up to 391,045 s.f. of high-cube transload short-term warehouse uses would have no potential to divide the physical arrangement of an established community. Accordingly, no impact would occur. Therefore, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

5.1.12 Mineral Resources

|  | <i>New Significant Impact</i> | <i>More Severe Impacts</i> | <i>New Ability to Substantially Reduce Significant Impact</i> | <i>No Substantial Change from Previous Analysis</i> |
|--|-------------------------------|----------------------------|---|---|
| <i>Would the project:</i>  |                               |                            |   |   |
| <b>25. Mineral Resources</b>   |                               |                            |   |   |
| 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?                                  | <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"/>                 |
| c. Potentially 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"/>                 |

**a) Would the proposed Project 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?**

**EIR No. 466 Finding:** The IS/NOP prepared for EIR No. 466 noted that the General Plan's Multipurpose Open Space Element identified most of western Riverside County, where there are no known mineral resources, as being within Mineral Resources Zone No. 3 (Figure OS-5). The IS/NOP determined that the MFBCSP site was located within this Mineral Resources Zone (MRZ-3). The IS/NOP defined MRZ-3 as areas where the available geologic information indicates that mineral deposits are likely to exist; however, the significance of the deposit is undetermined. Because the MFBCSP site contains no known mineral resources, the IS/NOP concluded that no impact would occur and this issue was not addressed in EIR No. 466. (Webb, 2005, Appendix A, pp. 33 and 34)

**No Substantial Change from Previous Analysis:** Consistent with the findings of the IS/NOP prepared for EIR No. 466, and according to mapping information available from the California Geological Survey, the Project site is classified as Mineral Resources Zone 3 (MRZ-3), which is defined as "areas containing known or inferred mineral occurrences of undetermined mineral resource significance" (CGS, 2008). Accordingly, and consistent with the conclusion reached by the IS/NOP, implementation of the proposed Project would not result in the loss of availability of a known mineral resource, and there would be no Project impacts. Therefore, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

- b) **Would the proposed Project result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?**

**EIR No. 466 Finding:** The IS/NOP prepared for EIR No. 466 indicated that there were no identified mineral resource sites within proximity of the MFBCSP site. Therefore, the IS/NOP concluded that no impacts to mineral resources would occur and this topic was not evaluated in EIR No. 466. (Webb, 2005, Appendix A, pp. 33 and 34)

**No Substantial Change from Previous Analysis:** Consistent with the finding of the IS/NOP prepared for EIR No. 466, there are no mineral resource sites within proximity of the Project site. The Riverside County General Plan, MVAP, and MFBCSP do not designate the Project site as a locally-important mineral resource recovery site (Riverside County, 2015a; Riverside County, 2015b; Webb, 2005). As such, and consistent with the findings of the IS/NOP, the Project would not result in the loss of availability of a locally-important mineral resource recovery site, and no impact would occur. Therefore, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

- c) **Would the proposed Project potentially expose people or property to hazards from proposed, existing, or abandoned quarries or mines?**

**EIR No. 466 Finding:** The IS/NOP prepared for EIR No. 466 indicated that the MFBCSP site was not located in an area of proposed, existing, or abandoned quarries or mines; therefore, the IS/NOP concluded that the MFBCSP would not expose people or property in the project area to these hazards and that no impacts would occur. This topic was not addressed in EIR No. 466. (Webb, 2005, Appendix A, pp. 33 and 34)

**No Substantial Change from Previous Analysis:** Consistent with the findings of the IS/NOP prepared for EIR No. 466, the Project site is not located in an area of proposed, existing, or abandoned quarries or mines. A materials recovery site occurs approximately 1.0-mile west of the Project site. Additionally, there is a potential mine being considered for a property located approximately 1.2 mile south of the Project site. (Google Earth, 2018) However, due to distance between the Project site and these existing/potential mining sites, the Project would not have the potential to expose future site workers to hazards from these mines. There would be no potential for future impacts to the proposed building resulting from mining activities occurring more than 1.0 mile from the Project site. Furthermore, the high-cube transload short-term warehouse uses proposed by the Project Applicant would not be considered incompatible with mining activities. As such, and consistent with the findings of EIR No. 466, the Project would not expose people or property in the Project area to hazards associated with quarries and mines no impacts would occur. Therefore, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

5.1.13 Noise

|  | <i>New Significant Impact</i> | <i>More Severe Impacts</i> | <i>New Ability to Substantially Reduce Significant Impact</i> | <i>No Substantial Change from Previous Analysis</i> |
|--|-------------------------------|----------------------------|---|---|
| <i>Would the project:</i>  |                               |                            |   |   |
| <b>Definitions for Noise Acceptability Ratings</b><br>Where indicated below, the appropriate Noise Acceptability Rating(s) has been checked.<br>NA - Not Applicable                      A - Generally Acceptable                      B - Conditionally Acceptable<br>C - Generally Unacceptable              D - Land Use Discouraged  |                               |                            |   |   |
| <b>26. Airport Noise</b>   |                               |                            |   |   |
| a. For a project located within an airport land use plan or, where such a plan has not been adopted, within two (2) 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?<br>NA <input type="checkbox"/> A <input checked="" type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> | <input type="checkbox"/>      | <input type="checkbox"/>   | <input type="checkbox"/>                                      | <input checked="" type="checkbox"/>                 |
| 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?<br>NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>   | <input type="checkbox"/>      | <input type="checkbox"/>   | <input type="checkbox"/>                                      | <input checked="" type="checkbox"/>                 |

a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two (2) 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?

**EIR No. 466 Finding:** EIR No. 466 disclosed that the MFBCSP site was located outside of March Air Reserve Base’s 60 dB CNEL noise contours, as depicted in the 1998 MARB AICUZ Study. EIR No. 466 noted that Section A.7 of the Appendices to the AICUZ Study stated that “most industrial/manufacturing uses are compatible in the airfield environs” and that the “commercial/retail trade and personal and business services are compatible without restriction up to DNL [Day-Night Average A-Weighted Sound Level] 70 dB.” Because MARB noise levels were projected to be less than 60 dB CNEL at the MFBCSP site, EIR No. 466 determined that all uses within the Specific Plan would be compatible with the exterior noise level guidelines set forth in the 1984 Riverside County Airport Land Use Plan and with the land use compatibility policies of the 1998 MARB AICUZ Study. Although the MFBCSP site fell outside of the CNEL noise contours for March Air Reserve Base, EIR No. 466 noted that the MFBCSP site was located beneath identified flight tracks for airplanes using the airfield at March Air Reserve Base; thus, EIR No. 466 disclosed that there was a potential for single-event noise levels to affect future land uses in the MFBCSP area. However, EIR No. 466 concluded that the industrial, warehouse and distribution, and commercial/retail land uses

**Plot Plan No. 180034 (Building 11)**

---

allowed by the MFBCSP are not considered to be sensitive receivers and therefore the impacts from these single-event noise levels were determined to be less than significant. (Webb, 2005, p. IV-103)

**No Substantial Change from Previous Analysis:** The Project Applicant proposes up to 391,045 s.f. of high-cube transload short-term warehouse uses. The land uses proposed by the Project Applicant are fully consistent with the land uses assumed for the site by EIR No. 466, which EIR No. 466 found would not be exposed to significant noise impacts due to airport operations at the March Joint Air Reserve Base. Moreover, according to Figure 4.15.20 of EIR No. 521, which was prepared for the County's 2015 General Plan Update, the Project site occurs outside of the 60 dBA CNEL contour for the March Joint Air Reserve Base (Riverside County, 2015c, Figure 4.15.20; Urban Crossroads, 2020, p. 25). According to Table N-1 of the County General Plan, and consistent with the findings of EIR No. 466, industrial uses such as those proposed by the Project Applicant are considered "Normally Acceptable" in terms of noise compatibility at noise levels up to 75 dBA CNEL, and are considered "Conditionally Acceptable" at noise levels ranging from 70 dBA CNEL to 80 dBA CNEL (Riverside County, 2015a, Table N-1). Therefore, the Project would not expose people residing or working in the Project area to excessive noise levels associated with airport operations, and impacts would be less than significant. Therefore, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

**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?**

**EIR No. 466 Finding:** The IS/NOP prepared for EIR No. 466 found that the MFBCSP site was not within the vicinity of a private airstrip and no impact would occur. As such, this topic was not evaluated in EIR No. 466. (Webb, 2005, Appendix A, p. 35)

**No Substantial Change from Previous Analysis:** Consistent with the findings of the IS/NOP prepared for EIR No. 466, the Project site is not located within the vicinity of a private airstrip. The nearest private airstrip to the Project site is the Perris Valley Airport, located approximately 6.3 miles southeast of the Project site. According to the Land Use Compatibility Plan for the Perris Valley Airport, the Project site is located well outside of the 60 dB CNEL contour for this airport, which, according to General Plan Table N-1, indicates that the Project would be "Normally Compatible" with airport-related noise from this facility (ALUC, 2011, Figure PV-3; Riverside County, 2015a, Table N-1). Accordingly, the Project would not expose people residing or working in the project area to excessive noise levels associated with private airport noise, and there would be no impact. Therefore, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

|   | <i>New Significant Impact</i> | <i>More Severe Impacts</i> | <i>New Ability to Substantially Reduce Significant Impact</i> | <i>No Substantial Change from Previous Analysis</i> |
|---|-------------------------------|----------------------------|---|---|
| <i>Would the project:</i>   |                               |                            |   |   |
| <b>27. Noise Effects by the Project</b>   |                               |                            |   |   |
| a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan, noise ordinance, or applicable standards of other agencies? | <input type="checkbox"/>      | <input type="checkbox"/>   | <input type="checkbox"/>                                      | <input checked="" type="checkbox"/>                 |
| b. Generation of excessive ground-borne vibration or ground-borne noise levels?   | <input type="checkbox"/>      | <input type="checkbox"/>   | <input type="checkbox"/>                                      | <input checked="" type="checkbox"/>                 |

- a) **Would the proposed Project cause generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan, noise ordinance, or applicable standards of other agencies?**

**EIR No. 466 Finding:** EIR No. 466 indicated that construction noise would result in a temporary change in ambient noise levels. EIR No. 466 disclosed that noise generated by construction equipment, including trucks, graders, bulldozers, concrete mixers, and portable generators, can reach significant levels ranging from 70 dBA to 105 dBA and could adversely affect sensitive receptors in the area. As discussed in EIR No. 466, impacts from construction noise are considered short-term impacts since noise would cease upon completion of construction activity. Nonetheless, EIR No. 466 determined that construction-related noise impacts would be potentially significant prior to mitigation. With implementation of Mitigation Measures MM Noise 1 through MM Noise 4 from EIR No. 466 and with mandatory compliance with Riverside County Ordinance No. 457, EIR No. 466 concluded that construction-related noise affecting sensitive receptors would be reduced to less-than-significant levels. (Webb, 2005, pp. IV-161, IV-162, IV-166, and IV-167)

EIR No. 466 also indicated that the MFBCSP would contribute long-term noise to the existing environment through the addition of traffic on local streets. Based on a noise impact analysis prepared for EIR No. 466, it was determined that the MFBCSP would result in substantial noise increases (i.e., 3 dBA or more increase) on nearby roadways and impacts were identified as potentially significant. EIR No. 466 concluded that traffic-related noise associated with the MFBCSP would be significant and unavoidable. EIR No. 466 also noted that noise levels affecting the MFBCSP site would not exceed 74.9 dBA CNEL, and concluded that the MFBCSP would therefore be compatible with existing and projected noise levels. (Webb, 2005, pp. IV-161 and IV-165)

EIR No. 466 also evaluated the MFBCSP’s potential for operational noise impacts, and found that daytime operational noise would not be significant if a barrier shields the visibility of the (loading) activity from



any ground-floor observers. EIR No. 466 noted that activities that occur at the rear of buildings, with no direct “line-of-sight” to residences, and not directly adjacent to the noise-sensitive land uses, would be shielded by the building itself. However, EIR No. 466 found that the nuisance factor from nighttime dock operations would be potentially significant prior to mitigation, and that daytime operational noise would be potentially significant in the absence of noise barriers. EIR No. 466 identified Mitigation Measure MM Noise 5, which requires an 8-foot high separation wall between on-site activities and existing off-site residential uses if daytime trucking activities occur within 200 feet of the property line. Mitigation Measure MM Noise 5 also requires a 12-foot barrier between loading dock areas and residential uses within 300 feet of the loading dock areas if loading dock materials handling activities are conducted during nighttime hours (10:00 pm to 7:00 am), and further requires that if nighttime trucking activities are conducted simultaneously with the operation of the loading dock, the 12-foot high barrier shall be required if such combination activities occur within 600 feet of an existing residence. EIR No. 466 also identified Mitigation Measure MM Noise 6, which limits nighttime operational activities associated with loading/unloading and truck movement within close proximity of nearby residential uses. With implementation of the required mitigation, EIR No. 466 concluded that operational noise would be less than significant. (Webb, 2005, pp. IV-165 through IV-167)

**No Substantial Change from Previous Analysis:** The Project would result in the buildout of a portion of MFBCSP Planning Area 5 and is fully consistent with the “Light Industrial” land use designation applied to the Project site by the MFBCSP. Although EIR No. 466 evaluated a range of land uses allowed by the MFBCSP, EIR No. 466 did not evaluate specific buildings, as EIR No. 466 assumed that the characteristics of individual buildings would be identified as part of implementing developments within the MFBCSP. The currently-proposed Project is an implementing development and the Project’s application materials identify specific building elements, including building areas and locations, setbacks, walls/fencing, and site access. In order to evaluate the Project’s site-specific elements, a Noise Impact Analysis (NIA) was required for the Project and is provided as *Technical Appendix G*. The Project’s NIA includes a detailed analysis of the Project’s potential to result in a substantial temporary and/or permanent increase in ambient noise levels, and was prepared in part to demonstrate that the Project’s anticipated noise impacts would be within the scope of analysis of EIR No. 466. Refer to the NIA for a detailed description of noise fundamentals, applicable regulatory requirements, the existing noise environment, and the methods and procedures used to evaluate the Project’s noise impacts. As explained below, the noise that would be generated by the Project is fully analyzed in and covered by the analysis of noise impacts set forth in EIR No. 466. Provided below is a summary of the results of the analysis for construction and long-term operation of the Project.

### **Construction-Related Impacts**

Consistent with the findings of EIR No. 466, the Project has the potential to cause temporary or periodic increases in ambient noise levels during construction activities. Construction characteristics associated with the proposed Project would not be materially different from what was evaluated and disclosed by EIR No. 466. EIR No. 466 disclosed that construction-related noise impacts would be potentially significant, but would be reduced to less-than-significant levels with implementation of Mitigation Measures MM Noise 1 through MM Noise 4. Notwithstanding, the Project’s NIA (*Technical Appendix G*) includes an assessment of potential noise impacts that could affect sensitive receptors during

construction activities. Figure 5-2, *Construction Noise Source Locations*, depicts the construction noise source locations in relation to the nearby sensitive receiver locations that were evaluated as part of the analysis. The results of the analysis are presented below. (Urban Crossroads, 2020, p. 61)

### Threshold of Significance

Based on the National Institute for Occupational Safety and Health (NIOSH) publication, *Criteria for Recommended Standard: Occupational Noise Exposure*, noise impacts due to Project-related construction activities would be potentially significant if Project-related construction activities create noise levels which exceed the 85 dBA Leq acceptable noise level threshold at the nearby sensitive receiver locations (NIOSH, 1998, p. 1). The City of Perris also describes noise impacts due to Project-related construction activities as those that exceed the noise level limit of 80 dBA Leq (Urban Crossroads, 2020, p. 28). Refer to Section 4 of the Project's NIA (*Technical Appendix G*) for a discussion of how thresholds of significance were selected for analysis.

### Construction Noise Levels

Noise generated by the Project's construction equipment would include a combination of trucks, power tools, concrete mixers, and portable generators that when combined can reach high levels. The number and mix of construction equipment are expected to occur in the following stages, based on similar projects in the County of Riverside: (Urban Crossroads, 2020, p. 61)

- Site Preparation
- Grading
- Building Construction
- Architectural Coating
- Paving

The construction noise analysis provided in the Project's NIA was prepared using reference noise level measurements taken by Urban Crossroads to describe the typical construction activity noise levels for each stage of Project construction. The construction reference noise level measurements represent a list of typical construction activity noise levels. Noise levels generated by heavy construction equipment can range from approximately 68 dBA to more than 80 dBA when measured at 50 feet. However, these noise levels diminish with distance from the construction site at a rate of 6 dBA per doubling of distance. For example, a noise level of 80 dBA measured at 50 feet from the noise source to the receiver would be reduced to 74 dBA at 100 feet from the source to the receiver, and would be further reduced to 68 dBA at 200 feet from the source to the receiver. (Urban Crossroads, 2020, p. 61)

Plot Plan No. 180034 (Building 11)

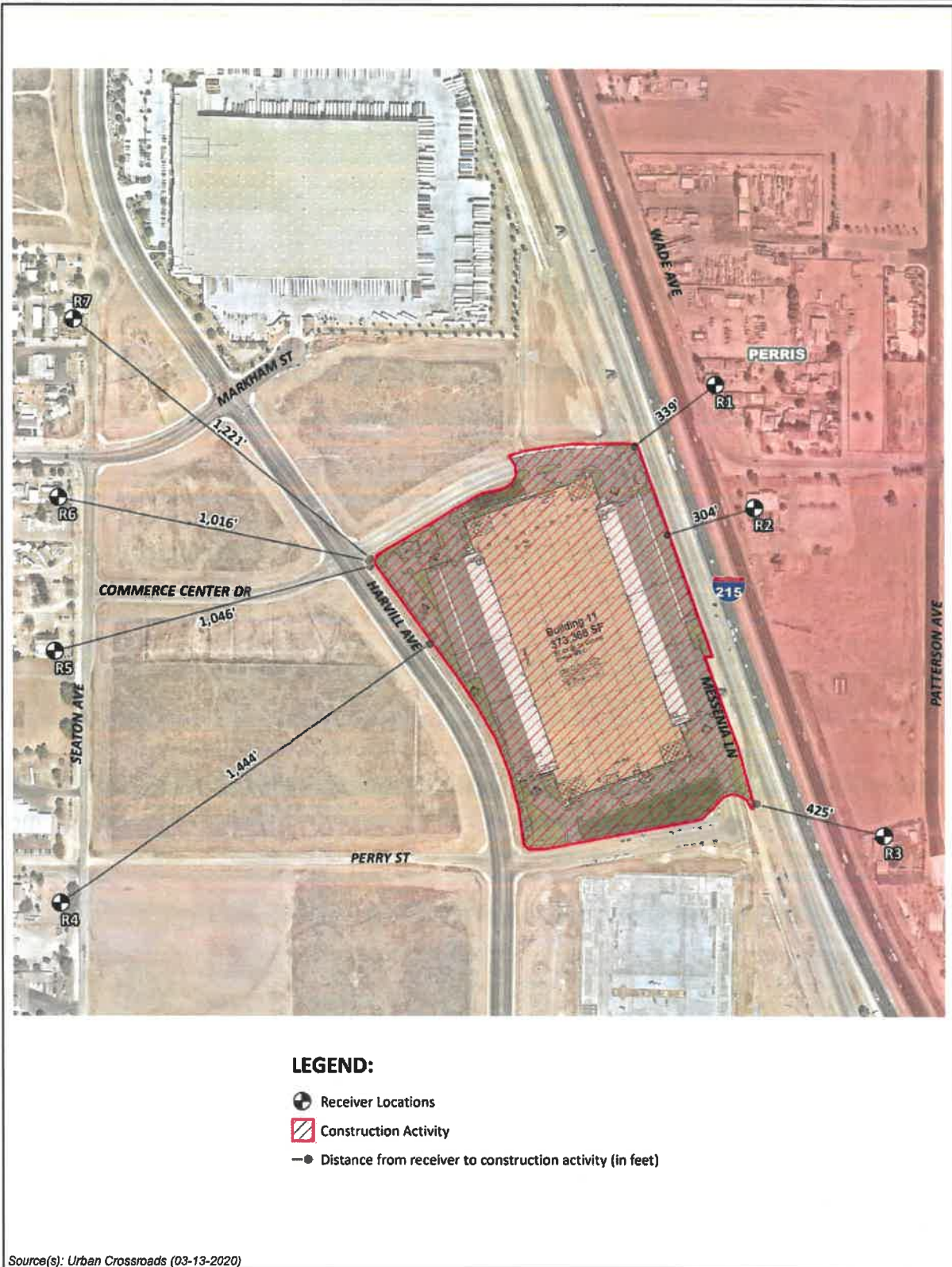


FIGURE 5-2



CONSTRUCTION NOISE SOURCE LOCATIONS

### Construction Reference Noise Levels

To describe the Project construction noise levels, measurements were collected for similar activities at several construction sites by Urban Crossroads. Table 5-5, *Construction Reference Noise Levels*, provides a summary of the construction reference noise level measurements. Because the reference noise levels were collected at varying distances of 30 feet and 50 feet, all construction noise level measurements presented on Table 5-5 have been adjusted for consistency to describe a uniform reference distance of 50 feet. (Urban Crossroads, 2019c, p. 61)

**Table 5-5 Construction Reference Noise Levels**

| ID | Noise Source   | Duration (h:mm:ss) | Reference Distance From Source (Feet) | Reference Noise Levels @ Reference Distance (dBA L <sub>eq</sub> ) | Reference Noise Levels @ 50 Feet (dBA L <sub>eq</sub> ) <sup>6</sup> |
|----|--|--------------------|---------------------------------------|--|--|
| 1  | Truck Pass-Bys & Dozer Activity <sup>1</sup>             | 0:01:15            | 30'                                   | 63.6   | 59.2   |
| 2  | Dozer Activity <sup>1</sup>                              | 0:01:00            | 30'                                   | 68.6   | 64.2   |
| 3  | Construction Vehicle Maintenance Activities <sup>2</sup> | 0:01:00            | 30'                                   | 71.9   | 67.5   |
| 4  | Foundation Trenching <sup>2</sup>                        | 0:01:01            | 30'                                   | 72.6   | 68.2   |
| 5  | Rough Grading Activities <sup>2</sup>                    | 0:05:00            | 30'                                   | 77.9   | 73.5   |
| 6  | Framing <sup>3</sup>                                     | 0:02:00            | 30'                                   | 66.7   | 62.3   |
| 7  | Dozer Pass-By <sup>4</sup>                               | 0:00:32            | 30'                                   | 84.0   | 79.6   |
| 8  | Concrete Mixer Truck Movements <sup>5</sup>              | 0:01:00            | 50'                                   | 71.2   | 71.2   |
| 9  | Concrete Paver Activities <sup>5</sup>                   | 0:01:00            | 30'                                   | 70.0   | 65.6   |
| 10 | Concrete Mixer Pour & Paving Activities <sup>5</sup>     | 0:01:00            | 30'                                   | 70.3   | 65.9   |
| 11 | Concrete Mixer Backup Alarms & Air Brakes <sup>5</sup>   | 0:00:20            | 50'                                   | 71.6   | 71.6   |
| 12 | Concrete Mixer Pour Activities <sup>5</sup>              | 1:00:00            | 50'                                   | 67.7   | 67.7   |

<sup>1</sup> As measured by Urban Crossroads, Inc. on 10/14/15 at a business park construction site located at the northwest corner of Barranca Parkway and Alton Parkway in the City of Irvine.

<sup>2</sup> As measured by Urban Crossroads, Inc. on 10/20/15 at a construction site located in Rancho Mission Viejo.

<sup>3</sup> As measured by Urban Crossroads, Inc. on 10/20/15 at a residential construction site located in Rancho Mission Viejo.

<sup>4</sup> As measured by Urban Crossroads, Inc. on 10/30/15 during grading operations within an industrial construction site located in the City of Ontario.

<sup>5</sup> Reference noise level measurements were collected from a nighttime concrete pour at an industrial construction site, located at 27334 San Bernardino Avenue in the City of Redlands, between 1:00 a.m. to 2:00 a.m. on 7/1/15.

<sup>6</sup> Reference noise levels are calculated at 50 feet using a drop off rate of 6 dBA per doubling of distance (point source). (Urban Crossroads, 2020, Table 10-1)

### Construction Noise Analysis

Using the reference construction equipment noise levels, calculations of the Project construction noise level impacts at the nearby sensitive receiver locations were conducted. Tables 10-2 to 10-6 of the Project's NIA (*Technical Appendix G*) present the short-term construction noise levels for each stage of construction. Table 5-6, *Unmitigated Construction Equipment Noise Level Summary*, provides a summary of the construction noise levels by stage at the nearby noise-sensitive receiver locations. Based on the stages of construction, the noise impacts associated with the proposed Project are expected to create temporarily high noise levels at the nearby receiver locations. To assess the worst-case construction noise levels, the analysis shows the highest noise impacts when the equipment with the highest reference noise

level is operating at the closest point from the edge of primary construction activity to each receiver location. (Urban Crossroads, 2020, p. 64)

**Table 5-6 Unmitigated Construction Equipment Noise Level Summary**

| Receiver Location <sup>1</sup> | Construction Noise Level (dBA Leq) |         |                       |                       |        |  |
|--------------------------------|------------------------------------|---------|-----------------------|-----------------------|--------|--|
|                                | Site Preparation                   | Grading | Building Construction | Architectural Coating | Paving | Highest Activity Noise Levels <sup>2</sup> |
| R1                             | 63.7                               | 57.6    | 52.3                  | 51.6                  | 55.7   | 63.7                                       |
| R2                             | 64.6                               | 58.5    | 53.2                  | 52.5                  | 56.6   | 64.6                                       |
| R3                             | 61.2                               | 55.1    | 49.8                  | 49.1                  | 53.2   | 61.2                                       |
| R4                             | 50.4                               | 44.3    | 39.0                  | 38.3                  | 42.4   | 50.4                                       |
| R5                             | 53.2                               | 47.1    | 41.8                  | 41.1                  | 45.2   | 53.2                                       |
| R6                             | 53.4                               | 47.3    | 42.0                  | 41.3                  | 45.4   | 53.4                                       |
| R7                             | 51.9                               | 45.8    | 40.5                  | 39.8                  | 43.9   | 51.9                                       |

1. Noise receiver locations are shown on Figure 5-2.

2. Estimated construction noise levels during peak operating conditions.  
(Urban Crossroads, 2020, Table 10-7)

The construction noise analysis shows that the highest construction noise levels would occur when construction activities take place at the closest point from primary Project construction activity to each of the nearby receiver locations. As shown on Table 5-6, the unmitigated construction noise levels are expected to range from 38.3 to 63.9 dBA Leq at the nearby receiver locations. (Urban Crossroads, 2020, p. 68)

To evaluate whether the Project would generate potentially significant short-term noise levels at off-site sensitive receiver locations a construction-related the NIOSH noise level threshold of 85 dBA Leq and the City of Perris' threshold of 80 dBA Leq are used as acceptable thresholds for construction noise at the nearby sensitive receiver locations. Table 5-7, *Construction Equipment Noise Level Compliance*, shows the highest construction noise levels at the potentially impacted receiver locations are expected to range from 50.4 to 64.6 dBA Leq and would satisfy the NIOSH 85 dBA Leq significance and the City of Perris' 80 dBA Leq thresholds during temporary Project construction activities. As such, the noise impact due to unmitigated Project-related construction noise levels is considered a less-than-significant impact at all nearby sensitive receiver locations. Accordingly, the Project would not cause a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the Project, and impacts would be less than significant. Based on the foregoing analysis, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466. (Urban Crossroads, 2020, p. 69)

Table 5-7 Construction Equipment Noise Level Compliance

| Receiver Location <sup>1</sup> | Jurisdiction        | Construction Noise Levels (dBA L <sub>eq</sub> ) |                        |                                  |
|--------------------------------|---------------------|--|------------------------|----------------------------------|
|                                |                     | Highest Construction Noise Levels <sup>2</sup>   | Threshold <sup>3</sup> | Threshold Exceeded? <sup>4</sup> |
| R1                             | Perris              | 63.7   | 80                     | No                               |
| R2                             |                     | 64.6   | 80                     | No                               |
| R3                             |                     | 61.2   | 80                     | No                               |
| R4                             | County of Riverside | 50.4   | 85                     | No                               |
| R5                             |                     | 53.2   | 85                     | No                               |
| R6                             |                     | 53.4   | 85                     | No                               |
| R7                             |                     | 51.9   | 85                     | No                               |

- Noise receiver locations are shown on Figure 5-2.
- Estimated construction noise levels during peak operating conditions, as shown on Table 5-6.
- Construction noise thresholds as shown on Table 4-2 of the Project's NIA (*Technical Appendix G*) and as summarized above.
- Do the estimated Project construction noise levels satisfy the construction noise level threshold? (Urban Crossroads, 2020, Table 10-8)

### Long-Term Operation-Related Impacts

The Project Applicant proposes Plot Plan No. 180034, which would entail development of the 20.5-acre Project site with up to 391,045 s.f. of high-cube transload short-term warehouse uses. Implementation of Plot Plan No. 180034 would result in the full buildout of a portion of MFBCSP Planning Area 5. The land uses proposed by the Project Applicant are fully consistent with the "Light Industrial" land use designations applied to the site by the MFBCSP and are consistent with the land use assumptions made by EIR No. 466 for the MFBCSP area. As such, operational characteristics of the proposed Project, and by extension operational noise associated with the proposed Project, would be fully consistent with what was evaluated for the site by EIR No. 466. Notwithstanding, because the Project's proposed Plot Plan No. 180034 provides more details regarding ultimate site development, the Project's NIA includes an evaluation of the Project's potential operational noise impacts. Figure 5-3, *Operational Noise Source Locations*, identifies the representative receiver locations and noise source locations used to assess the operational noise levels. (Urban Crossroads, 2020, p. 51)

### **Thresholds of Significance – Operational Noise**

Noise impacts would be considered significant if any of the following would occur as a direct result of the proposed Project. Refer to Section 4 of the Project's NIA (*Technical Appendix G*) for a discussion of how thresholds of significance were selected for analysis. (Urban Crossroads, 2020, pp. 27-28)

- If Project-related operational (stationary-source) noise levels exceed:
  - the exterior 55 dBA L<sub>eq</sub> daytime or 45 dBA L<sub>eq</sub> nighttime noise level standards at nearby sensitive receiver locations in the County of Riverside (County of Riverside Municipal Code § 9.52.040); or

Plot Plan No. 180034 (Building 11)

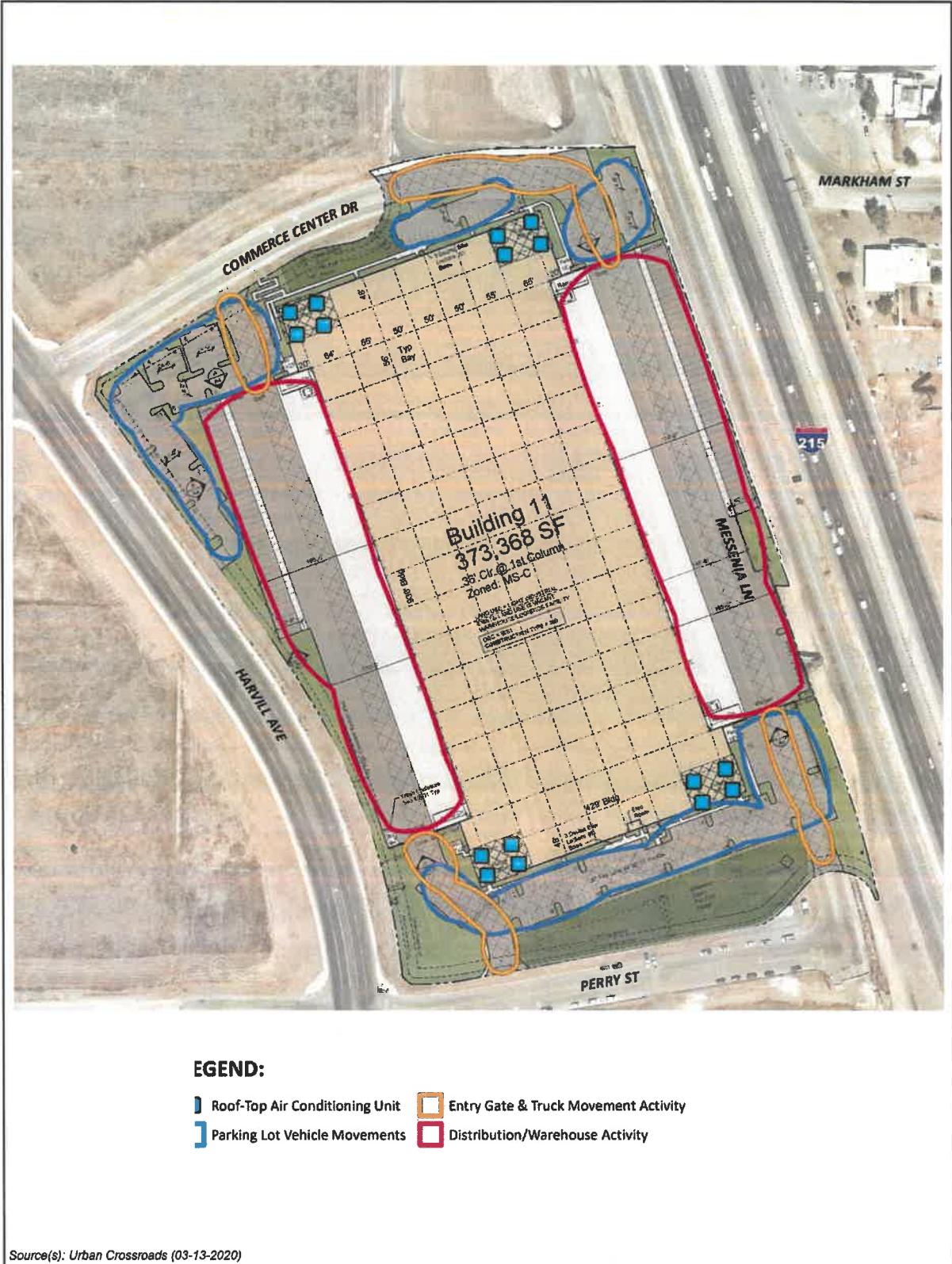
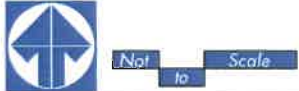


FIGURE 5-3



OPERATIONAL NOISE SOURCE LOCATIONS

- the 80 dBA Leq daytime or 60 dBA Leq nighttime noise level standards at the nearby sensitive receiver locations in the City of Perris (City of Perris Municipal Code, Section 7.34.040).
- If the existing ambient noise levels at the nearby noise-sensitive receivers near the Project site:
  - are less than 60 dBA Leq and the Project creates a readily perceptible 5 dBA Leq or greater Project-related noise level increase; or
  - range from 60 to 65 dBA Leq and the Project creates a barely perceptible 3 dBA Leq or greater Project-related noise level increase; or
  - already exceed 65 dBA Leq and the Project creates a community noise level impact of greater than 1.5 dBA Leq (per FICON, 1992).
- If long-term Project generated operational vibration levels exceed the County of Riverside vibration standard of 0.01 in/sec RMS at sensitive receiver locations (County of Riverside General Plan Noise Element, Policy N 16.3).

### **Operational Noise Sources**

The future tenants of the proposed building are currently unknown. The on-site Project-related noise sources are expected to be consistent with what was evaluated by EIR No. 466 and would include: idling trucks, delivery truck activities, backup alarms, as well as loading and unloading of dry goods, roof-top air conditioning units, and parking lot vehicle movements. The Project's NIA (*Technical Appendix G*) is intended to describe noise level impacts associated with the expected typical operational activities at the Project site. (Urban Crossroads, 2020, p. 51)

### **Operational Reference Noise Levels**

To estimate the Project operational noise impacts, reference noise level measurements were collected by Urban Crossroads from similar types of activities to represent the noise levels expected with the development of the proposed Project. Table 5-8, *Reference Noise Level Measurements*, shows the estimated reference noise levels for each noise source associated with Project operations. It is important to note that the projected noise levels shown in Table 5-8 assume the worst-case noise environment with the idling trucks, delivery truck activities, backup alarms, as well as loading and unloading of dry goods, roof-top air conditioning units, and parking lot vehicle movements all operating continuously. These noise level impacts would likely vary throughout the day. Refer to Section 9.2 of the Project's NIA (*Technical Appendix G*) for a description of the reference noise levels used as inputs in Table 5-8. (Urban Crossroads, 2020, p. 51)



Table 5-8 Reference Noise Level Measurements

| Noise Source                                  | Duration (hh:mm:ss) | Ref. Distance (Feet) | Noise Source Height (Feet) | Hourly Activity (Mins) <sup>4</sup> | Reference Noise Level (dBA Leq) |                                 |           |
|---|---------------------|----------------------|----------------------------|-------------------------------------|---------------------------------|---------------------------------|-----------|
|   |                     |                      |                            |                                     | @ Ref. Dist.                    | Distance Attenuation to 50 Feet | @ 50 Feet |
| Truck Unloading/Docking Activity <sup>1</sup> | 00:15:00            | 30'                  | 8'                         | 60                                  | 67.2                            | -4.4                            | 62.8      |
| Entry Gate & Truck Movements <sup>1</sup>     | 00:15:00            | 20'                  | 8'                         | 60                                  | 64.0                            | -8.0                            | 56.0      |
| Roof-Top Air Conditioning Units <sup>2</sup>  | 96:00:00            | 5'                   | 5'                         | 39                                  | 77.2                            | -20.0                           | 57.2      |
| Parking Lot Vehicle Movements <sup>3</sup>    | 01:00:00            | 10'                  | 5'                         | 60                                  | 52.2                            | -10.5                           | 41.7      |

<sup>1</sup> Reference noise level measurements were collected from the existing operations of the Motivational Fulfillment & Logistics Services distribution facility located at 6810 Bickmore Avenue in the City of Chino on Wednesday, January 7, 2015.

<sup>2</sup> As measured by Urban Crossroads, Inc. on 7/27/2015 at the Santee Walmart located at 170 Town Center Parkway.

<sup>3</sup> As measured by Urban Crossroads, Inc. on 5/17/2017 at the Panasonic Avionics Corporation parking lot in the City of Lake Forest.

<sup>4</sup> Anticipated duration (minutes within the hour) of noise activity during typical hourly conditions expected at the Project site based on the reference noise level measurement activity.

(Urban Crossroads, 2020, Table 9-1)

### Project Operational Noise Levels

Using the reference noise levels to represent the proposed Project operations that include idling trucks, delivery truck activities, backup alarms, as well as loading and unloading of dry goods, roof-top air conditioning units, and parking lot vehicle movements, Urban Crossroads calculated the operational source noise levels that are expected to be generated at the Project site and the Project-related noise level increases that would be experienced at each of the sensitive receiver locations. The operational noise level calculations, shown on Table 5-9, *Unmitigated Project-Only Operational Noise Levels*, account for the distance attenuation provided due to geometric spreading when sound from a localized stationary source (i.e., a point source) propagates uniformly outward in a spherical pattern. Hard site conditions are used in the operational noise analysis which result in noise levels that attenuate (or decrease) at a rate of 6 dBA for each doubling of distance from a point source. Refer to the NIA (*Technical Appendix G*) for a discussion of how noise attenuation was calculated. As indicated on Table 5-9, the Project-only operational noise levels would range from 34.7 to 47.9 dBA Leq at the sensitive receiver locations. (Urban Crossroads, 2020, p. 55)

Table 5-10, *Unmitigated Operational Noise Level Compliance*, shows the operational noise levels associated with the proposed Project would satisfy the County of Riverside 55 dBA Leq daytime and 45 dBA Leq, and the City of Perris's 80 dBA Leq daytime and 60 dBA Leq nighttime exterior noise level standards at all nearby receiver locations. Therefore, the unmitigated Project-related operational noise level impacts would be less than significant, and no mitigation is required. (Urban Crossroads, 2020, p. 57)

Table 5-9 Unmitigated Project-Only Operational Noise Levels

| Receiver Location <sup>1</sup> | Noise Source                   | Noise Levels (dBA Leq) <sup>2</sup>                           |                      |                                     |  | Combined Operational Noise Levels with Barrier Attenuation |
|--------------------------------|--------------------------------|---|----------------------|-------------------------------------|--|--|
|                                |                                | Individual Reference Noise Source Level at Reference Distance | Distance Attenuation | Barrier Attenuation by Noise Source | Individual Noise Source Level with Barrier Attenuation |  |
| R1                             | Unloading/Docking Activity     | 67.2  | -23.1                | 0                                   | 44.1   | 45.5   |
|                                | Entry Gate & Truck Movements   | 64.0  | -26.2                | 0                                   | 37.8   |  |
|                                | Roof-Top Air Conditioning Unit | 75.3  | -40.1                | 0                                   | 35.2   |  |
|                                | Parking Lot Vehicle Movements  | 52.2  | -23.2                | 0                                   | 29.0   |  |
| R2                             | Unloading/Docking Activity     | 67.2  | -20.1                | 0                                   | 47.1   | 47.9   |
|                                | Entry Gate & Truck Movements   | 64.0  | -26.2                | 0                                   | 37.8   |  |
|                                | Roof-Top Air Conditioning Unit | 75.3  | -40.3                | 0                                   | 35.0   |  |
|                                | Parking Lot Vehicle Movements  | 52.2  | -23.5                | 0                                   | 28.7   |  |
| R3                             | Unloading/Docking Activity     | 67.2  | -27.1                | 0                                   | 40.1   | 42.1   |
|                                | Entry Gate & Truck Movements   | 64.0  | -28.1                | 0                                   | 35.9   |  |
|                                | Roof-Top Air Conditioning Unit | 75.3  | -42.6                | 0                                   | 32.7   |  |
|                                | Parking Lot Vehicle Movements  | 52.2  | -26.0                | 0                                   | 26.2   |  |
| R4                             | Unloading/Docking Activity     | 67.2  | -33.9                | 0                                   | 33.3   | 34.7   |
|                                | Entry Gate & Truck Movements   | 64.0  | -37.6                | 0                                   | 26.4   |  |
|                                | Roof-Top Air Conditioning Unit | 75.3  | -50.2                | 0                                   | 25.1   |  |
|                                | Parking Lot Vehicle Movements  | 52.2  | -32.8                | 0                                   | 19.4   |  |
| R5                             | Unloading/Docking Activity     | 67.2  | -32.2                | 0                                   | 35.0   | 36.4   |
|                                | Entry Gate & Truck Movements   | 64.0  | -36.1                | 0                                   | 27.9   |  |
|                                | Roof-Top Air Conditioning Unit | 75.3  | -48.8                | 0                                   | 26.5   |  |
|                                | Parking Lot Vehicle Movements  | 52.2  | -30.5                | 0                                   | 21.7   |  |
| R6                             | Unloading/Docking Activity     | 67.2  | -32.2                | 0                                   | 35.0   | 36.5   |
|                                | Entry Gate & Truck Movements   | 64.0  | -35.6                | 0                                   | 28.4   |  |
|                                | Roof-Top Air Conditioning Unit | 75.3  | -48.3                | 0                                   | 27.0   |  |
|                                | Parking Lot Vehicle Movements  | 52.2  | -30.4                | 0                                   | 21.8   |  |
| R7                             | Unloading/Docking Activity     | 67.2  | -33.4                | 0                                   | 33.8   | 35.5   |
|                                | Entry Gate & Truck Movements   | 64.0  | -36.4                | 0                                   | 27.6   |  |
|                                | Roof-Top Air Conditioning Unit | 75.3  | -49.0                | 0                                   | 26.3   |  |
|                                | Parking Lot Vehicle Movements  | 52.2  | -31.5                | 0                                   | 20.7   |  |

1. See Figure 5-3 for the receiver and noise source locations.
2. Reference noise sources as shown on Table 5-8. Individual noise source calculations are provided in Appendix 9.1 of the Project's NIA (*Technical Appendix G*).  
(Urban Crossroads, 2020, Table 9-3)

Table 5-10 Unmitigated Operational Noise Level Compliance

| Receiver Location <sup>1</sup> | Jurisdiction        | Noise Level at Receiver Locations (dBA L <sub>eq</sub> ) <sup>2</sup> | Threshold Exceeded? <sup>3</sup>  |                                     |                                   |                                     |
|--------------------------------|---------------------|---|-----------------------------------|-------------------------------------|-----------------------------------|-------------------------------------|
|                                |                     |   | County of Riverside               |                                     | Perris                            |                                     |
|                                |                     |   | Daytime (65 dBA L <sub>eq</sub> ) | Nighttime (45 dBA L <sub>eq</sub> ) | Daytime (80 dBA L <sub>eq</sub> ) | Nighttime (60 dBA L <sub>eq</sub> ) |
| R1                             | Perris              | 45.5  | -                                 | -                                   | No                                | No                                  |
| R2                             |                     | 47.9  | -                                 | -                                   | No                                | No                                  |
| R3                             |                     | 42.1  | -                                 | -                                   | No                                | No                                  |
| R4                             | County of Riverside | 34.7  | No                                | No                                  | -                                 | -                                   |
| R5                             |                     | 36.4  | No                                | No                                  | -                                 | -                                   |
| R6                             |                     | 36.5  | No                                | No                                  | -                                 | -                                   |
| R7                             |                     | 35.5  | No                                | No                                  | -                                 | -                                   |

1. See Figure 5-3 for the receiver and noise source locations.
2. Estimated Project operational noise levels as shown on Table 5-9.
3. Do the estimated Project operational noise levels meet the operational noise level standards?  
 "Daytime" = 7:00 a.m. to 10:00 p.m.; "Nighttime" = 10:00 p.m. to 7:00 a.m.  
 (Urban Crossroads, 2020, Table 9-4)

### Project Operational Ambient Noise Level Increases

To describe the Project operational noise level contributions, the Project operational noise levels are combined with the existing ambient noise levels measurements for the nearby receiver locations potentially impacted by Project operational noise sources. Refer to the Project's NIA (*Technical Appendix G*) for a discussion of how operational noise contributions were calculated. (Urban Crossroads, 2020, p. 58)

Noise levels that would be experienced at receiver locations when Project-source noise is added to the daytime and nighttime ambient conditions are presented on Table 5-11, *Project Daytime Noise Level Contributions*, and Table 5-12, *Project Nighttime Noise Level Contributions*, respectively. As indicated on Table 5-11 and Table 5-12, the Project would generate an unmitigated daytime operational noise level increase of up to 0.1 dBA Leq and an unmitigated nighttime operational noise level increase of up to 0.1 dBA Leq at the nearby receiver locations. Because the Project-related operational noise level contributions would be below 1.5 dBA Leq, the increases at the sensitive receiver locations would be less than significant based on the criteria identified herein. On this basis, Project operational stationary-source noise would not result in a substantial permanent increase in ambient noise levels in the Project vicinity above levels existing without the Project, and impacts in these regards will be less than significant. (Urban Crossroads, 2020, p. 58)

Table 5-11 Project Daytime Noise Level Contributions

| Receiver Location <sup>1</sup> | Total Project Operational Noise Level <sup>2</sup> | Measurement Location <sup>3</sup> | Reference Ambient Noise Levels <sup>4</sup> | Combined Project and Ambient <sup>5</sup> | Project Increase <sup>6</sup> | Threshold <sup>7</sup> | Threshold Exceeded? <sup>7</sup> |
|--------------------------------|--|-----------------------------------|---|---|-------------------------------|------------------------|----------------------------------|
| R1                             | 45.5   | L1                                | 69.9  | 69.9                                      | 0.0                           | 1.5                    | No                               |
| R2                             | 47.9   | L1                                | 69.9  | 69.9                                      | 0.0                           | 1.5                    | No                               |
| R3                             | 42.1   | L2                                | 64.0  | 64.0                                      | 0.0                           | 3.0                    | No                               |
| R4                             | 34.7   | L3                                | 57.7  | 57.7                                      | 0.0                           | 5.0                    | No                               |
| R5                             | 36.4   | L4                                | 54.3  | 54.4                                      | 0.1                           | 5.0                    | No                               |
| R6                             | 36.5   | L6                                | 67.3  | 67.3                                      | 0.0                           | 1.5                    | No                               |
| R7                             | 35.5   | L7                                | 62.8  | 62.8                                      | 0.0                           | 3.0                    | No                               |

1. See Figure 5-3 for the sensitive receiver locations.
2. Total Project operational noise levels as shown on Table 5-10.
3. Reference noise level measurement locations as shown on Exhibit 5-A of the Project's NIA (*Technical Appendix G*).
4. Observed daytime ambient noise levels as shown on Table 5-1 of the Project's NIA (*Technical Appendix G*).
5. Represents the combined ambient conditions plus the Project activities.
6. The noise level increase expected with the addition of the proposed Project activities.
7. Significance Criteria as defined in Section 4 of the NIA (*Technical Appendix G*) and summarized above. (Urban Crossroads, 2020, Table 9-5)

Table 5-12 Project Nighttime Noise Level Contributions

| Receiver Location <sup>1</sup> | Total Project Operational Noise Level <sup>2</sup> | Measurement Location <sup>3</sup> | Reference Ambient Noise Levels <sup>4</sup> | Combined Project and Ambient <sup>5</sup> | Project Increase <sup>6</sup> | Threshold <sup>7</sup> | Threshold Exceeded? <sup>7</sup> |
|--------------------------------|--|-----------------------------------|---|---|-------------------------------|------------------------|----------------------------------|
| R1                             | 45.5   | L1                                | 67.5  | 67.5                                      | 0.0                           | 1.5                    | No                               |
| R2                             | 47.9   | L1                                | 67.5  | 67.5                                      | 0.0                           | 1.5                    | No                               |
| R3                             | 42.1   | L2                                | 61.7  | 61.7                                      | 0.0                           | 3.0                    | No                               |
| R4                             | 34.7   | L3                                | 56.1  | 56.1                                      | 0.0                           | 5.0                    | No                               |
| R5                             | 36.4   | L4                                | 52.1  | 52.2                                      | 0.1                           | 5.0                    | No                               |
| R6                             | 36.5   | L6                                | 61.9  | 61.9                                      | 0.0                           | 3.0                    | No                               |
| R7                             | 35.5   | L7                                | 60.2  | 60.2                                      | 0.0                           | 3.0                    | No                               |

1. See Figure 5-3 for the sensitive receiver locations.
2. Total Project operational noise levels as shown on Table 5-10.
3. Reference noise level measurement locations as shown on Exhibit 5-A of the Project's NIA (*Technical Appendix G*).
4. Observed nighttime ambient noise levels as shown on Table 5-1 of the Project's NIA (*Technical Appendix G*).
5. Represents the combined ambient conditions plus the Project activities.
6. The noise level increase expected with the addition of the proposed Project activities.
7. Significance Criteria as defined in Section 4 of the NIA (*Technical Appendix G*) and summarized above. (Urban Crossroads, 2020, Table 9-6)

### Conclusion – Operational Noise Impacts

The Project would implement land uses anticipated for the Project site by EIR No. 466, and would therefore result in similar operational-related noise as was assumed for buildout of the Project site by EIR No. 466. As demonstrated herein and in the Project's NIA (*Technical Appendix G*), the Project would not expose nearby sensitive receptors to noise levels exceeding the County's daytime (55 dBA CNEL) or nighttime (45 dBA CNEL) and the City of Perris' daytime (80 dBA CNEL) or nighttime (60 dBA CNEL) thresholds of significance, and the Project's contribution to ambient noise levels would be below 1.5 dBA. As such, Project operational-related noise impacts would be less than significant. Based on the foregoing analysis, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

### Traffic-Related Noise Impacts

The Project entails the buildout of a portion of MFBCSP Planning Area 5 with up to 391,045 s.f. of high-cube transload short-term warehouse uses. Land uses proposed by the Project Applicant are consistent with the MFBCSP and the land uses anticipated for the Project site by EIR No. 466. As discussed above, EIR No. 466 assumed that significantly more traffic would be generated by the development of the Project site than would be generated by the proposed Project. EIR No. 466 concluded that traffic noise affecting future uses on site would be less than significant. Consistent with the finding of EIR No. 466, and as shown in NIA Table 7-9, *Unmitigated EAC with Project Traffic Noise Impacts* (included herein as Table 5-15), the future uses on site would be exposed to noise levels up to 74.5 dBA. According to Table N-1 of the County General Plan, industrial uses such as those proposed by the Project Applicant are considered "Normally Acceptable" in terms of noise compatibility at noise levels up to 75 dBA CNEL, and are considered "Conditionally Acceptable" at noise levels ranging from 70 dBA CNEL to 80 dBA CNEL (Riverside County, 2015a, Table N-1). As such, the Project would not be subject to excessive noise associated with highways and impacts would be less than significant.

With respect to noise from Project-related traffic, and as shown in Table 5-17 in Subsection 5.1.18, the Project would result in 1,050 fewer vehicle trips per day (actual vehicles) as compared to the traffic evaluated by EIR No. 466 for the Project site. As such, the Project would result in a substantial reduction in traffic-related noise as compared to what was evaluated and disclosed for the Project site by EIR No. 466. Notwithstanding, EIR No. 466 evaluated noise impacts based on the range of land uses allowed by the MFBCSP. The Project Applicant proposes Plot Plan No. 180034, which consists of a site-specific plan for development of the 20.5-acre Project site that entails the development of up to 391,045 s.f. of high-cube transload short-term warehouse uses. Because the Project Applicant proposes site-specific development, the Project's NIA (*Technical Appendix G*) includes an evaluation of the Project's potential to result in significant impacts due to transportation-related noise, the results of which are discussed below.

Noise impacts would be considered significant if any of the following occur as a direct result of the proposed development. Refer to Section 4 of the Project's NIA (*Technical Appendix G*) for a discussion of how thresholds of significance were selected for analysis. (Urban Crossroads, 2020, p. 27)

**Plot Plan No. 180034 (Building 11)**

- When the noise levels at existing and future noise-sensitive land uses (e.g. residential, etc.):
  - are less than 60 dBA CNEL and the Project creates a readily perceptible 5 dBA CNEL or greater Project-related noise level increase; or
  - range from 60 to 65 dBA CNEL and the Project creates a barely perceptible 3 dBA CNEL or greater Project-related noise level increase; or
  - already exceed 65 dBA CNEL, and the Project creates a community noise level impact of greater than 1.5 dBA CNEL (FICON, 1992).
  
- When the noise levels at existing and future non-noise-sensitive land uses (e.g., office, commercial, industrial):
  - are less than the County of Riverside General Plan Noise Element, Table N-1, normally acceptable 70 dBA CNEL and the Project creates a readily perceptible 5 dBA CNEL or greater Project related noise level increase; or
  - are greater than the County of Riverside General Plan Noise Element, Table N-1, normally acceptable 70 dBA CNEL and the Project creates a barely perceptible 3 dBA CNEL or greater Project noise level increase.

**Noise Contours**

To assess the off-site transportation Community Noise Equivalent Level (CNEL) noise impacts associated with the proposed Project, noise contours were developed based on the Project's Traffic Impact Analysis (*Technical Appendix H*). Noise contour boundaries represent the equal levels of noise exposure and are measured in CNEL from the center of the roadway. The traffic noise impact analysis includes an analysis of impacts under each scenario evaluated in the Traffic Study, including Existing, Existing plus Ambient Growth (EA) (2020), and Existing plus Ambient plus Cumulative (EAC) (2020). (Urban Crossroads, 2020, p. 43)

Noise contours were used to assess the Project's incremental traffic-related noise impacts at land uses adjacent to roadways conveying Project traffic. The noise contours represent the distance to noise levels of a constant value and are measured from the center of the roadway for the 70, 65, and 60 dBA noise levels. The noise contours do not consider the effect of any existing noise barriers or topography that may attenuate ambient noise levels. In addition, because the noise contours reflect modeling of vehicular noise on area roadways, they appropriately do not reflect noise contributions from the surrounding stationary noise sources within the Project study area. Tables 7-1 through 7-6 of the Project's NIA (*Technical Appendix G*) present a summary of the exterior traffic noise levels, without barrier attenuation, for the four study area roadway segments analyzed from the "without Project" to the "with Project" conditions for the EA and EAC scenarios. Appendix 7.1 of the NIA includes a summary of the traffic noise level contours for each of the traffic scenarios. (Urban Crossroads, 2020, p. 43)

**Existing Conditions Project Traffic Noise Level Contributions**

An analysis of existing traffic noise levels plus traffic noise generated by the proposed Project has been conducted. However, the analysis of existing traffic noise levels plus traffic noise generated by the proposed Project scenario would not actually occur since the Project would not be fully constructed and

operational until Year 2020 cumulative conditions. Thus, the information related to the Project's impacts compared to existing conditions is provided for informational purposes only, as the Project's traffic-related noise impacts are instead based on the EA (2020) and EAC (2020) scenarios. (Urban Crossroads, 2020, p. 46)

NIA Table 7-1 (refer to *Technical Appendix G*) shows the Existing without Project conditions CNEL noise levels, which are expected to range from 72.2 to 72.4 dBA CNEL, without accounting for any noise attenuation features such as noise barriers or topography. Table 7-2 of the NIA shows the Existing with Project conditions would range from 72.4 to 72.8 dBA CNEL. Table 5-13, *Unmitigated Existing with Project Traffic Noise Level Increases*, shows that the Project off-site traffic noise level increases would range from 0.1 to 0.4 dBA CNEL. Although the Project-related level of noise increase would be below the level of significance for each study segment, the analysis of impacts under Existing (2018) conditions is provided for information purposes only, as this scenario would not actually occur because the Project would not generate traffic prior to 2020. (Urban Crossroads, 2020, p. 46)

**Table 5-13 Unmitigated Existing with Project Traffic Noise Level Increases**

| ID | Road        | Segment                 | CNEL at Adjacent Land Use (dBA) <sup>1</sup> |              |                  | Noise-Sensitive Land Use? |
|----|-------------|-------------------------|--|--------------|------------------|---------------------------|
|    |             |                         | No Project                                   | With Project | Project Addition |                           |
| 1  | Harvill Av. | n/o Commerce Center Dr. | 72.2   | 72.5         | 0.3              | No                        |
| 2  | Harvill Av. | s/o Commerce Center Dr. | 72.2   | 72.4         | 0.1              | No                        |
| 3  | Harvill Av. | n/o Perry St.           | 72.2   | 72.4         | 0.1              | No                        |
| 4  | Harvill Av. | s/o Perry St.           | 72.4   | 72.8         | 0.4              | No                        |

<sup>1</sup> The CNEL is calculated at the boundary of the right-of-way of each roadway and the property line of the nearest adjacent land use. Values rounded to the nearest one-tenth.

(Urban Crossroads, 2020, Table 7-7)

### Existing Plus Ambient (2020) Conditions Project Traffic Noise Levels

Table 7-3 of the Project's NIA (refer to *Technical Appendix G*) presents the Existing plus Ambient Growth (EA) without Project conditions CNEL noise levels. The EA without Project exterior noise levels are expected to range from 72.4 to 72.5 dBA CNEL, without accounting for any noise attenuation features such as noise barriers or topography. Table 7-4 of the NIA shows the EA with Project conditions would range from 72.5 to 72.9 dBA CNEL. Table 5-14, *Unmitigated EA (2020) With Project Traffic Noise Impacts*, shows that the Project off-site traffic noise level increases would range from 0.1 to 0.4 dBA CNEL. The Project would result in a noise level increase of less than 1.5 dBA CNEL at all noise-sensitive land uses adjacent to study area roadways; thus, and based on the significance criteria as discussed above, both noise sensitive and non-sensitive land uses adjacent to the study area roadway segments would experience less-than-significant noise-level impacts due to unmitigated Project-related traffic noise levels under EA (2020) conditions. (Urban Crossroads, 2020, p. 47)

Table 5-14 Unmitigated EA (2020) With Project Traffic Noise Impacts

| ID | Road        | Segment                 | CNEL at Adjacent Land Use (dBA) <sup>1</sup> |              |                  | Noise-Sensitive Land Use? | Threshold Exceeded? <sup>2</sup> |
|----|-------------|-------------------------|--|--------------|------------------|---------------------------|----------------------------------|
|    |             |                         | No Project                                   | With Project | Project Addition |                           |                                  |
| 1  | Harvill Av. | n/o Commerce Center Dr. | 72.4   | 72.7         | 0.3              | No                        | No                               |
| 2  | Harvill Av. | s/o Commerce Center Dr. | 72.4   | 72.5         | 0.1              | No                        | No                               |
| 3  | Harvill Av. | n/o Perry St.           | 72.4   | 72.5         | 0.1              | No                        | No                               |
| 4  | Harvill Av. | s/o Perry St.           | 72.5   | 72.9         | 0.4              | No                        | No                               |

1. The CNEL is calculated at the boundary of the right-of-way of each roadway and the property line of the nearest adjacent land use. Values rounded to the nearest one-tenth.
2. Significance Criteria (refer to Section 4 of the NIA).  
(Urban Crossroads, 2020, Table 7-8)

#### Existing Plus Ambient Plus Cumulative (2020) Conditions Project Traffic Noise Levels

Table 7-5 of the Project's NIA (refer to *Technical Appendix G*) presents the Existing plus Ambient Growth plus Cumulative (EAC) without Project conditions CNEL noise levels. The EAC without Project exterior noise levels are expected to range from 74.0 to 74.2 dBA CNEL, without accounting for any noise attenuation features such as noise barriers or topography. NIA Table 7-6 shows the EAC with Project conditions would range from 74.1 to 74.5 dBA CNEL. Table 5-15, *Unmitigated EAC With Project Traffic Noise Impacts*, shows that the Project off-site traffic noise level increases would range from 0.1 to 0.3 dBA CNEL. The Project would result in a noise level increase of less than 1.5 dBA CNEL at all noise-sensitive land uses adjacent to study area roadways; thus, and based on the significance criteria as discussed above, both noise-sensitive and non-sensitive land uses adjacent to the study area roadway segments would experience less-than-significant noise-level impacts due to unmitigated Project-related traffic noise levels. (Urban Crossroads, 2020, p. 48)



Table 5-15 Unmitigated EAC With Project Traffic Noise Impacts

| ID | Road        | Segment                 | CNEL at Adjacent Land Use (dBA) <sup>1</sup> |              |                  | Noise-Sensitive Land Use? | Threshold Exceeded? <sup>2</sup> |
|----|-------------|-------------------------|--|--------------|------------------|---------------------------|----------------------------------|
|    |             |                         | No Project                                   | With Project | Project Addition |                           |                                  |
| 1  | Harvill Av. | n/o Commerce Center Dr. | 74.0   | 74.2         | 0.2              | No                        | No                               |
| 2  | Harvill Av. | s/o Commerce Center Dr. | 74.0   | 74.1         | 0.1              | No                        | No                               |
| 3  | Harvill Av. | n/o Perry St.           | 74.0   | 74.1         | 0.1              | No                        | No                               |
| 4  | Harvill Av. | s/o Perry St.           | 74.2   | 74.5         | 0.3              | No                        | No                               |

1. The CNEL is calculated at the boundary of the right-of-way of each roadway and the property line of the nearest adjacent land use. Values rounded to the nearest one-tenth.
2. Significance Criteria (refer to Section 4 of the NIA).  
(Urban Crossroads, 2020, Table 7-9)

### Conclusion – Traffic-Related Noise Impacts

Although EIR No. 466 concluded that traffic-related noise associated with the MFBCSP would be significant and unavoidable, the preceding analysis demonstrates that the Project would expose sensitive receptors located along study area roadway segments to Project-related noise level increases of less than 1.5 dBA CNEL under all analysis scenarios. Based on the criteria presented herein, the Project's traffic-related noise impacts at the Project level would represent a less-than-significant impact for which no mitigation is required. Although the Project may ultimately contribute to the significant traffic-related noise impacts identified by EIR No. 466 with buildout of the MFBCSP area, the Project would result in 1,050 fewer vehicle trips per day (actual vehicles) as compared to the traffic evaluated by EIR No. 466 for the Project site (refer to as Table 5-17 in Subsection 5.1.18). Thus, the Project's contribution to the significant and unavoidable traffic-related noise impacts identified by EIR No. 466 would be reduced in comparison to what was evaluated and disclosed by EIR No. 466. Additionally, the light industrial land uses proposed by the Project Applicant would be fully compatible with noise levels affecting the Project site, which would be less than 75 dBA CNEL, and on-site traffic-related noise impacts would be less than significant. Based on the foregoing analysis, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

### Conclusion

Construction and operational characteristics associated with the proposed Project would be generally consistent with what was assumed for the Project site by EIR No. 466, while the Project would result in 1,050 fewer vehicle trips per day (actual vehicles) as compared to the traffic evaluated by EIR No. 466 for the Project site. As such, Project-related noise impacts would be consistent with, or reduced, in comparison to the conclusions reached by EIR No. 466. As demonstrated in the Project-specific analysis provided herein, the Project would not expose any sensitive receptors to transportation-related noise increases of 1.5 dBA CNEL or above, and therefore would not result in a significant impact due to

**Plot Plan No. 180034 (Building 11)**

transportation-related noise increases. Furthermore, operational noises associated with the Project would not expose any residential properties to noise levels exceeding the County's threshold of 55 dBA CNEL (daytime) or 45 dBA CNEL (nighttime), or the City of Perris threshold of 80 dBA CNEL (daytime) or 60 dBA CNEL (nighttime). Additionally, the analysis provided herein demonstrates that when combined with existing ambient noise sources in the area, the Project would not result in significant operational noise impacts affecting sensitive receptors, as the Project noise increase over ambient levels would be 0.1 dBA or less (daytime) and 0.1 dBA or less (nighttime). As evaluated herein, the highest construction noise levels at the potentially impacted receiver locations are expected to approach 63.9 dBA Leq and would satisfy the NIOSH 85 dBA Leq and the City of Perris 80 dBA Leq significance thresholds during temporary Project construction activities. Accordingly, the Project would not cause exposure of persons to temporary or permanent increase in the ambient noise level in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies, and impacts would be less than significant. Based on the foregoing analysis, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

**b) Would the proposed Project cause generation of excessive ground-borne vibration or ground-borne noise levels?**

**EIR No. 466 Finding:** The IS/NOP prepared for EIR No. 466 determined that operational activities associated with the MFBCSP would not generate excessive groundborne vibrations or groundborne noise levels during normal operations. EIR No. 466 noted that groundborne vibrations may be generated infrequently by use of heavy construction machinery; however, EIR No. 466 determined that this type of noise would be temporary and infrequent, and would be considered less-than-significant adverse impact. As such, this issue was not addressed in EIR No. 466.

**No Substantial Change from Previous Analysis:** The Project Applicant proposes Plot Plan No. 180034, which would entail development of the 20.5-acre Project site with up to 391,045 s.f. of high-cube transload short-term warehouse uses. Implementation of Plot Plan No. 180034 would result in the buildout of a portion of MFBCSP Planning Area 5. Land uses proposed by the Project Applicant are fully consistent with the "Light Industrial" land use designations applied to the site by the MFBCSP and are consistent with the land use assumptions made by EIR No. 466 for the Project site. As such, the Project's operational- and construction-related characteristics would be within the scope of analysis of EIR No. 466, which concluded that groundborne vibration and noise impacts would be less than significant. Notwithstanding, the Project Applicant is proposing Plot Plan No. 180034, which identifies specific development characteristics that were not available at the time EIR No. 466 was certified. As such, and in order to confirm the findings of EIR No. 466 with respect to groundborne noise and vibration, a noise and vibration analysis was included in the Project's NIA (*Technical Appendix G*), the results of which are presented below for both construction and operational activities.

### Construction Vibration Impacts

Construction activity can result in varying degrees of ground vibration, depending on the equipment and methods used, distance to the affected structures and soil type. It is expected that ground-borne vibration

from Project construction activities would cause only intermittent, localized intrusion, consistent with the finding of EIR No. 466. The proposed Project's construction activities most likely to cause vibration impacts are: (Urban Crossroads, 2020, p. 70)

- Heavy Construction Equipment: Although all heavy mobile construction equipment has the potential of causing at least some perceptible vibration while operating close to buildings, the vibration is usually short-term and is not of sufficient magnitude to cause building damage.
- Trucks: Trucks hauling building materials to construction sites can be sources of vibration intrusion if the haul routes pass through residential neighborhoods on streets with bumps or potholes. Repairing the bumps and potholes generally eliminates the problem.

Ground-borne vibration levels resulting from construction activities occurring within the Project site were estimated by data published by the Federal Transit Administration (FTA). Construction activities that would have the potential to generate low levels of ground-borne vibration within the Project site include grading. Using the vibration source level of construction equipment provided on Table 6-8 of the Project's NIA (*Technical Appendix G*) and the construction vibration assessment methodology published by the FTA, it is possible to estimate the Project vibration impacts. Table 5-16, *Project Construction Vibration Levels*, presents the expected Project related vibration levels at the nearby receiver locations. (Urban Crossroads, 2020, p. 70)

**Table 5-16 Project Construction Vibration Levels**

| Receiver <sup>1</sup> | Distance to Const. Activity (Feet) | Receiver PPV Levels (in/sec) <sup>2</sup> |             |               |                 |                | RMS Velocity Levels (in/sec) <sup>3</sup> | Threshold | Threshold Exceeded? <sup>4</sup> |
|-----------------------|------------------------------------|---|-------------|---------------|-----------------|----------------|---|-----------|----------------------------------|
|                       |                                    | Small Bulldozer                           | Jack-hammer | Loaded Trucks | Large Bulldozer | Peak Vibration |   |           |                                  |
| R1                    | 312'                               | 0.000                                     | 0.001       | 0.002         | 0.002           | 0.002          | 0.001                                     | 0.01      | No                               |
| R2                    | 282'                               | 0.000                                     | 0.001       | 0.002         | 0.002           | 0.002          | 0.002                                     | 0.01      | No                               |
| R3                    | 415'                               | 0.000                                     | 0.001       | 0.001         | 0.001           | 0.001          | 0.001                                     | 0.01      | No                               |
| R4                    | 1,437'                             | 0.000                                     | 0.000       | 0.000         | 0.000           | 0.000          | 0.000                                     | 0.01      | No                               |
| R5                    | 1,048'                             | 0.000                                     | 0.000       | 0.000         | 0.000           | 0.000          | 0.000                                     | 0.01      | No                               |
| R6                    | 1,020'                             | 0.000                                     | 0.000       | 0.000         | 0.000           | 0.000          | 0.000                                     | 0.01      | No                               |
| R7                    | 1,215'                             | 0.000                                     | 0.000       | 0.000         | 0.000           | 0.000          | 0.000                                     | 0.01      | No                               |

1. Receiver locations are shown on Figure 5-2.
2. Based on the Vibration Source Levels of Construction Equipment included on Table 6-8 of the Project's NIA (*Technical Appendix G*).
3. Vibration levels in PPV are converted to RMS velocity using a 0.71 conversion factor identified in the Caltrans Transportation and Construction Vibration Guidance Manual, September 2013.
4. Does the vibration level exceed the maximum acceptable vibration threshold?  
(Urban Crossroads, 2020, Table 10-9)

At distances ranging from 282 to 1,437 feet from Project construction activities, construction vibration velocity levels are expected to approach 0.002 in/sec RMS and would remain below the County of Riverside threshold of 0.01 in/sec RMS at all receiver locations, as shown on Table 5-16. Therefore, and

consistent with the conclusion reached in EIR No. 466, the Project-related vibration impacts would be less than significant during the construction activities at the Project site. (Urban Crossroads, 2020, p. 68)

Further, the Project-related construction vibration levels do not represent levels capable of causing building damage to nearby residential homes. The FTA identifies construction vibration levels capable of building damage ranging from 0.12 to 0.5 in/sec PPV. The peak Project construction vibration levels shown on Table 5-16, approaching 0.002 in/sec PPV, are below the FTA vibration levels for building damage at the residential homes near the Project site. Moreover, the impacts at the site of the closest sensitive receivers are unlikely to be sustained during the entire construction period, but would occur rather only during the times that heavy construction equipment is operating adjacent to the Project site perimeter. (Urban Crossroads, 2020, p. 70)

### **Operational Vibration Impacts**

To assess the potential vibration impacts from truck haul trips associated with operational activities the County of Riverside threshold for vibration of 0.01 in/sec Route Mean Square (RMS) is used. Truck vibration levels are dependent on vehicle characteristics, load, speed, and pavement conditions. Typical vibration levels for the proposed Project's heavy truck activity at normal traffic speeds would approach 0.004 in/sec Peak Particle Velocity (PPV) and 0.003 in/sec RMS at 25 feet based on the FTA Transit Noise Impact and Vibration Assessment. Trucks transiting on site would be travelling at very low speeds so it is expected that delivery truck vibration impacts at nearby homes would satisfy the County of Riverside vibration threshold of 0.01 in/sec RMS, and therefore, would be less than significant. (Urban Crossroads, 2020, p. 58)

### **Vibration Impacts Conclusion**

As indicated in the preceding analysis, and consistent with the findings of EIR No. 466, the Project would not cause exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels, and impacts would be less than significant. Therefore, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

### **Project Requirements and EIR No. 466 Mitigation Compliance**

EIR No. 466 identified several mitigation measures to address noise impacts. These measures, which are listed below, would continue to apply to the proposed Project and would be enforced as part of the Project's conditions of approval. It should be noted that a subsequent acoustical analysis (Technical Appendix G) was prepared in conjunction with the Project, which demonstrates that the Project does not require the sound barriers listed in Mitigation Measure MM Noise 5 to attenuate noise levels affecting residences located west of the Project site. Furthermore, the Project site is located more than 600 feet from existing residential uses; thus, Mitigation Measure MM Noise 6 would not apply to the proposed Project.

**Plot Plan No. 180034 (Building 11)**

---

**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 close to any occupied residence.

**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:** The following sound barriers shall be constructed along the project's perimeter at the locations and the heights indicated.

- An 8-foot high separation wall between project parcels adjacent to any existing residential uses, if daytime trucking activity occurs within 200 feet of the property line.
- A 12-foot perimeter barrier shall be required if nighttime (10:00 p.m. to 7:00 a.m.) loading dock materials handling activities are conducted within 300 feet of any residence. If nighttime trucking activities are conducted simultaneously with the operation of the loading dock, the 12-foot high barrier shall be required if such combination 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.

**MM Noise 6:** No nighttime 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 10:00 p.m. to 7:00 a.m.

5.1.14 Paleontological Resources

|   | <i>New Significant Impact</i> | <i>More Severe Impacts</i> | <i>New Ability to Substantially Reduce Significant Impact</i> | <i>No Substantial Change from Previous Analysis</i> |
|---|-------------------------------|----------------------------|---|---|
| <i>Would the project:</i>   |                               |                            |   |   |
| <b>28. Paleontological Resources</b>  |                               |                            |   |   |
| a. Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature? | <input type="checkbox"/>      | <input type="checkbox"/>   | <input type="checkbox"/>                                      | <input checked="" type="checkbox"/>                 |

a) **Would the proposed Project directly or indirectly destroy a unique paleontological resource, or unique geologic feature?**

**EIR No. 466 Finding:** The IS/NOP prepared for EIR No. 466 indicated that the likelihood of finding paleontological resources was low, based upon the General Plan’s Paleontological Sensitivity Map. The IS/NOP noted that it is possible that resources could be found during excavation, especially where earthwork disturbs bedrock or non-alluvial formations. However, the IS/NOP disclosed that the MFBCSP site was located in an area of alluvial deposits, indicating that the likelihood of finding paleontological resources was low. The IS/NOP determined that standard County procedures require consultation with a qualified Paleontologist if paleontological resources are accidentally uncovered during grading. Through compliance with standard County procedures, the IS/NOP concluded that impacts to paleontological resources would be less than significant and this issue was not evaluated in EIR No. 466. (Webb, 2005, Appendix A, p. 15)

**No Substantial Change from Previous Analysis:** The Project Applicant proposes to develop the Project site with up to 391,045 s.f. of high-cube transload short-term warehouse uses. Construction characteristics associated with the Project, including proposed grading, would be substantially similar to what was assumed for the Project site by EIR No. 466. Although EIR No. 466 determined impacts to paleontological resources would be less than significant, because the Project application materials identify a specific grading plan, a Project-specific analysis was conducted for the Project. According to Riverside County GIS, the Project site is identified as having a “High Sensitivity (High B)” for containing paleontological resources (RCIT, 2019). However, the Project site has been largely disturbed by past grading activities and the use of the southeastern corner of the Project site as a construction staging area during the development of a warehouse on the property immediately south. Thus, the southeastern portions of the site are fully disturbed under existing conditions. Accordingly, any possible paleontological resources that may have existed on the Project site would have been removed or destroyed as part of past ground-disturbing activities on site. Furthermore, and as noted in EIR No. 466, standard County procedures require consultation with a qualified paleontologist if paleontological resources are accidentally uncovered during grading. As such, impacts to paleontological resources would be less than significant. Based on the foregoing analysis, implementation of the proposed Project would not result in

any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

**Project Requirements and EIR No. 466 Mitigation Compliance**

Although Project impacts to paleontological resources would be less than significant, the Project would nonetheless be subject to the County's standard conditions of approval that applies to project sites that are identified as having a High potential for paleontological resources (fossils). Accordingly, the following standard condition of approval shall apply to the proposed Project, further demonstrating that implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

- Prior to issuance of grading permits, the Project Applicant shall retain a qualified paleontologist approved by the County to create and implement a Project-specific plan for monitoring site grading/earthmoving activities ("Project Paleontologist"). The Project Paleontologist retained shall review the approved development plan and grading plan and 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 approval prior to issuance of a grading permit. Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:
  1. Description of the proposed site and planned grading operations.
  2. Description of the level of monitoring required for all earth-moving activities in the Project area.
  3. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
  4. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
  5. Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.
  6. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
  7. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
  8. Procedures and protocol for collecting and processing of samples and specimens.
  9. Fossil identification and curation procedures to be employed.
  10. Identification of the permanent repository to receive any recovered fossil material. (Pursuant the County "SABER Policy," paleontological fossils found in the County should, by preference, be directed to the Western Science Center in the City of Hemet.) A written agreement

between the property owner/developer and the repository must be in place prior to site grading.

11. All pertinent exhibits, maps and references.
12. Procedures for reporting of findings.
13. Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

All reports shall be signed by the Project paleontologist and all other professionals responsible for the report's content (e.g. Project Geologist), as appropriate. One original signed copy of the report(s) shall be submitted to 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, Plan Check staff, Land Use Counter or any other County office. In addition, the Project Applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a Project Paleontologist for the in-grading implementation of the PRIMP.

**5.1.15 Population and Housing**

|   | <i>New Significant Impact</i> | <i>More Severe Impacts</i> | <i>New Ability to Substantially Reduce Significant Impact</i> | <i>No Substantial Change from Previous Analysis</i> |
|---|-------------------------------|----------------------------|---|---|
| <i>Would the project:</i>   |                               |                            |   |   |
| <b>29. Housing</b>  |                               |                            |   |   |
| a. Displace substantial numbers of existing people or 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. 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"/>                 |



- a) **Would the proposed Project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?**

**EIR No. 466 Finding:** The IS/NOP prepared for EIR No. 466 indicated that because the MFBCSP site was vacant, development as proposed by the MFBCSP would not displace existing people or housing and would not result in or require the construction of replacement housing. Therefore, the IS/NOP concluded that no impacts would result from buildout of the MFBCSP and this issue was not addressed in EIR No. 466. (Webb, 2005, Appendix A, p. 38)

**No Substantial Change from Previous Analysis:** Consistent with the finding of EIR No. 466, and as previously depicted on Figure 2-3, under existing conditions the Project site is vacant and does not contain any dwelling units. As such, and consistent with the finding of the IS/NOP prepared for EIR No. 466, the Project would not displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere, and no impact would occur. Therefore, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

- b) **Would the proposed Project create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?**

**EIR No. 466 Finding:** The IS/NOP prepared for EIR No. 466 disclosed that buildout of the MFBCSP would result in between 2,950 and 5,728 jobs. The IS/NOP disclosed that the MFBCSP may indirectly induce housing developments elsewhere; however, the IS/NOP noted that the number of jobs potentially generated by the MFBCSP could be filled by residents already residing in the region. As such, the IS/NOP concluded that impacts due to housing demand would be less than significant, and this topic was not addressed in EIR No. 466. (Webb, 2005, Appendix A, pp. 38 and 39)

**No Substantial Change from Previous Analysis:** The Project Applicant proposes Plot Plan No. 180034, which would entail development of the 20.5-acre Project site with up 391,045 s.f. of high-cube transload short-term warehouse uses. Implementation of Plot Plan No. 180034 would result in the buildout of a portion of MFBCSP Planning Area 5. Land uses proposed by the Project Applicant are fully consistent with the "Light Industrial" land use designations applied to the site by the MFBCSP and are consistent with the land use assumptions made by EIR No. 466 for the Project site. In fact, EIR No. 466 assumed that warehouse/distribution uses would be developed at an average FAR of 0.51 (refer to Subsection 5.1.6), which would result in the Project site being developed with 455,420 s.f. of light industrial building area. Given that the Project would result in up to 391,045 s.f. of light industrial building area, the Project would generate fewer employees and thus would have a reduced potential to create a demand for additional housing as compared to what was evaluated and disclosed by EIR No. 466 for the development of the Project site. Furthermore, the Riverside County General Plan land use plan reflects the County's vision for future growth, and designates large portions of the County for development with residential uses. Thus, and consistent with the conclusion reached by the IS/NOP prepared for EIR No. 466, while the Project would result in an increase in demand for additional housing, the Project's incremental increase in County residents would not result in or require additional housing beyond what is already planned for and accommodated by the General Plan. Furthermore, the provision of employment-generating land uses

would assist the County in improving its jobs-housing balance, as the County currently has a high proportion of residents in relation to the number of jobs. Accordingly, impacts would be less than significant, and implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

- c) **Would the proposed Project 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)?**

**EIR No. 466 Finding:** EIR No. 466 disclosed that urbanization of the MFBCSP area could potentially influence continued development within adjacent properties by providing or extending roadways, extending water and sewer service, utility, and energy services to the immediate area. EIR No. 466 noted that this could eliminate potential constraints for future development in the area. However, EIR No. 466 noted that roadway improvements proposed by the MFBCSP would not be growth inducing because all other properties in the surrounding area were already served by existing roadways. Likewise, EIR No. 466 found that properties in the surrounding area already were served by or had access to potable water, and that new or expanded entitlements or resources would not be necessary to serve the MFBCSP; thus, EIR No. 466 concluded that water infrastructure proposed by the MFBCSP would not be growth inducing. EIR No. 466 also disclosed that the MFBCSP would not increase the number of parcels served by sewer service. EIR No. 466 indicated that while buildout of the MFBCSP would generate between 3,108 and 6,034 employees, the number of employees would be within the scope of regional growth forecasts. Additionally, EIR No. 466 disclosed that the MFBCSP would improve the jobs-housing ratio within western Riverside County. EIR No. 466 concluded that due to the economic impacts of the MFBCSP, the MFBCSP would have some growth-inducing impacts. However, because the MFBCSP was found to be consistent with the MFBCSP site's general plan land use designations, would not require the extension of infrastructure into an area that currently lacks water and sewer lines and roads, and would not require the development of new water sources or the expansion of sewer treatment facilities, growth inducing impacts were found to be less than significant. (Webb, 2005, pp. IV-293 through IV-295)

**No Substantial Change from Previous Analysis:** Consistent with the conditions that existed at the time EIR No. 466 was certified, properties within the MFBCSP area, including the Project site, were prepared for development as part of the "Oakwood Business Park" (CFD 88-8) with construction of roadways; water, sewer, and drainage infrastructure; and rough grading of building pads. Infrastructure improvements proposed by the Project Applicant, such as sewer lines and drainage facilities, have been sized only to serve the proposed Project and would not induce growth in the surrounding areas. Furthermore, and as discussed in EIR No. 466, due to past development, much of the area surrounding the Project site also is served by existing infrastructure, including roads, water, sewer, and drainage facilities. As previously discussed in Subsection 5.1.6, EIR No. 466 assumed that the MFBCSP area would be developed at a FAR of 0.51, indicating that EIR No. 466 assumed buildout of the Project site with 455,420 s.f. of warehouse/distribution uses. Because the Project Applicant proposes a total of 391,045 s.f. of light industrial uses, the Project also would result in a reduction in employment as compared to what was evaluated by EIR No. 466. Additionally, while the Project would result in an increase in the number of employees within the County, the Project as proposed would be fully consistent with the site's underlying

General Plan, MVAP, and MFBCSP land use designations. The Riverside County General Plan land use plan reflects the County’s vision for future growth, and designates large portions of the County for development, including development of residential uses. Thus, while the Project would result in an increase in demand for additional housing, the Project’s incremental increase in County residents would not result in or require additional housing beyond what is already planned for and accommodated by the General Plan. Furthermore, the provision of employment-generating land uses would assist the County in improving its jobs-housing balance, as the County currently has a high proportion of residents in relation to the number of jobs. Accordingly, impacts would be less than significant, and implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

**5.1.16 Public Services**

|   | <i>New Significant Impact</i> | <i>More Severe Impacts</i> | <i>New Ability to Substantially Reduce Significant Impact</i> | <i>No Substantial Change from Previous Analysis</i> |
|---|-------------------------------|----------------------------|---|---|
| <p><b>30. Fire Services</b><br/>                     Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental 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 <u>fire protection services</u>?</p> | <input type="checkbox"/>      | <input type="checkbox"/>   | <input type="checkbox"/>                                      | <input checked="" type="checkbox"/>                 |

- a) **Would the proposed Project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental 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 fire protection services?**

**EIR No. 466 Finding:** EIR No. 466 noted that an impact to fire protection is considered to be significant if a project would result in an increase in fire response time in excess of seven minutes for urban areas. EIR No. 466 disclosed that fire services would be provided by the Riverside County Fire Department (RCFD). Based upon the fire station locations and access routes in existence at the time, EIR No. 466 found that the first fire/emergency alarm response would be from Station #59 located approximately 3 miles directly west of the MFBCSP at 19450 Clark Street and from Station #1 located approximately 4 miles from the MFBCSP at 210 West San Jacinto Avenue in the City of Perris. EIR No. 466 concluded that because the response times from these stations was expected to be within 5 minutes, the MFBCSP’s impact upon fire protection, as it relates to fire response time, would be less than significant. (Webb, 2005, p. IV-175)

EIR No. 466 also disclosed that the Riverside County standard for the establishment of a new fire station was the development of 3.5 million square feet of commercial or industrial uses. EIR No. 466 noted that the MFBCSP would result in approximately 6.2 million square feet of light industrial/warehouse/distribution uses, which would independently trigger the need for a new station and/or engine company under this criterion. However, EIR No. 466 indicated that a new fire station was planned for the Mead Valley Area, although a precise location had not been determined. Because the precise location was not known, EIR No. 466 found that an evaluation of the potential environmental impacts related to fire station construction would be too speculative for evaluation and no analysis was included in EIR No. 466. EIR No. 466 concluded that with the new fire station and in light of the number of fire stations that existed within five miles of the MFBCSP site, another fire station to specifically serve the proposed project would not be required. Thus, impacts were determined to be less than significant. (Webb, 2005, p. IV-176)

**No Substantial Change from Previous Analysis:** Consistent with the conditions evaluated in EIR No. 466, the Riverside County Fire Department provides fire protection services to the Project area. As previously discussed in Subsection 5.1.6, EIR No. 466 assumed that the MFBCSP area would be developed at a FAR of 0.51, indicating that EIR No. 466 assumed buildout of the 20.5-acre Project site with 455,420 s.f. of building area. Because the Project Applicant proposes a total of 391,045 s.f. of light industrial uses, the Project would result in a slight reduction in demand for fire protection services as compared to what was evaluated by EIR No. 466. As anticipated by EIR No. 466, and subsequent to certification of EIR No. 466, the Mead Valley Fire Station (Fire Station 59) was constructed in 2006, and is located approximately 2.9 roadway miles southwest of the Project site at 21510 Pinewood St., Perris, CA 92570 (Google Earth, 2018).

With respect to the proposed Project, the Riverside County Fire Department Fire Protection and Emergency Medical Master Plan indicates that development of up to 391,045 s.f. of high-cube transload short-term warehouse uses on the Project site would require a “Category II – Urban” level of service, which requires a fire station to be within three (3) roadway miles of the Project site and a full first alarm assignment team operating on the scene within 15 minutes of dispatch (Riverside County, 1986). As noted above, the Mead Valley Fire Station (Fire Station 59) is located approximately 2.9 roadway miles southwest of the Project site. Thus, and as concluded by EIR No. 466, the Project would be consistent with the fire protection goals of “Category II – Urban” level of service. Additionally, EIR No. 466 indicated that a new fire station would be needed for each 3.5 million s.f. of commercial or industrial occupancy. The Project Applicant proposes 391,045 s.f. of industrial uses, and therefore the Project would not trigger the need for a new fire station. Moreover, the Mead Valley Fire Station (Fire Station 59) was constructed in 2006 to serve the Project area, and would be able to provide fire protection services to the Project site without the need for new or expanded fire protection facilities. In addition, the Project has been reviewed by the Riverside County Fire Department, which determined that the Project would be served by adequate fire protection services in accordance with the Riverside County Fire Department Fire Protection and Emergency Medical Master Plan (Riverside County, 1986).

As noted by EIR No. 466, development anticipated by EIR No. 466, including the proposed Project, would affect fire protection services by placing an additional demand on existing Riverside County Fire Department resources should its resources not be augmented. To offset the increased demand for fire protection services, and as with all development within the MFBCSP, the proposed Project would be

conditioned by the County to provide a minimum of fire safety and support fire suppression activities, including compliance with State and local fire codes, fire sprinklers, a fire hydrant system, paved access, and secondary access routes. Furthermore, and also consistent with the findings of EIR No. 466, the Project and all other developments within the MFBCSP would be required to comply with the provisions of the County’s Development Impact Fee (DIF) Ordinance (Riverside County Ordinance No. 659), which requires a fee payment to assist the County in providing for fire protection services. Payment of the DIF fee would ensure that the Project provides fair-share funds for the provision of additional public services, including fire protection services, which may be applied to fire facilities and/or equipment, to offset the incremental increase in the demand for fire protection services that would be created by the Project.

Based on the foregoing analysis, and consistent with the findings of EIR No. 466, implementation of the Project would not result in the need for new or physically altered fire protection facilities, and would not exceed applicable service ratios or response times for fire protections services. As such, impacts to fire protection services would be less than significant. Based on the foregoing analysis, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

|  | <i>New Significant Impact</i> | <i>More Severe Impacts</i> | <i>New Ability to Substantially Reduce Significant Impact</i> | <i>No Substantial Change from Previous Analysis</i> |
|--|-------------------------------|----------------------------|---|---|
| <b>3 I. Sheriff Services</b><br>Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental 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 <u>sheriff</u> services? | <input type="checkbox"/>      | <input type="checkbox"/>   | <input type="checkbox"/>                                      | <input checked="" type="checkbox"/>                 |

- a) **Would the proposed Project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental 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 sheriff services?**

**EIR No. 466 Finding:** EIR No. 466 disclosed that sheriff services would be provided by the Riverside County Sheriff’s Department and that the construction of the MFBCSP would result in new industrial development, thereby resulting in the need for law enforcement services. EIR No. 466 noted that the Sheriff Department’s desirable level of service was 1.0 sworn officers per 1,000 residents and the General Plan EIR identified a goal of meeting and maintaining a level of 1.5 sworn officers per 1,000 residents. EIR No. 466 indicated that the General Plan EIR evaluated the potential impact of development upon sheriff

services only in terms of the number of sworn officers required to serve the build-out population in Riverside County. EIR No. 466 found that because the MFBCSP did not propose residential uses, it would not directly result in an impact upon the above-described population-based service levels. As such, EIR No. 466 determined that the MFBCSP would not result in the need for additional sworn officers. Absent the need for additional sworn officers, EIR No. 466 concluded that the MFBCSP would not create a need for new or physically altered governmental facilities. Therefore, EIR No. 466 determined that the MFBCSP would not result in substantial adverse physical impacts associated with the provision of new or physically altered sheriff facilities, the construction of which could cause significant environmental impacts. Impacts were disclosed as less than significant. (Webb, 2005, p. IV-175)

**No Substantial Change from Previous Analysis:** The Project Applicant proposes to develop MFBCSP Planning Area 5 with up to 391,045 s.f. of high-cube transload short-term warehouse uses. This land use is consistent with the range of land uses evaluated in EIR No. 466. Consistent with the analysis presented in EIR No. 466, because the Project does not propose residential development, the Project would not directly result in an increase in the County's population and thus would not directly result in the need for additional sheriff personnel. Notwithstanding, and as discussed in subsection 3.2.2.B, the Project would generate approximately 380 jobs; thus, the Project would result in an increased demand for sheriff protection services. However, and as previously discussed in subsection 5.1.6, EIR No. 466 assumed that the MFBCSP area would be developed at a FAR of 0.51, indicating that EIR No. 466 assumed buildout of the Project site with 455,420 s.f. of warehouse/distribution uses. Because the Project Applicant proposes a total of 391,045 s.f. of light industrial uses, the Project also would result in a reduction in the number of employees on site and therefore would result in reduced demand for sheriff's services as compared to what was evaluated by EIR No. 466 for the Project area.

Additionally, since EIR No. 466 was certified a new Riverside County Sheriff's Station was constructed at 137 N. Perris Blvd. Suite A, in the City of Perris, approximately 5.2 roadway miles to the southeast of the Project site (Google Earth, 2018). Due to the proximity of this new sheriff's station to the Project site and the fact the Project does not include residential uses, the Project would not create or substantially contribute to the need to construct for new or physically altered sheriff facilities. Furthermore, the Project Applicant also would be required to comply with the provisions of the County's DIF Ordinance (Ordinance 659), which requires a fee payment to assist the County in providing for public services, including police protection services. Payment of the DIF fee would ensure that the Project provides fair share funds for the provision of additional police protection services, which may be applied to sheriff facilities and/or equipment, to offset the incremental increase in the demand that would be created by the Project. Therefore, the Project's incremental demand for sheriff protection services would be less than significant with the Project's mandatory payment of DIF fees. Based on the foregoing analysis, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

|   | <i>New Significant Impact</i> | <i>More Severe Impacts</i> | <i>New Ability to Substantially Reduce Significant Impact</i> | <i>No Substantial Change from Previous Analysis</i> |
|---|-------------------------------|----------------------------|---|---|
| <b>32. Schools</b><br>Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental 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 <u>school</u> services? | <input type="checkbox"/>      | <input type="checkbox"/>   | <input type="checkbox"/>                                      | <input checked="" type="checkbox"/>                 |

- a) **Would the proposed Project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental 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 school services?**

**EIR No. 466 Finding:** The IS/NOP prepared for EIR No. 466 noted that the MFBCSP was located within the boundaries of the Val Verde Unified School District. The IS/NOP indicated that the MFBCSP would be developed with industrial and potentially commercial/retail land uses and would result in additional employment opportunities that could cause potential impacts to schools in the area. However, the IS/NOP found that such potential impacts would be reduced to below the level of significance through the payment of school fees in accordance with State law. Due to the nature of uses proposed by the MFBCSP and required fee payments, the IS/NOP concluded that impacts would be less than significant and this issue was not evaluated in EIR No. 466. (Webb, 2005, Appendix A, p. 41)

**No Substantial Change from Previous Analysis:** The Project Applicant proposes up to 391,045 s.f. of high-cube transload short-term warehouse uses. These land uses are consistent with the range of land uses evaluated in EIR No. 466 and the associated IS/NOP. Consistent with the analysis presented in the IS/NOP, because the Project Applicant does not propose residential development, the Project would not directly result in the generation of a student population requiring new or expanded school facilities. Nonetheless, and also consistent with the findings of the IS/NOP, it is possible that a portion of the jobs that would be created by the Project would attract a new resident population in the local area and therefore the Project could result in indirect impacts to school facilities. While the Val Verde Unified School District (VVUSD) ultimately may need to construct new school facilities in the region to serve the growing population within their service boundaries, such facility planning is conducted by VVUSD and is not the responsibility of the Project. Furthermore, and consistent with the findings of the IS/NOP, the proposed Project would be required to contribute fees to the VVUSD in accordance with the Leroy F. Greene School Facilities Act of 1998 (Senate Bill 50). As of May 12, 2018, the VVUSD assessed school impact fees at a rate of \$0.61 per square foot of assessable industrial space. Pursuant to Senate Bill 50, payment of school impact fees

constitutes complete mitigation for project-related impacts to school services. Therefore, mandatory payment of school impact fees would reduce the Project’s impacts to school facilities to a level below significance. Based on the foregoing analysis, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

|  | <i>New Significant Impact</i> | <i>More Severe Impacts</i> | <i>New Ability to Substantially Reduce Significant Impact</i> | <i>No Substantial Change from Previous Analysis</i> |
|--|-------------------------------|----------------------------|---|---|
| <b>33. Libraries</b><br>Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental 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 <u>library</u> services? | <input type="checkbox"/>      | <input type="checkbox"/>   | <input type="checkbox"/>                                      | <input checked="" type="checkbox"/>                 |

- a) **Would the proposed Project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental 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 library services?**

**EIR No. 466 Finding:** The IS/NOP prepared for EIR No. 466 disclosed that library services were provided to the MFBCSP area by the Riverside County Public Library System. The IS/NOP found that because the MFBCSP proposed industrial and potentially commercial development, it would not impact libraries. Therefore, the IS/NOP concluded that no impacts were expected and this issue was not addressed in EIR No. 466. (Webb, 2005, Appendix A, p. 41)

**No Substantial Change from Previous Analysis:** The Project Applicant proposes up to 391,045 s.f. of high-cube transload short-term warehouse uses. These land uses are fully consistent with the land use designations applied to the site by the MFBCSP and are within the range of land uses evaluated by EIR No. 466 and the associated IS/NOP. Consistent with the conclusion reached in the IS/NOP, the Project does not include a residential component, and thus the Project would not directly impact libraries. Notwithstanding, the Project could result in an indirect increase in the County’s residential population which in turn could increase the demand for library services, although any such indirect impact would not be greater than any indirect impact resulting from the development anticipated for the Project site in EIR No. 466. However, and as with the project evaluated in the IS/NOP, the Project would be required to comply with the provisions of the County’s DIF Ordinance (Ordinance No. 659), which requires a fee payment to assist the County in providing public services, including library services. Payment of the DIF



fee would ensure that the Project provides fair-share funds for the provision of library services, and these funds may be applied to the acquisition and/or construction of public services and/or equipment (including library books). Mandatory payment of DIF fees would ensure that Project-related impacts to library services would be less than significant. Therefore, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

|   | <i>New Significant Impact</i> | <i>More Severe Impacts</i> | <i>New Ability to Substantially Reduce Significant Impact</i> | <i>No Substantial Change from Previous Analysis</i> |
|---|-------------------------------|----------------------------|---|---|
| <b>34. Health Services</b><br>Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental 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 <u>health</u> services? | <input type="checkbox"/>      | <input type="checkbox"/>   | <input type="checkbox"/>                                      | <input checked="" type="checkbox"/>                 |

- a) **Would the proposed Project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental 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 health services?**

**EIR No. 466 Finding:** The IS/NOP prepared for EIR No. 466 noted that in the event of an emergency, future employees of the MFBCSP may access one of three major hospitals. The IS/NOP concluded that because the MFBCSP site was located within the service area of several hospitals, impacts to health services were concluded to be less than significant and this issue was not addressed in EIR No. 466. (Webb, 2005, Appendix A, p. 41)

**No Substantial Change from Previous Analysis:** The Project Applicant proposes up to 391,045 s.f. of high-cube transload short-term warehouse uses. These land uses are fully consistent with the land use designations applied to the site by the MFBCSP and are within the range of land uses evaluated in EIR No. 466 and the associated IS/NOP. As with the conditions that existed when the IS/NOP was prepared, the Project site is located within the service area of several hospitals. Notwithstanding, the Project would result in an increase of approximately 380 jobs, and therefore would result in an incremental increase in demand for health services. The provision of private health care is largely based on economic factors and demand and is beyond the scope of analysis required for this EIR Addendum. However, and as with the project evaluated in the IS/NOP, mandatory compliance with County Ordinance No. 659 requires a development impact fee payment to the County that is partially allocated to public health services and

facilities. As such, impacts to public medical facilities and resources associated with the proposed Project would be less than significant. Based on the foregoing analysis, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

5.1.17 Recreation

|   | <i>New Significant Impact</i> | <i>More Severe Impacts</i> | <i>New Ability to Substantially Reduce Significant Impact</i> | <i>No Substantial Change from Previous Analysis</i> |
|---|-------------------------------|----------------------------|---|---|
| <i>Would the project:</i>   |                               |                            |   |   |
| <b>35. Parks and Recreation</b>   |                               |                            |   |   |
| a. 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. Increase 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. Be located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?   | <input type="checkbox"/>      | <input type="checkbox"/>   | <input type="checkbox"/>                                      | <input checked="" type="checkbox"/>                 |

a) **Would the proposed Project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?**

**EIR No. 466 Finding:** The IS/NOP prepared for EIR No. 466 indicated that the proposed industrial/commercial uses would not require the construction or expansion of recreational facilities. Therefore, the IS/NOP concluded that no impacts would occur and this issue was not addressed in EIR No. 466. (Webb, 2005, Appendix A, p. 42)

**No Substantial Change from Previous Analysis:** The Project Applicant proposes up to 391,045 s.f. of high-cube transload short-term warehouse uses. These land uses are fully consistent with the land use designations applied to the site by the MFBCSP and are within the range of land uses evaluated in EIR No. 466 and the associated IS/NOP. Consistent with the finding of the IS/NOP, because the Project does not include a residential component, the Project would not result in or require the construction or expansion of recreational facilities. Although the jobs generated by the Project have the potential to result in some new residents within the County, it is expected that a majority of the jobs created would be filled by

existing County residents. As such, the Project would not result in a substantial increase in demand for the construction or expansion of recreational facilities, and impacts would be less than significant. No recreational facilities are proposed by or required for the project, and no impacts from proposed recreational facilities would result from the Project. Therefore, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

- b) Would the proposed Project increase 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?**

**EIR No. 466 Finding:** The IS/NOP prepared for EIR No. 466 indicated that the proposed industrial/commercial uses would not require the construction or expansion of recreational facilities. Therefore, the IS/NOP concluded that no impacts would occur and this issue was not addressed in EIR No. 466. (Webb, 2005, Appendix A, p. 42)

**No Substantial Change from Previous Analysis:** Consistent with the finding of the IS/NOP prepared for EIR No. 466, the Project does not propose any residential uses and therefore would not result in a direct demand for recreational facilities. As such, the Project would not increase 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. Furthermore, and as indicated above under the discussion of Threshold a), the Project would result in only a nominal increase in the County's residential population, as it is anticipated that most jobs generated by the Project would be filled by existing County residents. As such, and consistent with the conclusion reached by the IS/NOP, the Project would not involve 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, and there would be no impact. Therefore, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

- c) Would the proposed Project be located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?**

**EIR No. 466 Finding:** The IS/NOP prepared for EIR No. 466 found that although the MFBCSP site was located within County Service Area 152, the MFBCSP was not subject to Quimby Fees (Section 10.35 of Ordinance No. 460) as these fees only applied to residential developments. Therefore, the IS/NOP concluded that no impacts would occur and this issue was not addressed in EIR No. 466. (Webb, 2005, Appendix A, p. 42)

**No Substantial Change from Previous Analysis:** The Project Applicant proposes up to 391,045 s.f. of high-cube transload short-term warehouse uses. These land uses are fully consistent with the land use designations applied to the site by the MFBCSP and are within the range of land uses evaluated in EIR No. 466 and the associated IS/NOP. Consistent with the conclusion reached by the IS/NOP, the Project does not propose residential uses and is therefore not subject to payment of Quimby fees pursuant to Section 10.35 of Riverside County Ordinance No. 460. Additionally, although the Project site is located within

County Service Area (CSA) Perris #89 (CSA 89), CSA 89 was established for maintenance of lighting and not recreational facilities. The Project site is not located within the boundaries of any adopted Community Parks and Recreation Plan. Accordingly, no impact would occur. Therefore, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

|   | <i>New Significant Impact</i> | <i>More Severe Impacts</i> | <i>New Ability to Substantially Reduce Significant Impact</i> | <i>No Substantial Change from Previous Analysis</i> |
|---|-------------------------------|----------------------------|---|---|
| <i>Would the project:</i>                                   |                               |                            |   |   |
| <b>36. Recreation Trails</b>                                |                               |                            |   |   |
| a. Include the construction or expansion of a trail system? | <input type="checkbox"/>      | <input type="checkbox"/>   | <input type="checkbox"/>                                      | <input checked="" type="checkbox"/>                 |

**a) Would the proposed Project include the construction or expansion of a trail system?**

**EIR No. 466 Finding:** The IS/NOP prepared for EIR No. 466 noted that the General Plan designated a Community Trail crossing through the northern portion of the MFBCSP site. The IS/NOP indicated that the MFBCSP would include a recreational trail, if appropriate within the site. While this issue was not evaluated in EIR No. 466, physical impacts associated with the construction of this trail were evaluated throughout EIR No. 466 under appropriate topic headings (e.g., biological resources, cultural resources, etc.).

**No Substantial Change from Previous Analysis:** The IS/NOP prepared for EIR No. 466 anticipated that a Community Trail would need to be constructed within the MFBCSP area. However, the Project site is not identified for development with any recreational trails by the General Plan, MVAP, or MFBCSP, and no trails are proposed or required for the Project. A community trail is planned along the western edge of Harvill Avenue, but would be constructed in conjunction with development west of and abutting Harvill Avenue. Accordingly, the Project would not include or require the construction or expansion of a trail system, and no impact would occur. Based on the foregoing analysis, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

5.1.18 Transportation

|  | <i>New Significant Impact</i> | <i>More Severe Impacts</i> | <i>New Ability to Substantially Reduce Significant Impact</i> | <i>No Substantial Change from Previous Analysis</i> |
|--|-------------------------------|----------------------------|---|---|
| <i>Would the project:</i>  |                               |                            |   |   |
| <b>37. Transportation</b>  |                               |                            |   |   |
| a. Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?   | <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 type="checkbox"/>                                      | <input checked="" type="checkbox"/>                 |
| c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?  | <input type="checkbox"/>      | <input type="checkbox"/>   | <input type="checkbox"/>                                      | <input checked="" type="checkbox"/>                 |
| d. Cause an effect upon, or a need for new or altered maintenance of roads?  | <input type="checkbox"/>      | <input type="checkbox"/>   | <input type="checkbox"/>                                      | <input checked="" type="checkbox"/>                 |
| e. Cause an effect upon circulation during the project's construction?   | <input type="checkbox"/>      | <input type="checkbox"/>   | <input type="checkbox"/>                                      | <input checked="" type="checkbox"/>                 |
| f. Result in inadequate emergency access or access to nearby uses?   | <input type="checkbox"/>      | <input type="checkbox"/>   | <input type="checkbox"/>                                      | <input checked="" type="checkbox"/>                 |

**a) Would the proposed Project conflict with a program, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?**

**EIR No. 466 Finding:** For purposes of traffic, EIR No. 466 evaluated four different development scenarios: warehouse/distribution plus commercial; light industrial plus commercial; warehouse/distribution only; and light industrial only. Trip generation associated with each of these scenarios were disclosed as follows: warehouse/distribution plus commercial would produce 46,731 average daily trips (ADT), including 1,924 AM peak hour trips and 3,488 PM peak hour trips; light industrial plus commercial would produce 35,088 ADT including 1,933 AM peak hour trips and 3,192 PM peak hour trips; warehouse/distribution only would produce 34,869 ADT, including 2,020 AM peak hour trips and 2,175 PM peak hour trips; and light industrial only would produce 16,973 ADT with 2,034 AM peak hour trips and 1,641 PM peak hour trips. EIR No. 466 disclosed that buildout of the MFBCSP would result in direct and

cumulatively-considerable impacts to a number of study area intersections under each scenario. Affected facilities in the near-term analyses presented in the EIR (i.e., 2008 and 2012) included the following intersections: Harvill Avenue/Strata Street/Oleander Avenue; Harvill Avenue/Markham Street; Harvill Avenue/Messenia Avenue; Harvill Avenue/Martin Street; Indian Avenue/Ramona Expressway; Harvill Avenue/Old Oleander Avenue; Seaton Avenue/Markham Street; Webster Avenue/Ramona Expressway; and Harvill Avenue/Nance Street. Under long-term conditions (2037), EIR No. 466 disclosed that the following facilities would operate at a deficient level of service (LOS): Interstate 215 southbound ramps/Oleander Avenue; Harvill Avenue/Strata Street/Oleander Avenue; Harvill Avenue/Perry Street; Seaton Avenue/Martin Street; and Harvill Avenue/Martin Street. EIR No. 466 identified mitigation measures, including payment of fees and direct improvements to study area intersections. With implementation of the mitigation, EIR No. 466 concluded that all intersections within the study area would operate at an acceptable LOS. EIR No. 466 did not evaluate impacts to freeway facilities. (Webb, 2005, IV-191 through IV-214)

**New Ability to Substantially Reduce Significant Impact:** EIR No. 466 assumed that Project site would be developed with up to 455,420 s.f. of industrial land uses consistent with the “Light Industrial” applied to the site by the MFBCSP. Table 5-17, *Project Trip Generation Comparison*, compares the proposed Project’s trip generation (in both actual vehicles and Passenger Car Equivalents [PCEs]) to the number of trips that were evaluated for the site by EIR No. 466. As shown in Table 5-17, the Project is anticipated to generate significantly fewer trips as compared to the number of trips assumed for the Project site by EIR No. 466. Specifically, the proposed Project would generate 1,842 fewer PCE trip-ends per day, 107 fewer PCE AM peak hour trips, and 113 fewer PCE PM peak hour trips as compared to the amount of traffic evaluated for the Project site by EIR No. 466. As more fully discussed below, PCEs are intended to represent the impact large trucks, buses, and recreational vehicles have on traffic flow. By their size alone, these vehicles occupy the same space as two or more passenger cars. In addition, the time it takes for them to accelerate and slow-down is also much longer than for passenger cars and varies depending on the type of vehicle and number of axles. For purposes of analysis, a PCE factor of 1.5 was applied to 2-axle trucks, 2.0 for 3-axle trucks, and 3.0 for 4+-axle trucks to estimate each turning movement. As such, the proposed Project would result in fewer trips and therefore fewer impacts to study area transportation facilities as compared to what was evaluated for the Project site by EIR No. 466. Therefore, the proposed Project would not create new or additional impacts to traffic as compared to what was evaluated and disclosed by EIR No. 466. (Urban Crossroads, 2019b, p. 44)

Although the Project is anticipated to result in reduced impacts to traffic as compared to the range of land uses evaluated in EIR No. 466, EIR No. 466 evaluated proposed land use designations. The Project Applicant proposes a site-specific development plan (Plot Plan No. 180034) to develop the Project site, and the Project’s Plot Plan No. 180034 includes details regarding building area and proposed circulation and access improvements that were not available at the time EIR No. 466 was certified. Additionally, although EIR No. 466 identified mitigation measures for traffic impacts, EIR No. 466 did not clearly associate mitigation requirements with the buildout of individual planning areas within the MFBCSP. Accordingly, in order to evaluate the Project’s site-specific components and to identify mitigation measures and/or transportation improvements that would be needed to serve buildout of the Project as proposed, a Project-specific Traffic Impact Analysis (TIA) was prepared by Urban Crossroads, Inc., dated

January 7, 2019. The TIA is included as *Technical Appendix H* (Urban Crossroads, 2019b). The results of the TIA are discussed below. Refer to the TIA in *Technical Appendix H* for a detailed description of the analysis methodologies applied to determine impacts.

Table 5-17 Project Trip Generation Comparison

| Land Use   | Quantity | Units <sup>1</sup> | AM Peak Hour |            |             | PM Peak Hour |            |             | Daily         |
|--|----------|--------------------|--------------|------------|-------------|--------------|------------|-------------|---------------|
|  |          |                    | In           | Out        | Total       | In           | Out        | Total       |               |
| <b>Actual Vehicles</b>   |          |                    |              |            |             |              |            |             |               |
| <b>Trip Generation from SP EIR Traffic Study:</b>                |          |                    |              |            |             |              |            |             |               |
| Warehousing  | 473.859  | TSF                |              |            |             |              |            |             |               |
| Passenger Cars:  |          |                    | 75           | 18         | 92          | 25           | 75         | 100         | 888           |
| Truck Trips:   |          |                    | 25           | 6          | 31          | 8            | 25         | 33          | 888           |
| Intra Land Use Trips (10%)                                       |          |                    | -10          | -2         | -12         | -3           | -10        | -13         | -178          |
| <b>TOTAL NET TRIPS (Actual Vehicles)<sup>2</sup></b>             |          |                    | <b>90</b>    | <b>21</b>  | <b>111</b>  | <b>30</b>    | <b>90</b>  | <b>119</b>  | <b>1,598</b>  |
| <b>Currently Proposed Project Trip Generation:</b>               |          |                    |              |            |             |              |            |             |               |
| High-Cube Transload Short-Term Warehouse                         | 391.045  | TSF                |              |            |             |              |            |             |               |
| Passenger Cars:  |          |                    | 17           | 5          | 22          | 9            | 22         | 31          | 372           |
| Truck Trips:   |          |                    |              |            |             |              |            |             |               |
| 2-axle:  |          |                    | 1            | 0          | 1           | 0            | 1          | 1           | 30            |
| 3-axle:  |          |                    | 2            | 0          | 2           | 0            | 1          | 1           | 36            |
| 4+-axle:   |          |                    | 5            | 1          | 6           | 1            | 4          | 5           | 110           |
| - Net Truck Trips  |          |                    | 8            | 1          | 9           | 1            | 6          | 7           | 176           |
| <b>BUILDING 11 TOTAL NET TRIPS (Actual Vehicles)<sup>2</sup></b> |          |                    | <b>25</b>    | <b>6</b>   | <b>31</b>   | <b>10</b>    | <b>28</b>  | <b>38</b>   | <b>548</b>    |
| <b>VARIANCE (Actual Vehicles)</b>                                |          |                    | <b>-65</b>   | <b>-15</b> | <b>-80</b>  | <b>-20</b>   | <b>-62</b> | <b>-81</b>  | <b>-1,050</b> |
| <b>Passenger Car Equivalent (PCE)</b>                            |          |                    |              |            |             |              |            |             |               |
| <b>Trip Generation from SP EIR Traffic Study:</b>                |          |                    |              |            |             |              |            |             |               |
| Warehousing  | 473.859  | TSF                |              |            |             |              |            |             |               |
| Passenger Cars:  |          |                    | 75           | 18         | 92          | 25           | 75         | 100         | 888           |
| Truck Trips:   |          |                    | 50           | 12         | 62          | 17           | 50         | 66          | 1,776         |
| Intra Land Use Trips (10%)                                       |          |                    | -12          | -3         | -15         | -4           | -12        | -17         | -266          |
| <b>TOTAL NET TRIPS (PCE)<sup>2</sup></b>                         |          |                    | <b>124</b>   | <b>30</b>  | <b>154</b>  | <b>41</b>    | <b>124</b> | <b>166</b>  | <b>2,664</b>  |
| <b>Currently Proposed Project Trip Generation:</b>               |          |                    |              |            |             |              |            |             |               |
| High-Cube Transload Short-Term Warehouse                         | 391.045  | TSF                |              |            |             |              |            |             |               |
| Passenger Cars:  |          |                    | 17           | 5          | 22          | 9            | 22         | 31          | 372           |
| Truck Trips:   |          |                    |              |            |             |              |            |             |               |
| 2-axle:  |          |                    | 2            | 1          | 3           | 1            | 2          | 3           | 44            |
| 3-axle:  |          |                    | 3            | 1          | 4           | 1            | 3          | 4           | 74            |
| 4+-axle:   |          |                    | 14           | 4          | 18          | 4            | 11         | 15          | 332           |
| - Net Truck Trips  |          |                    | 19           | 6          | 25          | 6            | 16         | 22          | 450           |
| <b>BUILDING 11 TOTAL NET TRIPS (PCE)<sup>2</sup></b>             |          |                    | <b>36</b>    | <b>11</b>  | <b>47</b>   | <b>15</b>    | <b>38</b>  | <b>53</b>   | <b>822</b>    |
| <b>VARIANCE (PCE)</b>  |          |                    | <b>-88</b>   | <b>-19</b> | <b>-107</b> | <b>-26</b>   | <b>-86</b> | <b>-113</b> | <b>-1,842</b> |

<sup>1</sup> TSF = thousand square feet

<sup>2</sup> TOTAL NET TRIPS = Passenger Cars + Net Truck Trips.

(Urban Crossroads, 2019b, Table 4-3)

### Minimum Level of Service and Thresholds of Significance

Traffic operations of roadway facilities are described using the term "Level of Service" (LOS). LOS is a qualitative description of traffic flow based on several factors such as speed, travel time, delay, and freedom to maneuver. Six levels are typically defined ranging from LOS A, representing completely free-flow conditions, to LOS F, representing breakdown in flow resulting in stop-and-go conditions. LOS E

represents operations at or near capacity, an unstable level where vehicles are operating with the minimum spacing for maintaining uniform flow. (Urban Crossroads, 2019b, p. 21)

The definitions of LOS for interrupted traffic flow (flow restrained by the existence of traffic signals and other traffic control devices) differ slightly depending on the type of traffic control. The LOS is typically dependent on the quality of traffic flow at the intersections along a roadway. The Highway Capacity Manual (HCM) methodology expresses the LOS at an intersection in terms of delay time for the various intersection approaches. The HCM uses different procedures depending on the type of intersection control. (Urban Crossroads, 2019b, p. 21)

The definition of an intersection deficiency has been obtained from the County of Riverside General Plan. Riverside County General Plan Policy C 2.1 states that the County will maintain the following County-wide target LOS (Urban Crossroads, 2019b, p. 24):

*The following minimum target levels of service have been designated for the review of development proposals in the unincorporated areas of Riverside County with respect to transportation impacts on roadways designated in the Riverside County Circulation Plan which are currently County maintained, or are intended to be accepted into the County maintained roadway system:*

- *LOS C shall apply to all development proposals in any area of the Riverside County not located within the boundaries of an Area Plan, as well as those areas located within the following Area Plans: REMAP, Eastern Coachella Valley, Desert Center, Palo Verde Valley, and those non-Community Development areas of the Elsinore, Lake Mathews/Woodcrest, Mead Valley and Temescal Canyon Area Plans.*
- *LOS D shall apply to all development proposals located within any of the following Area Plans: Eastvale, Jurupa, Highgrove, Reche Canyon/Badlands, Lakeview/Nuevo, Sun City/Menifee Valley, Harvest Valley/Winchester, Southwest Area, The Pass, San Jacinto Valley, Western Coachella Valley and those Community Development Areas of the Elsinore, Lake Mathews/Woodcrest, Mead Valley and Temescal Canyon Area Plans.*
- *LOS E may be allowed by the Board of Supervisors within designated areas where transit-oriented development and walkable communities are proposed.*

### Significant Impacts

For purposes of analyzing impacts, the following criteria is utilized to determine whether the addition of project-generated trips (or alternative-generated trips) results in a significant impact, and thus requires mitigation: (Urban Crossroads, 2019b, p. 25)

- A Project-related impact is considered direct and significant when a study intersection operates at an acceptable LOS for existing conditions (without the Project) and the addition of 50 or more



**Plot Plan No. 180034 (Building 11)**

AM or PM peak hour project trips causes the intersection to operate at an unacceptable LOS for Existing Plus Project (E+P) traffic conditions.

- A cumulative impact is considered significant when a study intersection is forecast to operate at an unacceptable LOS with the addition of cumulative/background traffic and 50 or more AM or PM peak hour project trips.

**Existing Conditions**

**Existing Circulation Network**

Pursuant to the scoping agreement with County of Riverside staff (Appendix 1.1 of the Project's TIA, which is contained in *Technical Appendix H*), the study area includes a total of seven existing and future intersections, as shown on Figure 5-4, *Study Locations and Existing Roadway Network*, where the Project is anticipated to contribute 50 or more peak hour trips, or has been added at the direction of County staff. Figure 5-5, *Existing Number of Through Lanes and Intersection Controls*, illustrates the study area intersections located near the Project site and identifies the number of through traffic lanes for existing roadways and intersection traffic controls. Refer to Section 3.0 of the Project's TIA (*Technical Appendix H*) for a description of ultimate circulation improvements per the Riverside County General Plan, and for a discussion of the circulation plan included in the MFBCSP. (Urban Crossroads, 2019b, p. 27)

**Existing Traffic Counts**

The intersection LOS analysis is based on the traffic volumes observed during the peak hour conditions using traffic count data collected in October 2018, while schools were in session. Consistent with standard engineering practice, these traffic counts were conducted either on Tuesday, Wednesday, or Thursday due to potential fluctuations in traffic that typically occur on Mondays, Fridays, Holidays, or weekends. The following peak hours were selected for analysis: (Urban Crossroads, 2019b, p. 34)

- Weekday AM Peak Hour (peak hour between 7:00 AM and 9:00 AM)
- Weekday PM Peak Hour (peak hour between 4:00 PM and 6:00 PM)

The weekday AM and weekday PM peak hour count data are representative of typical weekday peak hour traffic conditions in the study area, which are based on the traffic conditions in October 2018. There were no observations made in the field that would indicate atypical traffic conditions on the count dates, such as construction activity or detour routes and near-by schools were in session and operating on normal schedules. (Urban Crossroads, 2019b, p. 34)

The raw manual peak hour turning movement traffic count data sheets are included in Appendix 3.1 of the Project's TIA (*Technical Appendix H*). These raw turning volumes have been flow conserved between intersections with limited access, no access, and where there are currently no uses generating traffic. The traffic counts collected in October 2018 include the vehicle classifications as shown below: (Urban Crossroads, 2019b, p. 34)

- Passenger Cars

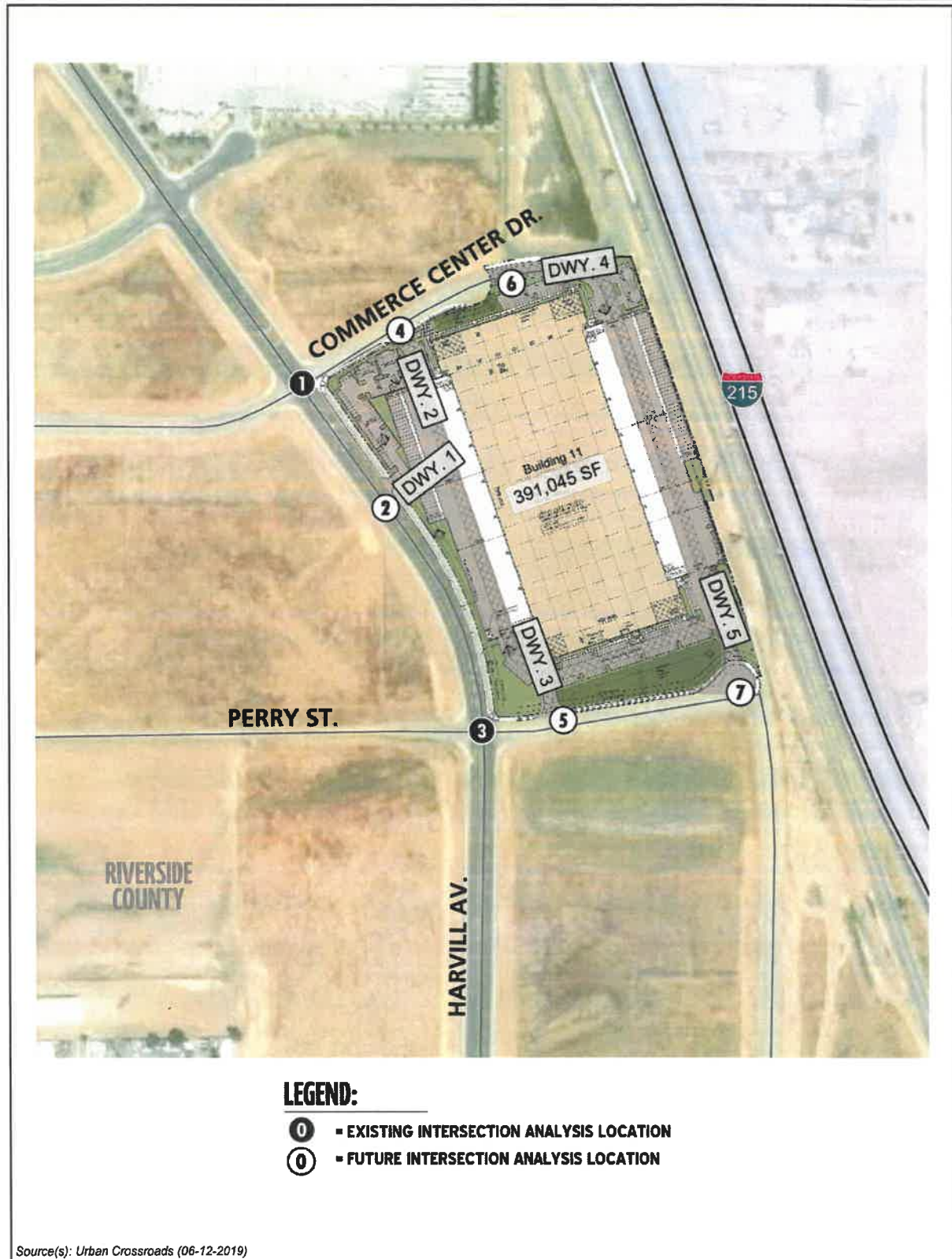


FIGURE 5-4



Not to Scale

### STUDY LOCATIONS AND EXISTING ROADWAY NETWORK

Plot Plan No. 180034 (Building 11)



|   |   |   |   |
|---|---|---|---|
| <p><b>1</b> Harvill Av. &amp; Commerce Center Dr.</p>             | <p><b>2</b> Harvill Av. &amp; Dwy. 1</p> <p>Future Intersection</p>         | <p><b>3</b> Harvill Av. &amp; Perry St.</p>                       | <p><b>4</b> Dwy. 2 &amp; Commerce Center Dr.</p> <p>Future Intersection</p>   |
| <p><b>5</b> Dwy. 3 &amp; Perry St.</p> <p>Future Intersection</p> | <p><b>6</b> Dwy. 4 &amp; Commerce Center Dr.</p> <p>Future Intersection</p> | <p><b>7</b> Dwy. 5 &amp; Perry St.</p> <p>Future Intersection</p> | <p><b>LEGEND:</b></p> <ul style="list-style-type: none"> <li> STOP SIGN</li> <li><b>4</b> NUMBER OF LANES</li> <li><b>D</b> DIVIDED</li> <li><b>U</b> UNDIVIDED</li> <li><b>DEF</b> DEFACTO RIGHT TURN</li> <li> SPEED LIMIT (MPH)</li> </ul> |

Source(s): Urban Crossroads (06-12-2019)



Not to Scale

FIGURE 5-5  
 EXISTING NUMBER OF THROUGH LANES AND INTERSECTION CONTROLS

Plot Plan No. 180034 (Building 11)

- 2-Axle Trucks
- 3-Axle Trucks
- 4 or More Axle Trucks

To represent the impact large trucks, buses, and recreational vehicles have on traffic flow, all trucks were converted into Passenger Car Equivalents (PCEs). By their size alone, these vehicles occupy the same space as two or more passenger cars. In addition, the time it takes for them to accelerate and slow-down is also much longer than for passenger cars and varies depending on the type of vehicle and number of axles. For purposes of analysis, a PCE factor of 1.5 was applied to 2-axle trucks, 2.0 for 3-axle trucks, and 3.0 for 4+-axle trucks to estimate each turning movement. These factors are consistent with the values recommended for use in the San Bernardino County CMP and are in excess of the factor recommended for use in the County of Riverside traffic study guidelines. Although the County of Riverside has a recommended PCE factor of 2.0, the San Bernardino County CMP PCE factors have been utilized in an effort to conduct a more conservative analysis. (Urban Crossroads, 2019b, p. 36)

Refer to the Project’s TIA (*Technical Appendix H*) for a description of the methodology used to estimate peak hour traffic for facilities where 24-hour tube count data was not available. Existing weekday AM and weekday PM peak hour intersection volumes (in PCE) are shown on Exhibit 3-8 of the Project’s TIA. (Urban Crossroads, 2019b, p. 36)

**Existing Conditions Intersection Operations Analysis**

Existing peak hour traffic operations have been evaluated for the study area intersections based on the analysis methodologies presented in Section 2.2 of the Project’s TIA (*Technical Appendix H*). The intersection operations analysis results are summarized in Table 5-18, *Intersection Analysis for Existing (2018) Conditions*, which indicates that the study area intersections are currently operating at an acceptable LOS during the peak hours (i.e. LOS D or better). (Urban Crossroads, 2019b, p. 36)

**Table 5-18 Intersection Analysis for Existing (2018) Conditions**

| # | Intersection                        | Traffic Control <sup>3</sup> | Intersection Approach Lanes <sup>1</sup> |   |   |            |   |   |           |   |   |           |   |   | Delay <sup>2</sup> (secs.) |      | Level of Service |    |
|---|-------------------------------------|------------------------------|--|---|---|------------|---|---|-----------|---|---|-----------|---|---|----------------------------|------|------------------|----|
|   |                                     |                              | Northbound                               |   |   | Southbound |   |   | Eastbound |   |   | Westbound |   |   | AM                         | PM   | AM               | PM |
|   |                                     |                              | L  | T | R | L          | T | R | L         | T | R | L         | T | R |                            |      |                  |    |
| 1 | Harvill Av. & Commerce Center Dr.   | CSS                          | 1  | 2 | 0 | 1          | 2 | 0 | 1         | 1 | 0 | 1         | 1 | 0 | 14.1                       | 9.5  | B                | A  |
| 2 | Harvill Av. & Driveway 1            |                              | Future Intersection                      |   |   |            |   |   |           |   |   |           |   |   |                            |      |                  |    |
| 3 | Harvill Av. & Perry St.             | CSS                          | 1  | 2 | 0 | 1          | 2 | 0 | 0         | 1 | d | 1         | 1 | 0 | 17.9                       | 11.7 | C                | B  |
| 4 | Driveway 2 & Commerce Center Dr.    |                              | Future Intersection                      |   |   |            |   |   |           |   |   |           |   |   |                            |      |                  |    |
| 5 | Driveway 3 & Perry St.              |                              | Future Intersection                      |   |   |            |   |   |           |   |   |           |   |   |                            |      |                  |    |
| 6 | Driveway 4 & Commerce Center Dr.    |                              | Future Intersection                      |   |   |            |   |   |           |   |   |           |   |   |                            |      |                  |    |
| 7 | Driveway 5/Messenia Ln. & Perry St. |                              | Future Intersection                      |   |   |            |   |   |           |   |   |           |   |   |                            |      |                  |    |

<sup>1</sup> When a right turn is designated, the lane can either be striped or unstriped. To function as a right turn lane there must be sufficient width for right turning vehicles to travel outside the through lanes.

L = Left; T = Through; R = Right; d= Defacto Right Turn Lane

<sup>2</sup> Per the Highway Capacity Manual (6th Edition), overall average intersection delay and level of service are shown for intersections with a traffic signal or all way stop control. For intersections with cross street stop control, the delay and level of service for the worst individual movement (or movements sharing a single lane) are shown. HCM delay reported in seconds.

<sup>3</sup> CSS = Cross-street Stop

(Urban Crossroads, 2019b, Table 3-1)

Consistent with Table 5-18, a summary of the peak hour intersection LOS for Existing conditions are shown on Exhibit 3-14 of the Project's TIA (*Technical Appendix H*). The intersection operations analysis worksheets are included in Appendix 3.2 of the Project's TIA. (Urban Crossroads, 2019b, p. 34)

### **Existing Conditions Traffic Signal Warrants Analysis**

Traffic signal warrants for Existing traffic conditions are based on existing peak hour intersection turning volumes. There are no intersections within the study area that currently warrant a traffic signal under Existing traffic conditions. (Urban Crossroads, 2019b, p. 36)

### **Projected Future Traffic**

#### **Proposed Project**

Trip generation represents the amount of traffic that is attracted and produced by a development, and is based upon the specific land uses planned for a given project. In order to develop the traffic characteristics of the proposed Project, trip-generation statistics published in the Institute of Transportation Engineers (ITE) *Trip Generation Manual* (10th Edition, 2017) for the proposed land use was used. Trip generation rates for the Project are shown in Table 4-1 of the Project's TIA (*Technical Appendix H*). Table 3-1 (previously presented) estimates the proposed Project's trip generation for both actual vehicles and passenger car equivalent (PCE). Refer to the Project's TIA (*Technical Appendix H*) for a discussion of the ITE land use code and vehicle mixes utilized in the TIA. (Urban Crossroads, 2019b, p. 41)

As noted on Table 4-1 of the Project's TIA (*Technical Appendix H*) and as previously shown on Table 3-1, refinements to the raw trip generation estimates have been made to provide a more detailed breakdown of trips between passenger cars and trucks. Trip generation for heavy trucks was further broken down by truck type (or axle type). The total truck percentage is comprised of different truck types: 2-4 axle and 5+ axle trucks (for High-Cube Fulfillment Center) and 2 axle, 3 axle, and 4+ axle (for Warehousing). PCE factors were applied to the trip generation rates for heavy trucks. PCEs allow the typical "real-world" mix of vehicle types to be represented as a single, standardized unit, such as the passenger car, to be used for the purposes of capacity and level of service analyses. The PCE factors are consistent with the recommended PCE factors in Appendix B of the San Bernardino County Congestion Management Program (CMP) 2016 Update, as these factors are more conservative than Riverside County's PCE factor of 2.0 for heavy trucks. (Urban Crossroads, 2019b, p. 44)

As previously shown on Table 3-1, the proposed Project is anticipated to generate a net total of 548 actual vehicle trip-ends per day with 31 AM peak hour trips and 38 PM peak hour trips. In comparison, the proposed Project is anticipated to generate a net total of 822 PCE trip-ends per day, 47 PCE AM peak hour trips, and 41 PCE PM peak hour trips, as previously shown in Table 3-1. As noted above, and as shown in Table 5-17, the Project would generate 1,842 fewer PCE trip-ends per day, 107 fewer PCE AM peak hour trips, and 113 fewer PCE PM peak hour trips as compared to the amount of traffic EIR No. 466 assumed would be generated by the development of the Project site and evaluated therein. (Urban Crossroads, 2019b, p. 44)

### Project Trip Distribution

Trip distribution is the process of identifying the probable destinations, directions, or traffic routes that would be utilized by Project traffic. The potential interaction between the planned land uses and surrounding regional access routes are considered to identify the route where the Project traffic would distribute. (Urban Crossroads, 2019b, p. 46)

The Project trip distribution was developed based on anticipated travel patterns to and from the Project site for both passenger cars and truck traffic, and is consistent with other similar projects that have been reviewed and approved by County of Riverside staff. The Project trip distribution patterns have been developed based on the anticipated travel patterns for the warehousing trucks. For both passenger cars and trucks, the Project trip distribution was developed based on an understanding of existing travel patterns in the area, the geographical location of the site, and the site's proximity to the regional arterial and state highway system. (Urban Crossroads, 2019b, p. 46)

The Project truck trip distribution pattern is graphically depicted on Exhibit 4-1 of the Project's TIA (*Technical Appendix H*). The Project passenger car distribution pattern is graphically depicted on Exhibit 4-2 of the Project's TIA. The Project's distribution patterns were reviewed by the County of Riverside as part of the traffic study scoping process (see Appendix 1.1 to the TIA). (Urban Crossroads, 2019b, p. 46)

### Modal Split

The traffic reducing potential of public transit, walking, or bicycling have not been considered in the Project's TIA. Essentially, the traffic projections are "conservative" in that these alternative travel modes might be able to reduce the forecasted traffic volumes (employee trips only). (Urban Crossroads, 2019b, p. 46)

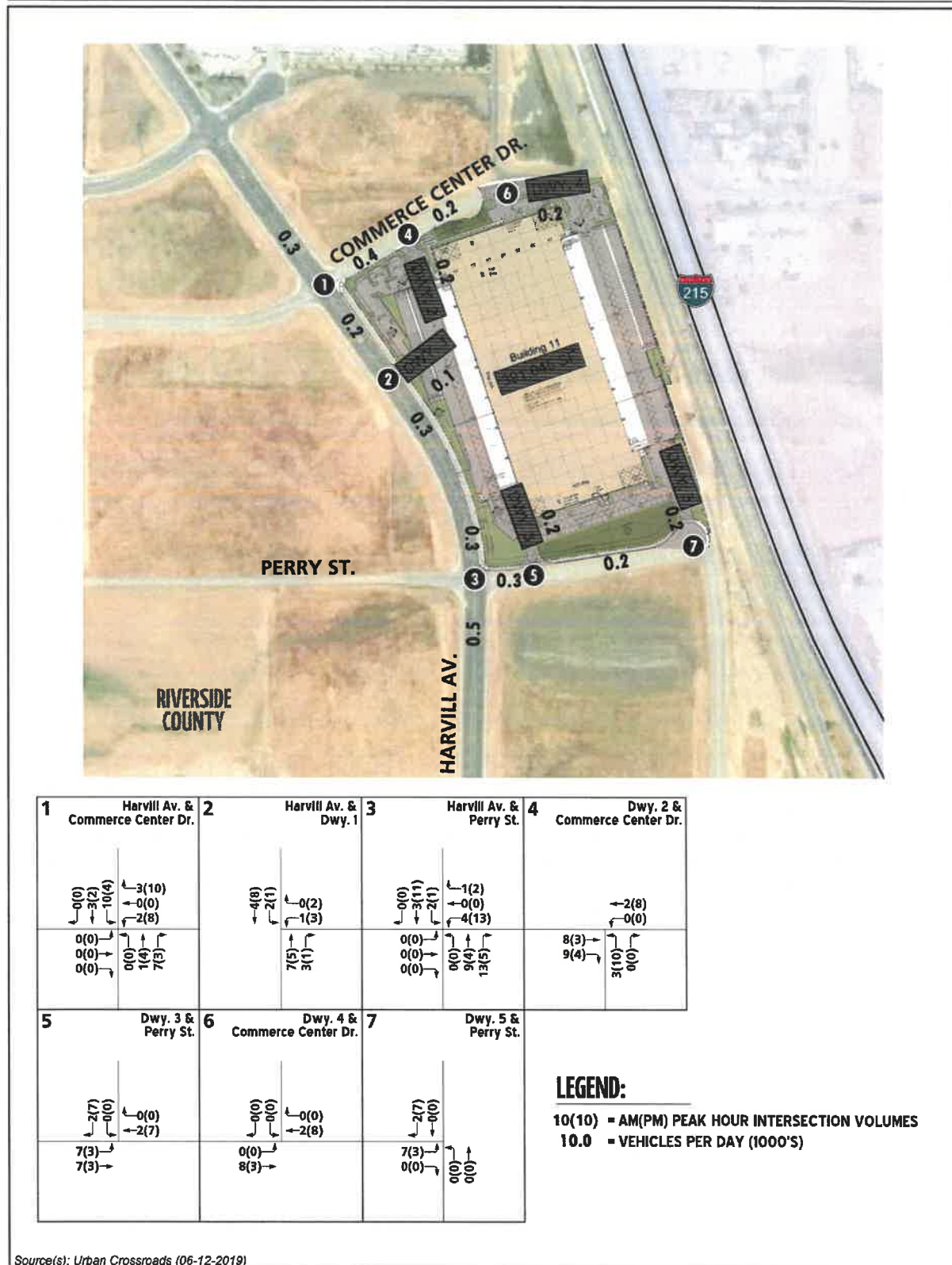
### Project Trip Assignment

The assignment of traffic from the Project area to the adjoining roadway system is based upon the Project trip generation, trip distribution, and the arterial highway and local street system improvements that would be in place by the time of initial occupancy of the Project. Based on the identified Project traffic generation and trip distribution patterns, Project ADT and peak hour intersection turning movement volumes are shown on Figure 5-6, *Project Only Traffic Volumes (In PCE)*. (Urban Crossroads, 2019b, p. 46)

### Background Traffic

Future year traffic forecasts have been based upon two years of background (ambient) growth at 2% per year for 2020 traffic conditions. The total ambient growth is 4.04% for 2020 traffic conditions (growth of 2 percent per year, compounded over two years or  $1.02^2$  years). This ambient growth factor is added to existing traffic volumes to account for area-wide growth not reflected by cumulative development projects. Ambient growth has been added to daily and peak hour traffic volumes on surrounding roadways, in addition to traffic generated by the development of future projects that have been approved but not yet built and/or for which development applications have been filed and are under consideration by governing agencies. (Urban Crossroads, 2019b, p. 46)

Plot Plan No. 180034 (Building 11)



Source(s): Urban Crossroads (06-12-2019)

FIGURE 5-6



Not to Scale

PROJECT ONLY TRAFFIC VOLUMES (IN PCE)

The currently adopted Southern California Association of Governments (SCAG) 2016 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) (April 2016) growth forecasts for the County of Riverside identifies projected growth in population of 359,500 in 2012 to 487,500 in 2040, or a 35.6 percent increase over the 28-year period. The change in population equates to roughly a 1.09 percent growth rate, compounded annually. Similarly, growth over the same 28-year period in households is projected to increase by 41.3 percent, or 1.24 percent annual growth rate. Finally, growth in employment over the same 28-year period is projected to increase by 124.7 percent, or a 2.93 percent annual growth rate. (Urban Crossroads, 2019b, p. 50)

Therefore, the use of an annual growth rate of 2.0 percent would appear to conservatively approximate the anticipated regional growth in traffic volumes in the County of Riverside, especially when considered along with the addition of Project-related traffic and traffic generated by other known development projects. As such, the growth in traffic volumes assumed in the Project's TIA would tend to overstate as opposed to understate the potential impacts to traffic and circulation. (Urban Crossroads, 2019b, p. 50)

### **Cumulative Development Traffic**

The CEQA guidelines require that other reasonably foreseeable development projects which are either approved or being processed concurrently in the study area also be included as part of a cumulative analysis scenario. A cumulative project list was developed for the purposes of this analysis through consultation with planning and engineering staff from the County of Riverside. The cumulative project list includes known and foreseeable projects that are anticipated to contribute traffic to the study area intersections. Adjacent jurisdictions of the City of Perris and the City of Moreno Valley have also been contacted to obtain the most current list of cumulative projects from their respective jurisdictions. (Urban Crossroads, 2019b, p. 50)

Where applicable, cumulative projects anticipated to contribute measurable traffic (i.e. 50 or more peak hour trips) to study area intersections have been manually added to the study area network to generate EAPC forecasts. In other words, this list of cumulative development projects has been reviewed to determine which projects would likely contribute measurable traffic through the study area intersections (e.g., those cumulative projects in close proximity to the proposed Project). For the purposes of this analysis, the cumulative projects that were determined to affect one or more of the study area intersections are listed in Table 5-19, *Cumulative Development Land Use Summary*, and shown on Figure 5-7, *Cumulative Development Location Map*, and have been considered for inclusion. (Urban Crossroads, 2019b, p. 50)

Although it is unlikely that all of these cumulative projects would be fully built and occupied by Year 2020, they have been included in an effort to conduct a conservative analysis and overstate as opposed to understate potential traffic impacts. Any other cumulative projects located beyond the study area that are not expected to contribute measurable traffic to study area intersections have not been included since the traffic would dissipate due to the distance from the Project site and study area intersections. Any additional traffic generated by other projects not on the cumulative projects list is accounted for through background ambient growth factors that have been applied to the peak hour volumes at study area



Table 5-19 Cumulative Development Land Use Summary

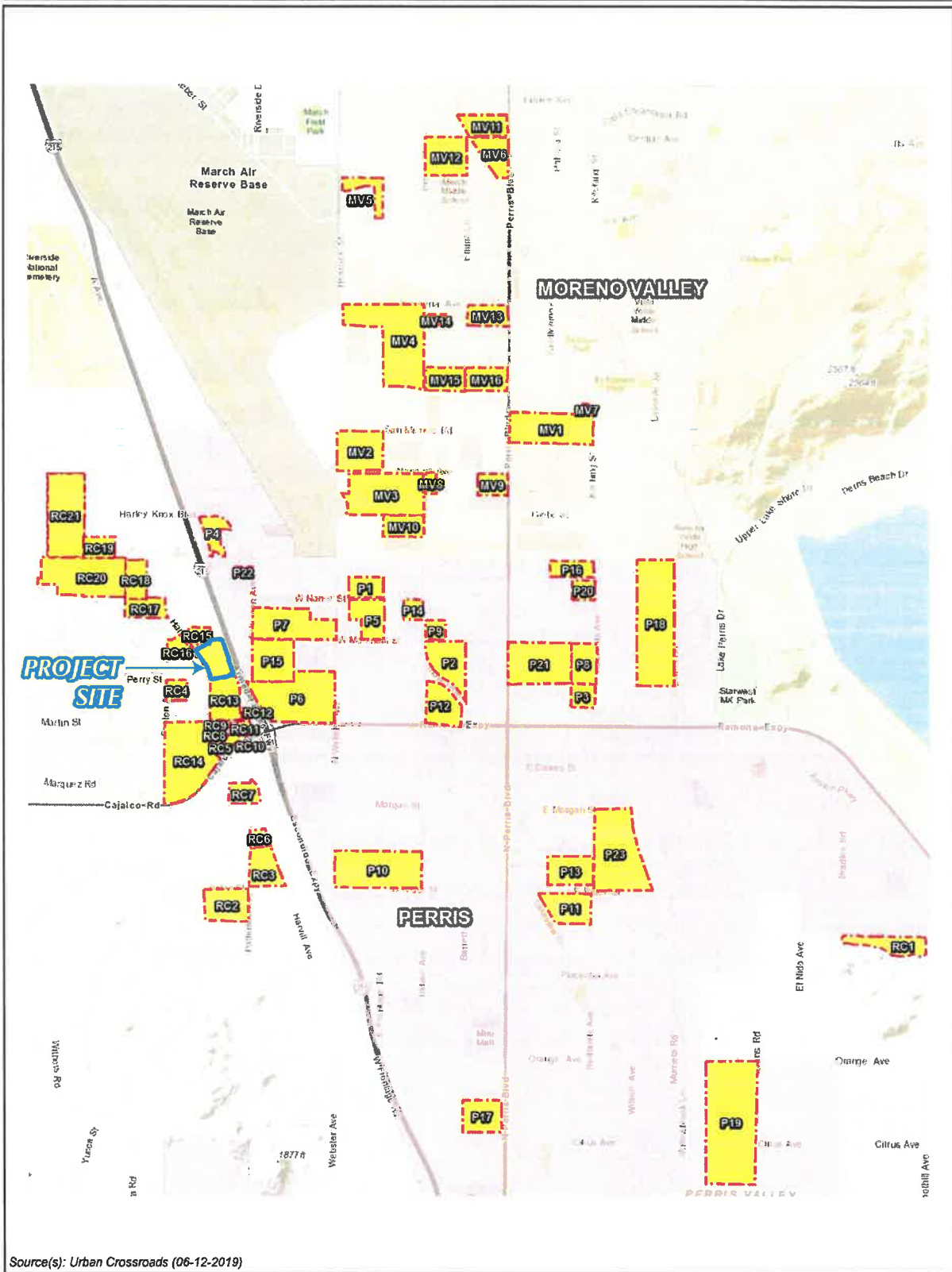
| No.                          | Project Name / Case Number                            | Land Use <sup>1</sup>     | Quantity  | Units <sup>2</sup> | Location                                     |
|------------------------------|---|---------------------------|-----------|--------------------|--|
| <b>City of Perris</b>        |   |                           |           |                    |  |
| P1                           | Bargemann / DPR 07-09-0018                            | Warehousing               | 173.000   | TSF                | NEC OF WEBSTER & NANCE                       |
| P2                           | Duke 2 / DPR 16-00008                                 | High-Cube Warehouse       | 669.000   | TSF                | NEC OF INDIAN & MARKHAM                      |
| P3                           | First Perry / DPR 16-00013                            | High-Cube Warehouse       | 240.000   | TSF                | SWC OF REDLANDS AVE. & PERRY ST.             |
| P4                           | Gateway / DPR 16-00003                                | High-Cube Warehouse       | 400.000   | TSF                | SOUTH OF HARLEY KNOX BLVD. EAST OF HWY. 215  |
| P5                           | Integra / DPR 14-02-0014                              | High-Cube Warehouse       | 864.000   | TSF                | EAST OF WEBSTER AVE. SOUTH OF NANCE ST.      |
| P6                           | OLC 1 / DPR 12-10-0005                                | High-Cube Warehouse       | 1,455.000 | TSF                | WEST OF WEBSTER AVE. NORTH OF RAMONA EXWY.   |
| P7                           | OLC2 / DPR 14-01-0015                                 | High-Cube Warehouse       | 1,037.000 | TSF                | WEST OF WEBSTER AVE. NORTH OF MARKHAM ST.    |
| P8                           | Markham East / DPR 05-0477                            | High-Cube Warehouse       | 460.000   | TSF                | SWC OF REDLANDS AVE. & MARKHAM ST.           |
| P9                           | Markham Industrial / DPR 16-00015                     | Warehousing               | 170.000   | TSF                | NEC OF INDIAN AVE. & MARKHAM ST.             |
| P10                          | Rados / DPR 07-0119                                   | High-Cube Warehouse       | 1,200.000 | TSF                | NWC OF INDIAN AVE. & RIDER ST.               |
| P11                          | Rider 1 / DPR 16-0365                                 | High-Cube Warehouse       | 350.000   | TSF                | SWC OF REDLANDS AVE. & RIDER ST.             |
| P12                          | Indian/Ramona Warehouse                               | High-Cube Warehouse       | 428.730   | TSF                | NORTH OF RAMONA EXWY. WEST OF INDIAN AVE.    |
| P13                          | Rider 3 / DPR 06-0432                                 | High-Cube Warehouse       | 640.000   | TSF                | NORTH OF RIDER ST. WEST OF REDLANDS          |
| P14                          | Westcoast Textile / DPR 16-00001                      | Warehousing               | 180.000   | TSF                | SWC OF INDIAN ST. & NANCE ST.                |
| P15                          | Duke at Patterson / DPR 17-00001                      | High-Cube Warehouse       | 811.000   | TSF                | SEC OF PATTERSON AVE. & MARKHAM ST.          |
| P16                          | Harley Knox Commerce Park / DPR 16-0004               | High-Cube Warehouse       | 386.278   | TSF                | NWC OF HARLEY KNOX BLVD. & REDLANDS AVE.     |
| P17                          | Perris Marketplace / DPR 05-0341                      | Commercial Retail         | 520.000   | TSF                | WEST OF PERRIS BLVD. AT AVOCADO AVE.         |
| P18                          | Stratford Ranch Residential / TTM 36648               | SFDR                      | 270       | DU                 | WEST OF EVANS RD. AT MARKHAM ST.             |
| P19                          | Pulte Residential / TTM 30850                         | SFDR                      | 496       | DU                 | WEST OF EVANS RD. AT CITRUS AVE.             |
| P20                          | Perris Circle 3                                       | Warehousing               | 210.900   | TSF                | NWC OF REDLANDS AVE. AND NANCE AVE.          |
| P21                          | Duke Realty - Perris & Markham                        | High-Cube Warehouse       | 1,189.860 | TSF                | SEC OF PERRIS BL. AND MARKHAM ST.            |
| P22                          | Canyon Steel  | Manufacturing             | 28.124    | TSF                | NWC OF PATTERSON AVE. & CALIFORNIA AVE.      |
| P23                          | Rider 2 and 4   | High-Cube Warehouse       | 1,376.721 | TSF                | NWC OF REDLANDS AVE. AND RIDER ST.           |
| <b>City of Moreno Valley</b> |   |                           |           |                    |  |
| MV1                          | Kearney   | High-Cube Warehouse       | 1100.000  | TSF                | EAST OF PERRIS BLVD. AT SAN MICHEL RD.       |
| MV2                          | IDS   | High-Cube Warehouse       | 701.000   | TSF                | SEC OF HEACOCK ST. & SAN MICHELE RD.         |
| MV3                          | First Industrial                                      | High-Cube Warehouse       | 1380.000  | TSF                | SWC OF INDIAN AVE. & NANDINA AVE.            |
| MV4                          | Prologis 1  | High-Cube Warehouse       | 1000.000  | TSF                | NEC OF INDIAN AVE. & MARIPOSA AVE.           |
| MV5                          | Moreno Valley Industrial Park                         | High-Cube Warehouse       | 207.684   | TSF                | NEC OF HEACOCK ST. & IRIS AVE.               |
| MV6                          | Moreno Valley Walmart                                 | Retail                    | 193.000   | TSF                | SWC OF PERRIS BLVD. & GENTIAN AVE.           |
| MV7                          | Moreno Valley Utility Substation                      | High-Cube Warehouse       | PUBLIC    | TSF                | NWC OF EDWIN RD. & KITCHING ST.              |
| MV8                          | Pheian Development                                    | High-Cube Warehouse       | 98.210    | TSF                | SEC OF INDIAN ST. & NANDINA AVE.             |
| MV9                          | Nandina Industrial Center                             | High-Cube Warehouse       | 335.966   | TSF                | SOUTH OF NANDINA AVE. WEST OF PERRIS BLVD.   |
| MV10                         | Indian Street Commerce Center                         | High-Cube Warehouse       | 433.918   | TSF                | SWC OF INDIAN ST. & GROVEVIEW RD.            |
| MV11                         | Tract 22180   | SFDR                      | 140       | DU                 | NORTH OF GENTIAN AVE. EAST OF INDIAN ST.     |
| MV12                         | Tract 35760   | SFDR                      | 221       | DU                 | SEC OF INDIAN ST. & GENTIAN AVE.             |
| MV13                         | PEN18-0042  | SFDR                      | 2         | DU                 | SEC OF INDIAN ST. & KRAMERIA AVE.            |
| MV14                         | Tract 33024   | SFDR                      | 8         | DU                 | SEC OF INDIAN ST. & KRAMERIA AVE.            |
| MV15                         | Tract 32716   | SFDR                      | 57        | DU                 | NEC OF INDIAN ST. & MARIPOSA AVE.            |
| MV16                         | Tract 31442   | SFDR                      | 63        | DU                 | NWC OF PERRIS BLVD. & MARIPOSA AVE.          |
| <b>Riverside County</b>      |   |                           |           |                    |  |
| RC1                          | McCanna Hills / TTM 33978                             | SFDR                      | 63        | DU                 | SWC OF SHERMAN AVE. & WALNUT AVE.            |
| RC2                          | PP26293   | High-Cube Warehouse       | 612.481   | TSF                | SWC OF PATTERSON AVE. & RIDER ST.            |
| RC3                          | PPT180025: Rider Commerce Center                      | Warehousing               | 204.330   | TSF                | NWC OF PATTERSON AVE. & RIDER ST.            |
| RC4                          | Val Verde Logistics Center                            | High-Cube Warehouse       | 280.308   | TSF                | NWC OF HARVILLA AVE. & OLD CAJALCO RD.       |
| RC5                          | Farmer Boys/Retail Shop                               | Retail                    | 16.306    | TSF                | NEC OF HARVILL AVE. & CAJALCO RD.            |
|                              |   | Fast-Food with Drive Thru | 3.252     | TSF                |  |
| RC6                          | PP26173   | High-Cube Warehouse       | 423.665   | TSF                | SWC OF HARVILL AVE. & RIDER ST.              |
| RC7                          | Majestic Freeway Business Center - Buildings 1, 3 & 4 | Warehousing               | 48.930    | TSF                | NWC OF HARVILL AVE. & CAJALCO RD.            |
|                              |   | High-Cube Warehouse       | 1195.740  | TSF                |  |
| RC8                          | Majestic Freeway Business Center - Building 5         | Warehousing               | 40.000    | TSF                | NEC OF HARVILL AVE. & MESSENNIA LN.          |
| RC9                          | Majestic Freeway Business Center - Building 6         | Warehousing               | 72.000    | TSF                | NORTH OF MESSENNIA LN., EAST OF HARVILL AVE. |
| RC10                         | Majestic Freeway Business Center - Building 7         | Warehousing               | 80.000    | TSF                | NORTH OF CAJALCO EXWY., EAST OF HARVILL AVE. |
| RC11                         | Majestic Freeway Business Center - Building 8         | Warehousing               | 110.000   | TSF                | NORTH OF CAJALCO EXWY., EAST OF HARVILL AVE. |
| RC12                         | Majestic Freeway Business Center - Building 9         | Warehousing               | 45.000    | TSF                | EAST OF MESSENNIA LN., NORTH OF HARVILL AVE. |
| RC13                         | Majestic Freeway Business Center - Building 10        | High-Cube Warehouse       | 600.000   | TSF                | SEC OF HARVILL AVE. & PERRY ST.              |
| RC14                         | Seaton Commerce Center                                | High-Cube Warehouse       | 210.800   | TSF                | SEC OF SEATON AV. & PERRY ST.                |
| RC15                         | Majestic Freeway Business Center - Building 12        | Warehousing               | 154.751   | TSF                | NEC OF HARVILL AVE. & COMMERCE CENTER DR.    |
| RC16                         | Majestic Freeway Business Center - Building 15        | Warehousing               | 90.279    | TSF                | NWC OF HARVILL AVE. & COMMERCE CENTER DR.    |
| RC17                         | Majestic Freeway Business Center - Building 19        | Warehousing               | 364.560   | TSF                | SWC OF HARVILL AVE. & OLD OLEANDER AVE.      |
| RC18                         | Majestic Freeway Business Center - Building 20        | Warehousing               | 425.830   | TSF                | SWC OF HARVILL AVE. & OLD OLEANDER AVE.      |
| RC19                         | Majestic Freeway Business Center - Building 21,22     | Warehousing               | 241.059   | TSF                | NEC OF DECKER RD. & OLD OLEANDER AVE.        |
| RC20                         | Knox Logistics Center                                 | High-Cube Warehouse       | 1259.410  | TSF                | NWC OF DECKER RD. & OLD OLEANDER AVE.        |
| RC21                         | Oleander Business Park                                | High-Cube Warehouse       | 680.000   | TSF                | NWC OF DECKER RD. & HARLEY KNOX BLVD.        |

<sup>1</sup> SFDR = Single Family Detached Residential

<sup>2</sup> DU = Dwelling Units; TSF = Thousand Square Feet

(Urban Crossroads, 2019b, Table 4-4)

Plot Plan No. 180034 (Building 11)



Source(s): Urban Crossroads (06-12-2019)

FIGURE 5-7



CUMULATIVE DEVELOPMENT LOCATION MAP

intersections as discussed above under “Background Traffic.” Cumulative only ADT and peak hour traffic volumes are shown on Exhibit 4-5 of the Project’s TIA (*Technical Appendix H*). (Urban Crossroads, 2019b, p. 50)

### **Near-Term Traffic Conditions**

To provide a comprehensive assessment of the deficiencies, an analysis considered as “buildup” was performed in support of this work effort. The “buildup” method was used to approximate Existing Plus Project (E+P), Existing Plus Ambient Plus Project (EAP), and Existing Plus Ambient Plus Cumulative (EAPC) traffic conditions, and is intended to identify the near-term deficiencies on both the existing and planned near-term circulation system. The EAPC traffic condition includes background traffic, traffic generated by other cumulative development projects within the study area, and traffic generated by the proposed Project. (Urban Crossroads, 2019b, p. 55)

The “buildup” approach combines existing traffic counts with a background ambient growth factor to forecast EAP (2020) and EAPC (2020) traffic conditions. An ambient growth factor of 2.0% per year has been used to account for background (area-wide) traffic increases that occur over time up to the year 2020 from the year 2018 (2.0 percent per year growth rate, compounded over a 2-year period). Traffic volumes generated by the Project are then added to assess the near-term traffic conditions. The 2020 roadway networks are similar to the Existing conditions roadway network, with the exception of future driveways proposed to be developed by the Project. (Urban Crossroads, 2019b, p. 55)

The near-term traffic analysis includes the following traffic conditions, with the various traffic components: (Urban Crossroads, 2019b, p. 55)

- Existing Plus Ambient Growth Plus Project (2020)
  - Existing 2018 counts
  - Ambient growth traffic (4.04%)
  - Project traffic
  
- Existing Plus Ambient Growth Plus Project Plus Cumulative (2020)
  - Existing 2018 counts
  - Ambient growth traffic (4.04%)
  - Cumulative Development traffic
  - Project traffic

### **Existing Plus Project (E+P) Conditions**

This subsection discusses the traffic forecasts for Existing Plus Project (E+P) conditions and the resulting peak hour intersection operations and traffic signal warrant analyses. This analysis scenario has been provided for informational purposes only as Project impacts have been discerned from a comparison of Existing (2018) to EAP (2020) and EAPC (2020) traffic conditions, per the County’s Traffic Impact Analysis Preparation Guide (Riverside County, 2008). (Urban Crossroads, 2019b, p. 57)

Plot Plan No. 180034 (Building 11)

**Roadway Improvements – E+P Traffic Conditions**

The lane configurations and traffic controls assumed to be in place for E+P conditions are consistent with those shown previously on Figure 5-5, except that it is assumed that Project driveways and those facilities assumed to be constructed by the Project to provide site access are also assumed to be in place for E+P conditions (e.g., intersection and roadway improvements at the Project’s frontage and driveways). (Urban Crossroads, 2019b, p. 57)

**E+P Traffic Volume Forecasts**

This scenario includes Existing traffic volumes plus Project traffic. Exhibit 5-1 of the Project’s TIA (*Technical Appendix H*) shows the ADT and peak hour intersection turning movement volumes (in PCE) which can be expected for E+P traffic conditions. (Urban Crossroads, 2019b, p. 57)

**Intersection Operations Analysis – E+P Traffic Conditions**

E+P peak hour traffic operations have been evaluated for the study area intersections based on the analysis methodologies presented in Section 2 of the Project’s TIA (*Technical Appendix H*). The intersection analysis results are summarized in Table 5-20, *Intersection Analysis for E+P Conditions*, which indicate that there are no study area intersections anticipated to operate at an unacceptable LOS with the addition of Project traffic. Exhibit 5-12 of the Project’s TIA (*Technical Appendix H*) summarizes the weekday AM and PM peak hour study area intersection LOS under E+P traffic conditions, consistent with the summary provided in Table 5-20. The intersection operations analysis worksheets are included in Appendix 5.1 of the Project’s TIA. (Urban Crossroads, 2019b, p. 57)

**Table 5-20 Intersection Analysis for E+P Conditions**

| # | Intersection                        | Traffic Control <sup>2</sup> | Existing (2018)            |      |                  |    | E+P                        |      |                  |    |
|---|-------------------------------------|------------------------------|----------------------------|------|------------------|----|----------------------------|------|------------------|----|
|   |                                     |                              | Delay <sup>1</sup> (secs.) |      | Level of Service |    | Delay <sup>1</sup> (secs.) |      | Level of Service |    |
|   |                                     |                              | AM                         | PM   | AM               | PM | AM                         | PM   | AM               | PM |
| 1 | Harvill Av. & Commerce Center Dr.   | CSS                          | 14.1                       | 9.5  | B                | A  | 18.4                       | 11.8 | C                | B  |
| 2 | Harvill Av. & Driveway 1            | CSS                          | Future Intersection        |      |                  |    | 15.4                       | 10.3 | C                | B  |
| 3 | Harvill Av. & Perry St.             | CSS                          | 17.9                       | 11.7 | C                | B  | 18.4                       | 12.0 | C                | B  |
| 4 | Driveway 2 & Commerce Center Dr.    | CSS                          | Future Intersection        |      |                  |    | 8.6                        | 8.6  | A                | A  |
| 5 | Driveway 3 & Perry St.              | CSS                          | Future Intersection        |      |                  |    | 8.4                        | 8.4  | A                | A  |
| 6 | Driveway 4 & Commerce Center Dr.    | CSS                          | Future Intersection        |      |                  |    | 0.0                        | 0.0  | A                | A  |
| 7 | Driveway 5/Messenia Ln. & Perry St. | CSS                          | Future Intersection        |      |                  |    | 8.5                        | 8.5  | A                | A  |

<sup>1</sup> Per the Highway Capacity Manual (6th Edition), overall average intersection delay and level of service are shown for intersections with a traffic signal or all way stop control. For intersections with cross street stop control, the delay and level of service for the worst individual movement (or movements sharing a single lane) are shown. HCM delay reported in seconds.

<sup>2</sup> CSS = Cross-street Stop; CSS = Improvement  
(Urban Crossroads, 2019b, Table 5-1)

### **Traffic Signal Warrants Analysis – E+P Traffic Conditions**

With the addition of Project traffic, there are no intersections anticipated to meet planning level (ADT) or peak hour volume-based traffic signal warrants under E+P traffic conditions (see Appendix 5.2 of the Project's TIA, *Technical Appendix H*). (Urban Crossroads, 2019b, p. 57)

### **Existing Plus Ambient Plus Project (EAP) 2020 Traffic Analysis**

This subsection discusses the methods used to develop EAP (2020) traffic forecasts and the resulting peak hour intersection operations and traffic signal warrant analyses. (Urban Crossroads, 2019b, p. 61)

### **Roadway Improvements – EAP 2020 Conditions**

The lane configurations and traffic controls assumed to be in place for E+P conditions are consistent with those shown previously on Figure 5-5, except that it is assumed that Project driveways and those facilities assumed to be constructed by the Project to provide site access are also assumed to be in place for EAP conditions (e.g., intersection and roadway improvements at the Project's frontage and driveways). (Urban Crossroads, 2019b, p. 61)

### **EAP (2020) Traffic Volume Forecasts**

This scenario includes Existing (2018) traffic volumes plus an ambient growth factor of 4.04% and the addition of Project traffic. Exhibit 6-1 of the Project's TIA (*Technical Appendix H*) shows the weekday ADT volumes and the peak hour volumes which can be expected for EAP (2020) traffic conditions (in PCE). (Urban Crossroads, 2019b, p. 61)

### **Intersection Operations Analysis – EAP 2020 Conditions**

Level of service calculations were conducted for the study intersections to evaluate their operations under EAP (2020) conditions with existing roadway and intersection geometrics consistent with those described above under "Roadway Improvements – EAP 2020 Conditions." As shown in Table 5-21, *Intersection Analysis for EAP 2020 Conditions*, and as illustrated on Exhibit 6-2 of the Project's TIA (*Technical Appendix H*), there are no study area intersections anticipated to operate at an unacceptable LOS under EAP (2020) traffic conditions. The intersection operations analysis worksheets for EAP (2020) conditions are included in Appendix 6.1 of the Project's TIA. (Urban Crossroads, 2019b, p. 61)

Table 5-21 Intersection Analysis for EAP 2020 Conditions

| # | Intersection                        | Traffic Control <sup>2</sup> | Existing (2018)            |      |                  |    | EAP (2020)                 |      |                  |    |
|---|-------------------------------------|------------------------------|----------------------------|------|------------------|----|----------------------------|------|------------------|----|
|   |                                     |                              | Delay <sup>1</sup> (secs.) |      | Level of Service |    | Delay <sup>1</sup> (secs.) |      | Level of Service |    |
|   |                                     |                              | AM                         | PM   | AM               | PM | AM                         | PM   | AM               | PM |
| 1 | Harvill Av. & Commerce Center Dr.   | CSS                          | 14.1                       | 9.5  | B                | A  | 19.1                       | 12.0 | C                | B  |
| 2 | Harvill Av. & Driveway 1            | CSS                          | Future Intersection        |      |                  |    | 15.8                       | 10.4 | C                | B  |
| 3 | Harvill Av. & Perry St.             | CSS                          | 17.9                       | 11.7 | C                | B  | 19.1                       | 12.2 | C                | B  |
| 4 | Driveway 2 & Commerce Center Dr.    | CSS                          | Future Intersection        |      |                  |    | 8.6                        | 8.6  | A                | A  |
| 5 | Driveway 3 & Perry St.              | CSS                          | Future Intersection        |      |                  |    | 8.4                        | 8.4  | A                | A  |
| 6 | Driveway 4 & Commerce Center Dr.    | CSS                          | Future Intersection        |      |                  |    | 0.0                        | 0.0  | A                | A  |
| 7 | Driveway 5/Messenia Ln. & Perry St. | CSS                          | Future Intersection        |      |                  |    | 8.5                        | 8.5  | A                | A  |

<sup>1</sup> Per the Highway Capacity Manual (6th Edition), overall average intersection delay and level of service are shown for intersections with a traffic signal or all way stop control. For intersections with cross street stop control, the delay and level of service for the worst individual movement (or movements sharing a single lane) are shown. HCM delay reported in seconds.

<sup>2</sup> CSS = Cross-street Stop; CSS = Improvement (Urban Crossroads, 2019b, Table 6-1)

**Traffic Signal Warrants Analysis – EAP 2020 Conditions**

Traffic signal warrants have been performed (based on the California Manual on Uniform Traffic Control Devices [MUTCD]) for EAP (2020) traffic conditions based on daily volumes. There are no study area intersections anticipated to meet planning level (ADT and peak hour) volume-based traffic signal warrants under EAP (2020) traffic conditions. (Urban Crossroads, 2019b, p. 61)

**Existing Plus Ambient Plus Cumulative Plus Project (EAPC) 2020 Traffic Analysis**

This subsection discusses the methods used to develop EAPC (2020) traffic forecasts and the resulting peak hour intersection operations and traffic signal warrant analyses. (Urban Crossroads, 2019b, p. 65)

**Roadway Improvements – EAPC 2020 Conditions**

The lane configurations and traffic controls assumed to be in place for EAPC (2020) conditions are consistent with those shown previously on Figure 5-5, with the exception of the following: (Urban Crossroads, 2019b, p. 65)

- Project driveways and those facilities assumed to be constructed by the Project to provide site access are also assumed to be in place for EAPC conditions only (e.g., intersection and roadway improvements along the Project’s frontage and driveways).
- Driveways and those facilities assumed to be constructed by cumulative developments to provide site access are also assumed to be in place for EAPC (2020) conditions (e.g., intersection and roadway improvements along the cumulative developments’ frontages).

**EAPC (2020) Traffic Volume Forecasts**

To account for background traffic, other known cumulative development projects in the study area were included in addition to 4.04% of ambient growth for EAPC (2020) traffic conditions in conjunction with traffic associated with the proposed Project. Exhibit 7-1 of the Project’s TIA (*Technical Appendix H*) shows the peak hour volumes which can be expected for EAPC (2020) traffic conditions (in PCE). (Urban Crossroads, 2019b, p. 65)

**Intersection Operations Analysis – EAPC 2020 Conditions**

Level of service calculations were conducted for the study intersections to evaluate their operations under EAPC (2020) conditions with existing roadway and intersection geometrics consistent with those described above under “Roadway Improvements – EAPC 2020 Conditions.” As shown in Table 5-22, *Intersection Analysis for EAPC (2020) Conditions*, and illustrated on Exhibit 7-2 of the Project’s TIA (*Technical Appendix H*), there are no intersections within the Project study area that are anticipated to operate at an unacceptable LOS under EAPC (2020) conditions. The intersection operations analysis worksheets for EAPC (2020) conditions included in Appendix 7.1 of the Project’s TIA. (Urban Crossroads, 2019b, p. 65)

**Table 5-22 Intersection Analysis for EAPC (2020) Conditions**

| # | Intersection                        | Traffic Control <sup>2</sup> | Delay <sup>1</sup> (secs.) |      | Level of Service |    |
|---|-------------------------------------|------------------------------|----------------------------|------|------------------|----|
|   |                                     |                              | AM                         | PM   | AM               | PM |
| 1 | Harvill Av. & Commerce Center Dr.   | CSS                          | 23.5                       | 18.1 | C                | C  |
| 2 | Harvill Av. & Driveway 1            | <u>CSS</u>                   | 18.5                       | 13.4 | C                | B  |
| 3 | Harvill Av. & Perry St.             | CSS                          | 26.5                       | 19.2 | D                | C  |
| 4 | Driveway 2 & Commerce Center Dr.    | <u>CSS</u>                   | 8.6                        | 8.6  | A                | A  |
| 5 | Driveway 3 & Perry St.              | <u>CSS</u>                   | 8.4                        | 8.4  | A                | A  |
| 6 | Driveway 4 & Commerce Center Dr.    | <u>CSS</u>                   | 8.3                        | 8.4  | A                | A  |
| 7 | Driveway 5/Messenia Ln. & Perry St. | <u>CSS</u>                   | 8.5                        | 8.5  | A                | A  |

<sup>1</sup> Per the Highway Capacity Manual (6th Edition), overall average intersection delay and level of service are shown for intersections with a traffic signal or all way stop control. For intersections with cross street stop control, the delay and level of service for the worst individual movement (or movements sharing a single lane) are shown. HCM delay reported in seconds.

<sup>2</sup> CSS = Cross-street Stop; CSS = Improvement (Urban Crossroads, 2019b, Table 7-1)

**Traffic Signal Warrants Analysis – EAPC 2020 Conditions**

Traffic signal warrants have been performed (based on CA MUTCD) for EAPC (2020) traffic conditions based on daily or peak hour volumes. There are no intersections within the study area that are anticipated to planning level (ADT and peak hour) volume-based traffic signal warrants under EAPC (2020) traffic conditions. Refer to Appendix 7.2 to the Project’s TIA (*Technical Appendix H*). (Urban Crossroads, 2019b, p. 65)

**Conclusion – Traffic Impacts**

Consistent with the conclusion reached by EIR No. 466 and as indicated in the preceding analysis, the Project-related traffic impacts would be less than significant. Moreover, the traffic generated by the proposed Project would be significantly less than the traffic generation assumed by and analyzed in EIR No. 466 for the Project site. Thus, Project impacts to study area facilities would be reduced in comparison to the Project evaluated in EIR No. 466. Furthermore, although EIR No. 466 did not evaluate impacts to freeway mainlines, queuing locations, or merge/diverge locations, it is concluded that the Project's impacts to freeway facilities would be reduced in comparison to the project evaluated by EIR No. 466 due to the reduction in traffic associated with the Project. Therefore, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

- b) **Would the proposed Project 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?**

**EIR No. 466 Finding:** Although EIR No. 466 did not evaluate this threshold, EIR No. 466 did disclose impacts to circulation facilities that would occur with buildout of the MFBCSP, including impacts to facilities that are identified in the Riverside County Congestion Management Plan (CMP). EIR No. 466 concluded that with implementation of mitigation measures, all impacts to study area intersections, including CMP intersections, would be reduced to less-than-significant levels. (Webb, 2005, IV-191 through IV-214)

**No Substantial Change from Previous Analysis:** EIR No. 466 did not evaluate impacts to Congestion Management Program (CMP) facilities, such as freeways. As discussed under the analysis of Threshold 37.a), and as shown previously on Table 5-17, the proposed Project would generate 1,842 fewer PCE trip-ends per day, 107 fewer PCE AM peak hour trips, and 113 fewer PCE PM peak hour trips as compared to the amount of traffic evaluated for the Project site by EIR No. 466. As such, the Project's potential to impact CMP facilities would be reduced as compared to what was evaluated for the Project site by EIR No. 466. Additionally, none of the Project's study area intersections are identified as CMP facilities in the Riverside County CMP. This Project would contribute fewer than 50 peak hour trips to CMP facilities and the Project would have no potential to 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; thus, no impact would occur. Therefore, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466. (Urban Crossroads, 2019b, p. 4)

- c) **Would the proposed Project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?**

**EIR No. 466 Finding:** The IS/NOP prepared for EIR No. 466 found that roads for the MFBCSP had already been completed and did not have design feature hazards such as sharp curves. The IS/NOP further found that incompatible uses such as farm equipment on roadways would not be introduced as part of the



**Plot Plan No. 180034 (Building 11)**

---

MFBCSP. As such, the IS/NOP concluded that impacts would be less than significant, and this issue was not addressed in EIR No. 466. (Webb, 2005, Appendix A, pp. 43 and 44)

**No Substantial Change from Previous Analysis:** The Project Applicant proposes to implement a portion of MFBCSP Planning Area 5. Project improvements would be limited to frontage improvements and no additional improvements would need to be made for the current and future intersections. Improvements proposed by the Project Applicant are fully consistent with the circulation plan included in the MFBCSP and evaluated by EIR No. 466. Additionally, and consistent with the findings of the IS/NOP, the proposed Project would be compatible in transportation design with the existing land uses and roadway network in the surrounding area, and the Project would not create a transportation hazard as a result of an incompatible use. The Project's proposed driveways for truck trailers would connect directly to Commerce Center Drive and Perry Street and would convey truck traffic to Harvill Avenue, and away from residential uses located generally west of Seaton Avenue. All improvements planned as part of the Project would be in conformance with applicable Riverside County roadway standards, and would not result in any hazards due to a design feature and would not result in inadequate emergency access. Accordingly, impacts would be less than significant. Therefore, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

**d) Would the proposed Project cause an effect upon, or a need for new or altered maintenance of roads?**

**EIR No. 466 Finding:** The IS/NOP prepared for EIR No. 466 found that potential impacts to road maintenance from project-related traffic would be offset by fee mechanisms established and required by the Riverside County Transportation Department. Impacts were found to be less than significant, and this topic was not evaluated in EIR No. 466. (Webb, 2005, Appendix A, pp. 44-45)

**No Substantial Change from Previous Analysis:** The Project as proposed is fully consistent with the MFBCSP, and buildout of the Project site with light industrial uses was evaluated as part of EIR No. 466 and its associated IS/NOP. Consistent with the finding of the IS/NOP, the Project would cause an effect on and increase the need for maintenance of roadways in the local area. However, as compared to the Project evaluated in EIR No. 466 and as shown in Table 5-17, the Project would generate approximately 1,842 fewer ADT (in PCE) than was assumed by EIR No. 466, indicating that Project impacts due to the need for roadway maintenance would be less than was disclosed by and analyzed in EIR No. 466. Moreover, there are no new roadways proposed by the Project Applicant requiring maintenance, although the Project would dedicate ROW along the site's frontage with Harvill Avenue and small areas of ROW for construction or proposed cul-de-sacs at the eastern terminuses of Perry Street and Commerce Center Drive. Consistent with the finding of the IS/NOP, although the Project would result in an incremental increase in the need for new or altered maintenance of roads, such impacts would be off-set by applicable County fees as well as from property taxes. Additionally, there are no components of the Project that would inhibit the County's ability to continue to maintain roadways in the local area. As such, impacts would be less than significant, and implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

**e) Would the proposed Project cause an effect upon circulation during the project's construction?**

**EIR No. 466 Finding:** The IS/NOP prepared for EIR No. 466 found that due to the temporary nature of construction activity, the nature of traffic circulation in the MFBCSP area, and established County requirements for traffic control on public roadways during construction, impacts to circulation during construction would be less than significant. As such, this issue was not addressed in EIR No. 466. (Webb, 2005, Appendix A, pp. 43 and 45)

**No Substantial Change from Previous Analysis:** As noted by the IS/NOP prepared for EIR No. 466, the Project Applicant would be required to implement traffic control measures during proposed frontage improvements to Harvill Avenue, Perry Street, and Commerce Center Drive. Additionally, it is anticipated that surrounding roadways have sufficient capacity to accommodate construction vehicle traffic traveling to and from the site because construction-related traffic would not exceed traffic volumes anticipated upon buildout of the Project. Accordingly, impacts to the circulation network during construction would be less than significant. Based on the foregoing analysis, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

**f) Would the proposed Project result in inadequate emergency access or access to nearby uses?**

**EIR No. 466 Finding:** The IS/NOP prepared for EIR No. 466 noted that roadways to access the MFBCSP area were already constructed, thereby facilitating greater emergency access to the MFBCSP area through the provision of a north/south road between Oleander and Cajalco Road. The IS/NOP further found that the MFBCSP would be developed in accordance with County ordinances, standard conditions of approval, and permits related to emergency access. Thus, the IS/NOP concluded that no impact would occur, and this issue was not evaluated in EIR No. 466. (Webb, 2005, Appendix A, pp. 43 and 45)

**No Substantial Change from Previous Analysis:** Consistent with the finding of the IS/NOP prepared for EIR No. 466, major roadway facilities needed to serve buildout of the Project site, as proposed by the Project Applicant, already are in place. The Project Applicant would be required to implement traffic control measures to preclude impacts to operations of roadways abutting the Project site during the construction of improvements. Additionally, the proposed Project would be required to comply with Riverside County Ordinance Nos. 460 and 461, which regulate access road provisions. The requirement to provide adequate paved access to the Project site would be required as a condition of Project approval. Additionally, the proposed Project would not affect any roadways that provide emergency access under existing conditions. With required adherence to County requirements for emergency access, impacts would be less than significant. Therefore, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

|  | <i>New Significant Impact</i> | <i>More Severe Impacts</i> | <i>New Ability to Substantially Reduce Significant Impact</i> | <i>No Substantial Change from Previous Analysis</i> |
|--|-------------------------------|----------------------------|---|---|
| <b>38. Bike Trails</b>   |                               |                            |   |   |
| a. Include the construction or expansion of a bike system or bike lanes? | <input type="checkbox"/>      | <input type="checkbox"/>   | <input type="checkbox"/>                                      | <input checked="" type="checkbox"/>                 |

**a) Would the proposed Project include the construction or expansion of a bike system or bike lanes?**

**EIR No. 466 Finding:** EIR No. 466 noted that the General Plan identified a Class I Bike Path/Regional Trail along Cajalco Expressway, which would connect to various Community Trails either existing or planned in the area. EIR No. 466 found that the provision of Class I Bike Paths was subject to the approval of the County Transportation Department. Additionally, EIR No. 466 disclosed that the precise location of regional trails is subject to the approval of the Riverside County Open-Space and Regional Park District. EIR No. 466 indicated that a determination as to the appropriateness of a Class I Bike Path/Regional Trail, immediately adjacent the MFBCSP site, would be made by these agencies during the approval process for implementing development projects adjacent to Cajalco Expressway. EIR No. 466 further noted that if the precise location of this bike path/regional trail is determined at that time to be on the north side of Cajalco Expressway, adjacent to the MFBCSP site, the implementing development project would be required to comply with this regulatory requirement and construct that portion of the trail adjacent to the MFBCSP site. Through compliance with this regulatory procedure and requirement, EIR No. 466 concluded that the MFBCSP’s impacts upon bike trails would be below the level of significance. (Webb, 2005, p. IV-215)

**No Substantial Change from Previous Analysis:** Consistent with the findings of EIR No. 466, Riverside County evaluated the MFBCSP area and determined that no dedicated bike lanes are required along the Project’s frontage with Harvill Avenue, Commerce Center Drive, or Perry Street. Commerce Center Drive and Perry Street will be used to accommodate trucks coming and going from the project site which could result in potentially unsafe conditions. Harvill Avenue is anticipated to serve truck traffic associated with buildout of the industrial/commercial uses allowed by the MFBCSP as well as other lands in the area that are designated for light industrial use. As such, a bike trail along Harvill Avenue would result in potentially unsafe conditions and is therefore not proposed or required. As such, no impacts due to the construction or expansion of bike system or lanes would occur because no bike facilities are proposed by or required for the proposed Project. Based on the foregoing analysis, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

**Project Requirements and EIR No. 466 Mitigation Compliance**

**EIR No. 466 Mitigation Measures**

EIR No. 466 identified several mitigation measures to address traffic impacts. These measures are listed below. It should be noted that several of the mitigation measures have since been implemented, while

other mitigation measures would be implemented by future developments within the MFBCSP. Specifically, the Project would be subject to Mitigation Measure MM Trans 1 the Project accommodates additional right-of-way dedications along Harvill Avenue. The Project site does not abut Nandina Avenue, Oleander Avenue, Old Oleander Avenue, Markham Street, Martin Street, Seaton Avenue, or Cajalco Expressway; thus, Mitigation Measures MM Trans 2 through MM Trans 8 do not apply to the proposed Project. The improvements required by MM Trans 9 have been previously constructed, therefore, this mitigation measure would not apply to this Project. The improvements identified by Mitigation Measure MM Trans 10 are anticipated to be implemented as part of the construction of MFBCSP Buildings 12 and 15, and therefore does not apply to the proposed Project and is not needed to achieve acceptable LOS at the Project's study area intersections. The improvements required by Mitigation Measure MM Trans 11 already have been partially constructed at the intersection of Harvill Avenue and Martin Street, and the remaining improvements required by this measure, including a traffic signal, are no longer warranted as this intersection is no longer proposed with an eastern leg; thus, Mitigation Measure MM Trans 11 is not applicable to the Project. The improvements listed by Mitigation Measures MM Trans 12 and MM Trans 13 are anticipated to occur in conjunction with buildout of MFBCSP Planning Area 2, whereas the proposed Project occurs within MFBCSP Planning Area 5; thus, Mitigation Measures MM Trans 12 and MM Trans 13 are not applicable to the proposed Project. Additionally, the County's standard conditions of approval require the payment of DIF and TUMF fees shall apply, further demonstrating that implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466. As noted above, Project impacts to study area facilities would be less than significant; thus, payment of DIF and TUMF fees, implementation Project design features, and the Project's conditions of approval would further reduce the Project's traffic-related impacts under all analysis scenarios.

- MM Trans 1:** Construct full width improvements of Harvill Avenue at its ultimate cross-section as a major highway (118' right-of-way) through the project.
- MM Trans 2:** Construct partial width improvements of southerly side of Nandina Avenue at its ultimate cross-section as a secondary highway (100' right-of-way) fronting the project boundary line.
- MM Trans 3:** Construct partial width improvements of Oleander Avenue at its ultimate cross-section as an urban arterial (152' right-of-way) fronting the project boundary line.
- MM Trans 4:** Construct partial width improvements of Old Oleander Avenue at its ultimate cross-section as a collector street (74' right-of-way) fronting the project boundary line.
- MM Trans 5:** Construct full width improvements of Markham Street at its ultimate cross-section as a secondary highway (100' right-of-way) through the project.
- MM Trans 6:** Construct partial width improvements of Martin Street at its ultimate cross-section as a collector street (74' right-of-way) fronting the project boundary line.

**Plot Plan No. 180034 (Building 11)**

---

**MM Trans 7:** Construct partial width improvements of easterly side of Seaton Avenue at its ultimate cross-section as a secondary highway (100' right-of-way) fronting the project boundary line.

**MM Trans 8:** Construct partial width improvements of northerly side of Cajalco Expressway at its ultimate cross-section as an Expressway (184' right-of-way) fronting the project boundary line.

**MM Trans 9:** Install Traffic Signal at intersection of Harvill Avenue and Oleander Avenue using the following geometrics:

Northbound: One free right turn lane. One shared through and left turn lane. One left turn lane.

Southbound: One shared through and right turn lane. One left turn lane.

Eastbound: One shared through and right turn lane. Two through lanes. One left turn lane

Westbound: One shared through and right turn lane. Two through lanes. Two left turn lanes.

**MM Trans 10:** Install Traffic Signal at intersection of Harvill Avenue and Markham Street using the following geometrics:

Northbound: One right turn lane. Two through lanes. One left turn lane.

Southbound: One right turn lane. Two through lanes. One left turn lane.

Eastbound: One right turn lane. Two through lanes. One left turn lane.

Westbound: One right turn lane. Two through lanes. One left turn lane.

**MM Trans 11:** Install Traffic Signal at intersection of Harvill Avenue and Martin Street using the following geometrics:

Northbound: One shared through and right turn lane. One through lane. One left turn lane.

Southbound: One shared through and right turn lane. One through lane. One left turn lane.

Eastbound: One right turn lane. One shared left turn and through lane.

Westbound: One shared left, through, and right turn lane.

**MM Trans 12:** Install Traffic Signal at intersection of Seaton Avenue and Cajalco Expressway using the following geometrics:

Northbound: One left turn lane. Two through lanes. One right turn lane.

Southbound: One left turn lane. Two through lanes. One right turn lane.

Eastbound: One left turn lane. Two through lanes. One right turn lane.

Westbound: Two left turn lanes. Two through lanes. One right turn lane.

**MM Trans 13:** Install Traffic Signal at intersection of Harvill Avenue and Cajalco Expressway using the following geometrics:

Northbound: One left turn lane. Two through lanes. One free right turn lane.

Southbound: Two left turn lanes. Two through lanes. One right turn lane.

Eastbound: One left turn lane. Two through lanes. One right turn lane.

Westbound: Two left turn lanes. Two through lanes. One right turn lane.

Project Specific Conditions of Approval

The following standard conditions of approval shall apply to the proposed Project:

- The Project Applicant shall contribute appropriate Development Impact Fees pursuant to Riverside County Ordinance No. 659.
- The Project Applicant shall contribute appropriate Transportation Uniform Mitigation Fees pursuant to Riverside County Ordinance No. 824.

**5.1.19 Tribal Cultural Resources**

|   | <i>New Significant Impact</i> | <i>More Severe Impacts</i> | <i>New Ability to Substantially Reduce Significant Impact</i> | <i>No Substantial Change from Previous Analysis</i> |
|---|-------------------------------|----------------------------|---|---|
| <b>39. Tribal Cultural Resources</b>  |                               |                            |   |   |
| <i>Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, or cultural landscape that is geographically defines in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:</i> |                               |                            |   |   |
| a. Listed or eligible for listing in the California Register of Historical resources or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?  | <input type="checkbox"/>      | <input type="checkbox"/>   | <input type="checkbox"/>                                      | <input checked="" type="checkbox"/>                 |
| b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1? (In applying for the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the                         | <input type="checkbox"/>      | <input type="checkbox"/>   | <input type="checkbox"/>                                      | <input checked="" type="checkbox"/>                 |

|  | <i>New Significant Impact</i> | <i>More Severe Impacts</i> | <i>New Ability to Substantially Reduce Significant Impact</i> | <i>No Substantial Change from Previous Analysis</i> |
|--|-------------------------------|----------------------------|---|---|
| resource to a California Native American tribe.) |                               |                            |   |   |

- a) **Would the proposed Project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defines in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is listed or eligible for listing in the California Register of Historical resources or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?**
- b) **Would the proposed Project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defines in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1? (In applying for the criteria set forth in (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.)**

**EIR No. 466 Finding:** Assembly Bill 52 (AB 52) was signed into law in 2014 and added the above-listed thresholds to Appendix G of the CEQA Guidelines. Thus, at the time EIR No. 466 was certified in 2005, AB 52 was not in place and EIR No. 466 did not evaluate these thresholds. Notwithstanding, EIR No. 466 included an extensive analysis of potential impacts to cultural resources. As previously indicated herein in subsection 5.1.5, 15 archaeological sites were identified within the MFBCSP boundaries, none of which were determined to be significant pursuant to CEQA. Additionally, EIR No. 466 found that prehistoric resources may be identified in buried context and impacted during buildout of the MFBCSP. This was disclosed as a potentially significant impact, which would be reduced to less-than-significant levels with the incorporation of mitigation measures. (Webb, 2005, pp. IV-134 through IV-137 )

**No Substantial Change from Previous Analysis:** The above-listed thresholds were added to Appendix G to the CEQA Guidelines pursuant to AB 52. As noted above, AB 52 was signed into law in 2014 while EIR No. 466 was certified on August 23, 2005. AB 52 requires tribal consultation for certain development projects and applies only to projects that have a notice of preparation or notice of negative declaration or mitigated negative declaration filed on or after July 1, 2015. As demonstrated by the analysis herein, the proposed Project is fully within the scope of analysis of EIR No. 466, and the Project would not trigger any of the conditions described in § 15162 of the CEQA Guidelines calling for the preparation of a subsequent EIR. As such, an Addendum to EIR No. 466 has been prepared for the Project pursuant to § 15164 of the CEQA Guidelines, and the Project would not require a notice of preparation or notice of negative

declaration or mitigated negative declaration. Therefore, the provisions of AB 52 are not applicable to the Project.

Although AB 52 is not applicable to the proposed Project, the Project would not result in significant impacts to tribal cultural resources. Consistent with the conditions that existed at the time EIR No. 466 was certified, properties within the MFBCSP area, including the Project site, were prepared for development as part of the "Oakwood Business Park" (CFD 88-8) with construction of roadways, infrastructure and rough grading of building pads. Additionally, the southeastern corner of the project site was used as a construction staging area during the development of a warehouse on the property directly south of the Project site. Thus, it is unlikely that any tribal cultural resources occur within the Project site. Notwithstanding, and consistent with the findings of EIR No. 466, in the unlikely circumstance that archaeological resources are encountered during construction of the proposed Project, then Mitigation Measure MM Cultural 1 from EIR No. 466 would apply. Mitigation Measure MM Cultural 1 requires that if any historical, cultural, or archaeological resources are encountered, then all work in the area must cease until the resource can be evaluated by a qualified archaeologist and an appropriate method of treatment of the resource has been identified. As such, and consistent with the finding of EIR No. 466, the Project's impacts to tribal cultural resources would be less than significant with implementation of Mitigation Measure MM Cultural 1. Therefore, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

**Project Requirements and EIR No. 466 Mitigation Compliance**

EIR No. 466 Mitigation Measures MM Cultural 1 and MM Cultural 2, identified above in subsection 5.1.5, shall apply.

**5.1.20 Utilities and Service Systems**

|   | <i>New Significant Impact</i> | <i>More Severe Impacts</i> | <i>New Ability to Substantially Reduce Significant Impact</i> | <i>No Substantial Change from Previous Analysis</i> |
|---|-------------------------------|----------------------------|---|---|
| <i>Would the project:</i>   |                               |                            |   |   |
| <b>40. Water</b>  |                               |                            |   |   |
| a. Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage systems, whereby the construction or relocation would cause significant environmental effects? | <input type="checkbox"/>      | <input type="checkbox"/>   | <input type="checkbox"/>                                      | <input checked="" type="checkbox"/>                 |
| b. Have sufficient water supplies available to serve the project and reasonably foreseeable   | <input type="checkbox"/>      | <input type="checkbox"/>   | <input type="checkbox"/>                                      | <input checked="" type="checkbox"/>                 |



|  | <i>New Significant Impact</i> | <i>More Severe Impacts</i> | <i>New Ability to Substantially Reduce Significant Impact</i> | <i>No Substantial Change from Previous Analysis</i> |
|--|-------------------------------|----------------------------|---|---|
| future development during normal, dry, and multiple dry years? |                               |                            |   |   |

- a) **Would the proposed Project require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage systems, whereby the construction or relocation would cause significant environmental effects?**

**EIR No. 466 Finding:** EIR No. 466 disclosed that water and sewer lines already were constructed in the MFBCSP area in the early 1990s. EIR No. 466 noted that only minor connections within the MFBCSP site would be needed to provide potable water service to the site and that some additional sewer lines would be constructed within and adjacent to the MFBCSP boundaries to provide sewer service throughout the MFBCSP areas. Furthermore, the IS/NOP noted that the storm drain system to serve the MFBCSP was already constructed as part of Community Facilities District No. 88-8 improvements. The IS/NOP found that these facilities were sized to handle the storm water requirements of ultimate build out within the MFBCSP.

EIR No. 466 also indicated that the MFBCSP’s demand for potable water would be 0.236 million gallons per day (mgd), which represented 2.4% of the Perris Water Filtration Plant’s capacity. EIR No. 466 disclosed that this percentage is not considered significant, and therefore concluded the MFBCSP would not result in or require significant upgrades to existing water treatment facilities.

Additionally, EIR No. 466 indicated that wastewater from the MFBCSP site would be treated at EMWD’s Perris Valley Regional Water Reclamation Facility (PVRWRF) located in the City of Perris. The MFBCSP was estimated by EIR No. 466 to generate 0.5525 mgd of wastewater upon buildout. EIR No. 466 found that this amounted to 5.0% of the PVRWRF’s capacity at the time, and only 0.55% of its planned capacity. EIR No. 466 found that although the total amount of wastewater generated by the MFBCSP would be well within the capacity of the PVRWRF by the time that development of the MFBCSP was projected to be completed, there was still the potential that prior to the expansion of the facility’s capacity at the end of 2010 that EMWD would be required to reduce the wastewater diversions from elsewhere within the District to the PVRWRF. However, EIR No. 466 found that because EMWD’s wastewater diversions are operational decisions, the amount that is diverted to the PVRWRF is variable. EIR No. 466 determined that there was sufficient capacity in EMWD’s other wastewater treatment facilities to accommodate any additional wastewater flows sent to them whenever diversions from other parts of the District to the PVRWRF are reduced. Overall, EIR No. 466 found that the EMWD had sufficient capacity to treat all wastewater generated by the MFBCSP, both during interim phases and after full build out. Therefore, EIR No. 466 concluded that no significant impact upon EMWD’s ability to treat wastewater would occur. EIR No. 466 further determined that because the expansion of the PVRWRF was already planned and scheduled by EMWD, in and of itself the wastewater generated by the MFBCSP would not require the

construction of new or expanded wastewater treatment facilities, and impacts were disclosed as less than significant. (Webb, 2005, pp. IV-233 and IV-234)

The IS/NOP for EIR No. 466 noted that storm water drainage within the MFBCSP would not require the expansion of existing County Flood Control facilities, nor require new facilities, and concluded that potential impacts related to the construction of storm water facilities would be considered less than significant. The IS/NOP indicated that water quality impacts associated with storm water would be addressed in the Hydrology/Water Quality section of EIR No. 466, although no discussion or analysis was conducted in EIR No. 466 related to the construction and need for storm water facilities. (Webb, 2005, Appendix A, p. 49)

As such, impacts due to the relocation or construction of water, wastewater treatment, and stormwater drainage systems were determined to be less than significant. (Webb, 2005, p. IV-230)

**No Substantial Change from Previous Analysis:** Consistent with the findings of EIR No. 466, a system of water, sewer, and storm water drainage facilities were constructed within the MFBCSP area pursuant to CFD No 88-8 in the early 1990s. All water, wastewater, and drainage facilities needed to accommodate the Project are currently in place or would be installed on or adjacent to the Project site as part of site development, as described in detail in subsection 3.1.1.G. Impacts associated with the Project's water, sewer, and drainage facilities are inherent to the Project's construction phase and have been evaluated throughout this EIR Addendum accordingly. As demonstrated herein, the Project's construction-related impacts would be within the scope of analysis of EIR No. 466. There are no new or more severe impacts that would result from the Project's proposed water, sewer, and/or drainage infrastructure that have not already been evaluated herein.

As disclosed by EIR No. 466 and the WSA prepared for the MFBCSP (contained as Appendix F to EIR No. 466), buildout of the MFBCSP would result in a demand for 0.236 million gallons per day (mgd), or 264 acre feet per year (AF/yr), which EIR No. 466 noted represented only 2.4% of the capacity at the Perris Valley Water Filtration Plant. Based on the findings of the WSA, EIR No. 466 determined that this level of water demand was not considered significant, and concluded that buildout of the MFBCSP would not require significant upgrades to existing water treatment facilities. EIR No. 466 assumed that the MFBCSP would be developed with approximately 6,215,500 s.f. of industrial uses on approximately 279.23 acres (excluding major roads), for an overall FAR of approximately 0.51 ( $6,215,500 \text{ s.f.} \div 12,163,258.8 \text{ s.f.} [279.23 \text{ acres}] = 0.51$ ). The Project Applicant proposes to develop the site with a total of 391,045 s.f. of light industrial uses on a 20.5-acre site, resulting in an overall FAR of 0.44 ( $391,045 \text{ s.f.} \div 892,980 \text{ s.f.} [20.5 \text{ acres}] = 0.44$ ). Thus, the Project would result in a substantial decrease in the amount of building area on site and associated demand for water as compared to what was evaluated and disclosed by EIR No. 466. Accordingly, adequate capacity exists at the Perris Valley Water Filtration Plant to serve the Project's projected demand and construction of additional water treatment facilities would not be required.

Consistent with the finding of EIR No. 466, wastewater generated by the proposed Project would be treated at the PVRWRF. At the time EIR No. 466 was certified, the PVRWRF had a capacity of 11 million gallons per day (gpd) (Webb, 2005, p. IV-225). However, according to current information available from

the EMWD, the PVRWRF has a current capacity of 22 million gallons per day (gpd), and receives typical daily flows of 13.8 million gpd. The ultimate planned capacity at the PVRWRF is 100 million gpd. (EMWD, 2016b) Although the capacity and daily flows at the PVRWRF have changed since 2005, such changes have resulted in an increase in overall capacity as compared to what was identified by EIR No. 466; thus, such changes would not result in any new or more severe environmental effects beyond what was evaluated and disclosed by EIR No. 466. Additionally, the Project's daily wastewater generation would represent a smaller percentage of the daily capacity at the PVRWRF as compared to what was assumed by EIR No. 466, due to the increased capacity at the PVRWRF as well as the reduction in building intensity proposed for the site as compared to what was assumed by EIR No. 466 (as discussed above). According to information available from the EMWD, industrial uses generate approximately 1,700 gpd/acre of wastewater. Thus, at buildout the Project would generate approximately 36,261 gpd (20.5 acres x 1,700 gpd/acre = 34,850 gpd). (EMWD, 2006, Table 1) The Project's daily generation of wastewater represents 0.4% of the available daily capacity at the PVRWRF. With buildout of the Project, the remaining daily capacity at the PVRWRF still would be 8.2 million gpd. Accordingly, adequate capacity exists at the PVRWRF to serve the Project's projected demand and construction of additional wastewater treatment facilities would not be required.

Based on the foregoing analysis, and consistent with the conclusions reached by EIR No. 466, the Project would not require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could result in significant environmental effects. Impacts associated with the construction of site improvements related to water, wastewater treatment, and storm water drainage have been evaluated throughout this EIR Addendum, which concludes that impacts would be less than significant or would be reduced to less-than-significant levels with implementation of mitigation measures or standards regulatory requirements. There are no components of the proposed Project's water, wastewater, or storm water drainage connections that would result in environmental effects not already addressed herein. Accordingly, impacts due to construction of water, waste water treatment, and stormwater drainage facilities would be less than significant. Based on the foregoing analysis, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

**b) Would the proposed Project have sufficient water supplies available to serve the project and reasonably foreseeable development during normal, dry, and multiple dry years?**

**EIR No. 466 Finding:** The Water Supply Assessment (WSA) prepared for EIR No. 466 (see Appendix F to EIR No. 466), EMWD determined that the water demand for the MFBCSP is estimated to be 264.4 acre-feet per year (AF/yr) or 0.236 mgd at build-out. EIR No. 466 indicated that the total demand for MFBCSP as set forth in the water supply assessment was within the limits of projected demand in the then-current Urban Water Management Plan (UWMP) and EMWD indicated that the MFBCSP would be included in the update to the UWMP in 2005. Therefore, EIR No. 466 concluded that based on the water supply assessment prepared for the project by EMWD, the MFBCSP would have less-than-significant impacts to water supplies. (Webb, 2005, p. IV-233)

**Plot Plan No. 180034 (Building 11)**

---

**No Substantial Change from Previous Analysis:** As disclosed by EIR No. 466 and the WSA prepared for the MFBCSP (contained as Appendix F to EIR No. 466), buildout of the MFBCSP would result in a demand for 0.236 million gallons per day (mgd), or 264 acre-feet per year (AF/yr), which EIR No. 466 noted represented only 2.4% of the capacity at the Perris Valley Water Filtration Plant. Based on the findings of the WSA, EIR No. 466 determined that this level of water demand was not considered significant, and concluded that buildout of the MFBCSP would not require significant upgrades to existing water treatment facilities. EIR No. 466 assumed that the MFBCSP would be developed with up to 6,215,500 s.f. of industrial uses on approximately 279.23 acres (excluding major roads), for an overall FAR of approximately 0.51 (6,215,500 s.f. ÷ 12,163,258.8 s.f. [279.23 acres] = 0.51). The Project Applicant proposes to develop the site with a total of 391,045 s.f. of light industrial uses on a 20.5-acre site, resulting in an overall FAR of 0.44 (391,045 s.f. ÷ 892,980 s.f. [20.5 acres] = 0.44). Thus, the Project would result in a substantial decrease in the amount of building area on site and associated demand for water as compared to what was evaluated and disclosed by EIR No. 466.

Moreover, since EIR No. 466 was certified in 2005, there have been a number of regulations and requirements implemented to reduce water demands associated with new developments. Specifically, Riverside County Ordinance No. 859 establishes provisions for water management practices and water waste prevention and creates a structure for planning, designing, installing, maintaining, and managing water-efficient landscapes in new and rehabilitated projects. Adopted to implement the requirements of the 2006 California Water Conservation in Landscaping Act and California Code of Regulations (CCR) Title 23, Division 2, Chapter 2.7, Ordinance No. 859 generally requires new development landscaping to not exceed a maximum water demand of 70% (or lower as may be required by state legislation). Additionally, future development on site would be subject to compliance with the 2016 California Green Building Standards Code (GBSC), which imposes a series of regulations to reduce water consumption both within buildings and in landscaping areas outside of buildings. Mandatory compliance with applicable regulations adopted since 2005 would ensure that the Project's water consumption would be less than was evaluated in EIR No. 466.

Furthermore, the Project site is located within the service area of the EMWD. The EMWD has prepared an Urban Water Management Plan (UWMP) dated June 2016, which provides an updated and detailed account of current and projected EMWD water supplies and demands under a variety of climactic conditions, and demonstrates that the EMWD would be able to meet its long-term commitments to supply potable water to existing and planned developments. The supply and demand projections in the UWMP are based on buildout of the Riverside County General Plan and the general plans of cities within EMWD's service area (EMWD, 2016a, p. 4-1). As noted previously, the Project site is designated by the General Plan, MVAP, and MFBCSP for light industrial land uses. The proposed Project is fully consistent with the site's underlying General Plan and MFBCSP land use designations, and would result in less building area than was assumed by EIR No. 466. Thus, the Project is fully consistent with the assumptions made by the UWMP, which concluded that EMWD would have adequate supplies to meet existing and projected demands from existing and planned resources during normal, dry, and multiple dry-year conditions.

Based on the foregoing, because the Project is consistent with the General Plan, MVAP, and MFBCSP, the Project would be within the demand projections of the EMWD's UWMP, which demonstrates the EMWD's

ability to provide water service within its district during various climactic conditions; thus, the EMWD would have sufficient water supplies available to serve the project from existing entitlements and resources, and no new or expanded resources would be required to serve the proposed Project. Accordingly, impacts to water supply would be less than significant. Based on the foregoing analysis, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

|  | <i>New Significant Impact</i> | <i>More Severe Impacts</i> | <i>New Ability to Substantially Reduce Significant Impact</i> | <i>No Substantial Change from Previous Analysis</i> |
|--|-------------------------------|----------------------------|---|---|
| <i>Would the project:</i>  |                               |                            |   |   |
| <b>41. Sewer</b>   |                               |                            |   |   |
| 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?           | <input type="checkbox"/>      | <input type="checkbox"/>   | <input type="checkbox"/>                                      | <input checked="" type="checkbox"/>                 |
| 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 type="checkbox"/>                                      | <input checked="" type="checkbox"/>                 |

- a) **Would the proposed Project 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?**

**EIR No. 466 Finding:** EIR No. 466 disclosed that sewer lines were constructed on the MFBCSP site by Community Facilities District No. 88-8 in the early 1990's. EIR No. 466 noted some additional sewer lines would be constructed within and adjacent to the MFBCSP boundaries to provide sewer service throughout the MFBCSP areas. Additionally, EIR No. 466 indicated that wastewater from the MFBCSP site would be treated at EMWD's PVRWRF located in the City of Perris. The MFBCSP was estimated by EIR No. 466 to generate 0.5525 mgd of wastewater upon buildout. EIR No. 466 found that this amounted to 5.0% of the PVRWRF's capacity at the time, and only 0.55% of its planned capacity. EIR No. 466 found that although the total amount of wastewater generated by the MFBCSP would be well within the capacity of the PVRWRF by the time that development of the MFBCSP was projected to be completed, there was still the potential that prior to the expansion of the facility's capacity at the end of 2010 that EMWD would be required to reduce the wastewater diversions from elsewhere within the District to the PVRWRF. However, EIR No. 466 found that because EMWD's wastewater diversions are operational decisions, the amount that is diverted to the PVRWRF is variable. EIR No. 466 determined that there was sufficient

capacity in EMWD's other wastewater treatment facilities to accommodate any additional wastewater flows sent to them whenever diversions from other parts of the District to the PVRWRF are reduced. Overall, EIR No. 466 found that the EMWD had sufficient capacity to treat all wastewater generated by the MFBCSP, both during interim phases and after full build out. Therefore, EIR No. 466 concluded that no significant impact upon EMWD's ability to treat wastewater would occur. EIR No. 466 further determined that because the expansion of the PVRWRF was already planned and scheduled by EMWD, in and of itself the wastewater generated by the MFBCSP would not require the construction of new or expanded wastewater treatment facilities, and impacts were disclosed as less than significant. (Webb, 2005, pp. IV-233 and IV-234)

**No Substantial Change from Previous Analysis:** The Project entails the buildout of a portion of MFBCSP Planning Area 5 with up to 391,045 s.f. of high-cube transload short-term warehouse uses. Land uses proposed by the Project Applicant are consistent with the MFBCSP and the land uses anticipated for the Project site by EIR No. 466. As discussed in subsection 3.1.1, the Project Applicant proposes sewer lines on site that would connect to existing sewer facilities in Commerce Center Drive and Perry Street. The installation of sewer lines on site as proposed by the Project Applicant would result in physical impacts to the surface and subsurface of infrastructure alignments. However, the Project's proposed sewer plan is consistent with the MFBCSP Section III.5, *Conceptual Water and Sewer Plans*, which indicates that future buildings within the MFBCSP would connect to the existing sewer infrastructure constructed as part of CFD No. 88-8 in the early 1980s. Additionally, impacts related to the Project's proposed sewer connections are considered to be part of the Project's construction phase and are evaluated throughout this Addendum to EIR No. 466 accordingly. The construction of water lines as necessary to serve the proposed Project would not result in any significant physical effects on the environment that are not already identified and disclosed as part of this Addendum. As such, impacts would be less than significant.

Consistent with the finding of EIR No. 466, wastewater generated by the proposed Project would be treated at the PVRWRF. At the time EIR No. 466 was certified, the PVRWRF had a capacity of 11 million gallons per day (gpd) (Webb, 2005, p. IV-225). However, according to current information available from the EMWD the PVRWRF was since upgraded. The PVRWRF has a current capacity of 22 million gallons per day (gpd), and receives typical daily flows of 13.8 million gpd. The ultimate planned capacity at the PVRWRF is 100 million gpd. (EMWD, 2016b) Although the capacity and daily flows at the PVRWRF have changed since 2005, such changes have resulted in an increase in overall capacity as compared to what was identified by EIR No. 466; thus, such changes would not result in any new or more severe environmental effects beyond what was evaluated and disclosed by EIR No. 466. Additionally, the Project's daily wastewater generation would represent a smaller percentage of the daily capacity at the PVRWRF as compared to what was assumed by EIR No. 466, due to the increased capacity at the PVRWRF as well as the reduction in building intensity proposed for the site as compared to what was assumed by EIR No. 466 (as discussed above). According to information available from the EMWD, industrial uses generate approximately 1,700 gpd/acre of wastewater. Thus, at buildout the Project would generate approximately 34,850 gpd (20.5 acres x 1,700 gpd/acre = 34,850 gpd). (EMWD, 2006, Table 1) Because the Project would develop the same acreage as assumed for the site by EIR No. 466, the Project would result in the same amount of wastewater generation as was assumed by EIR No. 466, based on EMWD's wastewater generation factor. The Project's daily generation of wastewater represents 0.4% of the

current available daily capacity at the PVRWRF. With buildout of the Project, the remaining daily capacity at the PVRWRF still would be 8.2 million gpd. Accordingly, and consistent with the findings of EIR No. 466, adequate capacity exists at the PVRWRF still to serve the Project's projected demand in addition to the EMWD's existing commitments.

Based on the foregoing analysis and consistent with the findings of EIR No. 466, the Project would not 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, and impacts would be less than significant. Therefore, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

**b) Would the proposed Project 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?**

**EIR No. 466 Finding:** EIR No. 466 disclosed that wastewater from the MFBCSP area would be treated at EMWD's PVRWRF located in the City of Perris. EIR No. 466 noted that according to EMWD, the MFBCSP was expected to generate 0.5525 mgd of wastewater. EIR No. 466 determined that the wastewater generated by the MFBCSP when added to the current daily amount of wastewater treated at the PVRWRF equaled approximately 8.2525 mgd, which would be well below the facility capacity at the time of 11 mgd and well below the ultimate facility capacity which is planned to be 100 mgd. Overall, EIR No. 466 found that EMWD had sufficient capacity to treat all wastewater generated by the MFBCSP, both during interim development phases and after full buildout. EIR No. 466 concluded that this amount of wastewater was not a considered significant demand on EMWD's then-existing commitments to treat wastewater, and that impacts would be less than significant. (Webb, 2005, pp. IV-233 and IV-234)

**No Substantial Change from Previous Analysis:** As indicated above under the discussion of Threshold a), wastewater generated by the proposed Project would be treated at the PVRWRF, as assumed by EIR No. 466. At the time EIR No. 466 was certified, the PVRWRF had a capacity of 11 million gallons per day (gpd) (Webb, 2005, p. IV-225). However, according to current information available from the EMWD the PVRWRF was since upgraded. The PVRWRF has a current capacity of 22 million gallons per day (gpd), and receives typical daily flows of 13.8 million gpd. The ultimate planned capacity at the PVRWRF is 100 million gpd. (EMWD, 2016b) Although the capacity and daily flows at the PVRWRF have changed since 2005, such changes have resulted in an increase in overall capacity as compared to what was identified by EIR No. 466; thus, such changes would not result in any new or more severe environmental effects beyond what was evaluated and disclosed by EIR No. 466. Additionally, the Project's daily wastewater generation would represent a smaller percentage of the daily capacity at the PVRWRF as compared to what was assumed by EIR No. 466, due to the increased capacity at the PVRWRF as well as the reduction in building intensity proposed for the site as compared to what was assumed by EIR No. 466 (as discussed above). According to information available from the EMWD, industrial uses generate approximately 1,700 gpd/acre of wastewater. Thus, at buildout the Project would generate approximately 34,850 gpd (20.5 acres x 1,700 gpd/acre = 34,850 gpd). (EMWD, 2006, Table 1) Because the Project would develop the same acreage as assumed for the site by EIR No. 466, the Project would result in the same amount of

wastewater generation as was assumed by EIR No. 466, based on EMWD’s wastewater generation factor. The Project’s daily generation of wastewater represents 0.4% of the available daily capacity at the PVRWRF. With buildout of the Project, the remaining daily capacity at the PVRWRF still would be 8.2 million gpd. Accordingly, adequate capacity exists at the PVRWRF to serve the Project’s projected demand in addition to the EMWD’s existing commitments and impacts would be less than significant. Based on the foregoing analysis, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

|  | <i>New Significant Impact</i> | <i>More Severe Impacts</i> | <i>New Ability to Substantially Reduce Significant Impact</i> | <i>No Substantial Change from Previous Analysis</i> |
|--|-------------------------------|----------------------------|---|---|
| <i>Would the project:</i>  |                               |                            |   |   |
| <b>42. Solid Waste</b>   |                               |                            |   |   |
| a. Generate solid waste in excess of State or Local standards, or in excess of the capacity of local infrastructure or otherwise impair the attainment of solid waste reduction goals? | <input type="checkbox"/>      | <input type="checkbox"/>   | <input type="checkbox"/>                                      | <input checked="" type="checkbox"/>                 |
| b. Comply with federal, state, and local management and reduction statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?      | <input type="checkbox"/>      | <input type="checkbox"/>   | <input type="checkbox"/>                                      | <input checked="" type="checkbox"/>                 |

a) **Would the proposed Project generate solid waste in excess of State or Local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?**

**EIR No. 466 Finding:** EIR No. 466 found that given the limited contribution of construction-related solid waste anticipated to be generated by the MFBCSP over its estimated five-year construction period (approximately 0.033 to 0.039 percent of the annual landfill capacity), development of the MFBCSP would not substantially contribute to the exceedance of the permitted capacity of the designated landfills. Additionally, EIR No. 466 noted that considering the MFBCSP’s participation in the source reduction programs required by the County, the solid waste stream generated by construction of the MFBCSP would be reduced over time. As such, EIR No. 466 concluded that impacts would be less than significant. (Webb, 2005, pp. IV-234 and IV-235)

With respect to operational-related landfill impacts, EIR No. 466 found that the majority of the waste generated (35-40% for warehousing and retail operations) was expected to be paper products that can be recycled. Additionally, EIR No. 466 noted that the California Integrated Waste Management Board (CIWMB) indicates that 51 percent of the overall waste stream for unincorporated portions of Riverside



County was diverted away from landfills. Therefore, EIR No. 466 found that the MFBCSP's anticipated solid waste disposal totals would comprise approximately 49 percent of the total solid waste that would be generated by the MFBCSP. EIR No. 466 further indicated that the remaining 51 percent of the solid waste (approximately 12,608.5 to 16,764.4 tons per year) generated by the MFBCSP would consist of recycled material and green waste. EIR No. 466 determined that given the limited contribution of solid waste anticipated to be generated by the MFBCSP (approximately 0.195 to 0.259 percent of the annual landfill capacity), development of the MFBCSP would not substantially contribute to the exceedance of the permitted capacity of the designated landfills. Also, EIR No. 466 indicated that considering the MFBCSP's mandatory participation in the source reduction programs required by the County, the solid waste stream generated by the MFBCSP may be reduced over time. EIR No. 466 concluded that impacts to landfills would be below the level of significance. EIR No. 466 also determined that compliance with the Riverside County Integrated Waste Management Plan (CIWMP) would further reduce impacts to landfills. (Webb, 2005, pp. IV-236 and IV-237)

**No Substantial Change from Previous Analysis:** The MFBCSP allows for development with up to 6,215,500 s.f. of industrial uses on approximately 279.23 acres (excluding major roads), for an overall FAR of approximately 0.51 (6,215,500 s.f. ÷ 12,163,258.8 s.f. [279.23 acres] = 0.51). The Project Applicant proposes to develop the site with a total of 391,045 s.f. of light industrial uses on a 20.5-acre site, resulting in an overall FAR of 0.44 (391,045 s.f. ÷ 892,980 s.f. [20.5 acres] = 0.44). According to EIR No. 521, which was prepared for the County's 2015 General Plan Update, industrial uses generate approximately 10.8 tons of solid waste per year for each 1,000 s.f. of building area. Thus, because the Project Applicant proposes less building area than assumed by EIR No. 466, the Project would generate less solid waste as compared to the project evaluated by EIR No. 466. Based on the square footage of the proposed building, the Project would generate approximately 4,223 tons per year (tpy) of solid waste ((391,045 s.f. x 10.8 tons)/1,000 s.f. = 4,223 tpy), or approximately 11.6 tons per day (tpd). (Riverside County, 2015c, Table 4.17-N)

Solid waste generated by the Project ultimately would be disposed of at the El Sobrante Landfill, Lamb Canyon Landfill, and/or Badlands Landfill. Table 5-23, *Permitted and Remaining Capacity of Project-Related Landfills*, depicts the maximum daily capacity and total remaining capacity for these landfills. As shown, the 11.6 tpd that would be generated by the Project would represent 0.07% of the daily capacity of the El Sobrante Landfill, 0.23% of the daily capacity at the Lamb Canyon Landfill, and 0.24% of the daily capacity at the Badlands Landfill. Because the Project would generate a relatively small amount of solid waste per day as compared to the permitted daily capacities for the El Sobrante Landfill, Lamb Canyon Landfill, and Badlands Landfill, it is anticipated that these regional facilities would have sufficient daily capacity to accept solid waste generated by the Project. As such, the Project's impacts due to solid waste would be less than significant. Based on the foregoing analysis, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

**Table 5-23 Permitted and Remaining Capacity of Project-Related Landfills**

| Landfill       | Maximum Daily Capacity (Tons/Day) | Permitted Capacity (Cubic Yards) | Remaining Capacity (Cubic Yards) |
|----------------|-----------------------------------|----------------------------------|----------------------------------|
| El Sobrante    | 16,054                            | 184,930,000                      | 145,530,000 <sup>1</sup>         |
| Lamb Canyon    | 5,000                             | 38,935,653                       | 19,242,950 <sup>2</sup>          |
| Badlands       | 4,800                             | 34,400,000                       | 15,748,799 <sup>3</sup>          |
| <b>Totals:</b> | <b>25,854</b>                     | <b>258,265,653</b>               | <b>180,521,749</b>               |

1. Remaining capacity as of April 6, 2009, which is the most recent information reported by CalRecycle.
2. Remaining capacity as of January 8, 2015, which is the most recent information reported by CalRecycle.
3. Remaining capacity as of January 1, 2015, which is the most recent information reported by CalRecycle. (CalRecycle, 2018)

**c) Does the proposed Project comply with federal, state, and local management and reduction statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?**

**EIR No. 466 Finding:** EIR No. 466 did not identify any impacts due to a conflict with federal, state, and local statutes and regulations related to solid wastes including the CIWMP.

**No Substantial Change from Previous Analysis:** As with the project evaluated in EIR No. 466, the Project would be required to comply with County waste reduction programs pursuant to the State’s Integrated Waste Management Act (IWMA) and the Riverside County CIWMP. Project-generated solid waste would be conveyed to the El Sobrante Landfill, Lamb Canyon Landfill, and/or Badlands Landfill. These landfills are required to comply with federal, State, and local statutes and regulations related to solid waste. Mandatory compliance with federal, State, and local statutes also would reduce the amount of solid waste generated by the proposed Project and diverted to landfills, which in turn will aid in the extension of the life of the El Sobrante Landfill, Lamb Canyon Landfill, and Badlands Landfill.

In order to assist the County of Riverside in achieving the mandated goals of the IWMA, the Project Applicant would be required to work with future refuse haulers to develop and implement feasible waste reduction programs, including source reduction, recycling, and composting. Additionally, in accordance with the California Solid Waste Reuse Act of 1991 (Cal Pub Res. Code § 42911), which also was in effect when EIR No. 466 was certified, the Project would provide adequate areas for collecting and loading of recyclable materials where solid waste is collected. The collection areas are required to be shown on construction drawings and be in place before occupancy permits are issued. Additionally, the Riverside County Department of Waste Resources (DWR) requires development projects to prepare a Waste Recycling Plan (WRP) that identifies the materials (i.e., concrete, asphalt, wood, etc.) that would be generated by construction and development; the projected amounts; the measures/methods that would be taken to recycle, reuse, and/or reduce the amount of materials; the facilities and/or haulers that would be utilized; and the amount of solid waste generated by the Project. Mandatory compliance with the WRP would aid in the extension of the life of affected disposal sites. As such, the Project would comply with the mandates of applicable solid waste statutes and regulations.

Based on the foregoing analysis, the Project would comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP and would not result in any related impacts. Therefore, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

|   | <i>New Significant Impact</i> | <i>More Severe Impacts</i> | <i>New Ability to Substantially Reduce Significant Impact</i> | <i>No Substantial Change from Previous Analysis</i> |
|---|-------------------------------|----------------------------|---|---|
| <b>43. Utilities</b>  |                               |                            |   |   |
| Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects? |                               |                            |   |   |
| a. Electricity?   | <input type="checkbox"/>      | <input type="checkbox"/>   | <input type="checkbox"/>                                      | <input checked="" type="checkbox"/>                 |
| b. Natural gas?   | <input type="checkbox"/>      | <input type="checkbox"/>   | <input type="checkbox"/>                                      | <input checked="" type="checkbox"/>                 |
| c. Communications systems?  | <input type="checkbox"/>      | <input type="checkbox"/>   | <input type="checkbox"/>                                      | <input checked="" type="checkbox"/>                 |
| d. Street lighting?   | <input type="checkbox"/>      | <input type="checkbox"/>   | <input type="checkbox"/>                                      | <input checked="" type="checkbox"/>                 |
| e. Maintenance of public facilities, including roads?   | <input type="checkbox"/>      | <input type="checkbox"/>   | <input type="checkbox"/>                                      | <input checked="" type="checkbox"/>                 |
| f. Other governmental services?   | <input type="checkbox"/>      | <input type="checkbox"/>   | <input type="checkbox"/>                                      | <input checked="" type="checkbox"/>                 |

a) **Would the proposed Project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects?**

- 1) Electricity
- 2) Natural Gas?
- 3) Communication Systems?
- 4) Street Lighting?
- 5) Maintenance of Public Facilities?
- 6) Other Governmental Services?

**EIR No. 466 Finding:** The IS/NOP prepared for EIR No. 466 made the following findings with respect to Utilities and Service Systems:

- Electricity. The IS/NOP indicated that the MFBCSP would use existing electricity service provided by Southern California Edison. The IS/NOP noted that extensions would have to be made to the proposed structures within the MFBCSP. Since service already existed for the MFBCSP site, the IS/NOP concluded that the provision of extending electricity service to the MFBCSP site would be

considered a less-than-significant impact and this issue was not evaluated in EIR No. 466. (Webb, 2005, Appendix A, p. 49)

- Natural Gas. The IS/NOP noted that the MFBCSP would use existing natural gas service provided by Southern California Gas Company, and that extensions would have to be made to the proposed MFBCSP structures. Because service existed within the MFBCSP site, the IS/NOP concluded that extending natural gas service to individual developments be considered a less-than-significant impact. As such, this issue was not evaluated in EIR No. 466. (Webb, 2005, Appendix A, p. 49)
- Communication Systems. The IS/NOP noted that the MFBCSP would use existing communications service provided by Pacific Bell. The IS/NOP indicated that extensions would have to be made to the individual structures within the MFBCSP. However, since service existed within the project area, the IS/NOP concluded that extending communications service to developments within the MFBCSP would be considered a less-than-significant impact. As such, this issue was not evaluated in EIR No. 466. (Webb, 2005, Appendix A, p. 49)
- Street Lighting. The IS/NOP indicated that the MFBCSP would require new street lighting along the site's frontage and along internal streets. However, the IS/NOP noted that the amount of new street lighting construction needed would be considered environmentally insignificant. Therefore, the IS/NOP concluded that street lighting construction for the MFBCSP would be a less-than-significant impact and therefore this issue was not evaluated in EIR No. 466. The IS/NOP did, however, indicate that light and glare issues and potential impacts upon the Mt. Palomar Observatory resulting from the street lights would be addressed in the Aesthetics section of EIR No. 466 (as discussed above in subsection 5.1.1). (Webb, 2005, Appendix A, p. 49)
- Maintenance of Public Facilities. Although the IS/NOP indicated that impacts resulting in the need for increased road maintenance from increased traffic would be potentially significant and would be evaluated in EIR No. 466 under the analysis of transportation and traffic, the introductory paragraph in the Transportation/Traffic section of EIR No. 466 erroneously indicated that the IS/NOP determined that impacts associated with maintenance of roads would be less than significant. As such, this issue was not evaluated in EIR No. 466. (Webb, 2005, Appendix A, pp. 49 and 50; Webb, 2005, p. IV-177)

**No Substantial Change from Previous Analysis:** Consistent with the project evaluated in EIR No. 466 and its associated IS/NOP, implementation of the proposed Project would require the construction of numerous facilities as necessary to provide services to the site, including electrical facilities, natural gas lines, communication systems (telephone/cable), and street lighting. Consistent with the conditions that existed when EIR No. 466 was certified, all facilities needed to serve the Project are available in the immediate area, and the Project would implement improvements on site that would connect to existing facilities available within or adjacent to the Project site. Although the telecommunication provider in the local area is now Time Warner Cable, the Project would be served by the same telecommunications facilities as was assumed by EIR No. 466; thus, the change in service provider does not constitute new information of substantial importance, as no increased physical impacts to the environment would occur

**Plot Plan No. 180034 (Building 11)**

---

beyond what was assumed by EIR No. 466. Impacts associated with the construction of facilities needed to serve the proposed Project are the same as was evaluated by EIR No. 466, and such improvements are inherent to the Project's construction phase and have been evaluated throughout this EIR Addendum accordingly. As concluded herein, the Project's construction-related impacts would be less than significant or could be mitigated to less-than-significant levels with standard regulatory compliance and implementation of the mitigation measures identified by EIR No. 466. There are no components of the proposed Project or its demand for utility services that could result in significant environmental effects not otherwise addressed herein. In addition, although the Project would generate traffic that would result in the need for increased roadway maintenance in the local area, it is expected that any such increase in road maintenance costs would be off-set by property taxes generated by the Project. As such, the increased road maintenance would not affect the County's ability to fund existing programs established to protect the environment. Additionally, there would be no discernable environmental impacts associated with such increased need for maintenance. Accordingly, impacts due to the construction and expansion of utilities as needed to serve the Project and increased roadway maintenance would be less than significant. Based on the foregoing analysis, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

**Project Requirements and EIR No. 466 Mitigation Compliance**

EIR No. 466 identified several mitigation measures to address impacts to utilities and service systems. These measures, which are listed below, would continue to apply to the proposed Project and would be enforced as part of the Project's conditions of approval. Mitigation Measure MM Utilities 1 has been revised to reflect the change in name from the "Waste Management Department" to the "Department of Waste Resources."

**MM Utilities 1:** The applicant shall submit a Recyclables Collection and Loading Area plot plan to the Riverside County ~~Waste Management Department~~ Department of Waste Resources (DWR) for each implementing development. The plans are required to conform to the ~~Waste Management Department's~~ DWR's Design Guidelines for Recyclables Collection and Loading Areas.

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 Department~~ DWR, and verified by the Riverside County Building and Safety Department through site inspection.

**MM Utilities 2:** In addition to solid waste dumpsters, the project development will include recycling containers for aluminum cans, glass, plastics, paper and cardboard.

**MM Utilities 3:** The project development will recycle construction and demolition (C&D) waste generated during construction activities.

**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.

**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.

**5.1.21 Wildfire**

|  | <i>New Significant Impact</i> | <i>More Severe Impacts</i> | <i>New Ability to Substantially Reduce Significant Impact</i> | <i>No Substantial Change from Previous Analysis</i> |
|--|-------------------------------|----------------------------|---|---|
| <b>44. Wildfire Impacts</b>  |                               |                            |   |   |
| If located in or near a State Responsibility Area ("SRA"), lands classified as very high fire hazard severity zone, or other hazardous fire areas that may be designated by the Fire Chief, would the project:   |                               |                            |   |   |
| a. Substantially impair an adopted emergency response plan or emergency evacuation plan?   | <input type="checkbox"/>      | <input type="checkbox"/>   | <input type="checkbox"/>                                      | <input checked="" type="checkbox"/>                 |
| b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?   | <input type="checkbox"/>      | <input type="checkbox"/>   | <input type="checkbox"/>                                      | <input checked="" type="checkbox"/>                 |
| c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment? | <input type="checkbox"/>      | <input type="checkbox"/>   | <input type="checkbox"/>                                      | <input checked="" type="checkbox"/>                 |
| d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?  | <input type="checkbox"/>      | <input type="checkbox"/>   | <input type="checkbox"/>                                      | <input checked="" type="checkbox"/>                 |
| e. Expose people or structures either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?  | <input type="checkbox"/>      | <input type="checkbox"/>   | <input type="checkbox"/>                                      | <input checked="" type="checkbox"/>                 |

a) **Would the proposed Project substantially impair an adopted emergency response plan or an emergency evacuation plan?**

**EIR No. 466 Finding:** The IS/NOP prepared for EIR No. 466 indicated that the MFBCSP would not impair the implementation of, or physically interfere with, an emergency response plan and/or emergency evacuation plan. The IS/NOP noted that the MFBCSP would include adequate access for emergency response vehicles and personnel, as developed in consultation with County Fire personnel, and that the

MFBCSP site is bounded on the north and south by freeway on-ramps. The IS/NOP concluded that no impacts would occur, and this issue was not addressed in EIR No. 466. (Webb, 2005, Appendix A, p. 24)

**No Substantial Change from Previous Analysis:** Consistent with the findings of the IS/NOP prepared for EIR No. 466, the Project would include adequate access for emergency response vehicles and personnel. Additionally, the Project site does not contain any emergency facilities nor does it serve as an emergency evacuation route. Furthermore, the Project would not result in a substantial alteration to the design or capacity of any existing public road that would impair or interfere with the implementation of evacuation procedures. Because the Project would not interfere with an adopted emergency response or evacuation plan, no impact would occur. Therefore, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

- b) Due to slope, prevailing winds, and other factors, would the Project exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?**

**EIR No. 466 Finding:** This threshold question was added to Appendix G to the CEQA Guidelines as part of the December 2018 update to the CEQA Guidelines. Although this issue was not specifically addressed in detail in EIR No. 466, EIR No. 466 nonetheless contained enough information about the MFBCSP's potential impacts associated with wildfires that that with the exercise of reasonable diligence, information about the MFBCSP's potential effect on wildfire risks and associated pollutants was readily available to the public.

**No Substantial Change from Previous Analysis:** The Project site is located within a developed portion of Riverside County. Land uses surrounding the Project site include commercial and industrial lands, and to the north and northeast are lands that are planned for light industrial development and that are routinely subject to discing for fire abatement purposes (Google Earth, 2018). Additionally, the Project site is completely surrounded by improved roadways. Moreover, the Project area is not subject to wildfire hazards. The nearest area subject to wildland fire hazards occurs approximately 1.0 mile south of the Project site. (Riverside County, 2015b, Figure 12) Additionally, the areas surrounding the Project site do not contain any steep slopes, and manufactured slopes proposed by the Project Applicant would be landscaped and irrigated, thereby precluding the potential for wildfire hazards. As such, the Project would not result in any components that could exacerbate wildfire risks, and the Project would not expose Project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire. Impacts would be less than significant. Therefore, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

- c) **Would the Project require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?**

**EIR No. 466 Finding:** This threshold question was added to Appendix G to the CEQA Guidelines as part of the December 2018 update to the CEQA Guidelines. Although this issue was not specifically addressed in EIR No. 466, EIR No. 466 indicated that the MFBCSP would not involve infrastructure that could exacerbate fire risks or infrastructure that could result in temporary or ongoing impacts to the environment, including fuel breaks.

**No Substantial Change from Previous Analysis:** The Project site is not identified as being susceptible to wildfires. The nearest area subject to wildland fire hazards occurs approximately 1.0 mile south of the Project site (Riverside County, 2015b, Figure 12). As such, the Project would not require fuel breaks or emergency water sources that could have temporary or ongoing impacts to the environment. All utility connections required of the Project are available in the immediate area, and there are no components of the Project's utility connections that could result in or exacerbate fire hazards. As such, impacts would be less than significant. Therefore, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

- d) **Would the Project expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?**

**EIR No. 466 Finding:** This threshold question was added to Appendix G to the CEQA Guidelines as part of the December 2018 update to the CEQA Guidelines. Although this issue was not specifically addressed in EIR No. 466, EIR No. 466 nonetheless contained enough information about potential flooding and landslide risks that with the exercise of reasonable diligence, information about the MFBCSP's potential risks associated with wildfire hazards, including downslope or downstream flooding or landslides, post-fire slope instability, or drainage changes, was readily available to the public. Specifically, EIR No. 466 Section IV, *Public Services*, disclosed that the MFBCSP was not within an area susceptible to wildfire hazards, thereby indicating that buildout of the MFBCSP area also would result in fire-related hazards, such as fire-related downstream flooding, landslides, slope instability, or drainage changes (Webb, 2005, p. IV-174). Additionally, EIR No. 466 Section IV, *Hydrology and Water Quality*, disclosed that the MFBCSP area is not subject to flood hazards, and also included a discussion demonstrating that runoff from the MFBCSP site would be controlled by existing and planned drainage facilities in order to preclude substantial on- and off-site soil erosion, downstream flooding, and downstream landslides (Webb, 2005, pp. IV-139 through IV-151). Moreover, and consistent with existing conditions, the MFBCSP area does not contain and is not surrounded by areas of steep slopes that could be subject to landslides as a result of fire activity (Webb, 2005, p. IV-27). As such, the information provided in EIR No. 466 was sufficient to demonstrate that the MFBCSP would not expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes.



**No Substantial Change from Previous Analysis:** The Project site is not identified as being susceptible to wildfires. The nearest area subject to wildland fire hazards occurs approximately 1.0 mile south of the Project site. (Riverside County, 2015b, Figure 12) Additionally, the Project site occurs in a portion of Riverside County that does not contain prominent hill forms or other topographic features that could subject the Project site or surrounding areas to risks associated with flooding or landslides caused by wildfires. There are no components of the Project that could contribute to or cause significant risks to people or structures as a result of fire-related flooding or landslides resulting from runoff, post-fire slope instability, or drainage changes. Impacts would be less than significant. Therefore, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

**e) Would the proposed Project expose people or structures either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?**

**EIR No. 466 Finding:** The IS/NOP prepared for EIR No. 466 determined that the MFBCSP site was not located within a designated hazardous fire area. The IS/NOP disclosed that the MFBCSP site was bounded on the east by Interstate 215 freeway, residential development to the south and west, and the MARB Wastewater Treatment Plant and the Riverside National Cemetery to the north. The IS/NOP noted that in the event of a fire, these properties do not present a significant wildland fire threat to the MFBCSP site; therefore, the IS/NOP concluded that risks associated with hazardous fire areas would be less than significant and this issue was not addressed in EIR No. 466. (Webb, 2005, Appendix A, pp. 25 and 26)

**No Substantial Change from Previous Analysis:** Consistent with the conditions that existed at the time EIR No. 466 was certified, the Project site is not identified as being susceptible to wildfires. The nearest area subject to wildland fire hazards occurs approximately 1.0 mile south of the Project site. (Riverside County, 2015b, Figure 12) Additionally, the Project site is located adjacent to land uses that do not pose a high fire risk, including undeveloped lands to the west; industrial development to the south; I-215 to the east; and industrial lands and lands that are routinely subject to discing for fire abatement purposes to the north and northwest (Google Earth, 2018). As such, the Project would not expose people or structures to a significant risk of loss, injury, or death involving wildland fires and impacts would be less than significant. Based on the foregoing analysis, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

**5.1.22 Mandatory Findings of Significance**

|   | <i>New Significant Impact</i> | <i>More Severe Impacts</i> | <i>New Ability to Substantially Reduce Significant Impact</i> | <i>No Substantial Change from Previous Analysis</i> |
|---|-------------------------------|----------------------------|---|---|
| <b>45.</b> 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 | <input type="checkbox"/>      | <input type="checkbox"/>   | <input type="checkbox"/>                                      | <input checked="" type="checkbox"/>                 |

|   | <i>New Significant Impact</i> | <i>More Severe Impacts</i> | <i>New Ability to Substantially Reduce Significant Impact</i> | <i>No Substantial Change from Previous Analysis</i> |
|---|-------------------------------|----------------------------|---|---|
| a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially 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? |                               |                            |   |   |

**No Substantial Change from Previous Analysis:** As indicated throughout the analysis in this EIR Addendum, assuming incorporation of the mitigation measures specified in EIR No. 466 (as modified/supplemented herein), implementation of the proposed Project would not substantially degrade the quality of the environment, substantially reduce the habit of fish or wildlife species, cause a fish or wildlife population 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. Therefore, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

|  | <i>New Significant Impact</i> | <i>More Severe Impacts</i> | <i>New Ability to Substantially Reduce Significant Impact</i> | <i>No Substantial Change from Previous Analysis</i> |
|--|-------------------------------|----------------------------|---|---|
| <b>46.</b> 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"/>                 |

**No Substantial Change from Previous Analysis:** Cumulative effects that would result from implementation of the Project have been evaluated throughout this EIR Addendum, which concludes that such impacts would not occur, would be less than significant, or would be reduced to the maximum feasible extent with implementation of the mitigation measures specified by EIR No. 466 (as modified/supplemented herein). Additionally, this EIR Addendum concludes that the Project as proposed would not result in any new or more severe cumulative effects beyond what was already evaluated and disclosed by EIR No. 466. All applicable mitigation measures identified as part of EIR No. 466 and that were imposed to address cumulatively-considerable effects would continue to apply to the proposed Project as revised, except as modified or supplemented by this Addendum to EIR No. 466. The analysis throughout this EIR

Addendum demonstrates that all Project impacts would be less than significant, or would be reduced in comparison to the analysis and conclusions of EIR No. 466. Additionally, the analysis herein demonstrates that physical impacts associated with the Project (e.g., biological resources, cultural resources, geology/soils, etc.) would not substantially change or increase compared to the analysis presented in EIR No. 466. Therefore, because the Project would have similar or reduced cumulative impacts to the environment as compared to what was evaluated and disclosed in EIR No. 466, the Project would not result in any new or increased impacts to the environment beyond what was evaluated, disclosed, and mitigated for by EIR No. 466. Therefore, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

|  | <i>New Significant Impact</i> | <i>More Severe Impacts</i> | <i>New Ability to Substantially Reduce Significant Impact</i> | <i>No Substantial Change from Previous Analysis</i> |
|--|-------------------------------|----------------------------|---|---|
| <b>47.</b> 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"/>                 |

**No Substantial Change from Previous Analysis:** The Project’s potential to result in substantial adverse effects on human beings has been evaluated throughout this EIR Addendum (e.g., Air Quality, Geology/Soils, Noise, etc.). Where potentially significant impacts are identified, mitigation measures from EIR No. 466 have been imposed, as modified or supplemented by this EIR Addendum to EIR No. 466, to reduce these adverse effects to the maximum feasible extent. There are no components of the proposed Project that could result in substantial adverse effects on human beings that are not already evaluated and disclosed throughout this EIR Addendum and/or by EIR No. 466. Accordingly, no additional impacts would occur. Therefore, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

**5.2 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, § 15063(c)(3)(D). In this case, a brief discussion should identify the following:

Earlier Analyses Used, if any:

- General Plan Amendment No. 960, Draft EIR No. 521 (SCH No. 2009041065), dated February 2015.
- Majestic Freeway Business Center Specific Plan (Specific Plan No. 341) and EIR No. 466 (SCH No. 2004051085), dated August 23, 2005.

**Plot Plan No. 180034 (Building 11)**

---

Location: County of Riverside Planning Department  
4080 Lemon Street, 12<sup>th</sup> Floor  
Riverside, CA 92505  
<http://planning.rctlma.org/ZoningInformation/GeneralPlan.aspx>

**5.3 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.

## 6.0 References

The following documents were referred to as information sources during the preparation of this document.

| <u>Cited As:</u> | <u>Source:</u>  |
|------------------|---|
| AEP, 2016        | Association of Environmental Professionals, 2016. <i>Final White Paper – Beyond 2020 and Newhall: A Field Guide to New CEQA Greenhouse Gas Thresholds and Climate Action Plan Targets for California</i> . October 18, 2016. Accessed December 12, 2018. Available online:<br><a href="https://www.califaep.org/images/climate-change/AEP-2016%20Final%20White%20Paper.pdf">https://www.califaep.org/images/climate-change/AEP-2016 Final White Paper.pdf</a>   |
| ALUC, 2011       | Riverside County Airport Land Use Commission, 2011. <i>Compatibility Plan for the Perris Valley Airport</i> . March 2011. Accessed November 6, 2018. Available online:<br><a href="http://www.rcaluc.org/Portals/0/19%20-%20Vol.%201%20Perris%20Valley%20(Final-Mar.2011).pdf?ver=2016-08-15-155627-183">http://www.rcaluc.org/Portals/0/19%20-%20Vol.%201%20Perris%20Valley%20(Final-Mar.2011).pdf?ver=2016-08-15-155627-183</a>   |
| ALUC, 2014       | Riverside County Airport Land Use Commission, 2014. <i>March Air Reserve Base / Inland Port Airport Land Use Compatibility Plan</i> . November 13, 2014. Accessed November 6, 2018. Available online:<br><a href="http://www.rcaluc.org/Portals/0/17%20-%20Vol.%201%20March%20Air%20Reserve%20Base%20Final.pdf?ver=2016-08-15-145812-700">http://www.rcaluc.org/Portals/0/17%20-%20Vol.%201%20March%20Air%20Reserve%20Base%20Final.pdf?ver=2016-08-15-145812-700</a>  |
| AQMD, n.d.       | South Coast Air Quality Management District, n.d. <i>Highest (Most Conservative) EMFAC2007 (version 2.3) Emission Factors for On-Road Passenger Vehicles &amp; Delivery Trucks</i> . n.d. Accessed April 12, 2019. Available online:<br><a href="http://www.aqmd.gov/docs/default-source/ceqa/handbook/emission-factors/on-road-vehicles-(scenario-years-2007-2026).xls?sfvrsn=2">http://www.aqmd.gov/docs/default-source/ceqa/handbook/emission-factors/on-road-vehicles-(scenario-years-2007-2026).xls?sfvrsn=2</a> |
| BAAQMD, 2010     | Bay Area Air Quality Management District (BAAQMD), 2010. <i>California Environmental Quality Act Air Quality Guidelines</i> . May 2010. Accessed April 12, 2019. Available online:<br><a href="http://www.baaqmd.gov/~/_media/Files/Planning%20and%20Research/CEQA/Draft%20BAAQMD%20CEQA%20Guidelines%20May%202010%20Final.ashx/">http://www.baaqmd.gov/~/_media/Files/Planning%20and%20Research/CEQA/Draft BAAQMD CEQA Guidelines May 2010 Final.ashx/</a>   |
| CalRecycle, 2018 | CalRecycle, 2018. <i>Solid Waste Information System (SWIS) Facility/Site Search (web site)</i> . 2018. Accessed November 6, 2011. Available online:<br><a href="https://www2.calrecycle.ca.gov/swfacilities/directory">https://www2.calrecycle.ca.gov/swfacilities/directory</a>  |

| <u>Cited As:</u> | <u>Source:</u>  |
|------------------|---|
| Caltrans, 2011   | Caltrans, 2011. <i>California Scenic Highway Mapping System (website)</i> . September 7, 2011. Accessed November 6, 2018. Available online: <a href="http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/">http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/</a>   |
| CARB, 2005       | California Air Resources Board, 2005. <i>Air Quality and Land Use Handbook: A Community Health Perspective</i> . April 2005. Accessed April 12, 2019. Available online: <a href="https://www.arb.ca.gov/ch/handbook.pdf">https://www.arb.ca.gov/ch/handbook.pdf</a>   |
| CARB, 2011       | California Air Resources Board, 2011. <i>The Carl Moyer Program Guidelines, Appendix D</i> . 2011. Accessed April 12, 2019. Available online: <a href="https://www.arb.ca.gov/msprog/moyer/guidelines/2011gl/2011cmp_appd_4_28_11.pdf">https://www.arb.ca.gov/msprog/moyer/guidelines/2011gl/2011cmp_appd_4_28_11.pdf</a>   |
| CARB, 2014       | California Air Resources Board, 2014. <i>Assembly Bill 32 Overview (website)</i> . August 5, 2014. Accessed December 12, 2018. Available online: <a href="https://www.arb.ca.gov/cc/ab32/ab32.htm">https://www.arb.ca.gov/cc/ab32/ab32.htm</a>  |
| CARB, 2017       | California Air Resources Board, 2017. <i>California's 2017 Climate Change Scoping Plan</i> . November 2017. Accessed June 24, 2019. Available online: <a href="https://www.arb.ca.gov/cc/scopingplan/scoping_plan_2017.pdf">https://www.arb.ca.gov/cc/scopingplan/scoping_plan_2017.pdf</a>   |
| CCC, n.d.        | California Climate Change, n.d. <i>California Climate Change Executive Orders (website)</i> . Accessed December 12, 2018. Available online: <a href="http://www.climatechange.ca.gov/state/executive_orders.html">http://www.climatechange.ca.gov/state/executive_orders.html</a>   |
| CDC, 2016        | California Department of Conservation, 2016. <i>Riverside County Williamson Act FY 2015/2016, Sheet 1 of 3</i> . 2016. Accessed November 6, 2018. Available online: <a href="ftp://ftp.consrv.ca.gov/pub/dlrp/wa/Riverside_w_15_16_WA.pdf">ftp://ftp.consrv.ca.gov/pub/dlrp/wa/Riverside_w_15_16_WA.pdf</a>   |
| CDC, 2017        | California Department of Conservation, 2017. <i>Riverside County Important Farmland 2016, Sheet 1 of 3</i> . July 2017. Accessed November 6, 2018. Available online: <a href="ftp://ftp.consrv.ca.gov/pub/dlrp/FMMP/pdf/2016/riv16_w.pdf">ftp://ftp.consrv.ca.gov/pub/dlrp/FMMP/pdf/2016/riv16_w.pdf</a>  |
| CGS, 2008        | California Geological Survey, 2008. <i>Updated Mineral Land Classification Map for Portland Cement Concrete-Grade Aggregate in the San Bernardino Production-Consumption (P-C) Region, San Bernardino and Riverside Counties, California</i> . 2008. Accessed November 6, 2018. Available online: <a href="ftp://ftp.consrv.ca.gov/pub/dmg/pubs/sr/SR_206/SR206_Plate1.pdf">ftp://ftp.consrv.ca.gov/pub/dmg/pubs/sr/SR_206/SR206_Plate1.pdf</a> |
| DTSC, 2018       | Department of Toxic Substances Control, 2018. <i>EnviroStor (website)</i> . 2018. Accessed November 6, 2018. Available online:  |

| <b><u>Cited As:</u></b> | <b><u>Source:</u></b>   |
|-------------------------|---|
|                         | <a href="https://www.envirostor.dtsc.ca.gov/public/">https://www.envirostor.dtsc.ca.gov/public/</a>   |
| EMWD, 1995              | Eastern Municipal Water District, 1995. <i>Groundwater Management Plan – West San Jacinto Groundwater Basin</i> . June 8, 1995. Accessed March 21, 2019. Available online:<br><a href="https://water.ca.gov/LegacyFiles/groundwater/docs/GWMP/SC-4_EasternMunicipalWD-WestSanJacinto_GWBMP_1995.pdf">https://water.ca.gov/LegacyFiles/groundwater/docs/GWMP/SC-4_EasternMunicipalWD-WestSanJacinto_GWBMP_1995.pdf</a> |
| EMWD, 2006              | Eastern Municipal Water District, 2006. <i>Sanitary Sewer System Planning &amp; Design</i> . September 1, 2006. Accessed November 6, 2018. Available online:<br><a href="http://www.emwd.org/home/showdocument?id=744">http://www.emwd.org/home/showdocument?id=744</a>   |
| EMWD, 2016a             | Eastern Municipal Water District, 2016. <i>2015 Urban Water Management Plan</i> . June 2016. Accessed November 6, 2018. Available online:<br><a href="https://www.emwd.org/home/showdocument?id=1506">https://www.emwd.org/home/showdocument?id=1506</a>  |
| EMWD, 2016b             | Eastern Municipal Water District, 2016. <i>Perris Valley Regional Water Reclamation Facility</i> . October 2016. Accessed November 6, 2018. Available online:<br><a href="https://www.emwd.org/home/showdocument?id=1424">https://www.emwd.org/home/showdocument?id=1424</a>  |
| EMWD, 2018              | Eastern Municipal Water District, 2018. <i>West San Jacinto Groundwater Management Area – 2017 Annual Report</i> . June 2018. Accessed March 21, 2019. Available online:<br><a href="https://www.emwd.org/sites/main/files/file-attachments/westsanjacinto2017annualre.pdf">https://www.emwd.org/sites/main/files/file-attachments/westsanjacinto2017annualre.pdf</a>   |
| EPA, n.d.               | United States Environmental Protection Agency, n.d. <i>Highlights of the Automotive Trends Report</i> . n.d. Accessed April 12, 2019. Available online:<br><a href="https://www.epa.gov/automotive-trends/highlights-automotive-trends-report">https://www.epa.gov/automotive-trends/highlights-automotive-trends-report</a>  |
| FEMA, 2008              | Federal Emergency Management Agency, 2008. <i>Flood Insurance Rate Map No. 06065C1410G</i> . August 28, 2008. Accessed November 6, 2018. Available online:<br><a href="https://map1.msc.fema.gov/bundle/06065C1410G.zip?LOC=980bda7da99f0a7d6b523516a0c31d36">https://map1.msc.fema.gov/bundle/06065C1410G.zip?LOC=980bda7da99f0a7d6b523516a0c31d36</a>   |
| GLA, 2020a              | Glenn Lukos Associates, 2019. <i>Biological Technical Report for Building 11 at the Majestic Freeway Business Center Project</i> . March 24, 2020. EIR Addendum Technical Appendix B.   |

## Plot Plan No. 180034 (Building 11)

| <u>Cited As:</u>   | <u>Source:</u>  |
|--------------------|---|
| GLA, 2020b         | Glenn Lukos Associates, 2019. <i>Jurisdictional Delineation for the Majestic Freeway Center Project, Building 11</i> . March 24, 2020. (Included as Appendix C to EIR Technical Appendix B).  |
| Google Earth, 2018 | Google Earth, 2018. <i>Google Earth Viewer (application)</i> . February 19, 2018. Accessed November 26, 2018. Available online: <a href="https://www.google.com/earth/download/gep/agree.html">https://www.google.com/earth/download/gep/agree.html</a>   |
| Kleinfelder, 2019  | Kleinfelder West, Inc., 2019. <i>Report of Geotechnical Study Majestic Freeway Business Center, Building No. 11 Northeast Corner of Harvill Avenue and Perry Street, Riverside County, California</i> . January 24, 2019. EIR Addendum Technical Appendix C.  |
| NIOSH, 1998        | National Institute for Occupational Safety and Health. <i>Criteria for a Recommended Standard: Occupational Noise Exposure</i> . June 1998. Accessed December 12, 2018. Available online: <a href="https://www.cdc.gov/niosh/docs/98-126/pdfs/98-126.pdf?id=10.26616/NIOSH PUB98126">https://www.cdc.gov/niosh/docs/98-126/pdfs/98-126.pdf?id=10.26616/NIOSH PUB98126</a> |
| NRCS, n.d.         | Natural Resources Conservation Service, n.d. <i>Web Soil Survey (web site)</i> . n.d. Accessed November 6, 2018. Available online: <a href="https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx">https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx</a>  |
| PBLA, 2019a        | PBLA Engineering, Inc., 2019. <i>Preliminary Hydrology Study</i> . September 2019. EIR Addendum Technical Appendix F1.  |
| PBLA, 2019b        | PBLA Engineering, Inc., 2018. <i>Preliminary Project Specific Water Quality Management Plan (WQMP), Majestic Freeway Business Center Building 11</i> . September 2019. EIR Addendum Technical Appendix F2.  |
| Perris, 2016a      | City of Perris, 2016. <i>General Plan Land Use Element</i> . August 30, 2016. Accessed November 6, 2018. Available online: <a href="http://www.cityofperris.org/city-hall/general-plan/Land Use Element.pdf">http://www.cityofperris.org/city-hall/general-plan/Land Use Element.pdf</a>  |
| Perris, 2016b      | City of Perris, 2016. <i>Zoning Map</i> . 2016. Accessed June 24, 2019. Available online: <a href="http://www.cityofperris.org/city-hall/zoning/2016-zone-map.pdf">http://www.cityofperris.org/city-hall/zoning/2016-zone-map.pdf</a>   |
| RCIT, 2019         | Riverside County Information Technology, 2019. <i>Riverside County Geographic Information System (website)</i> . 2018. Accessed June 24, 2019. Available online: <a href="https://gis.countyofriverside.us/Html5Viewer/?viewer=MMC_Public">https://gis.countyofriverside.us/Html5Viewer/?viewer=MMC_Public</a>  |



## Plot Plan No. 180034 (Building 11)

| <u>Cited As:</u>        | <u>Source:</u>  |
|-------------------------|---|
| Riverside County, 1986  | Riverside County, 1986. <i>Riverside County Fire Protection and Emergency Medical Master Plan</i> . November 15, 1986. (Included in Project's Administrative Record)  |
| Riverside County, 1988  | Riverside County, 1988. <i>Ordinance No. 655: An Ordinance of The County of Riverside Regulating Light Pollution</i> . June 7, 1988. Accessed November 6, 2018. Available online:<br><a href="https://www.rivcocob.org/ords/600/655.htm">https://www.rivcocob.org/ords/600/655.htm</a>  |
| Riverside County, 2003  | Riverside County, 2003. <i>Western Riverside County Multiple Species Habitat Conservation Plan</i> . 2003. Accessed November 6, 2018. Available online:<br><a href="http://www.wrc-rca.org/about-rca/multiple-species-habitat-conservation-plan/">http://www.wrc-rca.org/about-rca/multiple-species-habitat-conservation-plan/</a>  |
| Riverside County, 2008  | Riverside County, 2008. <i>Riverside County Transportation Department Traffic Impact Analysis Preparation Guide</i> . April 2008. Accessed December 13, 2018. Available online:<br><a href="http://www.lake-elsinore.org/home/showdocument?id=1092">http://www.lake-elsinore.org/home/showdocument?id=1092</a>  |
| Riverside County, 2012  | Riverside County, 2012. <i>Ordinance No. 915: An Ordinance of the County of Riverside Regulating Outdoor Lighting</i> . January 19, 2012. Accessed November 6, 2018. Available online:<br><a href="https://www.rivcocob.org/ords/900/915.pdf">https://www.rivcocob.org/ords/900/915.pdf</a>   |
| Riverside County, 2015a | Riverside County, 2015. <i>Riverside County General Plan</i> . December 8, 2015. Accessed November 6, 2018. Available online:<br><a href="https://planning.rctlma.org/ZoningInformation/GeneralPlan.aspx">https://planning.rctlma.org/ZoningInformation/GeneralPlan.aspx</a>  |
| Riverside County, 2015b | Riverside County, 2015. <i>Mead Valley Area Plan</i> . December 8, 2015. Accessed November 6, 2018. Available online:<br><a href="https://planning.rctlma.org/Portals/0/genplan/general%20Plan%202017/areaplans/MVAP_120616.pdf?ver=2017-10-06-094251-697">https://planning.rctlma.org/Portals/0/genplan/general Plan 2017/areaplans/MV AP 120616.pdf?ver=2017-10-06-094251-697</a>   |
| Riverside County, 2015c | Riverside County, 2015. <i>Draft and Program EIR No. 521</i> . Certified December 8, 2015. Accessed November 6, 2018. Available online:<br><a href="https://planning.rctlma.org/ZoningInformation/GeneralPlan/GeneralPlanAmendmentNo960EIRNo521CAPFebruary2015/DraftEnvironmentalImpactReportNo521.aspx">https://planning.rctlma.org/ZoningInformation/GeneralPlan/GeneralPlanAmendmentNo960EIRNo521CAPFebruary2015/DraftEnvironmentalImpactReportNo521.aspx</a>      |
| Riverside County, 2016  | Riverside County, 2016. <i>Ordinance No. 348: Providing for Land Use Planning and Zoning Regulations and Related Functions of the County of Riverside</i> . July 21, 2016. Accessed November 6, 2018. Available online:<br><a href="https://www.countyofriverside.us/Portals/0/Documents/Marijuana%20Docs/Ord%20348.pdf?ver=2016-11-28-120743-143">https://www.countyofriverside.us/Portals/0/Documents/Marijuana%20Docs/Ord %20348.pdf?ver=2016-11-28-120743-143</a> |

| <u>Cited As:</u>       | <u>Source:</u>  |
|------------------------|---|
| Riverside County, 2019 | Riverside County, 2019. <i>County of Riverside Climate Action Plan</i> . November 2019. Accessed December 12, 2018. Available online: <a href="https://planning.rctlma.org/CAP.aspx">https://planning.rctlma.org/CAP.aspx</a>   |
| RWQCB, 2016            | Santa Ana Regional Water Quality Control Board, 2016. <i>Santa Ana Region Basin Plan</i> . February 2016. Accessed November 6, 2018. Available online: <a href="https://www.waterboards.ca.gov/santaana/water_issues/programs/basin_plan/">https://www.waterboards.ca.gov/santaana/water_issues/programs/basin_plan/</a>  |
| SCAQMD, 2003           | South Coast Air Quality Management District, 2003. <i>Final 2003 AQMP Appendix V</i> . August 2003. Accessed April 12, 2019. Available online: <a href="http://www.aqmd.gov/docs/default-source/clean-air-plans/air-quality-management-plans/2003-air-quality-management-plan/2003-aqmp-appendix-v.pdf">http://www.aqmd.gov/docs/default-source/clean-air-plans/air-quality-management-plans/2003-air-quality-management-plan/2003-aqmp-appendix-v.pdf</a>  |
| SCAQMD, 2017           | South Coast Air Quality Management District, 2017. <i>Final 2016 Air Quality Management Plan</i> . March 2017. Accessed April 12, 2019. Available online: <a href="http://www.aqmd.gov/docs/default-source/clean-air-plans/air-quality-management-plans/2016-air-quality-management-plan/final-2016-aqmp/final2016aqmp.pdf?sfvrsn=15">http://www.aqmd.gov/docs/default-source/clean-air-plans/air-quality-management-plans/2016-air-quality-management-plan/final-2016-aqmp/final2016aqmp.pdf?sfvrsn=15</a> |
| SCE, 2017              | Southern California Edison, 2017. <i>The Clean Power and Electrification Pathway</i> . November 2017. Accessed April 12, 2019. Available online: <a href="https://newsroom.edison.com/internal_redirect/cms.ipressroom.com.s3.amazonaws.com/166/files/20187/g17-pathway-to-2030-white-paper.pdf">https://newsroom.edison.com/internal_redirect/cms.ipressroom.com.s3.amazonaws.com/166/files/20187/g17-pathway-to-2030-white-paper.pdf</a>  |
| SCS Engineers, 2018    | SCS Engineers, 2018. <i>Phase I Environmental Site Assessment, Majestic Freeway Business Center, Building 11</i> . November 2, 2018. EIR Addendum Technical Appendix E.   |
| SWRCB, 2018            | Storm Water Resources Control Board, 2018. <i>Impaired Water Bodies (web site)</i> . 2018. Accessed November 6, 2018. Available online: <a href="https://www.waterboards.ca.gov/water_issues/programs/tmdl/integrated2010.shtml?wbid=CAL8021100019990208151525">https://www.waterboards.ca.gov/water_issues/programs/tmdl/integrated2010.shtml?wbid=CAL8021100019990208151525</a>   |
| T&B Planning, 2019     | T&B Planning, Inc., 2019. <i>Majestic Freeway Business Center Specific Plan Consistency Analysis for Building 11</i> . June 6, 2019. EIR Addendum Technical Appendix I.   |
| Urban Crossroads, n.d. | Urban Crossroads, n.d. <i>Screening Table of GHG Implementation Measures for Commercial Development and Public Facilities</i> . n.d. EIR Addendum Technical Appendix D.   |

**Cited As:**

**Source:**

Urban Crossroads, 2019a      Urban Crossroads, 2019. *Majestic Freeway Business Center Specific Plan Building 11 Health Risk Assessment*. September 9, 2019. EIR Addendum Technical Appendix A.

Urban Crossroads, 2019b      Urban Crossroads, 2019. *Majestic Freeway Business Center Specific Plan – Building 11, Traffic Impact Analysis*. June 12, 2019. EIR Addendum Technical Appendix H.

Urban Crossroads, 2020      Urban Crossroads, 2020. *Majestic Freeway Business Center Specific Plan – Building 11, Noise Impact Analysis*. March 13, 2020. EIR Addendum Technical Appendix G.

USDA, 1971      United States Department of Agriculture, 1971. *Soil Survey – Western Riverside County Area*. November 1971. Accessed November 6, 2018. Available online: [https://www.nrcs.usda.gov/Internet/FSE\\_MANUSCRIPTS/california/westerniversideCA1971/westernriversideCA1971.pdf](https://www.nrcs.usda.gov/Internet/FSE_MANUSCRIPTS/california/westerniversideCA1971/westernriversideCA1971.pdf)

Webb, 2005      Albert A. Webb Associates, 2005. *Majestic Freeway Business Center Specific Plan No. 341 and Environmental Impact Report No. 466*. August 23, 2005.

7.0 Mitigation Monitoring Program

| IMPACT CATEGORY                                     | EIR No. 466 IMPACT (PER THE EIR No. 466 MMIP)   | PLOT PLAN No. 180034 FINDING   | EIR No. 466 MITIGATION MEASURE   | EIR No. 466 MITIGATION IMPLEMENTATION TIMING                             | RESPONSIBLE PARTY FOR MITIGATION | APPLICABILITY OF EIR No. 466 MITIGATION TO PLOT PLAN No. 180034 | CONDITIONS OF APPROVAL (COA), REGULATORY REQUIREMENTS (RR), AND PROJECT DESIGN FEATURES (PDF) APPLICABLE TO PLOT PLAN No. 180034  | EIR No. 466 LEVEL OF SIGNIFICANCE AFTER MITIGATION |
|---|---|--|--|--|----------------------------------|---|---|--|
| 5.1.1: 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.  | Because the Project would be fully consistent with the MFCSP, impacts to aesthetics would be less than significant.  | No mitigation is required.   | NOT APPLICABLE TO PP No. 180034  |                                  | 180034  | RR: The Project shall be designed to comply with Riverside County Ordinance Nos. 655 and 915.   | Less than significant                              |
| 5.1.2: Agriculture and Forest Resources             | Impacts to agriculture and forest resources were determined by the IS/NOP for EIR No. 466 to be less than significant.  | The Project would not result in any direct or indirect impacts to agricultural or forest resources.  | No mitigation is required.   | NOT APPLICABLE TO PP No. 180034  |                                  |   | Not applicable.   | Less than significant                              |
| 5.1.3: Air Quality (Construction-Related Emissions) | The project will exceed the SCAQMD recommended daily thresholds for VOC and NO <sub>x</sub> in all years for all development scenarios, and CO in all years under the light industrial only and warehouse/distribution only scenarios, but exceeded only in Years 2, 6, and 7 of the light industrial plus commercial and warehouse/distribution plus commercial scenarios. However, emissions of SO <sub>2</sub> and PM <sub>10</sub> for all scenarios for all years will be below the SCAQMD thresholds. | Project construction characteristics would be similar to what was evaluated by EIR No. 466. Additionally, due to more stringent regulations and advancements in technology since 2005, it is likely that Project-related construction activities would result in reduced emissions in comparison to what was evaluated by EIR No. 466. Additionally, it is highly unlikely that Project construction activities would exceed the SCAQMD thresholds for CO. | MM Air 1: During construction, mobile construction equipment will be properly maintained and effluents, which includes proper tuning and timing of engines. Equipment maintenance records and equipment design specification data sheets shall be kept on-site during construction.<br><br>MM Air 2: Legible, durable, weather-proof signs shall be placed at all passenger vehicle parking areas prohibiting <del>prohibit</del> all vehicles from idling in excess of thirty minutes <del>both</del> on-site <del>and off-site</del> . Prior to the issuance of an occupancy permit, the | Review and approval of monthly inspection reports of grading operations. | Building and Safety Department.  | Applicable.   | RR: CARB's Large Spark-Ignition (LSI) Rule shall apply, which requires in-use fleets to achieve specific hydrocarbon (HC) + NO <sub>x</sub> fleet average emission level (FAEL) standards that become more stringent over time. Operators are required to label, maintain records, and report each piece of equipment subject to FAEL. The lowest FAEL for large and medium fleets with 25 horsepower or more (greater than 19 kilowatts for 2005 and later model year engines) was to be achieved in 2013. Beginning June 30, 2017, and until June 30, 2023, operators must maintain records, report, and label each piece of equipment subject to a FAEL standard.<br><br>RR: CARB's In-Use Off-Road Diesel Rule shall apply, which Reduces NO <sub>x</sub> and PM emissions by imposing limits on idling, requiring reporting, restricting addition of older vehicles, and requiring the retirement/replacement/repowering of older engines by fleet size category (small, medium, and large). | Significant direct and cumulative impacts.         |

| IMPACT CATEGORY                                    | EIR No. 466 IMPACT (PER THE EIR No. 466 MMIP)   | PLOT PLAN No. 180034 FINDING  | EIR No. 466 MITIGATION MEASURE  | EIR No. 466 MITIGATION IMPLEMENTATION TIMING  | RESPONSIBLE PARTY FOR MITIGATION | APPLICABILITY OF EIR No. 466 MITIGATION TO PLOT PLAN No. 180034 | CONDITIONS OF APPROVAL (COA), REGULATORY REQUIREMENTS (RR), AND PROJECT DESIGN FEATURES (PDF) APPLICABLE TO PLOT PLAN No. 180034   | EIR No. 466 LEVEL OF SIGNIFICANCE AFTER MITIGATION |
|--|---|---|---|---|----------------------------------|---|--|--|
| 5.1.3: Air Quality (Operational-Related Emissions) | Daily operations of the project will exceed the daily thresholds set by SCAQMD for all the criteria pollutants except SO <sub>2</sub> . | The Project would result in substantially less traffic than was evaluated in EIR No. 466, and thus the Project's impacts due to mobile source air quality emissions would be reduced in comparison to what was disclosed by EIR No. 466. Additionally, regulations and advancements in technology since 2005, air quality emissions associated with Project traffic would be less than was assumed in EIR No. 466. Furthermore, the Project would not result in or contribute to a CO "hot spot." | County of Riverside shall conduct a site inspection to ensure that the signs are in place.<br><br>MM Air 3: To comply with the California Code of Regulations Title 13, Division 3, Chapter 1, Article 4.5, Section 2025 "Regulation to Reduce Emissions of Diesel Particulate Matter, Oxides of Nitrogen and Other Criteria Pollutants from In-Use Heavy-Duty Diesel-Fueled Vehicles" and California Code of Regulations Title 13, Division 3, Chapter 10, Article 1, Section 2485 "Airborne Toxic Control Measure to Limit Diesel-Fueled Commercial Motor Vehicle Idling," legible, durable, weather-proof signs shall be placed at truck access gates, loading docks and truck parking areas that identify applicable California Air Resources Board (CARB) anti-idling regulations. At a minimum, each sign shall include: 1) instructions for truck drivers to shut off engines when not in use; 2) instructions for drivers of diesel trucks to restrict idling to no more than five (5) minutes once the vehicle is stopped, the transmission is set to "neutral" or "park," and the parking brake is engaged; and 3) telephone numbers of the building facilities manager and the CARB to report violations. Prior to the issuance of an occupancy permit, the County of Riverside shall conduct a site | Set forth as Condition of Approval on all development prior to implementing development application approval. | Planning Department.             | Applicable.   | Performance Requirements to meet fleet averages or comply with BACT are 2014 for Large Fleets, 2017 for medium fleets, and 2019 for smaller fleets.<br><br>RR: CARB's Diesel-Fueled Commercial Motor Vehicle Idling Regulation shall apply, which requires heavy-duty diesel truck operators (GVWR>10,000 lbs.) to turn off engines after 5 minutes of idling. 2008 and newer MY engines with GVWR>14,000 lbs. are required to be equipped with 5-minute automatic engine shutdown system. | Significant direct and cumulative impacts.         |

| IMPACT CATEGORY | EIR No. 466 IMPACT<br>(PER THE EIR No. 466 MMMP) | PLOT PLAN NO. 180034<br>FINDING | EIR No. 466 MITIGATION MEASURE   | EIR No. 466<br>MITIGATION<br>IMPLEMENTATION<br>TIMING   | RESPONSIBLE<br>PARTY FOR<br>MITIGATION  | APPLICABILITY OF<br>EIR No. 466<br>MITIGATION TO<br>PLOT PLAN NO.<br>180034 | CONDITIONS OF APPROVAL (COA),<br>REGULATORY REQUIREMENTS (RR), AND<br>PROJECT DESIGN FEATURES (PDF)<br>APPLICABLE TO PLOT PLAN NO. 180034   | EIR No. 466<br>LEVEL OF<br>SIGNIFICANCE<br>AFTER<br>MITIGATION  |
|-----------------|--|---------------------------------|--|---|---|---|---|---|
|                 |  |                                 | <p>inspection to ensure that the signs are in place. Prohibit all diesel trucks from idling in excess of ten minutes, both on-site and off-site.</p> <p>MM Air 4: Wherever practicable, main truck entries will not be located near existing residences.</p> <p>MM Air 5: As required by Plot Plan No. 190003, legible, durable, weather-proof signage shall be installed at the intersections of Seaton Avenue at Commerce Center Drive and Markham Street at Seaton Avenue adjacent to the heavy-duty trucks shall not use Seaton Avenue to identify truck routes that avoid residential areas within vicinity of the Project site.</p> <p>MM Air 6: Where transport refrigeration units (TRUs) are in use, electrical hookups will be installed at all loading and unloading stalls that accommodate TRUs in order to allow TRUs with electric standby capabilities to use them.</p> <p>MM Air 7: As part of lease agreements, the proposed Project owner shall educate drivers/tenants on alternative clean fuels.</p> <p>MM Air 8: Provide preferential parking spaces for carpools and vanpools. Those parking spaces dedicated for vanpool access</p> | <p>Implementing development design reviewed for compliance.</p> <p>Set forth as Condition of Approval on all development prior to implementing development application approval.</p> <p>Set forth as Condition of Approval on all development prior to implementing development application approval.</p> <p>Set forth as Condition of Approval on all development prior to implementing development application approval.</p> <p>Set forth as Condition of Approval on all development prior to implementing development application approval.</p> | <p>Planning Department.</p> <p>Planning Department.</p> <p>Planning Department.</p> <p>Planning Department.</p> | <p>Applicable.</p> <p>Applicable.</p> <p>Applicable.</p> <p>Applicable.</p> | <p>PDF: The Project does not propose any truck access from Seaton Avenue, and signs will be posted prohibiting truck access on Seaton Avenue.</p> <p>The Project site is not located adjacent to residential uses, and truck traffic generated by the Project would utilize Harvill Avenue to access I-215. As such, Mitigation Measure MM Air 5 is not applicable to the proposed Project.</p> <p>PDF: The Project does not propose refrigerated space, and thus would not attract any TRUs.</p> <p>None.</p> <p>RR: The 2016 Cal Green Code § 5.106.5.2 requires that new projects or additions or alterations that add 10 vehicles or more vehicular parking</p> | <p>Significant direct and cumulative impacts.</p> <p>Significant direct and cumulative impacts.</p> <p>Significant direct and cumulative impacts.</p> <p>Significant direct and cumulative impacts.</p> <p>Significant direct and cumulative impacts.</p> |

| IMPACT CATEGORY | EIR No. 466 IMPACT<br>(PER THE EIR No. 466 MMP) | PLOT PLAN No. 180034<br>FINDING | EIR No. 466 MITIGATION MEASURE  | EIR No. 466<br>MITIGATION<br>IMPLEMENTATION<br>TIMING   | RESPONSIBLE<br>PARTY FOR<br>MITIGATION                  | APPLICABILITY OF<br>EIR No. 466<br>MITIGATION TO<br>PLOT PLAN No.<br>180034 | CONDITIONS OF APPROVAL (COA),<br>REGULATORY REQUIREMENTS (RR), AND<br>PROJECT DESIGN FEATURES (PDF)<br>APPLICABLE TO PLOT PLAN No. 180034            | EIR No. 466<br>LEVEL OF<br>SIGNIFICANCE<br>AFTER<br>MITIGATION                                      |
|-----------------|---|---------------------------------|---|---|---|---|--|---|
|                 |   |                                 | <p>shall have a minimum 7'2" vertical clearance.</p> <p><b>MM Air 9:</b> Local transit agencies shall be contacted to determine the feasibility of bus routing in the project area that can accommodate bus stops at the project access points. The project or the transit agency shall provide bus stop signage at the agreed upon bus stop locations.</p> <p><b>MM Air 10:</b> Prior to grading permit and building permit issuance, the County of Riverside shall verify that the following applicable notes are included on the grading plans and building plans. Project contractors shall be required to ensure compliance with these notes and permit periodic inspection of the construction site by County of Riverside staff or its designee to confirm compliance. These notes also shall be specified in bid documents issued to prospective construction contractors.</p> <p>a. All Heavy-Heavy Duty Haul Trucks (HHD) accessing the Project site during construction shall use wear 2010 or newer engines to the extent such HHD are commercially available.</p> <p>b. All scrapers, excavators, graders, and rubber-tired dozers shall be CARR Tier 3 Certified or better.</p> | <p>to implementing development application approval.</p> <p>Local transit agency to be contacted during implementing development application review.</p> <p>Although not specified by EIR No. 466, Mitigation Measure MM Air 10 shall be implemented prior to grading permit issuance and throughout the duration of construction activities.</p> | <p>Planning Department.</p> <p>Planning Department.</p> | <p>Applicable.</p> <p>Applicable.</p>                                       | <p>spaces provide designated parking for any combination of low-emitting fuel-efficient and carpool/van pool vehicles.</p> <p>None.</p> <p>None.</p> | <p>Significant direct and cumulative impacts.</p> <p>Significant direct and cumulative impacts.</p> |

| IMPACT CATEGORY | EIR No. 466 IMPACT<br>(PER THE EIR NO. 466 MIMP) | PLOT PLAN NO. 180034<br>FINDING | EIR No. 466 MITIGATION MEASURE  | EIR No. 466<br>MITIGATION<br>IMPLEMENTATION<br>TIMING | RESPONSIBLE<br>PARTY FOR<br>MITIGATION | APPLICABILITY OF<br>EIR NO. 466<br>MITIGATION TO<br>PLOT PLAN NO.<br>180034 | CONDITIONS OF APPROVAL (COA),<br>REGULATORY REQUIREMENTS (RR), AND<br>PROJECT DESIGN FEATURES (PDF)<br>APPLICABLE TO PLOT PLAN NO. 180034 | EIR No. 466<br>LEVEL OF<br>SIGNIFICANCE<br>AFTER<br>MITIGATION |             |
|-----------------|--|---------------------------------|---|---|--|---|---|--|-------------|
|                 |  |                                 | <p>c) Construction contractors shall notify their workers about Riverside County's Rideshare Program.</p> <p>d) Construction activities shall be suspended during Stage 2 Smog Alerts issued by the South Coast Air Quality Management District (SCAQMD).</p> <p>e) Construction activities shall comply with South Coast Air Quality Management District (SCAQMD) Rule 403. "Fugitive Dust." Rule 403 requires implementation of best available dust control measures during construction activities that generate fugitive dust, such as earth moving, grading, and equipment travel on unimproved roads.</p> <p>f) Architectural coating work shall comply with SCAQMD Rule 1113. "Architectural Coatings." Rule 1113 places limits on grams of VOC per liter of coating material and colorants (paint).</p> <p>g) Street sweepers shall be certified by the SCAQMD as meeting SCAQMD Rule 1186.1 "Less Polluting Street Sweepers" sweeper certification procedures.</p> <p>MM Air 11: The minimum</p> |   |  |   |   |  | Significant |



Plot Plan No. 180034 (Building 11)

| IMPACT CATEGORY | EIR No. 466 IMPACT<br>(PER THE EIR No. 466 MIMP) | PLOT PLAN No. 180034<br>FINDING | EIR No. 466 MITIGATION MEASURE  | EIR No. 466<br>MITIGATION<br>IMPLEMENTATION<br>TIMING   | RESPONSIBLE<br>PARTY FOR<br>MITIGATION | APPLICABILITY OF<br>EIR No. 466<br>MITIGATION TO<br>PLOT PLAN No.<br>180034 | CONDITIONS OF APPROVAL (COA),<br>REGULATORY REQUIREMENTS (RR), AND<br>PROJECT DESIGN FEATURES (PDF)<br>APPLICABLE TO PLOT PLAN No. 180034 | EIR No. 466<br>LEVEL OF<br>SIGNIFICANCE<br>AFTER<br>MITIGATION |
|-----------------|--|---------------------------------|---|---|--|---|---|--|
|                 |  |                                 | <p>number of automobile electric vehicle (EV) charging stations required by the California Code of Regulations Title 24 shall be provided. In addition, and to facilitate the possible future installation of infrastructure that would charge the batteries that power the motors of electric-powered trucks, the following shall be installed. 1) At Shell building, permit an electrical room(s) and/or exterior areas of the site shall be designated where future electrical panels would be located for the purpose of supplying power to on-site charging facilities for electric powered trucks. Conduit shall be installed from this designated area where the panel would be located to the on-site location where the charging facilities would be located where electric-powered trucks would park and connect to charging facilities to charge the batteries that power the motors of the electric-powered trucks. 2) At issuance of a building permit for Tenant Improvements, if the tenant is served by electric trucks, the electrical panel and charging units shall be installed, and the electrical wiring connections shall be made from the electrical panel to the charging units. If the tenant is not served by electric trucks, this requirement shall not apply.</p> | <p>specified by EIR No. 466, Mitigation Measure MM/Air 11 shall be implemented prior to issuance of Shell and Tenant Improvement building permits and prior to final building inspection.</p> | <p>Department.</p>                     | <p>180034</p>   |   | <p>direct and cumulative impacts.</p>                          |
|                 |  |                                 | <p><b>MM Air 12:</b> All owner users and future tenants shall participate in</p>  | <p>Although not specified by EIR</p>  | <p>Planning Department.</p>            | <p>Applicable.</p>  | <p>None.</p>  | <p>Significant direct and</p>                                  |

| IMPACT CATEGORY                   | EIR No. 466 IMPACT (PER THE EIR No. 466 MIMP)  | PLOT PLAN No. 180034 FINDING  | EIR No. 466 MITIGATION MEASURE   | EIR No. 466 MITIGATION IMPLEMENTATION TIMING   | RESPONSIBLE PARTY FOR MITIGATION                  | APPLICABILITY OF EIR No. 466 MITIGATION TO PLOT PLAN No. 180034 | CONDITIONS OF APPROVAL (COA), REGULATORY REQUIREMENTS (RR), AND PROJECT DESIGN FEATURES (PDF) APPLICABLE TO PLOT PLAN No. 180034 | EIR No. 466 LEVEL OF SIGNIFICANCE AFTER MITIGATION  |
|-----------------------------------|--|---|--|--|---|---|--|---|
| 5.1.3: Air Quality (Health Risks) | In the warehouse/distribution only, and the warehouse/distribution plus commercial scenarios, the cancer risk threshold of ten excess cancer cases per million set by SCAQMD is exceeded and thereby considered significant. This threshold is not exceeded in the light industrial only and | The analysis provided in the Project's Health Risk Assessment (EIR Addendum Technical Appendix A) demonstrates that the Project would not exceed the SCAQMD thresholds of significance for cancer or non-cancer health risks. | <p>Riverside County's Rideshare Program. The purpose of this program is to encourage 2+ person occupancy vehicle trips and encourage other alternative modes of transportation. Carpooling opportunities and public transportation information shall be advertised to employees of the building tenant. Developer and all successors shall include the provisions of this obligation in all leases of the Project so that all tenants shall fulfill the terms and conditions of this County condition of approval.</p> <p><u>MM Air 13: Developer and all successors shall include information in building sale and lease agreements that inform owner users and tenants about (1) the air quality benefits associated with water-based or low volatile organic compounds (VOC) cleaning products, and (2) the benefits of becoming SmartWay Shippers and SmartWay Carriers, which is a federal EPA program that advances supply chain sustainability.</u></p> <p>Implementation of the above-listed MM Air 3 through MM Air 6 will reduce potential impacts due to diesel exhaust; however, this impact will not be reduced to below the level of significance and a Statement of Overriding Consideration would be required prior to project approval.</p> | <p>No. 466, Mitigation Measure MM Air 12 shall occur throughout the life of the proposed building.</p> <p>Although not specified by EIR No. 466, Mitigation Measure MM Air 13 shall occur as part of all future building sale and lease agreements.</p> <p>Not applicable.</p> | <p>Planning Department.</p> <p>No applicable.</p> | <p>Applicable.</p> <p>--</p>                                    | <p>None.</p> <p>None; Project impacts due to cancer and non-cancer health risks would be less than significant.</p>              | <p>cumulative impacts.</p> <p>Significant direct and cumulative impacts.</p> <p>Significant direct and cumulative effects</p> |

| IMPACT CATEGORY                             | EIR No. 466 IMPACT (PER THE EIR No. 466 MMP)  | PLOT PLAN No. 180034 FINDING  | EIR No. 466 MITIGATION MEASURE   | EIR No. 466 MITIGATION IMPLEMENTATION TIMING                           | RESPONSIBLE PARTY FOR MITIGATION                                    | APPLICABILITY OF EIR No. 466 MITIGATION TO PLOT PLAN No. 180034 | CONDITIONS OF APPROVAL (COA), REGULATORY REQUIREMENTS (RR), AND PROJECT DESIGN FEATURES (PDF) APPLICABLE TO PLOT PLAN No. 180034 | EIR No. 466 LEVEL OF SIGNIFICANCE AFTER MITIGATION |
|---|---|---|--|--|---|---|--|--|
| 5.1.4: Biological Resources (Nesting Birds) | <p>the light industrial plus commercial scenarios and therefore the impacts of these two scenarios are less than significant.</p> <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 less than that nest during construction could result in a conflict with these regulations.</p> | <p>Consistent with the finding of EIR No. 466, the Project has the potential to result in impacts to nesting birds during construction.</p> | <p>MM Bio 1: In order to avoid violation of the Migratory Bird Treaty Act (MBTA) and the 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 (February 1 to August <del>24</del> <sup>15</sup> of potentially occurring native and migratory bird species.</p> <p>If site-preparation activities are to occur during the nesting/ breeding season (February 1 through July <del>24</del> <sup>15</sup>), 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 or within a buffer of 500 feet. 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 field survey, no grading or heavy equipment activity shall take place within 500 feet of an active</p> | <p>Construction Start.</p> <p>Prior to issuance of grading permit.</p> | <p>Project construction manager(s).</p> <p>Planning Department.</p> | <p>Applicable.</p>  | <p>None; Mitigation Measure MM/ Bio 1 (as revised) shall apply.</p>  | <p>Less than Significant</p>                       |

| IMPACT CATEGORY                                | EIR No. 466 IMPACT<br>(PER THE EIR No. 466 MMIP)   | PLOT PLAN No. 180034<br>FINDING   | EIR No. 466 MITIGATION MEASURE  | EIR No. 466<br>MITIGATION<br>IMPLEMENTATION<br>TIMING | RESPONSIBLE<br>PARTY FOR<br>MITIGATION | APPLICABILITY OF<br>EIR No. 466<br>MITIGATION TO<br>PLOT PLAN No.<br>180034 | CONDITIONS OF APPROVAL (COA),<br>REGULATORY REQUIREMENTS (RR), AND<br>PROJECT DESIGN FEATURES (PDF)<br>APPLICABLE TO PLOT PLAN No. 180034 | EIR No. 466<br>LEVEL OF<br>SIGNIFICANCE<br>AFTER<br>MITIGATION |
|--|--|---|---|---|--|---|---|--|
| 5.1.4: Biological Resources<br>(Burrowing Owl) | Due to the migratory nature of the burrowing owl, it is possible that burrowing owls could occupy the site prior to commencement of project grading and construction. 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 intervening months or years and would then be adversely impacted by the proposed project construction. | Because the Project site contains suitable habitat for the burrowing owl, a pre-construction burrowing owl survey is required by the Migratory Bird Treaty Act (MBTA) and Fish and Game Code to avoid harming burrowing owls if any were to be present immediately prior to construction. | <p>listed species or raptor nest, 300 feet of another sensitive or protected (under MBTA or California Fish and Game Code) bird's nest (non-listed), or within 100 feet of sensitive or protected songbird nests until the end of the nesting/breeding season; unless a qualified biologist conducts a subsequent field survey and determines that these restrictions are no longer required for protection of nesting/breeding activities at previously identified active nests and authorizes grading and heavy equipment activity to proceed.</p> <p>MM Bio 2: A pre-construction survey for resident burrowing owls will be conducted by a qualified biologist 30 days prior to commencement of grading and construction activities. If ground disturbing activities are delayed or suspended for more than 30 days after the pre-construction survey, the site shall be resurveyed for owls. The pre-construction survey and any relocation activity will be conducted in accordance with the requirements of the MSHCP. If active nests are located, they shall be avoided and outside of the breeding season the owls may be passively relocated. To adequately avoid active nests during the breeding season (February 1 through August 31), no grading or heavy equipment activity shall take place within</p> | Prior to grading permit.                              | Planning Department.                   | Applicable.   | None; Mitigation Measure MM Bio 2 shall apply.  | Less than significant.   |

| IMPACT CATEGORY  | EIR No. 466 IMPACT (PER THE EIR No. 466 MMP)  | PLOT PLAN No. 180034 FINDING   | EIR No. 466 MITIGATION MEASURE  | EIR No. 466 MITIGATION IMPLEMENTATION TIMING | RESPONSIBLE PARTY FOR MITIGATION | APPLICABILITY OF EIR No. 466 MITIGATION TO PLOT PLAN No. 180034 | CONDITIONS OF APPROVAL (COA), REGULATORY REQUIREMENTS (RR), AND PROJECT DESIGN FEATURES (PDF) APPLICABLE TO PLOT PLAN No. 180034 | EIR No. 466 LEVEL OF SIGNIFICANCE AFTER MITIGATION |
|--|---|--|---|--|----------------------------------|---|--|--|
| 5.1.4: Biological Resources (Sensitive Habitats and Jurisdictional Waters) | EIR No. 466 acknowledged the potential for impacts to non-wetland jurisdictional waters, including riparian habitats. | The proposed Project would avoid sensitive habitats and jurisdictional waters on site. Impacts would be less than significant. | <p>250 feet of an active nest.</p> <p>If burrowing owls occupy the site and cannot be avoided, passive relocation shall be used to exclude owls from their burrows, as required 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-way doors allow the owl to exit the burrow, but not enter it. These doors should be left in place 48 hours to ensure owls have left the burrow. The project area should be monitored daily for one week to confirm owl use of burrows before excavating burrows in the impact area. Burrows should be excavated using hand tools and refilled to prevent reoccupation. Sections of flexible pipe should be inserted into the tunnels during excavation to maintain an escape route for any animals inside the burrow.</p> <p>No mitigation is required.</p> | N/A  | N/A                              | N/A   | N/A  | Less than Significant                              |

| IMPACT CATEGORY   | EIR NO. 466 IMPACT (PER THE EIR NO. 466 MMIP)  | PLOT PLAN NO. 180034 FINDINGS  | EIR NO. 466 MITIGATION MEASURE   | EIR NO. 466 MITIGATION IMPLEMENTATION TIMING | RESPONSIBLE PARTY FOR MITIGATION   | APPLICABILITY OF EIR NO. 466 MITIGATION TO PLOT PLAN NO. 180034 | CONDITIONS OF APPROVAL (COA), REGULATORY REQUIREMENTS (RR), AND PROJECT DESIGN FEATURES (PDF) APPLICABLE TO PLOT PLAN NO. 180034 | EIR NO. 466 LEVEL OF SIGNIFICANCE AFTER MITIGATION |
|---|--|--|--|--|--|---|--|--|
| 5.1.5: Cultural Resources (Historical and Archaeological Resources) | Historic, and/or archaeological resources may be accidentally discovered during grading and construction activities on the project site. | Due to past disturbance on site, any historical or archaeological resources that may have been present on the site have since been destroyed or removed from the site. Notwithstanding, there is a remote chance that historical or archaeological resources may be uncovered during Project grading activities. | <b>MM Cultural 1:</b> If buried materials of potential historical, cultural or archaeological significance are accidentally discovered during any earth-moving operations associated with the proposed project, all work ground disturbance within <u>100 feet of the discovered cultural resources in that area should be halted or diverted. The Project Applicant shall contact the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be convened between the Project Applicant, the Project <del>with a qualified</del> Archaeologist, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the nature and significance of the finds. At the meeting with the aforementioned parties, a decision is to be made with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc.) for the cultural resources. Resource evaluations shall be limited to non-destructive analysis. Further ground-disturbing activities shall not resume within the area of the discovery until the appropriate treatment has been accomplished. <del>if the find is</del></u> | During construction.                         | Project construction manager(s), County Archaeologist, Project Archaeologist, and Native American Tribal Representative. | Applicable.   | None; Mitigation Measure MM Cultural 1 (as revised to reflect current County requirements) shall apply.                          | Less than significant.                             |

| IMPACT CATEGORY | EIR No. 466 IMPACT (PER THE EIR No. 466 MMP)    | PLOT PLAN No. 180034 FINDING            | EIR No. 466 MITIGATION MEASURE  | EIR No. 466 MITIGATION IMPLEMENTATION TIMING | RESPONSIBLE PARTY FOR MITIGATION | APPLICABILITY OF EIR No. 466 MITIGATION TO PLOT PLAN No. 180034 | CONDITIONS OF APPROVAL (COA), REGULATORY REQUIREMENTS (RR), AND PROJECT DESIGN FEATURES (PDF) APPLICABLE TO PLOT PLAN No. 180034   | EIR No. 466 LEVEL OF SIGNIFICANCE AFTER MITIGATION |
|-----------------|---|---|---|--|----------------------------------|---|--|--|
| 5.1.6: Energy   | Impacts to energy were determined by the IS/NOP | With mandatory compliance with Title 24 | <p>determined to be an historical or unique archaeological resource, as defined in Section 15064.5 of the California Code of Regulations (State CEQA Guidelines), avoidance or other appropriate measures shall be implemented.</p> <p><b>MM Cultural 2:</b> In the event of the accidental discovery or recognition of any human remains during excavation/construction, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until the County Coroner has been contacted and any required investigation or required Native American consultation has been completed.</p> | During construction.                         | Project construction manager(s). | Applicable.   | <p>COA: If human remains are found on this site, the developer/permit holder or any successor of interest shall comply with State Health and Safety Code Section 7050.5.</p> <p>In addition, Mitigation Measure MM Cultural 2 shall apply.</p> | Less than significant.                             |
|                 |   |   | <p><b>MM Cultural 3:</b> A qualified archeologist and a tribal monitor from the Pechanga Tribe shall be present during all grading activities in that portion of the Project site located east of Harvill Avenue and north of Markham Street (i.e., Planning Area 6 and Planning Area 7) involving the initial ground disturbance and excavation of this portion of the project site.</p> <p>No mitigation is required.</p>   |  |                                  |   | <p>Mitigation Measure MM Cultural 3 does not apply to the proposed Project because the Project is located within Planning Area 5 of the Majestic Freeway Business Center Specific Plan.</p>  | Less than significant.                             |
|                 |   |   |   |  |                                  | <p><b>NOT APPLICABLE TO PP No. 180034</b></p>                   |  |  |
|                 |   |   |   |  |                                  | <p><b>NOT APPLICABLE TO PP No. 180034</b></p>                   |  |  |

| IMPACT CATEGORY                 | EIR No. 466 IMPACT (PER THE EIR No. 466 MMMP)   | PLOT PLAN No. 180034 FINDING  | EIR No. 466 MITIGATION MEASURE  | EIR No. 466 MITIGATION IMPLEMENTATION TIMING | RESPONSIBLE PARTY FOR MITIGATION | APPLICABILITY OF EIR No. 466 MITIGATION TO PLOT PLAN No. 180034 | CONDITIONS OF APPROVAL (COA), REGULATORY REQUIREMENTS (RR), AND PROJECT DESIGN FEATURES (PDF) APPLICABLE TO PLOT PLAN No. 180034 | EIR No. 466 LEVEL OF SIGNIFICANCE AFTER MITIGATION |
|---------------------------------|---|---|---|--|----------------------------------|---|--|--|
|                                 | for EIR No. 466 to be less than significant.  | Building Energy Efficiency Standards, Project impacts due to energy would be less than significant.   |   |  |                                  |   |  |  |
| 5.1.7: Geology and Soils        | Impacts to geology and soils were determined by the IS/NOP for EIR No. 466 to be less than significant. | With mandatory compliance with the CBC, Project-specific geotechnical study, and future soils reports required as part of future grading permit applications, Project impacts due to geology and soils would be less than significant.                | No mitigation is required.  | <b>NOT APPLICABLE TO PP No. 180034</b>       |                                  |   | None.  | Less than significant.                             |
| 5.1.8: Greenhouse Gas Emissions | The issue of Greenhouse Gas (GHG) emissions was not evaluated in EIR No. 466.                           | The Project Applicant would be required to demonstrate as part of future building permit applications that the Project will achieve a minimum of 100 points per the Riverside County Climate Action Plan (CAP) and will implement CAP Measure R2-CE1. | EIR No. 466 did not identify any measures to address GHGs; however, Mitigation Measures MM Air 1, MM Air 2, MM Air 3, MM Air 8, and MM Air 9 would apply and would serve to reduce the Project's GHG emissions. |  |                                  |   | <b>NOT APPLICABLE TO PP No. 180034</b>   |  |



| IMPACT CATEGORY  | EIR No. 466 IMPACT<br>(PER THE EIR No. 466 MMP)  | PLOT PLAN No. 180034<br>FINDING  | EIR No. 466 MITIGATION MEASURE   | EIR No. 466<br>MITIGATION<br>IMPLEMENTATION<br>TIMING | RESPONSIBLE<br>PARTY FOR<br>MITIGATION | APPLICABILITY OF<br>EIR No. 466<br>MITIGATION TO<br>PLOT PLAN No.<br>180034   | CONDITIONS OF APPROVAL (COA),<br>REGULATORY REQUIREMENTS (RR), AND<br>PROJECT DESIGN FEATURES (PDF)<br>APPLICABLE TO PLOT PLAN No. 180034  | EIR No. 466<br>LEVEL OF<br>SIGNIFICANCE<br>AFTER<br>MITIGATION |
|--|--|--|--|---|--|---|--|--|
| 5.1.9: Hazards and Hazardous Materials<br>(Hazardous Materials, evacuation plans, and<br>fire hazards) | Impacts due to hazards and<br>hazardous materials were<br>determined by the IS/NOP<br>for EIR No. 466 to be less<br>than significant (with<br>exception of airports, as<br>discussed below). | The Project would not<br>result in significant<br>impacts due to the<br>transportation, use, or<br>storage of hazardous<br>materials, and the Project<br>site is not identified as<br>having any Recognized<br>Environmental Concerns<br>(RECs). Additionally, the<br>Project site does not<br>serve as an evacuation<br>route and is not located<br>within or adjacent to a<br>high fire hazard zone. | No mitigation is required.   |   |  | NOT APPLICABLE<br>TO PP No. 180034  | Proposed Project shall be required to<br>offset its energy demand by 20 percent<br>of the energy demand. This is<br>anticipated to be accommodated<br>through solar panels mounted on the<br>building rooftops. The energy demand<br>shall be determined at the initial<br>building permit stage if the<br>tenant/particular use is known at that<br>time. If the tenant or particular use is<br>not known at that time, this condition<br>should be deferred to the tenant<br>improvement building permit and to<br>any subsequent tenant improvement<br>permits as tenants may change.<br>Utilizing the energy demand<br>calculated, the appropriate amount of<br>solar panels shall be included with the<br>related building permits to ensure their<br>installation and operation. As it relates<br>to the initial building permit, the roof<br>shall be designed to accommodate<br>rooftop mounted solar panels.<br>None. | Less than<br>significant                                       |
| 5.1.9: Hazards and Hazardous Materials<br>(Airports)   | Due to the project site's<br>proximity to March Air<br>Reserve Base, the project<br>site is subject to potential   | MM Airport 1: All street lights<br>and other outdoor lighting shall<br>be hooded or shielded to prevent<br>either the spillage of lumens or  | Review of electrical<br>plan, prior to the<br>issuance of<br>building permits. | Department of<br>Building and<br>Safety               | Applicable.                            | COA: Any outdoor lighting installed<br>shall be hooded or shielded so as to<br>prevent either the spillage of lumens or<br>reflection into the sky. Outdoor | Less than<br>significant.  |  |

| IMPACT CATEGORY | EIR No. 466 IMPACT (PER THE EIR No. 466 MMP)  | PLOT PLAN No. 180034 FINDING   | EIR No. 466 Mitigation Measure                                | EIR No. 466 Mitigation Implementation Timing                                     | RESPONSIBLE PARTY FOR Mitigation | APPLICABILITY OF EIR No. 466 Mitigation TO PLOT PLAN No. 180034 | CONDITIONS OF APPROVAL (COA), REGULATORY REQUIREMENTS (RR), AND PROJECT DESIGN FEATURES (PDF) APPLICABLE TO PLOT PLAN No. 180034  | EIR No. 466 LEVEL OF SIGNIFICANCE AFTER Mitigation |
|-----------------|---|--|---|--|----------------------------------|---|---|--|
|                 | <p>noise impacts due to high single-event noise levels from airplanes flying over the project site. However, industrial, warehouse and distribution, and commercial/retail land uses are not considered to be sensitive receivers and the impacts from these single-event noise levels are below the level of significance. The project site is subject to Part 77 height limitations and use restrictions that have been incorporated into the proposed project. Outdoor lighting could adversely affect pilots utilizing March Air Reserve Base at night.</p> | <p>March Air Reserve Base/Inland Port ALLUCP subject to certain conditions. These conditions would be imposed on the proposed Project by Riverside County as Conditions of Approval (COAs). With mandatory compliance with the ALLUC COAs, which would be imposed by Riverside County as COAs for the proposed Project, the Project would not result in a safety hazards for people working in the Project area, and a less-than-significant impact would occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact analyzed in EIR No. 466.</p> | <p>reflection into the sky or above the horizontal plane.</p> | <p>Review of street improvement plans prior to issuance of building permits.</p> | <p>Transportation Department</p> |   | <p>lighting shall be downward facing.</p> <p>COA: The following uses/activities are not included in the proposed project and shall be prohibited at this site, in accordance with Note A on Table 4 of the Mead Valley Area Plan:</p> <p>(a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.</p> <p>(b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.</p> <p>(c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.</p> <p>(d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.</p> <p>COA: The following uses/activities are specifically prohibited at this location:</p> |  |

Plot Plan No. 180034 (Building 11)

| IMPACT CATEGORY | EIR NO. 466 IMPACT<br>(PER THE EIR NO. 466 MMP) | PLOT PLAN NO. 180034<br>FINDING | EIR NO. 466 MITIGATION MEASURE | EIR NO. 466<br>MITIGATION<br>IMPLEMENTATION<br>TIMING | RESPONSIBLE<br>PARTY FOR<br>MITIGATION | APPLICABILITY OF<br>EIR NO. 466<br>MITIGATION TO<br>PLOT PLAN NO.<br>180034 | CONDITIONS OF APPROVAL (COA),<br>REGULATORY REQUIREMENTS (RR), AND<br>PROJECT DESIGN FEATURES (PDF)<br>APPLICABLE TO PLOT PLAN NO. 180034  | EIR NO. 466<br>LEVEL OF<br>SIGNIFICANCE<br>AFTER<br>MITIGATION |
|-----------------|---|---------------------------------|--------------------------------|---|--|---|--|--|
|                 |   |                                 |                                |   |  |   | <p>trash transfer stations that are open on one or more sides; recycling centers containing putrescible wastes; construction and demolition debris facilities; wastewater management facilities; incinerators; noise-sensitive outdoor nonresidential uses; and hazards to flight. Children's schools are discouraged.</p> <p><b>COA:</b> The following uses/activities are not included in the proposed Project, but, if they were to be proposed through a subsequent use permit or plot plan, would require subsequent Airport Land Use Commission review: restaurants and other eating establishments; day care centers; health and exercise centers; churches, temples, or other uses primarily for religious worship; theaters.</p> <p><b>COA:</b> The following notice shall be given to all prospective purchasers of the property and tenants of the building, and shall be recorded as a deed notice:</p> <p><i>"This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before</i></p> |  |

| IMPACT CATEGORY | EIR NO. 466 IMPACT<br>(PER THE EIR NO. 466 MMIP) | PLOT PLAN NO. 180034<br>FINDING | EIR NO. 466 MITIGATION MEASURE | EIR NO. 466<br>MITIGATION<br>IMPLEMENTATION<br>TIMING | RESPONSIBLE<br>PARTY FOR<br>MITIGATION | APPLICABILITY OF<br>EIR NO. 466<br>MITIGATION TO<br>PLOT PLAN NO.<br>180034  | EIR NO. 466<br>LEVEL OF<br>SIGNIFICANCE<br>AFTER<br>MITIGATION |
|-----------------|--|---------------------------------|--------------------------------|---|--|--|--|
|                 |  |                                 |                                |   |  | <p>you complete your purchase and determine whether they are acceptable to you. See <i>Business and Professions Code Section 11010(b)(13)(A)</i>.</p> <p>COA: The proposed detention basins on the site (including water quality management basins) shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basins that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.</p> <p>COA: March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air Base radio communications could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment inclusive of irrigation controllers, access gates, etc.</p> <p>COA: Noise attenuation measures shall be incorporated into the design of the office areas of the structure, to the extent such measures are necessary to ensure that interior noise levels from aircraft operations are at or below 45 CNEL.</p> <p>COA: This Project has been evaluated for 373,368 square feet of</p> |  |

| IMPACT CATEGORY | EIR NO. 466 IMPACT<br>(PER THE EIR NO. 466 MIMP) | PLOT PLAN NO. 180034<br>FINDING | EIR NO. 466 MITIGATION MEASURE | EIR NO. 466<br>MITIGATION<br>IMPLEMENTATION<br>TIMING | RESPONSIBLE<br>PARTY FOR<br>MITIGATION | APPLICABILITY OF<br>EIR NO. 466<br>MITIGATION TO<br>PLOT PLAN NO.<br>180034 | CONDITIONS OF APPROVAL (COA),<br>REGULATORY REQUIREMENTS (RR), AND<br>PROJECT DESIGN FEATURES (PDF)<br>APPLICABLE TO PLOT PLAN NO. 180034   | EIR NO. 466<br>LEVEL OF<br>SIGNIFICANCE<br>AFTER<br>MITIGATION |
|-----------------|--|---------------------------------|--------------------------------|---|--|---|---|--|
|                 |  |                                 |                                |   |  |   | <p>manufacturing area. Any increase in building area or change in use other than for warehouse, office, and manufacturing use will require an amended review by the Airport Land Use Commission.</p> <p>COA: The Project does not propose rooftop solar panels at this time. However, if the Project were to propose solar rooftop panels in the future, the applicant/developer shall prepare a solar glare study that analyzes glare impacts, and this study shall be reviewed by the Airport Land Use Commission and March Air Reserve Base.</p> <p>COA: The Federal Aviation Administration has conducted an aeronautical study of the proposed Project (Aeronautical Study Nos. 2018-AWP-18290-0E) and has determined that neither marking nor lighting of the structure(s) is necessary for aviation safety. However, if marking and/or lighting for aviation safety are accomplished on a voluntary basis, such marking and/or lighting (if any) shall be installed in accordance with FAA Advisory Circular 70/7460-1 L Change 2 and shall be maintained in accordance therewith for the life of the project.</p> <p>COA: The proposed building shall not exceed a height of 50 feet above ground level and a maximum elevation at top point of 1,572 feet above mean sea level.</p> <p>COA: The maximum height and top</p> |  |

| IMPACT CATEGORY  | EIR No. 466 IMPACT (PER THE EIR No. 466 MIMP)   | PLOT PLAN No. 180034 FINDING  | EIR No. 466 MITIGATION MEASURE   | EIR No. 466 MITIGATION IMPLEMENTATION TIMING | RESPONSIBLE PARTY FOR MITIGATION  | APPLICABILITY OF EIR No. 466 MITIGATION TO PLOT PLAN No. 180034 | CONDITIONS OF APPROVAL (COA), REGULATORY REQUIREMENTS (RR), AND PROJECT DESIGN FEATURES (PDF) APPLICABLE TO PLOT PLAN No. 180034  | EIR No. 466 LEVEL OF SIGNIFICANCE AFTER MITIGATION |
|--|---|---|--|--|-----------------------------------|---|---|--|
| 5.1.10: Hydrology and Water Quality (Construction Water Quality) | Construction-related impacts to water quality would be potentially significant prior to mitigation. | Mandatory compliance with the NPDES, including the preparation and implementation of a Storm Water Pollution Prevention Plan (SWPPP), would ensure that impacts to water quality would be less than | <p><b>MM Hydro 1:</b> In order to mitigate impacts related to water quality resulting from construction of the Majestic Freeway Business Center, the project proponent or their developer shall obtain coverage under the appropriate NPDES Construction Permit for Activities</p> | Prior to the issuance of grading permits.    | Department of Building and Safety | Applicable.   | <p>point elevation specified above shall not be amended without further review by the Airport Land Use Commission and the Federal Aviation Administration; provided, however, that reduction in structure height or elevation shall not require further review by the Airport Land Use Commission.</p> <p>COA: Temporary construction equipment used during actual construction of the structure(s) shall not exceed 50 feet in height and a maximum elevation of 1,572 feet above mean sea level, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.</p> <p>COA: Within five (5) days after construction of any individual building reaches its greatest height, FAA Form 7460-2 (Part 11), Notice of Actual Construction or Alteration, shall be completed by the project proponent or his/her designee and e-filed with the Federal Aviation Administration. (Go to <a href="https://ceaaa.faa.gov">https://ceaaa.faa.gov</a> for instructions.) This requirement is also applicable in the event the Project is abandoned or a decision is made not to construct the applicable structure(s).</p> | Less than significant.                             |

Plot Plan No. 180034 (Building 11)

| IMPACT CATEGORY   | EIR NO. 466 IMPACT (PER THE EIR NO. 466 MMIP)  | PLOT PLAN NO. 180034 FINDING   | EIR NO. 466 MITIGATION MEASURE  | EIR NO. 466 MITIGATION IMPLEMENTATION TIMING   | RESPONSIBLE PARTY FOR MITIGATION   | APPLICABILITY OF EIR NO. 466 MITIGATION TO PLOT PLAN NO. 180034 | CONDITIONS OF APPROVAL (COA), REGULATORY REQUIREMENTS (RR), AND PROJECT DESIGN FEATURES (PDF) APPLICABLE TO PLOT PLAN NO. 180034 | EIR NO. 466 LEVEL OF SIGNIFICANCE AFTER MITIGATION |
|---|--|--|---|--|--|---|--|--|
|   |  | significant.   | In the San Jacinto watershed through the Santa Ana Regional Water Quality Control Board prior to obtaining the grading permit. Each development within the project area will warrant its own coverage under the Construction Permit, unless otherwise determined by the Santa Ana Regional Water Quality Control Board.   |  |  |   |  |  |
| 5.1.10: Hydrology and Water Quality (Operational Water Quality) | Operational-related impacts to water quality would be potentially significant prior to mitigation.   | With implementation of the Project's drainage plan as proposed, including the proposed detention/water quality basins, and with mandatory compliance with the Project's Water Quality Management Plan (WQMP), operational impacts to water quality would be less than significant. | <b>MM Hydro 2:</b> In order to mitigate impacts related to pollutant loading to receiving waters and/or increased erosion/siltation resulting from Specific Plan implementation, individual project proponents shall develop and implement a Water Quality Management Plan (WQMP). The WQMP will contain measures that will effectively treat all pollutants of concern and hydrologic conditions of concern, consistent with the County's approved WQMP developed in compliance with their MS4 permit. | Draft WQMP to be submitted prior to approval of each implementing development application.<br><br>Final WQMP to be submitted prior to issuance of grading permits. | Department of Building and Safety  | Applicable.   | PDF: A Project-specific WQMP was prepared for Plot Plan No. 180034. Additionally, Mitigation Measure MM Hydro 2 shall apply.     | Less than significant.                             |
| 5.1.10: Hydrology and Water Quality (Operational Water Quality) | 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. | With implementation of the Project's drainage plan as proposed, including the proposed detention/water quality basins, and with mandatory compliance with the Project's Water Quality Management Plan (WQMP), operational impacts to water quality would be less than significant. | <b>MM Hydro 3:</b> To mitigate impacts related to water quality following development, individual project proponents 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  | Prior to the issuance of grading permits.<br><br>Prior to October 1 of each year following issuance of occupancy permits.  | Department of Building and Safety.<br><br>Regional Water Quality Control Board | Applicable.   | None; Mitigation Measure MM Hydro 3 shall apply.   | Less than significant.                             |

| IMPACT CATEGORY  | EIR No. 466 IMPACT (PER THE EIR No. 466 MMP)  | PLOT PLAN No. 180034 FINDING   | EIR No. 466 MITIGATION MEASURE   | EIR No. 466 MITIGATION IMPLEMENTATION TIMING                    | RESPONSIBLE PARTY FOR MITIGATION | APPLICABILITY OF EIR No. 466 MITIGATION TO PLOT PLAN No. 180034 | CONDITIONS OF APPROVAL (COA), REGULATORY REQUIREMENTS (RR), AND PROJECT DESIGN FEATURES (PDF) APPLICABLE TO PLOT PLAN No. 180034   | EIR No. 466 LEVEL OF SIGNIFICANCE AFTER MITIGATION |
|--|---|--|--|---|----------------------------------|---|--|--|
| 5.1.10: Hydrology and Water Quality (Storm Drain Capacity) | Impacts due to increased runoff that has the potential to exceed the capacity of downstream drainage facilities would be potentially significant prior to mitigation. | Due to drainage infrastructure constructed as part of the "Oakwood Business Park" (CFD 88-8) and with implementation of the Project's proposed drainage plan, including the proposed detention/water quality basins, impacts would be less than significant. | 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.<br><br>MM Hydro 4: To mitigate impacts related to exceedance of capacity of storm drain facilities, individual project proponents will be conditioned to construct a "fair share" of on-site storm drain infrastructure or to demonstrate that existing on-site facilities can effectively accommodate storm flows for the 100-year event. | Prior to the approval of implementing development applications. | Flood Control District           | Applicable.   | PDF: A Project-specific hydrology study was prepared by the Riverside County Flood Control and Water Conservation District (RCFCWCD), which demonstrates that Plot Plan No. 180034 would not exceed the capacity of existing or planned storm drains with installation of the proposed detention/water quality basins. | Less than significant.                             |
| 5.1.11: Land Use and Planning                              | The IS/NOP prepared for EIR No. 466 determined that impacts to land use and planning would be less than significant.  | The Project would not result in any direct or indirect impacts to land use and planning.   | No mitigation is required.   | <b>NOT APPLICABLE TO PP No. 180034</b>                          |                                  |   | Not applicable.  | Less than significant.                             |
| 5.1.12: Mineral Resources                                  | The IS/NOP prepared for EIR No. 466 determined that impacts to mineral resources would be less than significant.  | The Project would not result in any direct or indirect impacts to mineral resources.   | No mitigation is required.   | <b>NOT APPLICABLE TO PP No. 180034</b>                          |                                  |   | Not applicable.  | No Impact.   |
| 5.1.13: Noise  | The increased traffic on roadways surrounding the project site will contribute to an overall increase in ambient noise levels in                                      | Project traffic-related noise impacts would be less than significant with implementation of the proposed Project.  | No mitigation measures are proposed to reduce or eliminate this impact and a Statement of Overriding Consideration would be required prior to project  | <b>NOT APPLICABLE TO PP No. 180034</b>                          |                                  |   | Traffic-related noise impacts associated with Plot Plan No. 180034 would be less than significant requiring no mitigation.   | Significant direct and cumulative effects          |



| IMPACT CATEGORY | EIR No. 466 IMPACT (PER THE EIR No. 466 MMMP)   | PLOT PLAN No. 180034 FINDING  | EIR No. 466 MITIGATION MEASURE  | EIR No. 466 MITIGATION IMPLEMENTATION TIMING  | RESPONSIBLE PARTY FOR MITIGATION       | APPLICABILITY OF EIR No. 466 MITIGATION TO PLOT PLAN No. 180034                                | CONDITIONS OF APPROVAL (COA), REGULATORY REQUIREMENTS (RR), AND PROJECT DESIGN FEATURES (PDF) APPLICABLE TO PLOT PLAN No. 180034                                 | EIR No. 466 LEVEL OF SIGNIFICANCE AFTER MITIGATION |
|-----------------|---|---|---|---|--|--|--|--|
|                 | <p>excess of 3dB (the increase in dB that is audible to the human ear) which is considered significant</p> <p>Construction of the project will result in a temporary significant increase in noise levels. Noise generated from the use of trucks, graders, bulldozers, concrete mixers, portable generators, etc. can increase ambient noise levels to 75 to 105 dBA. Residents located to the west of the project site may be affected by construction noise. Construction and operation of the proposed project may result in increased noise levels that exceed Riverside County General Plan (RCIP) standards related to operational activities and Riverside County Ordinance No. 457 standards relative to construction noise.</p> | <p>Construction-related noise was determined to be less than 85 dBA and thus were concluded to be less than significant.</p> <p>With respect to operational noise, noise levels affecting nearby sensitive receptors was determined to be less than significant during both daytime and nighttime operations.</p> | <p>approval.</p> <p><b>MM Noise 1:</b> 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.</p> <p><b>MM Noise 2:</b> All construction equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers.</p> <p><b>MM Noise 3:</b> Construction staging areas shall not be located close to any occupied residence.</p> <p><b>MM Noise 4:</b> 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.</p> <p><b>MM Noise 5:</b> The following sound barriers shall be constructed along the project's perimeter at the locations and the heights indicated.</p> <ul style="list-style-type: none"> <li>An 8-foot high separation wall between project parcels adjacent to any existing residential uses, if daytime trucking activity occurs within 200 feet of the property line.</li> </ul> | <p>During project construction.</p>           | <p>Building and Safety Department.</p> | <p>Applicable.</p>   | <p>None; Mitigation Measure MM Noise 1 shall apply.</p>  | <p>Less than significant.</p>                      |
|                 |   |   |   | <p>During project construction.</p>           | <p>Building and Safety Department.</p> | <p>Applicable.</p>   | <p>None; Mitigation Measure MM Noise 2 shall apply.</p>  | <p>Less than significant.</p>                      |
|                 |   |   |   | <p>During project construction.</p>           | <p>Building and Safety Department.</p> | <p>Applicable.</p>   | <p>None; Mitigation Measure MM Noise 3 shall apply.</p>  | <p>Less than significant.</p>                      |
|                 |   |   |   | <p>During project construction.</p>           | <p>Building and Safety Department.</p> | <p>Applicable, unless it can be demonstrated noise impacts would be less than significant.</p> | <p>The Project site is located more than 500 feet from the nearest residence; thus, Mitigation Measure MM Noise 4 is not applicable to the proposed Project.</p> | <p>Less than significant.</p>                      |
|                 |   |   |   | <p><b>NOT APPLICABLE TO PP No. 180034</b></p> |  |  | <p>The Project site is located more than 600 feet of the nearest residence. Thus, Mitigation Measure MM Noise 5 is not applicable to the proposed Project.</p>   | <p>Less than significant.</p>                      |

| IMPACT CATEGORY                   | EIR No. 466 IMPACT<br>(PER THE EIR No. 466 MIMP)  | PLOT PLAN No. 180034<br>FINDING  | EIR No. 466 MITIGATION MEASURE   | EIR No. 466<br>MITIGATION<br>IMPLEMENTATION<br>TIMING | RESPONSIBLE<br>PARTY FOR<br>MITIGATION            | APPLICABILITY OF<br>EIR No. 466<br>MITIGATION TO<br>PLOT PLAN No.<br>180034 | CONDITIONS OF APPROVAL (COA),<br>REGULATORY REQUIREMENTS (RR), AND<br>PROJECT DESIGN FEATURES (PDF)<br>APPLICABLE TO PLOT PLAN No. 180034   | EIR No. 466<br>LEVEL OF<br>SIGNIFICANCE<br>AFTER<br>MITIGATION |
|-----------------------------------|---|--|--|---|---|---|---|--|
| 5.1.14: Paleontological Resources | Impacts to paleontological resources were determined by the IS/NOP for EIR No. 466 to be less than significant. | Due to past disturbances on site, any possible paleontological resources that may have existed on the Project site would have been removed or destroyed as part of past grading on site. Notwithstanding, the Project would be subject to the County's standard conditions of approval for | <ul style="list-style-type: none"> <li>A 12-foot perimeter barrier shall be required if nighttime (10:00 p.m. to 7:00 a.m.) loading dock materials handling activities are conducted within 300 feet of any residence. If nighttime trucking activities are conducted simultaneously with the operation of the loading dock, the 12-foot high barrier shall be required if such combination activities occur within 600 feet of an existing home.</li> </ul> <p>These wall heights can be reduced by performing a subsequent acoustical analysis after the final grading plan is complete.</p> <p><b>MM Noise 6:</b> No nighttime 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 10:00 p.m. to 7:00 a.m.</p> <p>No mitigation is required.</p> | <p><b>NOT APPLICABLE<br/>TO PP No. 180034</b></p>     | <p><b>NOT APPLICABLE<br/>TO PP No. 180034</b></p> | <p><b>NOT APPLICABLE<br/>TO PP No. 180034</b></p>                           | <p>The Project site is located more than 200 feet of the nearest residence. Thus, Mitigation Measure MM Noise 6 is not applicable to the proposed Project.</p>  | Less than significant.   |
|                                   |   |  |  |   |   |   | <p>COA: Prior to the issuance of grading permits, the Project Applicant shall retain a qualified paleontologist approved by the County to create and implement a Project-specific plan for monitoring site grading/earthmoving activities (Project paleontologist). The Project paleontologist retained shall review the approved development plan and grading plan and conduct any pre-construction work necessary to render appropriate monitoring and mitigation</p> | Less than significant.   |

| IMPACT CATEGORY | EIR No. 466 IMPACT (PER THE EIR No. 466 MIMP) | PLOT PLAN No. 180034 FINDING  | EIR No. 466 MITIGATION MEASURE | EIR No. 466 MITIGATION IMPLEMENTATION TIMING | RESPONSIBLE PARTY FOR MITIGATION | APPLICABILITY OF EIR No. 466 MITIGATION TO PLOT PLAN No. 180034 | CONDITIONS OF APPROVAL (COA), REGULATORY REQUIREMENTS (RR), AND PROJECT DESIGN FEATURES (PDF) APPLICABLE TO PLOT PLAN No. 180034  | EIR No. 466 LEVEL OF SIGNIFICANCE AFTER MITIGATION |
|-----------------|---|---|--------------------------------|--|----------------------------------|---|---|--|
|                 |   | <p>projects located in areas with "High" paleontological sensitivity.</p> |                                |  |                                  |   | <p>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 approval prior to issuance of a Grading Permit. Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:</p> <ol style="list-style-type: none"> <li>1. Description of the proposed site and planned grading operations.</li> <li>2. Description of the level of monitoring required for all earth-moving activities in the Project area.</li> <li>3. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.</li> <li>4. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.</li> <li>5. Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.</li> <li>6. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.</li> <li>7. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and</li> </ol> |  |

Plot Plan No. 180034 (Building 11)

| IMPACT CATEGORY | EIR No. 466 IMPACT<br>(PER THE EIR No. 466 MIMP) | PLOT PLAN No. 180034<br>FINDING | EIR No. 466 MITIGATION MEASURE | EIR No. 466<br>MITIGATION<br>IMPLEMENTATION<br>TIMING | RESPONSIBLE<br>PARTY FOR<br>MITIGATION | APPLICABILITY OF<br>EIR No. 466<br>MITIGATION TO<br>PLOT PLAN No.<br>180034 | CONDITIONS OF APPROVAL (COA),<br>REGULATORY REQUIREMENTS (RR), AND<br>PROJECT DESIGN FEATURES (PDF)<br>APPLICABLE TO PLOT PLAN No. 180034   | EIR No. 466<br>LEVEL OF<br>SIGNIFICANCE<br>AFTER<br>MITIGATION |
|-----------------|--|---------------------------------|--------------------------------|---|--|---|---|--|
|                 |  |                                 |                                |   |  |   | <p>vertebrates.</p> <p>8. Procedures and protocol for collecting and processing of samples and specimens.</p> <p>9. Fossil identification and curation procedures to be employed.</p> <p>10. Identification of the permanent repository to receive any recovered fossil material. (Pursuant to the County "SABER Policy," paleontological fossils found in the County should, by preference, be directed to the Western Science Center in the City of Hemet.) A written agreement between the property owner/developer and the repository must be in place prior to site grading.</p> <p>11. All pertinent exhibits, maps and references.</p> <p>12. Procedures for reporting of findings.</p> <p>13. Identification and acknowledgement of the developer for the content of the PRIMIP as well as acceptance of financial responsibility for monitoring, reporting and curation fees. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.</p> |  |

| IMPACT CATEGORY                | EIR No. 466 IMPACT<br>(PER THE EIR No. 466 MMP)  | PLOT PLAN No. 180034<br>FINDING  | EIR No. 466 MITIGATION MEASURE | EIR No. 466<br>MITIGATION<br>IMPLEMENTATION<br>TIMING | RESPONSIBLE<br>PARTY FOR<br>MITIGATION | APPLICABILITY OF<br>EIR No. 466<br>MITIGATION TO<br>PLOT PLAN No.<br>180034 | CONDITIONS OF APPROVAL (COA),<br>REGULATORY REQUIREMENTS (RR), AND<br>PROJECT DESIGN FEATURES (PDF)<br>APPLICABLE TO PLOT PLAN No. 180034  | EIR No. 466<br>LEVEL OF<br>SIGNIFICANCE<br>AFTER<br>MITIGATION |
|--------------------------------|--|--|--------------------------------|---|--|---|--|--|
| 5.1.15: Population and Housing | Impacts to population and housing were determined by the IS/NOP for EIR No. 466 to be less than significant.             | The proposed Project would not displace substantial numbers of people or housing; would not create a substantial demand for additional housing; would not adversely affect a County Redevelopment Project Area; would not exceed regional or local population projections; and would not induce substantial population growth. Impacts to population and housing would be less than significant. | No mitigation is required.     | NOT APPLICABLE<br>TO PP No. 180034                    |  |   | All reports shall be signed by the Project paleontologist and all other professionals responsible for the report's content (e.g. Project Geologist), as appropriate. One original signed copy of the report(s) shall be submitted to 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, Plan Check staff, Land Use Counter or any other County office. In addition, the Project Applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a Project paleontologist for the in-grading implementation of the PRIMP.<br><br>Not applicable. | Less than significant  |
| 5.1.16: Public Services        | The construction of the project could necessitate the provision of new, expanded, or physically-altered sheriff and fire | Consistent with the findings of EIR No. 466, although the Project has the potential to result in impacts to fire protection  | No mitigation is required.     | NOT APPLICABLE<br>TO PP No. 180034                    |  |   | RR: The Project Applicant shall pay appropriate fees pursuant to Riverside County Ordinance No. 659 prior to occupancy permits.  | Less than significant  |

Plot Plan No. 180034 (Building 11)

| IMPACT CATEGORY | EIR No. 466 IMPACT (PER THE EIR No. 466 MIMP)   | PLOT PLAN No. 180034 FINDING  | EIR No. 466 MITIGATION MEASURE | EIR No. 466 MITIGATION IMPLEMENTATION TIMING | RESPONSIBLE PARTY FOR MITIGATION | APPLICABILITY OF EIR No. 466 MITIGATION TO PLOT PLAN No. 180034 | CONDITIONS OF APPROVAL (COA), REGULATORY REQUIREMENTS (RR), AND PROJECT DESIGN FEATURES (PDF) APPLICABLE TO PLOT PLAN No. 180034   | EIR No. 466 LEVEL OF SIGNIFICANCE AFTER MITIGATION |
|-----------------|---|---|--------------------------------|--|----------------------------------|---|--|--|
|                 | <p>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.</p> <p>Since the precise location of the fire station has not been determined, an evaluation of the potential environmental impacts related to fire station construction would be too speculative and therefore the potential physical and environmental impacts of the new fire station were not evaluated by EIR No. 466. Nevertheless, the potential impacts resulting from the construction of this fire station will be determined through a separate environmental review pursuant to the provisions of the California Environmental Quality Act once a site has been chosen.</p> <p>The project proponent will be required to pay fair share fees pursuant to Riverside County Ordinance No. 659.6 which mitigate the costs associated with the project's impact on public services (including fire and sheriff services) relative to</p> | <p>services, police protection services, schools, libraries, and health services; impacts would be less than significant with mandatory payment of DIF fees and SB 18 fees.</p> |                                |  |                                  |   | <p>RR: The Project Applicant shall pay appropriate fees to the Val Verde Unified School District pursuant to Senate Bill 50 and the school impact fees adopted at the time of occupancy permits.</p> |  |

| IMPACT CATEGORY        | EIR No. 466 IMPACT (PER THE EIR No. 466 MIMP)   | PLOT PLAN No. 180034 FINDING   | EIR No. 466 MITIGATION MEASURE   | EIR No. 466 MITIGATION IMPLEMENTATION TIMING   | RESPONSIBLE PARTY FOR MITIGATION                           | APPLICABILITY OF EIR No. 466 MITIGATION TO PLOT PLAN No. 180034 | CONDITIONS OF APPROVAL (COA), REGULATORY REQUIREMENTS (RR), AND PROJECT DESIGN FEATURES (PDF) APPLICABLE TO PLOT PLAN No. 180034  | EIR No. 466 LEVEL OF SIGNIFICANCE AFTER MITIGATION |
|------------------------|---|--|--|--|--|---|---|--|
| 5.1.17: Recreation     | 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.<br>Impacts to recreation were determined by the S/NOP for EIR No. 466 to be less than significant. | No recreational facilities are proposed by or required for the proposed Project.             | No mitigation is required.   |  |  |   | None.   | Less than significant                              |
| 5.1.18: Transportation | The proposed project will cause Level of Service (LOS) thresholds on area roadways to be exceeded.  | The proposed Project would result in less-than-significant impacts to study area facilities. | MM Trans 1: Construct full width improvements of Harvill Avenue at its ultimate cross-section as a major highway (118' right-of-way) through the project.  | Road improvement plans for each implementing development project to be submitted prior to the issuance of that project's grading permits.<br><br>Road improvements for each implementing development project to be completed prior to the issuance of a certificate of occupancy for that project. | Transportation Department<br><br>Transportation Department | Applicable.   | PDF: The Project Applicant proposes to dedicate an additional 9 feet along the Project's frontage, providing for 59 feet of ROW along the eastern edge of Harvill Avenue. Thus, the Project would implement its portion of Mitigation Measure MM Trans 1. | Less than significant.                             |
|                        |   |  | MM Trans 2: Construct partial width improvements of southerly side of Nandina Avenue at its ultimate cross-section as a secondary highway (100' right-of-way) fronting the project boundary line.<br>MM Trans 3: Construct partial |  |  |   | The Project site does not front along Nandina Avenue, which is located approximately 0.9 mile north of the Project site. Thus, Mitigation Measure MM Trans 2 is not applicable to the proposed Project.   | Less than significant.                             |
|                        |   |  |  |  |  |   | The Project site does not front along   | Less than significant.                             |

**NOT APPLICABLE  
TO PP No. 180034**

**NOT APPLICABLE  
TO PP No. 180034**

**NOT APPLICABLE  
TO PP No. 180034**

| IMPACT CATEGORY | EIR No. 466 IMPACT<br>(PER THE EIR No. 466 MMP) | PLOT PLAN No. 180034<br>FINDING | EIR No. 466 MITIGATION MEASURE  | EIR No. 466<br>MITIGATION<br>IMPLEMENTATION<br>TIMING | RESPONSIBLE<br>PARTY FOR<br>MITIGATION  | APPLICABILITY OF<br>EIR No. 466<br>MITIGATION TO<br>PLOT PLAN No.<br>180034 | CONDITIONS OF APPROVAL (COA),<br>REGULATORY REQUIREMENTS (RR), AND<br>PROJECT DESIGN FEATURES (PDF)<br>APPLICABLE TO PLOT PLAN No. 180034 | EIR No. 466<br>LEVEL OF<br>SIGNIFICANCE<br>AFTER<br>MITIGATION   |   |
|-----------------|---|---------------------------------|---|---|---|---|---|--|---|
|                 |   |                                 | <p>width improvements of Oleander Avenue at its ultimate cross-section as an urban arterial (152' right-of-way) fronting the project boundary line.</p> <p><b>MM Trans 4:</b> Construct partial width improvements of Old Oleander Avenue at its ultimate cross-section as a collector street (74' right-of-way) fronting the project boundary line.</p> <p><b>MM Trans 5:</b> Construct full width improvements of Markham Street at its ultimate cross-section as a secondary highway (100' right-of-way) through the project.</p> <p><b>MM Trans 6:</b> Construct partial width improvements of Martin Street at its ultimate cross-section as a collector street (74' right-of-way) fronting the project boundary line.</p> <p><b>MM Trans 7:</b> Construct partial width improvements of easterly side of Seaton Avenue at its ultimate cross-section as a secondary highway (100' right-of-way) fronting the project boundary line.</p> |   |   |   |   | <p>Oleander Avenue (now named Harley Knox Boulevard), which is located approximately 0.7 mile north of the Project site. Thus, Mitigation Measure MM Trans 3 is not applicable to the proposed Project.</p> <p>The Project site does not front along Old Oleander Avenue, which is located approximately 0.4 mile north of the Project site. Thus, Mitigation Measure MM Trans 4 is not applicable to the proposed Project.</p> <p>The Project site does not front along Markham Street, which is located approximately 0.1 mile north of the Project site. Additionally, these improvements have been constructed. Thus, Mitigation Measure MM Trans 5 is not applicable to the proposed Project.</p> <p>The Project site does not front along Martin Street, which is located approximately 0.3 mile south of the Project site. These improvements have been partially constructed, while the remaining portions would be improved in conjunction with buildout of MFBOSP Planning Area 3. Thus, Mitigation Measure MM Trans 6 is not applicable to the proposed Project.</p> <p>The Project site does not front along Seaton Avenue, which is located approximately 0.2 mile west of the Project site. ROW dedication is anticipated in conjunction with buildout of MFBOSP Planning Area 2. Thus, Mitigation Measure MM Trans 7 is not applicable to the proposed Project.</p> | <p>significant.</p> <p>Less than significant.</p> <p>Less than significant.</p> <p>Less than significant.</p> <p>Less than significant.</p> |
|                 |   |                                 |   | <p><b>NOT APPLICABLE<br/>TO PP No. 180034</b></p>     |   |   |   |  |   |
|                 |   |                                 |   | <p><b>NOT APPLICABLE<br/>TO PP No. 180034</b></p>     |   |   |   |  |   |
|                 |   |                                 |   | <p><b>NOT APPLICABLE<br/>TO PP No. 180034</b></p>     |   |   |   |  |   |
|                 |   |                                 |   |   | <p>Transportation Department</p> <p>Road improvement plans for each implementing development project to be submitted prior to the issuance of that project's grading permits.</p> <p>Road</p> | <p>Applicable.</p>  |   | <p>Less than significant.</p>  |   |



| IMPACT CATEGORY | EIR No. 466 IMPACT<br>(PER THE EIR No. 466 MIMP) | PLOT PLAN NO. 180034<br>FINDING | EIR No. 466 MITIGATION MEASURE  | EIR No. 466 MITIGATION IMPLEMENTATION TIMING  | RESPONSIBLE PARTY FOR MITIGATION      | APPLICABILITY OF EIR No. 466 MITIGATION TO PLOT PLAN NO. 180034 | CONDITIONS OF APPROVAL (COA), REGULATORY REQUIREMENTS (RR), AND PROJECT DESIGN FEATURES (PDF) APPLICABLE TO PLOT PLAN NO. 180034   | EIR No. 466 LEVEL OF SIGNIFICANCE AFTER MITIGATION |
|-----------------|--|---------------------------------|---|---|---------------------------------------|---|--|--|
|                 |  |                                 | <p>Improvements for each implementing development project to be completed prior to the issuance of a certificate of occupancy for that project.</p> <p>Road improvement plans for each implementing development project to be submitted prior to the issuance of that project's grading permits.</p> <p>Road improvements for each implementing development project to be completed prior to the issuance of a certificate of occupancy for that project.</p>   | Department  | Applicable.                           |   | The Project site does not front along Cajalco Expressway, which is located approximately 0.4 mile south of the Project site. Improvements to Cajalco Expressway would occur in conjunction with buildout of MFBCSP Planning Area 2. Thus, Mitigation Measure MM Trans 8 is not applicable to the proposed Project. | Less than significant.                             |
|                 |  |                                 | <p>MM Trans 8: Construct partial width improvements of northerly side of Cajalco Expressway at its ultimate cross-section as an Expressway (184' right-of-way) fronting the project boundary line.</p> <p>MM Trans 9: Install Traffic Signal at intersection of Harvill Avenue and Oleander Avenue using the following geometrics:<br/>Northbound: One free right turn lane. One shared through and left turn lane. One left turn lane.<br/>Southbound: One shared through and right turn lane. One left turn lane.</p> | <p>Department</p> <p>Transportation Department</p> <p>Transportation Department</p> | <p>Applicable.</p> <p>Applicable.</p> |   | <p>The required improvements to the intersection of Harvill Avenue and Oleander Avenue (Harley Knox Boulevard) have been constructed, and the Project would not result in any impacts to this intersection. Accordingly, Mitigation Measure MM Trans 9 is not applicable to the proposed Project.</p>              | Less than significant.                             |

**NOT APPLICABLE  
TO PP No. 180034**

| IMPACT CATEGORY | EIR No. 466 IMPACT (PER THE EIR No. 466 MMP) | PLOT PLAN No. 180034 FINDING | EIR No. 466 MITIGATION MEASURE  | EIR No. 466 MITIGATION IMPLEMENTATION TIMING          | RESPONSIBLE PARTY FOR MITIGATION | APPLICABILITY OF EIR No. 466 MITIGATION TO PLOT PLAN No. 180034 | CONDITIONS OF APPROVAL (COA), REGULATORY REQUIREMENTS (RR), AND PROJECT DESIGN FEATURES (PDF) APPLICABLE TO PLOT PLAN No. 180034   | EIR No. 466 LEVEL OF SIGNIFICANCE AFTER MITIGATION |
|-----------------|--|------------------------------|---|---|----------------------------------|---|--|--|
|                 |  |                              | <p>Eastbound: One shared through and right turn lane. Two through lanes. One left turn lane</p> <p>Westbound: One shared through and right turn lane. Two through lanes. Two left turn lanes.</p> <p>MM Trans 10: Install Traffic Signal at intersection of Harvill Avenue and Markham Street using the following geometrics:</p> <p>Northbound: One right turn lane. Two through lanes. One left turn lane.</p> <p>Southbound: One right turn lane. Two through lanes. One left turn lane.</p> <p>Eastbound: One right turn lane. Two through lanes. One left turn lane.</p> <p>Westbound: One right turn lane. Two through lanes. One left turn lane.</p> | <p>Prior to issuance of certificate of occupancy.</p> | <p>Transportation Department</p> | <p>Applicable</p>   | <p>The Project would not result in any impacts to the intersection of Harvill Avenue at Markham Street. Improvements required by this measure are anticipated to be completed with development of the remaining portions of MFBCSP Planning Area 5. Thus, Mitigation Measure MM Trans 10 is not applicable to the proposed Project.</p>                  | <p>Less than significant.</p>                      |
|                 |  |                              | <p>MM Trans 11: Install Traffic Signal at intersection of Harvill Avenue and Martin Street using the following geometrics:</p> <p>Northbound: One shared through and right turn lane. One through lane. One left turn lane.</p> <p>Southbound: One shared through and right turn lane. One through lane. One left turn lane.</p>  | <p>Prior to issuance of certificate of occupancy.</p> | <p>Transportation Department</p> | <p>Applicable.</p>  | <p>With exception of the traffic signal, the improvements required by Mitigation Measure MM Trans 11 have been completed. Because this intersection is no longer planned to have an eastern leg, a traffic signal is no longer necessary. Thus, the remaining portions of Mitigation Measure MM Trans 11 are not applicable to the proposed Project.</p> | <p>Less than significant.</p>                      |

| IMPACT CATEGORY | EIR No. 466 IMPACT<br>(PER THE EIR No. 466 MMP) | PLOT PLAN No. 180034<br>FINDING | EIR No. 466 MITIGATION MEASURE   | EIR No. 466<br>MITIGATION<br>IMPLEMENTATION<br>TIMING   | RESPONSIBLE<br>PARTY FOR<br>MITIGATION                            | APPLICABILITY OF<br>EIR No. 466<br>MITIGATION TO<br>PLOT PLAN No.<br>180034 | CONDITIONS OF APPROVAL (COA),<br>REGULATORY REQUIREMENTS (RR), AND<br>PROJECT DESIGN FEATURES (PDF)<br>APPLICABLE TO PLOT PLAN No. 180034   | EIR No. 466<br>LEVEL OF<br>SIGNIFICANCE<br>AFTER<br>MITIGATION |
|-----------------|---|---------------------------------|--|---|---|---|---|--|
|                 |   |                                 | <p>Eastbound: One right turn lane.<br/>One shared left turn and through lane.<br/>Westbound: One shared left, through, and right turn lane.</p> <p>MM Trans 12: Install Traffic Signal at intersection of Seaton Avenue and Cajalco Expressway using the following geometrics:</p> <p>Northbound: One left turn lane.<br/>Two through lanes. One right turn lane.<br/>Southbound: One left turn lane.<br/>Two through lanes. One right turn lane.<br/>Eastbound: One left turn lane.<br/>Two through lanes. One right turn lane.<br/>Westbound: Two left turn lanes.<br/>Two through lanes. One right turn lane.</p> <p>MM Trans 13: Install Traffic Signal at intersection of Harvill Avenue and Cajalco Expressway using the following geometrics:</p> <p>Northbound: One left turn lane.<br/>Two through lanes. One free right turn lane.<br/>Southbound: Two left turn lanes.<br/>Two through lanes. One right turn lane.<br/>Eastbound: One left turn lane.<br/>Two through lanes. One right turn lane.<br/>Westbound: Two left turn lanes.<br/>Two through lanes. One right turn lane.</p> | <p>Prior to issuance of certificate of occupancy.</p> <p>Prior to issuance of certificate of occupancy.</p> | <p>Transportation Department</p> <p>Transportation Department</p> | <p>Applicable.</p> <p>Applicable.</p>                                       | <p>The Project is not located near the intersection of Seaton Avenue and Cajalco Expressway and would result in no impacts to this intersection. Improvements required by Mitigation Measure MM Trans 12 are anticipated to be implemented in conjunction with buildout of MFCSP Planning Area 2. Accordingly, Mitigation Measure MM Trans 12 is not applicable to the proposed Project.</p> <p>The Project site is not proximate to the intersection of Harvill Avenue at Cajalco Expressway, and would result in no impacts to this intersection. With exception of the northbound approach, which will be improved in the future by abutting property owners, it is anticipated that improvements to this intersection will be completed as part of buildout of MFCSP Planning Area 2. Thus, Mitigation Measure MM Trans 13 is not applicable to the proposed Project.</p> | <p>Less than significant.</p> <p>Less than significant.</p>    |
|                 |   |                                 | N/A  | N/A   | N/A   | --  | The following regulatory requirements/  | N/A  |

| IMPACT CATEGORY                   | EIR No. 466 IMPACT<br>(PER THE EIR No. 466 MIMP)   | PLOT PLAN NO. 180034<br>FINDING  | EIR No. 466 MITIGATION MEASURE               | EIR No. 466<br>MITIGATION<br>IMPLEMENTATION<br>TIMING | RESPONSIBLE<br>PARTY FOR<br>MITIGATION | APPLICABILITY OF<br>EIR No. 466<br>MITIGATION TO<br>PLOT PLAN NO.<br>180034 | CONDITIONS OF APPROVAL (COA),<br>REGULATORY REQUIREMENTS (RR), AND<br>PROJECT DESIGN FEATURES (PDF)<br>APPLICABLE TO PLOT PLAN NO. 180034   | EIR No. 466<br>LEVEL OF<br>SIGNIFICANCE<br>AFTER<br>MITIGATION |
|-----------------------------------|--|--|--|---|--|---|---|--|
| 5.1.19: Tribal Cultural Resources | <p>According to the RCIP Circulation Element there are plans to construct a Class 1 Bike trail along the ultimate buildout of Cajalco Expressway. However, because there are no details on exactly where the trail will be located, it cannot be determined at this time if the project proponent will be required to construct the bike trail.</p> <p>EIR No. 466 did not specifically evaluate impacts to Tribal Cultural Resources, although impacts to Cultural Resources as disclosed by EIR No. 466 are addressed above.</p> | <p>There are no public transit, bikeways, or pedestrian facilities planned in the Project area, and the Project would not decrease the performance of any facilities promoting transit, bikeways, or pedestrian facilities.</p> <p>Due to past disturbance on site, any tribal cultural resources that may have been present on the site have since been destroyed or removed from the site. Notwithstanding, there is a remote chance that historical or archaeological resources may be uncovered during</p> | <p>No mitigation is required.</p> <p>N/A</p> | <p>N/A</p>  | <p>N/A</p>                             | <p>NOT APPLICABLE<br/>TO PP No. 180034</p>                                  | <p>conditions of approval related the transportation and traffic shall apply to the proposed Project, and would address the Project's cumulatively-considerable impacts to traffic;</p> <p>RR: The Project Applicant shall contribute Development Impact Fees (DIF) pursuant to Riverside County Ordinance No. 659.</p> <p>RR: The Project Applicant shall contribute fees towards the Western Riverside County Transportation Uniform Mitigation Fee (TUMF) Program pursuant to Riverside County Ordinance No. 824.</p> <p>Roadways abutting the Project site are not planned for development with trails.</p> | <p>Less than significant.</p> <p>N/A</p>                       |

| IMPACT CATEGORY                       | EIR No. 466 IMPACT<br>(PER THE EIR No. 466 MIMP)   | PLOT PLAN NO. 180034<br>FINDING  | EIR No. 466 MITIGATION MEASURE    | EIR No. 466<br>MITIGATION<br>IMPLEMENTATION<br>TIMING | RESPONSIBLE<br>PARTY FOR<br>MITIGATION | APPLICABILITY OF<br>EIR No. 466<br>MITIGATION TO<br>PLOT PLAN NO.<br>180034 | CONDITIONS OF APPROVAL (COA),<br>REGULATORY REQUIREMENTS (RR), AND<br>PROJECT DESIGN FEATURES (PDF)<br>APPLICABLE TO PLOT PLAN NO. 180034 | EIR No. 466<br>LEVEL OF<br>SIGNIFICANCE<br>AFTER<br>MITIGATION |
|---------------------------------------|--|--|-----------------------------------|---|--|---|---|--|
| 5.1.20: Utilities and Service Systems | <p>The proposed project is expected to consume 0.236 million gallons of water per day (mgd) which is 2.4% of Perris Water Filtration plant and not considered significant.</p> | <p>Project grading activities. Aside from minor connections to existing facilities in surrounding roadways, the Project would not require extensive off-site improvements for water service. Additionally, the Project would result in a substantial decrease in the amount of building area on site and associated demand for water as compared to what was evaluated and disclosed by EIR No. 466. Moreover, mandatory compliance with applicable regulations adopted since 2005 would ensure that the Project's water consumption would be less than was evaluated in EIR No. 466. Furthermore, the Project is fully within the assumptions made by the UWMP, which concluded that EMWD would have adequate supplies to meet existing and projected demands from existing and planned resources during normal, dry, and multiple dry-year conditions.</p> | <p>No mitigation is required.</p> | <p>NOT APPLICABLE TO PP No. 180034</p>                | <p>None.</p>                           | <p>None.</p>  | <p>None.</p>  | <p>Less than significant</p>                                   |
|                                       | <p>The proposed project is expected to generate</p>  | <p>Aside from minor connections to existing</p>  | <p>No mitigation is required.</p> | <p>NOT APPLICABLE TO PP No. 180034</p>                | <p>None.</p>                           | <p>None.</p>  | <p>None.</p>  | <p>Less than significant</p>                                   |

| IMPACT CATEGORY | EIR No. 466 IMPACT<br>(PER THE EIR No. 466 MMP)  | PLOT PLAN No. 180034<br>FINDING  | EIR No. 466 MITIGATION MEASURE    | EIR No. 466<br>MITIGATION<br>IMPLEMENTATION<br>TIMING | RESPONSIBLE<br>PARTY FOR<br>MITIGATION | APPLICABILITY OF<br>EIR No. 466<br>MITIGATION TO<br>PLOT PLAN No.<br>180034   | CONDITIONS OF APPROVAL (COA),<br>REGULATORY REQUIREMENTS (RR), AND<br>PROJECT DESIGN FEATURES (PDF)<br>APPLICABLE TO PLOT PLAN No. 180034 | EIR No. 466<br>LEVEL OF<br>SIGNIFICANCE<br>AFTER<br>MITIGATION |
|-----------------|--|--|-----------------------------------|---|--|---|---|--|
|                 | <p>0.5525 mgd of wastewater. The project will contribute 5.0% of Eastern Municipal Water District's Perris Valley Regional Water Reclamation Facility (PVRWRF) daily capacity and 0.55% of its planned capacity. The proposed project will not necessitate the construction or expansion of sewage treatment facilities in and of itself. Therefore, the project's impact is considered less than significant.</p> <p>Wastewater from the proposed project will not exceed the sewage capacity of Eastern Municipal Water District current sewer facilities considering other projected demands and commitments. When the project's 0.5525 mgd is added to existing demand, the total will be 8.2525 mgd of the plant's current capacity of 11 mgd (which will be expanded to 22 mgd at the end of 2010). Although the total amount of wastewater generated by the proposed project will be well within the capacity of the PVRWRF by the time that development of the proposed project is completed; there is the potential that prior to the expansion of the facility's capacity at the end of 2010</p> | <p>facilities in surrounding roadways, the Project would not require extensive off-site improvements for sewer service. Adequate capacity exists at the PVRWRF to serve the Project's projected demand in addition to the EMWD's existing commitments.</p> | <p>No mitigation is required.</p> |   |  | <div style="border: 1px solid black; padding: 5px; width: fit-content; margin: 0 auto;"> <p><b>NOT APPLICABLE<br/>TO PP No. 180034</b></p> </div> |   | <p>Less than significant</p>                                   |

| IMPACT CATEGORY | EIR No. 466 IMPACT (PER THE EIR No. 466 MMP)  | PLOT PLAN No. 180034 FINDING   | EIR No. 466 MITIGATION MEASURE  | EIR No. 466 MITIGATION IMPLEMENTATION TIMING      | RESPONSIBLE PARTY FOR MITIGATION                      | APPLICABILITY OF EIR No. 466 MITIGATION TO PLOT PLAN No. 180034 | CONDITIONS OF APPROVAL (COA), REGULATORY REQUIREMENTS (RR), AND PROJECT DESIGN FEATURES (PDF) APPLICABLE TO PLOT PLAN No. 180034 | EIR No. 466 LEVEL OF SIGNIFICANCE AFTER MITIGATION |
|-----------------|---|--|---|---|---|---|--|--|
|                 | <p>that EMWD will be required to reduce the wastewater diversions from elsewhere within the District to the PVRWRF. However, because EMWD's wastewater diversions are operational decisions, the amount that is diverted to the PVRWRF is variable. There is sufficient capacity in EMWD's other wastewater treatment facilities to accommodate any additional wastewater flows sent to them whenever diversions from other parts of the District to the PVRWRF are reduced. Overall, EMWD has sufficient capacity to treat all wastewater generated by the proposed project, both during project phasing and after project build out. Therefore, no significant impact upon EMWD's ability to treat wastewater will occur.</p> | <p>PVRWRF to serve the Project's projected demand in addition to the EMWD's existing commitments.</p>  |   |   |   |   |  |  |
|                 | <p>Construct-related solid waste is estimated to constitute approximately 0.033-0.039% of annual capacity of county landfills and is therefore not considered significant. Operational-generated solid waste is expected to constitute approximately 0.195-0.259% of annual county landfill capacity. Therefore, impacts related</p>  | <p>The 11.6 tpd that would be generated by the Project would represent 0.07% of the daily capacity of the El Sobrante Landfill, 0.23% of the daily capacity at the Lamb Canyon Landfill, and 0.24% of the daily capacity at the Badlands Landfill. Because the Project would generate a relatively small amount of</p> | <p><b>MM Utilities 1:</b> The applicant shall submit a Recyclables Collection and Loading Area plot plan to the Riverside County Waste-Management-Department of Waste Resources (DWR) for each implementing development. The plans are required to conform to the Waste Management-Department's Design Guidelines for Recyclables Collection and Loading Areas.</p> | <p>Prior to the issuance of building permits.</p> | <p>Waste Management Department of Waste Resources</p> | <p>Applicable.</p>  | <p>None; Mitigation Measure MM Utilities 1 shall apply.</p>  | <p>Less than significant.</p>                      |

| IMPACT CATEGORY  | EIR No. 466 IMPACT<br>(PER THE EIR No. 466 MMP)   | Plot Plan No. 180034<br>FINDING  | EIR No. 466 MITIGATION MEASURE  | EIR No. 466<br>MITIGATION<br>IMPLEMENTATION<br>TIMING   | RESPONSIBLE<br>PARTY FOR<br>MITIGATION  | APPLICABILITY OF<br>EIR No. 466<br>MITIGATION TO<br>PLOT PLAN No.<br>180034                    | CONDITIONS OF APPROVAL (COA),<br>REGULATORY REQUIREMENTS (RR), AND<br>PROJECT DESIGN FEATURES (PDF)<br>APPLICABLE TO PLOT PLAN No. 180034   | EIR No. 466<br>LEVEL OF<br>SIGNIFICANCE<br>AFTER<br>MITIGATION  |
|------------------|---|--|---|---|---|--|---|---|
|                  | to landfill capacity are considered less than significant. However, the mitigation measures listed will further reduce the project's impact on county solid waste facilities. | solid waste per day as compared to the permitted daily capacities for the El Sobrante Landfill, Lamb Canyon Landfill, and Badlands Landfill, it is anticipated that these regional facilities would have sufficient daily capacity to accept solid waste generated by the Project. As such, the Project's impacts due to solid waste would be less than significant. | <p>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 <del>Waste Management Department</del>-DWB, and verified by the Riverside County Building and Safety Department through site inspection.</p> <p><b>MM Utilities 2:</b> In addition to solid waste dumpsters, the project development will include recycling containers for aluminum cans, glass, plastics, paper and cardboard.</p> <p><b>MM Utilities 3:</b> The project development will recycle construction and demolition (C&amp;D) waste generated during construction activities.</p> <p><b>MM Utilities 4:</b> 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><b>MM Utilities 5:</b> 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 certificate of occupancy.</p> <p>Prior to the issuance of certificate of occupancy.</p> <p>Prior to the issuance of certificate of occupancy.</p> <p>Prior to the issuance of certificate of occupancy.</p> <p>Prior to the issuance of certificate of occupancy.</p> | <p><del>Waste Management Department of Waste Resources.</del></p> <p><del>Waste Management Department of Waste Resources.</del></p> <p><del>Waste Management Department of Waste Resources.</del></p> <p><del>Waste Management Department of Waste Resources.</del></p> <p><del>Waste Management Department of Waste Resources.</del></p> | <p>Applicable.</p> <p>Applicable.</p> <p>Applicable.</p> <p>Applicable.</p> <p>Applicable.</p> | <p>None; Mitigation Measure MM Utilities 2 shall apply.</p> <p>None; Mitigation Measure MM Utilities 3 shall apply.</p> <p>None; Mitigation Measure MM Utilities 4 shall apply.</p> <p>None; Mitigation Measure MM Utilities 5 shall apply.</p> | <p>Less than significant.</p> <p>Less than significant.</p> <p>Less than significant.</p> <p>Less than significant.</p> <p>Less than significant.</p> |
| 5.1.21: Wildfire | Impacts due to wildfire were determined by the IS/NOP for EIR No. 466 to be less than significant.  | The Project site is not identified as being susceptible to wildfires and is not located  | No mitigation is required.  |   |   |  | None.   | Less than significant.  |

**NOT APPLICABLE  
TO PP No. 180034**



| IMPACT CATEGORY | EIR No. 466 IMPACT<br>(PER THE EIR No. 466 MIMP) | PLOT PLAN No. 180034<br>FINDING  | EIR No. 466 MITIGATION MEASURE | EIR No. 466<br>MITIGATION<br>IMPLEMENTATION<br>TIMING | RESPONSIBLE<br>PARTY FOR<br>MITIGATION | APPLICABILITY OF<br>EIR No. 466<br>MITIGATION TO<br>PLOT PLAN No.<br>180034 | CONDITIONS OF APPROVAL (COA),<br>REGULATORY REQUIREMENTS (RR), AND<br>PROJECT DESIGN FEATURES (PDF)<br>APPLICABLE TO PLOT PLAN No. 180034 | EIR No. 466<br>LEVEL OF<br>SIGNIFICANCE<br>AFTER<br>MITIGATION |
|-----------------|--|--|--------------------------------|---|--|---|---|--|
|                 |  | adjacent to land use that<br>pose a high fire risk,<br>Project impacts due to<br>wildfire would be less<br>than significant. |                                |   |  |   |   |  |



**COUNTY OF RIVERSIDE  
TRANSPORTATION AND LAND MANAGEMENT AGENCY**

Juan C. Perez  
Agency Director



05/12/20, 9:42 am

PPT180034

**ADVISORY NOTIFICATION DOCUMENT**

The following notifications are included as part of the recommendation of approval for PPT180034. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

**Advisory Notification**

**Advisory Notification. 1            AND - Preamble**

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plan (PPT180034) and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

**Advisory Notification. 2            AND - Project Description & Operational Limits**

PLOT PLAN NO. 180028 is a proposal for the construction and operation of a 373,368 square foot warehouse/distribution/manufacturing development on 18.35-acres (gross). No refrigerated warehouse space is proposed as part of this project.

**Advisory Notification. 3            AND - Design Guidelines**

Compliance with applicable Design Guidelines:

1. Specific Plan Design Guidelines

**Advisory Notification. 4            AND - EIR Mitigation Measures**

Mitigation Measures from EIR No. 466 and the Project Initial Study/Addendum have been incorporated as conditions of approval of this project where appropriate. Beyond these conditions of approval that have been incorporated, development of the project shall conform to the analysis, conclusions, and mitigation measures of EIR No. 466 and the Project Initial Study/Addendum.

**Advisory Notification. 5            AND - Exhibits**

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT(S)

Exhibit A (Site Plan), Sheets 1-11, dated 1/9/20.

Exhibit B (Elevations), Sheets 1-8, dated 1/9/20.

Exhibit C (Floor Plans), dated 1/9/20.

Exhibit L (Conceptual Landscaping and Irrigation Plans), Sheets 1-7, dated 1/9/20.

## ADVISORY NOTIFICATION DOCUMENT

### Advisory Notification

**Advisory Notification. 6                    AND - Federal, State & Local Regulation Compliance (cont.)**

**Advisory Notification. 6                    AND - Federal, State & Local Regulation Compliance**

1. Compliance with applicable Federal Regulations, including, but not limited to:
  - National Pollutant Discharge Elimination System (NPDES)
    - Clean Water Act
    - Migratory Bird Treaty Act (MBTA)
  
2. Compliance with applicable State Regulations, including, but not limited to:
  - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
    - Government Code Section 66020 (90 Days to Protest)
    - Government Code Section 66499.37 (Hold Harmless)
    - State Subdivision Map Act
    - Native American Cultural Resources, and Human Remains (Inadvertent Find)
    - School District Impact Compliance
  
3. Compliance with applicable County Regulations, including, but not limited to:
  - Ord. No. 348 (Land Use Planning and Zoning Regulations)
  - Ord. No. 413 (Regulating Vehicle Parking)
  - Ord. No. 457 (Building Requirements)
  - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)
  - Ord. No. 460 (Division of Land)
  - Ord. No. 461 (Road Improvement Standards)
  - Ord. No. 484 (Control of Blowing Sand)
  - Ord. No. 625 (Right to Farm)
  - Ord. No. 630 (Regulating Dogs and Cats)
  - Ord. No. 716 (Abandoned, Neglected or Cruelly Treated Animals)
  - Ord. No. 771 (Controlling Potentially Dangerous & Dangerous Animals)
  - Ord. No. 878 (Regarding Noisy Animals)
  - Ord. No. 655 (Regulating Light Pollution)
  - Ord. No. 671 (Consolidated Fees)
  - Ord. No. 787 (Fire Code)
  - Ord. No. 847 (Regulating Noise)
  - Ord. No. 857 (Business Licensing)
  - Ord. No. 859 (Water Efficient Landscape Requirements)
  - Ord. No. 915 (Regulating Outdoor Lighting)
  - Ord. No. 916 (Cottage Food Operations)
  - Ord. No. 927 (Regulating Short Term Rentals)
  - Ord. No. 928 (Clarifying County Prohibition on Mobile Marijuana Dispensaries and Deliveries)
  
4. Mitigation Fee Ordinances
  - Ord. No. 659 Development Impact Fees (DIF)
  - Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)

## ADVISORY NOTIFICATION DOCUMENT

### Advisory Notification

#### **Advisory Notification. 6            AND - Federal, State & Local Regulation Compliance (cont.)**

- Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
- Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)

#### **Advisory Notification. 7            AND - Hold Harmless**

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

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the Plot Plan, or its associated environmental documentation; and,

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

(a) and (b) above are hereinafter collectively referred to as "LITIGATION."

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

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

Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the Project, applicant/permittee shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). Applicant/permittee shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. To the extent such costs are not recoverable under the California Public Records Act from the records requestor, applicant/permittee agrees that deposits under this section may also be used to cover staff time incurred by the COUNTY to compile, review, and redact records in response to a Public Records Act request made by a petitioner in any legal challenge to the Project when the petitioner is using the Public Records Act request as a means of obtaining the administrative record for LITIGATION purposes. Within ten (10) days of written notice from COUNTY, applicant/permittee shall make such additional deposits.

## ADVISORY NOTIFICATION DOCUMENT

### BS-Plan Check

#### BS-Plan Check. 1

#### Gen - Custom

##### NOTIFICATIONS:

Please include with the building plans, site plan to indicate the required continuous accessible paved path of travel. The accessible path of travel details shall include;

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

The Accessible path of travel shall:

1. Connect to the public R.O.W.
2. Connect to all building(s).
3. Connect to all accessible parking loading/unloading areas.
4. Connect to accessible sanitary facilities.
5. Connect to areas of public accommodation.

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

### E Health

#### E Health. 1

#### ECP COMMENT

Based on the information provided in the environmental assessment documents submitted for this project and a site visit conducted by RCDEH-ECP (Riverside County Department of Environmental Health – Environmental Cleanup Program) staff and with the provision that the information was accurate and representative of site conditions, RCDEH-ECP concludes no further environmental assessment is required for this project.

If previously unidentified contamination or the presence of a naturally occurring hazardous material is discovered at the site, assessment, investigation, and/or cleanup may be required. Contact Riverside County Environmental Health - Environmental Cleanup Programs at (951) 955-8980, for further information.

#### E Health. 2

#### Water/Sewer

The proposed (development) facility shall obtain potable water service and sanitary sewer service from Eastern Municipal Water District (EMWD). Prior to building permit issuance, applicant shall submit an original copy of water and sewer "will-serve" letter(s) to DEH for review and record keeping.

Please note that it is the responsibility of the applicant to ensure that all requirements to obtain potable water service and sanitary sewer service are met with the appropriate purveyors, as well as, all other applicable agencies.

### Fire

## ADVISORY NOTIFICATION DOCUMENT

### Fire

**Fire. 1** **Gen - Fire (cont.)**

**Fire. 1** **Gen - Fire**

1.) Access - Fire Department emergency vehicle apparatus access road locations and design shall be in accordance with the California Fire Code, Riverside County Ordinance 460, Riverside County Ordinance 787, and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.

2.) Water - Fire Department water system(s) for fire protection shall be in accordance with the California Fire Code, Riverside County Ordinance 787 and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.

### Flood

**Flood. 1** **Flood Hazard Report**

Plot Plan (PP) 180034 is a proposal for the construction and operation of a 373,368 square foot warehouse/distribution/manufacturing development on 18.4 acres. The project site is located in the Mead Valley Area Plan, east of Harvill Avenue, south of Commerce Center Drive, north of Perry Street, and west of Interstate 215.

District maintained Lateral F-1, F-10, Line F, and Lateral E-10 (all storm drains under Drawing No. 4-0638) protect the project site from tributary runoff. Lateral F-1 collects runoff from the north western watershed tributary to the project site. The inlet for Lateral F-1 (collecting approximately 100CFS) is located approximately 200 feet south of the Commerce Center Drive and Seaton Avenue intersection, and is aligned north along Seaton Avenue before heading east along Commerce Center Drive. Lateral F-1 then connects to Line-F which is aligned southerly along Messenia Lane before discharging east through the existing culvert under RCTC's rail line. Lateral F-10 is aligned north along Harvill Avenue beginning approximately 280 feet north of the Harvill Avenue and Perry Street intersection, and connects to Lateral F-1 at the intersection of Harvill Avenue and Commerce Center Drive.

Lateral E-10 protects the site from the south western watershed tributary to the project site. The inlet for Lateral E-10 (collecting approximately 180CFS) is located on the south west corner of the Harvill Avenue and Perry Street intersection. Lateral E-10 is aligned east along Perry Street, south along Messenia Lane before connecting to a drainage ditch which conveys the runoff south under Cajalco expressway.

The applicant proposes to mitigate increased runoff and water quality treatment in two small basins. The north basin (B1) is relatively small as it only treats 2 acres along the northern boundary of the site. B1 proposes to discharge runoff into the District's Lateral F-1 after treatment. The southern basin (B2) mitigates the remaining 20 acres, and is proposed to discharge runoff in the District's Line-F just upstream of the existing culvert under the RCTC rail line. A Preliminary Hydrology Study for the Majestic Freeway Business Center Building No. 11 was submitted for review. The hydrology study analyzed the pre and post developed conditions and sized basins B1 and B2 by comparing the pre and post developed 100-year 24-hour storms. This analysis is sufficient for entitlement, however it should be noted that a proposal for mitigation of the incremental increase of peak flow rates shall be shown on a revised site plan and

## ADVISORY NOTIFICATION DOCUMENT

### Flood

#### Flood. 1 Flood Hazard Report (cont.)

calculations supporting the adequacy of the mitigation feature shall be submitted to the District for review and approval prior to the issuance of permits. See comment 015-Flood INCREASED RUNOFF CRITERIA. Alternatively the applicant can wait for the construction of the Line F Detention basin (directly east of Interstate 215) proposed as part of the "Perris Valley Commerce Center Specific Plan", which may satisfy the District's Increased Runoff Criteria.

PP 180034 is located within the boundaries of the Perris Valley Area Drainage Plan (ADP) for which the Board of Supervisors has adopted drainage fees pursuant to Ordinance No. 460. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to issuance of grading or building permits for this project whichever occurs first. The current fee for this ADP is \$8,875 per acre which includes \$7,805 per acre for local facilities and \$1,070 per acre for Perris Valley Channel. Per CFD 88-8, in which this project is located, the ADP credit is greater than the corresponding obligation for the local facilities and the \$7,805 per acre fee has been satisfied. However, the Perris Valley Channel portion still applies to all properties within CFD 88-8. The fee due will be based on the fee in effect for Perris Valley Channel at the time of payment. The District will not accept personal or company checks. The drainage fee is required to be paid prior to the issuance of the grading or building permits.

Any questions pertaining to this project may be directed to Michael Venable at 951-955-1248 or mlvenabl@RIVCO.org.

#### Flood. 2 Increased Runoff Criteria

The development of this site would increase peak flow rates on downstream properties. Mitigation shall be required to offset such impacts. An increased runoff basin shall be shown on the exhibit and calculations supporting the size of the basin shall be submitted to the District for review. The entire area of proposed development will be routed through a detention facility(s) to mitigate increased runoff. All basins must have positive drainage; dead storage basins shall not be acceptable.

Storms to be studied will include the 1-hour, 3-hour, 6-hour and 24-hour duration events for the 2-year, 5-year, and 10-year return frequencies. Detention basin(s) and outlet(s) sizing will ensure that none of these storm events has a higher peak discharge in the post-development condition than in the pre-development condition.

For the 2-year and 5-year events, the loss rate will be determined using an AMC I condition. For the 10-year event, AMC II will be used. Constant loss rates shall be used for the 1-hour, 3-hour, and 6-hour events. A variable loss rate shall be used for the 24-hour event.

Low Loss rates will be determined using the following:

1. Undeveloped Condition --> LOW LOSS = 90%
2. Developed Condition --> LOW LOSS = .9 - (.8 X % IMPERVIOUS)
3. Basin Site --> LOW LOSS = 10%

## ADVISORY NOTIFICATION DOCUMENT

### Flood

#### Flood. 2 Increased Runoff Criteria (cont.)

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

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

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

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

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

### Planning

#### Planning. 1 ALUC General Conditions

1. Any outdoor lighting installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.

2. The following uses/activities are not included in the proposed project and shall be prohibited at this site, in accordance with Note A on Table 4 of the Mead Valley Area Plan:

(a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.

(b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.



## ADVISORY NOTIFICATION DOCUMENT

### Planning

#### Planning. 1

#### ALUC General Conditions (cont.)

(c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.

(d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.

3. The following uses/activities are specifically prohibited at this location: trash transfer stations that are open on one or more sides; recycling centers containing putrescible wastes; construction and demolition debris facilities; wastewater management facilities; incinerators; noise-sensitive outdoor nonresidential uses; and hazards to flight. Children's schools are discouraged.

4. The following uses/activities are not included in the proposed project, but, if they were to be proposed through a subsequent use permit or plot plan, would require subsequent Airport Land Use Commission review:

Restaurants and other eating establishments; day care centers; health and exercise centers; churches, temples, or other uses primarily for religious worship; theaters.

5. The attached notice shall be given to all prospective purchasers of the property and tenants of the building, and shall be recorded as a deed notice.

6. The proposed detention basins on the site (including water quality management basins) shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basins that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.

7. March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air Base radio communications could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment inclusive of irrigation controllers, access gates, etc.

8. Noise attenuation measures shall be incorporated into the design of the office areas of the structure, to the extent such measures are necessary to ensure that interior noise levels from aircraft operations are at or below 45 CNEL.

9. This project has been evaluated for 373,368 square feet of manufacturing area. Any increase in building area or change in use other than for warehouse, office and manufacturing uses will require an amended review by the Airport Land Use Commission.

10. The project does not propose rooftop solar panels at this time. However, if the project were to propose solar rooftop panels in the future, the applicant/developer shall prepare a solar glare study that

## ADVISORY NOTIFICATION DOCUMENT

### Planning

#### Planning. 1 ALUC General Conditions (cont.)

analyzes glare impacts, and this study shall be reviewed by the Airport Land Use Commission and March Air Reserve Base.

11. The Federal Aviation Administration has conducted an aeronautical study of the proposed project (Aeronautical Study No. 2018-AWP-18290-OE) and has determined that neither marking nor lighting of the structure is necessary for aviation safety. However, if marking and/or lighting for aviation safety are accomplished on a voluntary basis, such marking and/or lighting (if any) shall be installed in accordance with FAA Advisory Circular 70/7460-1 L Change 2 and shall be maintained in accordance therewith for the life of the project.

12. The proposed building shall not exceed a height of 50 feet above ground level and a maximum elevation at top point of 1,572 feet above mean sea level.

13. The maximum height and top point elevation specified above shall not be amended without further review by the Airport Land Use Commission and the Federal Aviation Administration; provided, however, that reduction in structure height or elevation shall not require further review by the Airport Land Use Commission.

14. Temporary construction equipment used during actual construction of the structure shall not exceed 50 feet in height and a maximum elevation of 1,572 feet above mean sea level, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.

15. Within five (5) days after construction of the building reaches its greatest height, FAA Form 7460-2 (Part II), Notice of Actual Construction or Alteration, shall be completed by the project proponent or his/her designee and e-filed with the Federal Aviation Administration. (Go to <https://oeaaa.faa.gov> for instructions.) This requirement is also applicable in the event the project is abandoned or a decision is made not to construct the applicable structure.

#### Planning. 2 Causes for Revocation

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.

#### Planning. 3 Ceased Operations

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.

#### Planning. 4 Existing R/R – CARB Large Spark-Ignition

CARB's Large Spark-Ignition (LSI) Rule shall apply, which requires in-use fleets to achieve specific hydrocarbon (HC) + NOX fleet average emission level (FAEL) standards that become more stringent over

## ADVISORY NOTIFICATION DOCUMENT

### Planning

#### **Planning. 4 Existing R/R – CARB Large Spark-Ignition (cont.)**

time. Operators are required to label, maintain records, and report each piece of equipment subject to FAEL. The lowest FAEL for large and medium fleets with 25 horsepower or more (greater than 19 kilowatts for 2005 and later model year engines) was to be achieved in 2013. Beginning June 30, 2017, and until June 30, 2023, operators must maintain records, report, and label each piece of equipment subject to a FAEL standard.

#### **Planning. 5 Existing R/R – Idle Time**

CARB's Diesel-Fueled Commercial Motor Vehicle Idling Regulation shall apply, which requires heavy-duty diesel truck operators (GVWR>10,000 lbs.) to turn off engines after 5 minutes of idling. 2008 and newer MY engines with GVWR>14,000 lbs. are required to be equipped with 5-minute automatic engine shutdown system.

#### **Planning. 6 Existing R/R – In-Use Off-Road Diesel**

CARB's In-Use Off-Road Diesel Rule shall apply, which Reduces NOX and PM emissions by imposing limits on idling, requiring reporting, restricting addition older vehicles, and requiring the retirement/replacement/ repowering of older engines by fleet size category (small, medium, and large). Performance Requirements to meet fleet averages or comply with BACT are 2014 for Large Fleets, 2017 for medium fleets, and 2019 for smaller fleets.

#### **Planning. 7 Expiration Date Use Case**

This approved permit shall be used within NINE (9) years from the approval date; otherwise, the permit shall be null and void.

The term used shall mean the beginning of construction pursuant to a validly issued building permit for the use authorized by this approval. Prior to the expiration of the 9 years, the permittee/applicant may request an extension of time to use the permit. The extension of time may be approved by the Assistant TLMA Director upon a determination that a valid reason exists for the permittee not using the permit within the required period. If an extension is approved, the total time allowed for use of the permit shall not exceed ten (10) years.

#### **Planning. 8 Industrial Occupant Change**

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.

#### **Planning. 9 Landscape Requirement**

This condition applies to both onsite and offsite (ROW) landscaping:

The developer/ permit holder shall:

1) Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;

## ADVISORY NOTIFICATION DOCUMENT

### Planning

#### **Planning. 9 Landscape Requirement (cont.)**

- 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.

#### **Planning. 10 Logistics/Warehouse – General/Operational Measures**

The following measures shall be complied with generally through design/permitting of the project and through continued operation of the project.

1. On-site speed bumps shall not be allowed. Truck loading bays and drive aisles shall be designed to minimize truck noise.
2. Facility operators shall prohibit truck drivers from idling more than five (5) minutes and require operators to turn off engines when not in use, in compliance with the California Air Resources Board regulations.
3. All lighting used in conjunction with a warehouse/distribution facility operations, shall be directed down into the interior of the site and not spill over onto adjacent properties.
4. Facility operators shall maintain records of their facility owned and operated fleet equipment and ensure that all diesel-fueled Medium-Heavy Duty Trucks ("MHD") and Heavy-Heavy Duty ("HHD") trucks with a gross vehicle weight rating greater than 19,500 pounds accessing the site use year CARB compliant 2010 or newer engines. The records should be maintained on-site and be made available for inspection by the County.
5. Facility operators shall train their managers and employees on efficient scheduling and load management to eliminate unnecessary queuing and idling of trucks.
6. Facility operators shall coordinate with CARB and SCAQMD to obtain the latest information about regional air quality concentrations, health risks, and trucking regulations.
7. Facility operators shall establish specific truck routes between the facility and regular destinations, identifying the most direct routes to the nearest highway/freeway and avoid traveling near sensitive

## ADVISORY NOTIFICATION DOCUMENT

### Planning

**Planning. 10****Logistics/Warehouse – General/Operational Measures (cont.)**

receptors.

8. Facility operators shall require their drivers to park and perform any maintenance of trucks in designated on-site areas and not within the surrounding community or on public streets.
9. Facility operators for sites that exceed 250 employees shall establish a rideshare program, in accordance with AQMD rule 2202, with the intent of discouraging single-occupancy vehicle trips and promote alternate modes of transportation, such as carpooling and transit where feasible.
10. If a public address (PA) system is being used in conjunction with a warehouse/distribution facility operations, the PA system shall be oriented away from sensitive receptors and the volume set at a level not readily audible past the property line.
11. Facility Operation shall comply with the exterior noise decibel levels as required by Ord. 847 (Noise Ordinance), which includes a maximum exterior decibel level of 55 dba (between 7:00 a.m. and 10:00 p.m.) and 45 dba (between 10:00 p.m. and 7:00 a.m.) as measured on adjacent occupied residences, or as modified by the most current version of Ordinance No. 847.
12. Each Facility shall designate a Compliance Officer responsible for implementing the measures described herein and/or in the project conditions of approval and mitigation measures. Contact information should be provided to the County and updated annually, and signs should be posted in visible locations providing the contact information for the Compliance Officer to the surrounding community. These signs shall also identify the website and contact information for the South Coast Air Quality Management District.
13. On-site equipment, such as forklifts, shall be electric with the necessary electrical charging stations provided.

**Planning. 11****MM Air 13 – Rideshare Program**

All owner users and future tenants shall participate in Riverside County's Rideshare Program. The purpose of this program is to encourage 2+ person occupancy vehicle trips and encourage other alternative modes of transportation. Carpooling opportunities and public transportation information shall be advertised to employees of the building tenant. Developer and all successors shall include the provisions of this obligation in all leases of the Project so that all tenants shall fulfill the terms and conditions of this County condition of approval.

**Planning. 12****MM Air 14 – Lease Agreements-VOC/SmartWay**

Developer and all successors shall include information in building sale and lease agreements that inform owner users and tenants about (1) the air quality benefits associated with water-based or low volatile organic compounds (VOC) cleaning products, and (2) the benefits of becoming SmartWay Shippers and SmartWay Carriers, which is federal EPA program that advances supply chain sustainability.

**Planning. 13****MM Air 7 – Lease Agreements-Clean Fuel**

## ADVISORY NOTIFICATION DOCUMENT

### Planning

#### **Planning. 13**                                 **MM Air 7 – Lease Agreements-Clean Fuel (cont.)**

As part of lease agreements, the proposed Project owner shall educate drivers/tenants on alternative clean fuels.

#### **Planning. 14**                                 **No Outdoor Advertising**

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.

#### **Planning. 15**                                 **No Resident Occupancy**

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.

#### **Planning. 16**                                 **Noise Monitoring Reports**

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).

#### **Planning. 17**                                 **Reclaimed Water**

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.

### Planning-CUL

#### **Planning-CUL. 1**                                 **If Human Remains Found**

If human remains are found on this site, the developer/permit holder or any successor in interest shall comply with State Health and Safety Code Section 7050.5.

#### **Planning-CUL. 2**                                 **Unanticipated Resources**

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

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

All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and

## ADVISORY NOTIFICATION DOCUMENT

### Planning-CUL

#### Planning-CUL. 2                      Unanticipated Resources (cont.)

the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be convened between the developer, the project archaeologist\*\*, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc) for the cultural resource. Resource evaluations shall be limited to nondestructive analysis.

Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished.

\* A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other.

\*\* If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the significance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary.

### Planning-GEO

#### Planning-GEO. 1                      GEO180048 ACCEPTED

County Geologic Report GEO No. 180048, submitted for the project PPT180034, was prepared by Kleinfelder, Inc, and is titled; "Report of Geotechnical Study, Majestic Freeway Business Center, Building No. 11, Northeast Corner of Harvill Avenue and Perry Street, Riverside County, California, Kleinfelder Project No. 20192021.001A" dated November 13, 2018 (Revised November 27, 2018).

"Report of Geotechnical Study, Majestic Freeway Business Center, Building No. 11, Northeast Corner of Harvill Avenue and Perry Street, Riverside County, California, Kleinfelder Project No. 20192021.001A," dated November 13, 2018 (Revised January 24, 2019).

These documents are herein incorporated into GEO180048.

GEO180048 concluded:

1. The site is not located within a State of California Earthquake Fault Zone, nor a County of Riverside Fault Hazard Zone.
2. Based on the age of the geologic units present at the site, lack of geomorphic evidence such as lineaments, off-set drainages or concentration of vegetation, and the distance to known active faults in the region, the risk of surface rupture at the site resulting from faulting is considered low.
3. The site is relatively flat and the risk of the site from landslides and other forms of mass wasting is considered very low.
4. Based on the properties of the soils underlying the site, there is a low potential for impact due to liquefaction from a seismic event.
5. Seismically-induced settlement is estimated to be less than 1-inch total and ½ inch differential settlement over a distance of over 40 feet.
6. The risk of seiche and tsunami damage following a seismic event at the site is considered low.
7. Dry seismically-induced settlement is calculated to be less than 1 inch.
8. Expansion index testing indicated an Expansion Index of 5 (Very Low).

GEO180048 recommended:

1. Prior to general site grading, existing vegetation, debris, and oversized materials (greater than 6

## ADVISORY NOTIFICATION DOCUMENT

### Planning-GEO

#### Planning-GEO. 1                      GEO180048 ACCEPTED (cont.)

inches in maximum dimension) should be stripped and disposed outside the construction limits.

2. In order to provide uniform support for the proposed spread foundations and slab-on-grade floors, we recommend the site soils be overexcavated and replaced as engineered fill to a minimum depth of 3 feet from existing grade and at least 3 feet below the bottom of footings, whichever is greater.

3. Prior to scarification and recompaction of the soil, the excavation bottoms should have a minimum relative compaction of 85 percent based on the existing density presented on the boring logs.

4. The overexcavation should extend horizontally at least 5 feet beyond the edges of foundations and a distance equivalent to the thickness of the anticipated fill below the footing, whichever is greater.

5. Total static settlement for foundations designed in accordance with the recommendations presented herein is estimated to be less than 1 inch. Differential static settlement between similarly loaded columns is estimated to be less than ½ inch over 40 feet.

GEO No. 180048 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 180048 is hereby accepted for planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County Of Riverside upon application for grading and/or building permits.

### Transportation

#### Transportation. 1                      RCTD - General

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

2. The Project shall submit a preliminary soils and pavement investigation report addressing the construction requirements within the road right-of-way.

3. A signing and striping plan is required for this project. The Project shall be responsible for any additional paving and/or striping removal caused by the striping plan or as approved by the Director of Transportation.

4. Alterations to natural drainage patterns shall require protecting downstream properties by means approved by the Transportation Department.

5. If the Transportation Department allows the use of streets for drainage purposes, the 10-year discharge shall be contained in the top of curb or asphalt concrete dikes, and the 100-year discharge shall be



## ADVISORY NOTIFICATION DOCUMENT

### Transportation

#### **Transportation. 1                      RCTD - General (cont.)**

contained in the street right-of-way.

6. Ramps shall be reconstructed at 4-way intersections, Harvill Avenue and Commerce Center Drive and Harvill Avenue and Perry Street per draft Standard No. 403, sheets 1 through 7 of Ordinance 461, and as directed by the Director of Transportation.

7. All centerline intersections shall be at 90 degrees, plus or minus 5 degrees.

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

9. If the existing right-of-way along Perry Street and Commerce Center Drive exceeds that which is required for this project (per Amend Exhibit No. 2, dated 10/24/2019), the developer may submit a request for the vacation of said excess right-of-way. Said procedure shall be as approved by the Board of Supervisors. If said excess or superseded right-of-way is also County-owned land, it may be necessary to enter into an agreement with the County for its purchase or exchange.

10. The Project shall obtain approval of street improvement plans from the Transportation Department.

Improvement plans shall be based upon a design profile extending a minimum of 300 feet beyond the project limits.

11. 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.

#### **Transportation. 2                      RCTD - TS/General Conditions**

The Transportation Department has reviewed the traffic study submitted for the referenced project. The study has been prepared in accordance with County-approved guidelines. We generally concur with the findings relative to traffic impacts.

The General Plan circulation policies require development proposals to maintain a Level of Service 'C', except that Level of Service 'D' shall apply to all development proposals located within any of the following Area Plans: Eastvale, Jurupa, Highgrove, Reche Canyon/Badlands, Lakeview/Nuevo, Sun City/Menifee Valley, Harvest Valley/Winchester, Southwest Area, The Pass, San Jacinto Valley, Western Coachella Valley and those Community Development Areas of the Elsinore, Lake Mathews/Woodcrest, Mead Valley and Temescal Canyon Area Plans.

The study indicates that it is possible to achieve adequate levels of service for the following intersections based on the traffic study assumptions.

Harvill Avenue (NS) at:  
Commerce Center Drive (EW)  
Project Driveway (EW)

## ADVISORY NOTIFICATION DOCUMENT

### Transportation

#### Transportation. 2                      RCTD - TS/General Conditions (cont.)

Perry Street (EW)

West Project Driveway (NS) at:  
Commerce Center Drive (EW)

East Project Driveway (NS) at:  
Commerce Center Drive (EW)

West Project Driveway (NS) at:  
Perry Street (EW)

East Project Driveway (NS) at:  
Perry Street (EW)

As such, the proposed project is consistent with this General Plan policy.

The associated conditions of approval incorporate mitigation measures identified in the traffic study, which are necessary to achieve or maintain the required level of service.

### Waste Resources

#### Waste Resources. 1                      Waste - General

- Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division.

- AB 341 focuses on increased commercial waste recycling as a method to reduce greenhouse gas (GHG) emissions. The regulation requires businesses and organizations that generate four or more cubic yards of waste per week and multifamily units of 5 or more, to recycle. A business shall take at least one of the following actions in order to reuse, recycle, compost, or otherwise divert commercial solid waste from disposal:

- Source separate recyclable and/or compostable material from solid waste and donate or self-haul the material to recycling facilities.
- Subscribe to a recycling service with their waste hauler.
- Provide recycling service to their tenants (if commercial or multi-family complex).
- Demonstrate compliance with the requirements of California Code of Regulations Title 14.

For more information, please visit:

[www.rivcowm.org/opencms/recycling/recycling\\_and\\_compost\\_business.html#mandatory](http://www.rivcowm.org/opencms/recycling/recycling_and_compost_business.html#mandatory)

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

- AB 1826 (effective April 1, 2016) requires businesses that generate 8 cubic yards or more of organic

## ADVISORY NOTIFICATION DOCUMENT

### Waste Resources

#### Waste Resources. 1

#### Waste - General (cont.)

waste per week to arrange for organic waste recycling services. The threshold amount of organic waste generated requiring compliance by businesses is reduced in subsequent years. Businesses subject to AB 1826 shall take at least one of the following actions in order to divert organic waste from disposal:

- Source separate organic material from all other recyclables and donate or self-haul to a permitted organic waste processing facility.

- Enter into a contract or work agreement with gardening or landscaping service provider or refuse hauler to ensure the waste generated from those services meet the requirements of AB 1826.

Plan: PPT180034

Parcel: 314270001

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1                      EASEMENTS/PERMISSION                      Not Satisfied

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.

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

In instances where the grading plan proposes drainage facilities on adjacent off site property, the owner/ applicant shall provide a copy of the recorded drainage easement or copy of Final Map.

060 - BS-Grade. 2                      IF WQMP IS REQUIRED                      Not Satisfied

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the Final Water Quality Management Plan (WQMP) site plan for comparison to the grading plan.

060 - BS-Grade. 3                      IMPROVEMENT SECURITIES                      Not Satisfied

Prior to issuance of a Grading Permit, the applicant may be required to post a Grading and/or Erosion Control Security. Please contact the Riverside County Transportation Department for additional information and requirements.

Flood

060 - Flood. 1                      Encroachment Permit Required                      Not Satisfied

An encroachment permit shall be obtained for any work that is to be performed within the District right-of-way or involving District facilities. The encroachment permit application shall be processed and approved concurrently with the improvement plans.

060 - Flood. 2                      Erosion Control After Rough Grading                      Not Satisfied

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 and approval.

060 - Flood. 3                      Increased Runoff Mitigation                      Not Satisfied

This project must mitigate for the adverse impacts of increased runoff this development would generate. Calculations in the form of a hydraulic /hydrologic analysis to support the final design of the mitigation feature shall be submitted for review and approval prior to the issuance of any permits for the project.

060 - Flood. 4                      Mithcharge - Use                      Not Satisfied

This project is located within the limits of the Perris Valley Area Drainage Plan (ADP). The County Board of Supervisors has adopted this ADP to establish a drainage fee within the plan area.

This project may require earlier construction of downstream ADP facilities. Therefore, the District recommends that this project be required to pay a flood mitigation fee. The mitigation charge for this project shall be equal to the prevailing ADP fee rate multiplied by the area of the new development.

Plan: PPT180034

Parcel: 314270001

60. Prior To Grading Permit Issuance

Flood

060 - Flood. 4                      Mitcharge - Use (cont.)                      Not Satisfied

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.

060 - Flood. 5                      Submit Plans                      Not Satisfied

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 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

060 - Planning. 1                      ALUC - Detention Basins                      Not Satisfied

The proposed detention basins on the site (including water quality management basins) shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basins that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.

060 - Planning. 2                      Logistics/Warehouse – Grading Plan Notes                      Not Satisfied

Prior to grading permit issuance, the following measures shall be noted on grading plans and shall be complied with during grading operations:

1. During construction of the warehouse/distribution facility, all heavy duty haul trucks accessing the site shall have CARB-Compliant 2010 engines or newer approved CARB engine standards.
2. All diesel fueled off-road construction equipment greater than 50 horsepower, including but not limited to excavators, graders, rubber-tired dozers, and similar "off-road" construction equipment shall be equipped with CARB Tier 4 Compliant engines. If the operator lacks Tier 4 equipment, and it is not available for lease or short-term rental within 50 miles of the project site, Tier 3 or cleaner off-road construction equipment may be utilized subject to County approval.
3. The maximum daily disturbance area (actively graded area) shall not exceed 10 acres per day. Non-Grading construction activity in areas greater than 10 acres is allowed.
4. Construction contractors shall utilize construction equipment, with properly operating and maintained mufflers, consistent with manufacturers' standards.
5. Construction contractors shall locate or park all stationary construction equipment so that the emitted noise is directed away from sensitive receptors nearest the project site, to the extent practicable.
6. The surrounding streets shall be swept on a regular basis, to remove any construction related debris and dirt.
7. Appropriate dust control measures that meet the SCAQMD standards shall be implemented for grading and construction activity.

Plan: PPT180034

Parcel: 314270001

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 2                      Logistics/Warehouse – Grading Plan Notes (cont.)                      Not Satisfied

8. Construction equipment maintenance records and data sheets, which includes equipment design specifications and equipment emission control tier classifications, as well as any other records necessary to verify compliance with the items above, shall be kept onsite and furnished to the County upon request.

9. Construction Contractors shall prohibit truck drivers from idling more than five (5) minutes and require operators to turn off engines when not in use, in compliance with the California Air Resources Board regulations.

10. During construction, the Transportation & Land Management Agency representative shall conduct an on-site inspection with a facility representative to verify compliance with these policies, and to identify other opportunities to reduce construction impacts.

11. Facility construction shall comply with the hours of operation and exterior noise decibel levels as required by Riverside County Ordinance No. 847 ("Noise Ordinance").

060 - Planning. 3                      Logistics/Warehouse – Grading Traffic Control Plan                      Not Satisfied

Prior to grading permit issuance, a "Traffic Control Plan" shall be prepared, which details the locations of equipment staging areas, material stockpiles, proposed road closures, and hours of construction operations. This is in addition to a Traffic Impact Study as may be required for the environmental review process.

060 - Planning. 4                      MM Air 1, 2, 10 – Grading Plan Notes                      Not Satisfied

Prior to grading permit issuance, the County of Riverside shall verify that the following applicable notes are included on the grading plans. Project contractors shall be required to ensure compliance with these notes and permit periodic inspection of the construction site by County of Riverside staff or its designee to confirm compliance. These notes also shall be specified in bid documents issued to prospective construction contractors.

MM Air 1: During construction, mobile construction equipment will be properly maintained at an offsite location before mobilization to the site, which includes proper tuning and timing of engines. Equipment maintenance records and equipment design specification data sheets shall be kept on-site during construction.

MM Air 2: Prohibit all vehicles from idling in excess of thirty minutes, both on-site and off-site.

MM Air 10:

a) All Heavy-Heavy Duty Haul Trucks (HHD) accessing the Project site during construction shall use year 2010 or newer engines to the extent such HHD are commercially available.

b) All scrapers, excavators, graders, and rubber-tired dozers shall be CARB compliant.

c) Construction contractors shall notify their workers about Riverside County's Rideshare Program.

d) Construction activities shall be suspended during Stage 2 Smog Alerts issued by the South Coast Air Quality Management District (SCAQMD).

Plan: PPT180034

Parcel: 314270001

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 4 MM Air 1, 2, 10 – Grading Plan Notes (cont.) Not Satisfied  
e) Construction activities shall comply with South Coast Air Quality Management District (SCAQMD) Rule 403, "Fugitive Dust." Rule 403 requires implementation of best available dust control measures during construction activities that generate fugitive dust, such as earth moving, grading, and equipment travel on unpaved roads.

060 - Planning. 5 MM Noise 1-3 – Grading Plan Notes Not Satisfied

Prior to grading permit issuance, the County of Riverside shall verify that the following applicable notes are included on the grading plans. Project contractors shall be required to ensure compliance with these notes and permit periodic inspection of the construction site by County of Riverside staff or its designee to confirm compliance. These notes also shall be specified in bid documents issued to prospective construction contractors.

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 close to any occupied residence.

Planning-EPD

060 - Planning-EPD. 1 30-Day Preconstruction Burrowing Owl Surveys - EPD Not Satisfied

Pursuant to Objectives 6 & 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), within 30 days prior to the issuance of a rough grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results 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 (February 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. A grading permit may be issued once the species has been relocated.

When the requested documents/studies are completed and ready for EPD review, please upload them to our Secure File Transfer server to ensure prompt response and review. If you are unfamiliar with the process for uploading biological documents to the FTP site, please contact Matthew Poonamallee at mpoonama@rivco.org and Melissa Manzo at melmanzo@rivco.org for instructions. Biological reports not uploaded to the FTP site may result in delayed review and approval.

060 - Planning-EPD. 2 MBTA Nesting Bird Surveys - EPD Not Satisfied

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second

Plan: PPT180034

Parcel: 314270001

60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 2 MBTA Nesting Bird Surveys - EPD (cont.) Not Satisfied  
survey must be conducted.

Prior to the issuance of a grading permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds an MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from the Consulting Biologist confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading permit.

Prior to any ground disturbance the consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review.

Planning-PAL

060 - Planning-PAL. 1 PRIMP REQUIRED Not Satisfied

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 to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).
2. The project paleontologist retained shall review the approved development plan and grading plan and 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 approval prior to issuance of a Grading Permit. Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:
  1. Description of the proposed site and planned grading operations.
  2. Description of the level of monitoring required for all earth-moving activities in the project area.
  3. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
  4. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
  5. Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.
  6. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
  7. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
  8. Procedures and protocol for collecting and processing of samples and specimens.
  9. Fossil identification and curation procedures to be employed.
  10. Identification of the permanent repository to receive any recovered fossil material. \*Pursuant the County "SABER Policy", paleontological fossils found in the County should, by preference, be directed



Plan: PPT180034

Parcel: 314270001

60. Prior To Grading Permit Issuance

Planning-PAL

060 - Planning-PAL. 1 PRIMP REQUIRED (cont.) Not Satisfied

to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.

11. All pertinent exhibits, maps and references.

12. Procedures for reporting of findings.

13. Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

14. All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. PG), as appropriate. One original signed copy of the report(s) shall be submitted to 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, Plan Check staff, Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP.

Safeguard Artifacts Being Excavated in Riverside County (SABER)

Survey

060 - Survey. 1 RCTD - Prior to Road Construction Not Satisfied

Prior to road construction, if survey monuments including centerline monuments, tie points, property corners and benchmarks found it shall be located and tied out and corner records filed with the County Surveyor pursuant to Section 8771 of the Business & Professions Code. Survey points destroyed during construction shall be reset, and a second corner record filed for those points prior to completion and acceptance of the improvements.

Transportation

060 - Transportation. 1 0060-Transportation-USE – FINAL WQMP REQUIRED Not Satisfied

The project is located in the Santa Anawatershed. An approved Water Quality Management Plan (WQMP) is required prior to recordation of a final map or issuance of a grading permit. The project shall submit a single PDF on two CD/DVD copies, in accordance with the latest version of the WQMP manual, found at [www.rcflood.org/npdes](http://www.rcflood.org/npdes)

060 - Transportation. 2 RCTD - File L&LMD Application Not Satisfied

File an application with the Transportation Department, L&LMD Section, 8th Floor, 4080 Lemon Street, Riverside, CA, for required annexation.

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

060 - Transportation. 3 RCTD - Submit Grading Plans Not Satisfied

The project proponent shall submit two sets of grading plans (24 x 36) to the Transportation Department for review and approval. If road right-of-way improvements are required, the project

Plan: PPT180034

Parcel: 314270001

60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 3 RCTD - Submit Grading Plans (cont.) Not Satisfied  
proponent shall submit street improvement plans for review and approval, open an IP account, and pay for all associated fees in order to clear this condition. The Standard plan check turnaround time is 10 working days. Approval is required prior to issuance of a grading permit.

70. Prior To Grading Final Inspection

Planning-CUL

070 - Planning-CUL. 1 Artifact Disposition Not Satisfied

Prior to Grading Permit Final Inspection, the landowner(s) shall relinquish ownership of all cultural resources that are unearthed on the Project property during any ground-disturbing activities, including previous investigations and/or Phase III data recovery.

Historic Resources- all historic archaeological materials recovered during the archaeological investigations (this includes collections made during an earlier project, such as testing of archaeological sites that took place years ago), shall be curated at the Western Science Center, a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines

Prehistoric Resources- One of the following treatments shall be applied.

a. Reburial of the resources on the Project property. The measures for reburial shall include, at least, the following: Measures to protect the reburial area from any future impacts. Reburial shall not occur until all required cataloguing, analysis and studies have been completed on the cultural resources, with an exception that sacred items, burial goods and Native American human remains are excluded. Any reburial processes shall be culturally appropriate. Listing of contents and location of the reburial shall be included in the confidential Phase IV Report. The Phase IV Report shall be filed with the County under a confidential cover and not subject to a Public Records Request.

b. If reburial is not agreed upon by the Consulting Tribes then the resources shall be curated at a culturally appropriate manner at the Western Science Center, a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees necessary for permanent curation. Evidence of curation in the form of a letter from the curation facility stating that subject archaeological materials have been received and that all fees have been paid, shall be provided by the landowner to the County. There shall be no destructive or invasive testing on sacred items, burial goods and Native American human remains.

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 NO BUILDING PERMIT W/O GRADING PERMIT Not Satisfied

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

080 - BS-Grade. 2 ROUGH GRADE APPROVAL Not Satisfied

Plan: PPT180034

Parcel: 314270001

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 2                      ROUGH GRADE APPROVAL (cont.)                      Not Satisfied

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

1. Submitting a "Wet Signed" copy of the Grading Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.
2. Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.
3. Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.
4. Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

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

Flood

080 - Flood. 1                      Mitcharge - Use                      Not Satisfied

This project is located within the limits of the Perris Valley Area Drainage Plan (ADP). The County Board of Supervisors has adopted this ADP to establish a drainage fee within the plan area.

This project may require earlier construction of downstream ADP facilities. Therefore, the District recommends that this project be required to pay a flood mitigation fee. The mitigation charge for this project shall be equal to the prevailing ADP fee rate multiplied by the area of the new development. 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.

080 - Flood. 2                      Submit Plans                      Not Satisfied

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 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

080 - Planning. 1                      ALUC - Detention Basins                      Not Satisfied

The proposed detention basins on the site (including water quality management basins) shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basins that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.

Plan: PPT180034

Parcel: 314270001

80. Prior To Building Permit Issuance

Planning

080 - Planning. 2                      ALUC - FAA Max Height                      Not Satisfied

The proposed building shall not exceed a height of 50 feet above ground level and a maximum elevation at top point of 1,572 feet above mean sea level.

080 - Planning. 3                      ALUC - Noise Attenuation                      Not Satisfied

Noise attenuation measures shall be incorporated into the design of the office areas of the structure, to the extent such measures are necessary to ensure that interior noise levels from aircraft operations are at or below 45 CNEL.

080 - Planning. 4                      Break Areas                      Not Satisfied

Prior to initial building permit the break areas shown on APPROVED EXHIBIT A shall be shown on proposed building plans and final landscape plans as applicable.

Additionally, prior to initial building permit or tenant improvement building permit (including subsequent tenant improvements), the project proponent shall consider the provision of additional outdoor break areas or patios to accommodate the number of employees anticipated in the building since the type of tenant and amount of employees may vary. These additional areas may reduce the amount of landscape areas or parking areas on the site as long as the minimum landscape and parking is provided pursuant to Ordinance No. 348.

080 - Planning. 5                      CAP Screening Table Measures                      Not Satisfied

Prior to building permit issuance, appropriate building construction measures shall apply to achieve the minimum 100 points on the Riverside County Climate Action Plan Commercial Screening Tables. The conceptual measures anticipated for the project are included as an appendix to the project Addendum. The conceptual measures may be replaced with other measures as listed in the table included with the project Initial Study/Addendum, as long as they are replaced at the same time with other measures that in total achieve a minimum of 100 points on the screening table.

080 - Planning. 6                      Conform to Elevations/Floor Plans                      Not Satisfied

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

080 - Planning. 7                      Lighting Plans                      Not Satisfied

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.

080 - Planning. 8                      Logistics/Warehouse – Building Plan Design                      Not Satisfied

Prior to building permit issuance, the following measures shall be incorporated into the building design and appropriately noted:

1. At shell building permit, warehouse/distribution facilities shall install electrical rooms to hold sufficiently sized electrical panels and shall install conduit to facilitate the potential future installation of electrical connections from the electrical room to dock doors and/or a separate designated location

Plan: PPT180034

Parcel: 314270001

80. Prior To Building Permit Issuance

Planning

080 - Planning. 8                      Logistics/Warehouse – Building Plan Design (cont.)                      Not Satisfied

where diesel engine trucks and/or trailers would park and connect to the electrical system. At issuance of shell building permit, these conduits shall be provided at a rate of no less than 20% of the dock doors for the facility. At issuance of a building permit for Tenant Improvements, the electrical panel shall be required to be installed and electrical wiring connections shall be made to the locations, if any, where diesel trucks and/or trailers would park and connect to the electrical system.

2. All lighting used in conjunction with a warehouse/distribution facility operations, shall be directed down into the interior of the site and not spill over onto adjacent properties.

3. A minimum of 5% or as required by the Cal Green Code, whichever is greater of employee parking spaces shall be designated for electric or other alternative fueled vehicles.

4. On-site equipment, such as forklifts, shall be electric with the necessary electrical charging stations provided.

080 - Planning. 9                      Logistics/Warehouse – Building Plan Notes                      Not Satisfied

Prior to building permit issuance, the following measures shall be noted on building plans and shall be complied with during grading operations:

1. During construction of the warehouse/distribution facility, all heavy duty haul trucks accessing the site shall have CARB-Compliant 2010 engines or newer approved CARB engine standards.

2. All diesel fueled off-road construction equipment greater than 50 horsepower, including but not limited to excavators, graders, rubber-tired dozers, and similar "off-road" construction equipment shall be equipped with CARB Tier 4 Compliant engines. If the operator lacks Tier 4 equipment, and it is not available for lease or short-term rental within 50 miles of the project site, Tier 3 or cleaner off-road construction equipment may be utilized subject to County approval.

3. The maximum daily disturbance area (actively graded area) shall not exceed 10 acres per day. Non-Grading construction activity in areas greater than 10 acres is allowed.

4. Construction contractors shall utilize construction equipment, with properly operating and maintained mufflers, consistent with manufacturers' standards.

5. Construction contractors shall locate or park all stationary construction equipment so that the emitted noise is directed away from sensitive receptors nearest the project site, to the extent practicable.

6. The surrounding streets shall be swept on a regular basis to remove any construction related debris and dirt.

7. Appropriate dust control measures that meet the SCAQMD standards shall be implemented for grading and construction activity.

8. Construction equipment maintenance records and data sheets, which includes equipment design specifications and equipment emission control tier classifications, as well as any other records necessary to verify compliance with the items above, shall be kept onsite and furnished to the County upon request.

Plan: PPT180034

Parcel: 314270001

80. Prior To Building Permit Issuance

Planning

080 - Planning. 9                      Logistics/Warehouse – Building Plan Notes (cont.)                      Not Satisfied

9. During construction, the Transportation & Land Management Agency representative shall conduct an on-site inspection with a facility representative to verify compliance with these policies, and to identify other opportunities to reduce construction impacts.

10. Facility construction shall comply with the hours of operation and exterior noise decibel levels as required by Riverside County Ordinance No. 847 (“Noise Ordinance”)

080 - Planning. 10                      Logistics/Warehouse – Building Traffic Control Plan                      Not Satisfied

Prior to building permit issuance, a “Traffic Control Plan” shall be prepared, which details the locations of equipment staging areas, material stockpiles, proposed road closures, and hours of construction operations. This is in addition to a Traffic Impact Study as may be required for the environmental review process.

080 - Planning. 11                      MM Air 1, 2, 10 – Building Plan Notes                      Not Satisfied

Prior to building permit issuance, the County of Riverside shall verify that the following applicable notes are included on the building plans. Project contractors shall be required to ensure compliance with these notes and permit periodic inspection of the construction site by County of Riverside staff or its designee to confirm compliance. These notes also shall be specified in bid documents issued to prospective construction contractors.

MM Air 1: During construction, mobile construction equipment will be properly maintained at an offsite location before mobilization to the site, which includes proper tuning and timing of engines. Equipment maintenance records and equipment design specification data sheets shall be kept on-site during construction.

MM Air 2: Prohibit all vehicles from idling in excess of thirty minutes, both on-site and off-site.

MM Air 10:

a) All Heavy-Heavy Duty Haul Trucks (HHD) accessing the Project site during construction shall use year 2010 or newer engines to the extent such HHD are commercially available.

b) All scrapers, excavators, graders, and rubber-tired dozers shall be CARB compliant.

c) Construction contractors shall notify their workers about Riverside County’s Rideshare Program.

d) Construction activities shall be suspended during Stage 2 Smog Alerts issued by the South Coast Air Quality Management District (SCAQMD).

e) Construction activities shall comply with South Coast Air Quality Management District (SCAQMD) Rule 403, “Fugitive Dust.” Rule 403 requires implementation of best available dust control measures during construction activities that generate fugitive dust, such as earth moving, grading, and equipment travel on unpaved roads.

f) Architectural coating work shall comply with SCAQMD Rule 1113, “Architectural Coatings.” Rule 1113 places limits on grams of VOC per liter of coating material and colorants (paint).

g) Street sweepers shall be certified by the SCAQMD as meeting SCAQMD Rule 1186.1 “Less Polluting Street Sweepers” sweeper certification procedures.

080 - Planning. 12                      MM Air 11 – EV Charging Stations                      Not Satisfied

The minimum number of automobile electric vehicle (EV) charging stations required by the California Code of Regulations Title 24 shall be provided. In addition, and to facilitate the possible future installation of infrastructure that would charge the batteries that power the motors of electric-powered trucks, the following shall be installed. 1) At Shell building permit, an electrical room(s) and/or exterior

Plan: PPT180034

Parcel: 314270001

80. Prior To Building Permit Issuance

Planning

- 080 - Planning. 12                      MM Air 11 – EV Charging Stations (cont.)                      Not Satisfied  
area(s) of the site shall be designated where future electrical panels would be located for the purpose of supplying power to on-site charging facilities for electric powered trucks. Conduit shall be installed from this designated area where the panel would be located to the on-site location where the charging facilities would be located where electric-powered trucks would park and connect to charging facilities to charge the batteries that power the motors of the electric-powered trucks. 2) At issuance of a building permit for Tenant Improvements, if the tenant is served by electric trucks, the electrical panel and charging units shall be installed, and the electrical wiring connections shall be made from the electrical panel to the charging units. If the tenant is not served by electric trucks, this requirement shall not apply.
- 080 - Planning. 13                      MM Noise 1-3 – Building Plan Notes                      Not Satisfied  
Prior to building permit issuance, the County of Riverside shall verify that the following applicable notes are included on the building plans. Project contractors shall be required to ensure compliance with these notes and permit periodic inspection of the construction site by County of Riverside staff or its designee to confirm compliance. These notes also shall be specified in bid documents issued to prospective construction contractors.  
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 close to any occupied residence.
- 080 - Planning. 14                      Parcel Merger                      Not Satisfied  
Prior to the issuance of a building permit, the applicant, in accordance with Ordinance No. 460, shall obtain an approved Parcel Merger establishing the whole site as one parcel. Documentation showing the recordation of the Parcel Merger shall be submitted to the Planning Department prior to issuance of the first building permit for Plot Plan No. 180034. The proposed parcel shall comply with all applicable development standards for the parcel's zone classification as provided in Ordinance No. 348.
- 080 - Planning. 15                      Parking Spaces Verification                      Not Satisfied  
Prior to issuance of any tenant improvement building permit, a plan for parking and trailer stalls including striping and other measures as may be appropriate shall be provided to show that adequate standard vehicle parking will be provided onsite based on applicable parking rates.
- 080 - Planning. 16                      Plans Showing Bike Racks                      Not Satisfied  
Bike rack spaces or bike lockers shall be shown on the project's parking and landscaping plan submitted to the Planning Department for approval.
- 080 - Planning. 17                      Renewable Energy Generation R2-CE1                      Not Satisfied  
In accordance with measure R2-CE1 of the County's Climate Action Plan, the proposed project shall be required to offset its energy demand by 20 percent through provision of renewable energy generation. This is anticipated to be accommodated through solar panels mounted on the building rooftops.

Plan: PPT180034

Parcel: 314270001

80. Prior To Building Permit Issuance

Planning

080 - Planning. 17                      Renewable Energy Generation R2-CE1 (cont.)                      Not Satisfied

The energy demand shall be determined at the initial building permit stage if the tenant/particular use is known at that time. If the tenant or particular use is not known at that time, this condition should be deferred to the tenant improvement building permit and to any subsequent tenant improvement permits as tenants may change.

Utilizing the energy demand calculated, the appropriate amount of solar panels shall be included with the related building permits to ensure their installation and operation.

As it relates to the initial building permit, the roof shall be designed to accommodate rooftop mounted solar panels.

ALUC approval shall be required for rooftop mounted solar panels related glare prior to building permit issuance based on their separate conditions of approval and determination of consistency for this project.

080 - Planning. 18                      Roof Equipment Shielding                      Not Satisfied

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

080 - Planning. 19                      School Mitigation                      Not Satisfied

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

080 - Planning. 20                      Wall/Fencing Plan Required                      Not Satisfied

A wall and fencing plan shall be submitted showing 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. This plan shall be in substantial conformance with the wall/fence locations and designs shown on APPROVED EXHIBIT A and APPROVED EXHIBIT B.

080 - Planning. 21                      Waste Management Clearance                      Not Satisfied

A clearance letter from Riverside County Waste Management District shall be provided to the Riverside County Planning Department verifying compliance with the following:

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.

Survey

080 - Survey. 1                      RCTD - Right-of-Way Dedication                      Not Satisfied

Sufficient public street right-of-way along Harvill Avenue shall be conveyed for public use to provide for a 59 foot half-width dedicated right-of-way per County Standard No. 93, Ordinance 461.

Sufficient public street right-of-way along Commerce Center Drive shall be conveyed for public use to



Plan: PPT180034

Parcel: 314270001

80. Prior To Building Permit Issuance

Survey

080 - Survey. 1                      RCTD - Right-of-Way Dedication (cont.)                      Not Satisfied  
provide for a 56 foot-78 foot full-width dedicated right-of-way per modified County Standard No. 111, Ordinance 461 and Amended Exhibit No. 2, dated 10/24/2019 and/or as directed by the Director of Transportation.

Sufficient public street right-of-way along Perry Street shall be conveyed for public use to provide for a 78 foot full-width dedicated right-of-way per County Standard No. 800(A) and Standard No. 111, Ordinance 461.

080 - Survey. 2                      RCTD - R-O-W Exceeds/Vacation                      Not Satisfied

The applicant, by his/her design, is requesting a vacation/abandonment of the exceeding dedicated rights-of-way along Perry Street and Commerce Center Drive. The project proponent shall have filed a separate application with the County Surveyor for a conditional vacation of said excess rights-of-ways, and the Board of Supervisors shall have approved the vacation request per Amend Exhibit No. 2, dated 10/24/2019. If the Board of Supervisors denies the vacation request, the project proponent may, however, redesign the site/grading plan utilizing the existing rights-of-way, and may then reprocess the site/grading plan after paying all appropriate fees and charges.

Transportation

080 - Transportation. 1                      0080-Transportation-ESTABLISH WQMP MAINT ENTITY                      Not Satisfied

A maintenance plan and signed WQMP/BMP maintenance agreement shall be submitted to the Transportation Department shall be approved and recorded against the property. A maintenance organization will be established with a funding source for the permanent maintenance.

080 - Transportation. 2                      0080-Transportation-IMPLEMENT WQMP                      Not Satisfied

The Project shall construct BMP facilities described in the approved Final County WQMP prior to the issuance of a building permit to the satisfaction of County Grading Inspection Section. The Project is responsible for performing all activities described in the County WQMP and that copies of the approved Final County WQMP are provided to future owners/occupants.

080 - Transportation. 3                      Landscape Inspection Deposit Required                      Not Satisfied

This condition applies to both onsite and offsite (ROW) landscaping:

The developer/ permit holder shall:  
Prior to building permit issuance, the developer/permit holder shall verify all plan check fees have been paid and deposit sufficient funds to cover the costs of the required landscape inspections associated with the approved landscape plans. The deposit required for landscape inspections shall be determined by the Transportation Department, Landscape Section. The Transportation Department, Landscape Section shall clear this condition upon determination of compliance.

080 - Transportation. 4                      Landscape Plot Plan/Permit Required                      Not Satisfied

This condition applies to both onsite and offsite (ROW) landscaping:

The developer/ permit holder shall:  
Prior to issuance of building permits, the developer/permit holder shall apply for a Plot Plan

Plan: PPT180034

Parcel: 314270001

## 80. Prior To Building Permit Issuance

### Transportation

080 - Transportation. 4 Landscape Plot Plan/Permit Required (cont.) Not Satisfied  
(Administrative/PPA) Landscape Permit (LSP) or Landscape Plot Plan (LPP) from TLMA Land Use along with applicable deposit (plan check and inspection are DBF fees).

Provide construction level landscape plans in PDF (all sheets compiled in 1 PDF file), along with an electronic transmittal memo in PDF (include Owner contact, Developer, if not the same as the owner, Project manager, person or persons most likely to inquire about the status of the plans, Landscape Architect, Principal or LA signing the plans, Landscape Architect, Project Manager, person responsible for making the corrections, if different from above), and a current set of grading plans in PDF, and submit all three PDF files on a CD (compact Disc) with application. The landscape plans shall be prepared in a professional manner by a California Licensed/Registered Landscape Architect and signed/stamped by such.

Drawings shall be completed on County standard Transportation Department title block, plan sheet format (24" x 36"), 1:20 scale, north arrow, limit of work lines, hardscape features, graphic scale, and street names, etc. 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/registered 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 and or ALUC;
- 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 shall be located outside of the ROW 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.

Please reference Landscape Plan Checklists available online at [RCTLMA.org](http://RCTLMA.org).

NOTE: When the Landscaping Plot Plan is located within a special district such as LMD/CSA/CFD or Valleywide, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Transportation Department, Landscape Section that the subject district has approved said plans. Water Districts such as CVWD, TVWD, and EMWD may be required to approve plans prior to County approval.

Upon verification of compliance with this condition and the APPROVED EXHIBITS, the Transportation Department, Landscape Section shall clear this condition.

Plan: PPT180034

Parcel: 314270001

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 5            Landscape Project Specific Requirements            Not Satisfied

This condition applies to both onsite and offsite (ROW) landscaping:

The developer/ permit holder shall:

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

- Project shall comply with the latest version of Ord. 859 ETo of .45, for commercial applications, .50 ETo for residential, or .70 ETo for recycled water uses. Project shall comply with the latest State Model Water Efficient Landscape Ordinance. Project shall comply with the local servicing water purveyor/district/company landscape requirements including those related to recycled water.
- Project proponent shall design overhead irrigation with a minimum 24" offset from non-permeable surfaces, even if that surface drains into a permeable area.
- Landscaping plans shall incorporate the use of specimen (24" box or greater) canopy trees. All trees and shrubs shall be drawn to reflect the average specimen size at 15 years of age. All trees shall be double or triple staked and secured with non-wire ties.
- Project shall prepare water use calculations as outlined in Ord 859.3.
- Trees shall be hydrozoned separately.
- Irrigation shall be designed using hydrozones by plant water type, irrigation type, and flat/sloped areas.
- The developer/ permit holder/landowner shall use the County of Riverside's California Friendly Plant List when making plant selections. Use of plant material with a "low" or "very low" water use designation is strongly encouraged.
- All plant materials within landscaped areas shall be maintained in a viable growth condition throughout the useful plant life, and replaced with an equal or lesser water use plant.
- Project shall use County standard details for which the application is available in County Standard Detail Format.
- Monuments, boulders, and fan palms shall be located outside the County Maintained Road Right-of-Way (ROW).
- Restricted plant species noted in MSHCP documents shall not be used if MSHCP areas are adjacent to the project.
- Plant species shall meet ALUC requirements, if applicable.
- Hydroseeding is not permitted in stormwater BMP slope areas, container stock will be required on slopes.
- Project shall use 25% point source irrigation type regardless of meeting the water budget with alternative irrigation methods, except as needed within stormwater BMP areas as noted in an approved WQMP document. Point source is defined as one emitter (or two) located at each plant. In-line emitter tubing is not defined as point source for the purpose of this requirement.
- The project proponent or current property owner shall connect to a reclaimed water supply for landscape watering purposes when secondary or reclaimed water is made available to the site.
- Project shall install purple/reclaimed/recycled components as deemed necessary and as determined by the County and/or water district.
- Project proponent shall provide 12" wide concrete maintenance walkway on planter islands adjacent to parking spaces. Concrete maintenance walkway shall be shown on landscape and grading plans, typical.

080 - Transportation. 6            RCTD - Annexation into L&LMD or Other District            Not Satisfied

Prior to the issuance of a building permit, the project proponent shall comply with County

Plan: PPT180034

Parcel: 314270001

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 6 RCTD - Annexation into L&LMD or Other District (cont.) Not Satisfied  
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.
- (2) Streetlights.
- (3) Street sweeping.

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

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

080 - Transportation. 7 RCTD - Landscaping Design Plans Not Satisfied  
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 and submitted to the Transportation Department. Plans shall be submitted on standard County format (24 inches x 36 inches). Landscaping plans shall be with the street improvement plans.

080 - Transportation. 8 RCTD - Lighting Plan Not Satisfied  
A separate street and/or bridge light plan shall be approved by the Transportation Department. Street and/or bridge lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No. 1000 or No. 1001.

080 - Transportation. 9 RCTD - USE - Commerce Center Drive Not Satisfied  
Commerce Center drive shall be modified based on Exhibit A titled Commerce Center Drive Concept Striping prepared by Urban Crossroads dated 09/09/2019. The exhibit shows a tapered section reducing the width of Commerce Center Drive east of the project driveway and allowing for a modified cul-de-sac design.

or as approved by the Director of Transportation.

Plan: PPT180034

Parcel: 314270001

### 80. Prior To Building Permit Issuance

#### Transportation

080 - Transportation. 9 RCTD - USE - Commerce Center Drive (cont.) Not Satisfied

080 - Transportation. 10 RCTD - Utility Plan Not Satisfied

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

#### Waste Resources

080 - Waste Resources. 1 Recyclables Collection and Loading Area Not Satisfied

Prior to issuance of a building permit, the applicant shall submit one electronic (1) copy of a Recyclables Collection and Loading Area plot plan to the Riverside County Department of Waste Resources for review and approval to [WastePlanning@rivco.org](mailto:WastePlanning@rivco.org). The plot plan shall conform to Design Guidelines for Recyclables Collection and Loading Areas, provided by the Department of Waste Resources (found at <http://www.rcwaste.org/business/planning/design>) and shall show the location of and access to the collection area for recyclable materials, shall demonstrate space allocation for trash and recyclable materials and have the adequate signage indicating the location of each bin in the trash enclosure.

The project applicant is advised that clearance of the Recyclables Collection and Loading Area plot plan only satisfies the Waste Resources' conditions for Recyclables Collection and Loading Areas space allocation and other Recyclables Collection and Loading Area Guideline items. Detailed drawings of the Trash Enclosure and its particular construction details, e.g., building materials, location, construction methods etc., should be included as part of the Project plan submittal to the Riverside County Department of Building and Safety.

080 - Waste Resources. 2 Waste Recycling Plan Not Satisfied

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

### 90. Prior to Building Final Inspection

#### BS-Grade

090 - BS-Grade. 1 PRECISE GRADE APPROVAL Not Satisfied

Plan: PPT180034

Parcel: 314270001

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1                      PRECISE GRADE APPROVAL (cont.)                      Not Satisfied

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

1. Requesting and obtaining approval of all required grading inspections.
2. Submitting a "Wet Signed" copy of the Soils Compaction Report from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for the sub-grade and base of all paved areas.
3. Submitting a "Wet Signed" copy of the Sub-grade (rough) Certification from a Registered Civil Engineer certifying that the sub-grade was completed in conformance with the approved grading plan.
4. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

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

Planning

090 - Planning. 1                      Accessible Parking                      Not Satisfied

A minimum of 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 International Symbol of Accessibility.

The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

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

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

090 - Planning. 2                      CAP Screening Table Measures                      Not Satisfied

Prior to building permit final/occupancy, appropriate pre-operation measures shall apply to achieve the minimum 100 points on the Riverside County Climate Action Plan Commercial Screening Tables. The conceptual measures anticipated for the project are included as an appendix to the project Addendum. The conceptual measures may be replaced with other measures as listed in the table included with the project Initial Study/Addendum, as long as they are replaced at the same time with other measures that in total achieve a minimum of 100 points on the screening table.

090 - Planning. 3                      Curbs Along Planters                      Not Satisfied

Plan: PPT180034

Parcel: 314270001

90. Prior to Building Final Inspection

Planning

090 - Planning. 3 Curbs Along Planters (cont.) Not Satisfied

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.

090 - Planning. 4 Logistics/Warehouse – NOx Contribution Not Satisfied

Prior to Building Final Inspection, the project applicant shall submit to the County a contribution of \$104,277 to be used by the County towards projects to off-set air quality impacts in the Mead Valley Area. Funds shall be maintained separately and shall not be comingled with County General funds or spent on other County projects unrelated to Mead Valley. Funds shall be used solely for purposes of benefitting the Mead Valley Area. In-lieu of a cash contribution, a similar valued contribution may be made to the County as approved by the TLMA Director.

090 - Planning. 5 Logistics/Warehouse – Signs Not Satisfied

Prior to Final Inspection, the following measures shall be implemented:

1. Signs should be posted in the appropriate locations that trucks should not idle for more than five (5) minutes and that truck drivers should turn off their engines when not in use.
2. Signs should be posted in the appropriate locations that clearly show the designated entry and exit points for trucks and service vehicles.
3. Signs should be posted in the appropriate locations that state parking and maintenance of all trucks is to be conducted within designated areas and not within the surrounding community or on public streets.
4. Signs should be posted in the appropriate locations and/or handouts should be provided that show the locations of nearest food options, fueling, truck maintenance services, and other similar convenience services, if these services are not available onsite.
5. Each Facility shall designate a Compliance Officer responsible for implementing the measures described herein and/or in the project conditions of approval and mitigation measures. Contact information should be provided to the County and updated annually, and signs should be posted in visible locations providing the contact information for the Compliance Officer to the surrounding community. These signs shall also identify the website and contact information for the South Coast Air Quality Management District.
6. Signs shall be posted in accordance with Ordinance No. 348, which may be amended from time to time.

090 - Planning. 6 MM Air 8 and Existing R/R – Carpool/Vanpool Not Satisfied

Prior to final inspection, the project shall provide preferential parking spaces for carpools and vanpools. Those parking spaces dedicated for vanpool access shall have a minimum 7'2" vertical clearance.

The 2016 Cal Green Code § 5.106.5.2 requires that new projects or additions or alterations that add 10 vehicles or more vehicular parking spaces provide designated parking for any combination of low-emitting fuel-efficient and carpool/van pool vehicles.

Plan: PPT180034

Parcel: 314270001

90. Prior to Building Final Inspection

Planning

090 - Planning. 6 MM Air 8 and Existing R/R – Carpool/Vanpool (cont.) Not Satisfied

090 - Planning. 7 Parking Paving Material Not Satisfied

A minimum of 259 parking spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department and pursuant to the prior condition of approval titled Parking Spaces Verification and any approved parking plan. The parking area shall be surfaced with asphaltic concrete or concrete to current standards as approved by the Department of Building and Safety.

090 - Planning. 8 Parking Spaces Verification Not Satisfied

Prior to occupancy of any tenant improvement building permit, verification on implementation of the plan for parking and trailer stalls shall be provided to show that adequate standard vehicle parking will be provided onsite based on applicable parking rates.

090 - Planning. 9 Renewable Energy Generation R2-CE1 Installed Not Satisfied

In accordance with measure R2-CE1 of the County's Climate Action Plan, the proposed project shall be required to offset its energy demand by 20 percent through provision of renewable energy generation. In accordance with the prior condition titled "Renewable Energy Generation R2-CE1", prior to occupancy for any tenant improvement building permit, the renewable energy facility as approved with the prior condition shall be installed and ready for operation.

090 - Planning. 10 Roof Equipment Shielding Not Satisfied

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

Transportation

090 - Transportation. 1 0090-Transportation-WQMP COMPLETION Not Satisfied

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

090 - Transportation. 2 Landscape Inspection and Drought Compliance Not Satisfied

This condition applies to both onsite and offsite (ROW) landscaping:

The developer/ permit holder shall:

The developer/permit holder shall coordinate with their designated landscape representative and the Transportation Department landscape inspector to ensure all landscape planting and irrigation systems have been installed in accordance with APPROVED EXHIBITS, landscaping, irrigation, and shading plans. The Transportation Department will ensure that all landscaping is healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order. The developer/permit holder's designated landscape representative and the Transportation Department landscape inspector shall determine compliance with this condition and



Plan: PPT180034

Parcel: 314270001

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 2            Landscape Inspection and Drought Compliance (cont.)            Not Satisfied  
execute a Landscape Certificate of Completion. All landscape inspection deposits and plan check fees shall be paid.

Upon determination of compliance, the Transportation Department, Landscape Section shall clear this condition.

090 - Transportation. 3            RCTD - Complete Annexation into L&LMD or Other District            Not Satisfied

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.

A Streetlight Authorization form from SCE, or other electric provider required in order to complete the annexation process.

090 - Transportation. 4            RCTD - Coordination with Others            Not Satisfied

Coordinate the required improvements with PPT180038.

090 - Transportation. 5            RCTD - Existing Curb and Gutter            Not Satisfied

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 Perry Street and Harvill Avenue 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:

<http://rctlma.org/tran s/General-Information/Pamphlets-Brochures>

If you have questions, please call the Plan Check Section at (951) 955-6527.

NOTE:

1. The driveways shall be constructed in accordance with County Standard No. 207A.
2. A 6-foot sidewalk along Perry Street shall be constructed adjacent to the curb line within the 11 foot parkway.
3. The proposed offset cul-de-sac (on Perry Street) shall be dedicated and constructed with County Standard No. 800(A), Ordinance 461.
4. Driveway on Harvill Avenue shall serve only for the passenger car only and "No Truck Access" sign shall be installed to restrict inbound and outbound Truck movements.
5. Before you prepare the street improvement plan(s), please review the Street Improvement Plan

Plan: PPT180034

Parcel: 314270001

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 5 RCTD - Existing Curb and Gutter (cont.) Not Satisfied  
Policies and Guidelines from the Transportation Department Web site: <http://rctlma.org/trans/General-Information/Pamphlets-Brochures>.

090 - Transportation. 6 RCTD - Improvement Not Satisfied

Commerce Center Drive along project boundary is a paved County maintained road designated as INDUSTRIAL COLLECTOR STREET, and said road shall be reconstructed with 6 inch concrete curb and gutter (from the proposed curb westerly to tapering to existing curb and gutter), sidewalks, and construct/resurface with 40 feet-56 feet full width AC pavement, and must match up with asphalt concrete paving, reconstruction, or resurfacing of existing paving as determined by the Director of Transportation within the 56 foot-78 foot full-width dedicated right-of-way per modified County Standard No. 111, Ordinance 461 and Amended Exhibit No. 2, dated 10/24/2019 and/or as directed by the Director of Transportation.

NOTES:

1. A 6 foot concrete sidewalk (project side) shall be constructed adjacent to the curb-line within the parkway.
2. The driveway shall be constructed in accordance with modified County Standard No. 207A, Ordinance 461. (Modified for 60' radii at the curb-return)
3. Access for Riverside County Flood Control facility (APN: 314-110-060), Riverside County Transportation Commission, and access to existing Freeway sign shall be provided as directed by the Director of Transportation.
4. The cul-de-sac shall be constructed per modified Standard No. 800(A), Ordinance 461, Amended Exhibit No. 2, dated 10/24/2019, and as directed by the Director of transportation.
5. "No Parking" signs to be installed on the north side of Commerce Center Drive.

090 - Transportation. 7 RCTD - Landscaping Installation Completion Not Satisfied

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 Harvill Avenue, Commerce Center Drive, and Perry Street.

090 - Transportation. 8 RCTD - Payment of Transportation Fees Not Satisfied

Prior to the time of issuance of a Certificate of Occupancy or upon final inspection, whichever occurs first, the Project shall pay fees in accordance with the fee schedule in effect at the time of payment:

1. Transportation Uniform Mitigation Fees (TUMF) in accordance with Ordinance No. 824.

090 - Transportation. 9 RCTD - Streetlights Install Not Satisfied

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

Streetlight annexation into L&LMD or similar mechanism as approved by the Transportation

Plan: PPT180034

Parcel: 314270001

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 9 RCTD - Streetlights Install (cont.) Not Satisfied  
Department shall be completed.

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

090 - Transportation. 10 RCTD - Utility Install Not Satisfied

Electrical power, telephone, communication, street lighting, and cable television lines shall be installed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. This also applies to all overhead lines below 34 kilovolts along the project frontage and all offsite overhead lines in each direction of the project site to the nearest offsite pole. A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion for clearance.

In addition, the Project shall ensure that streetlights are energized and operational along the streets where the Project is seeking Building Final Inspection (Occupancy).

Waste Resources

090 - Waste Resources. 1 Waste - Mandatory Commercial and Organics Recycling Com Not Satisfied

Prior to final inspection, the applicant shall complete a Mandatory Commercial Recycling and Organics Recycling Compliance form (Form D). Form D requires applicants to identify programs or plans that address commercial and organics recycling, in compliance with State legislation/regulation. Once completed, Form D shall be submitted to the Recycling Section of the Department of Waste Resources for approval. For more information go to: [www.rcwaste.org/business/planning/applications](http://www.rcwaste.org/business/planning/applications). To obtain Form D, please contact the Recycling Section at 951-486-3200, or email to: [Waste-CompostingRecycling@rivco.org](mailto:Waste-CompostingRecycling@rivco.org).

090 - Waste Resources. 2 Waste Reporting Form and Receipts Not Satisfied

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

090 - Waste Resources. 3 Waste-Recyclables Collection and Loading Area Inspection Not Satisfied

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



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach, P.E.*  
*Assistant TLMA Director*

## DEVELOPMENT ADVISORY COMMITTEE (“DAC”) INITIAL CASE TRANSMITTAL RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE PO Box 1409 Riverside, 92502-1409

DATE: December 26, 2018

**TO:**

Riv. Co. Transportation Dept.  
Riv. Co. Environmental Health Dept.  
Riv. Co. Fire Department (Riv. Office)  
Riv. Co. Building & Safety – Grading  
Riv. Co. Building & Safety – Plan Check  
P.D. Environmental Programs Division  
P.D. Geology Section  
Riv. Co. Trans. Dept. – Landscape Section  
P.D. Archaeology Section  
Riv. Co. Surveyor  
Riverside Transit Agency

Riv. Co. Sheriff's Dept.  
Riv. Co. Waste Resources Management Dept.  
Riv. Co. Airport Land Use Commission  
March Air Reserve Base, Attn.  
Mead Valley Municipal Advisory Council (MAC)  
Board of Supervisors - Supervisor: Jeffries  
Planning Commissioner: Bruce Shaffer  
City of Perris Sphere of Influence  
Val Verde Unified School District  
Eastern Municipal Water District (EMWD)  
Southern California Edison Co. (SCE)

Southern California Gas Co.  
CALTRANS District # 8  
Santa Ana Reg. Water Quality Control Board  
South Coast Air Quality Management District  
California Department of Fish and Wildlife  
United States Fish and Wildlife Service

**PLOT PLAN NO. 180034 (PPT180034)** – Applicant: Majestic Realty – Engineer/Representative: T&B Planning, Inc. – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan: Community Development: Light Industrial (CD:LI) – Location: Easterly of Harvill Avenue, southerly of Commerce Center Drive, northerly of Perry Street, westerly of Interstate 215 – 18.37 Gross Acres – Zoning: Manufacturing – Service Commercial (M-SC) – **REQUEST:** The Plot Plan is a proposal for the construction and operation of a 373,368 square foot warehouse/distribution/manufacturing development on 18.37-acres (gross). – APNs: 314-100-008, 317-270-001 through -008, 314-290-001 through -022. Related Cases: SP00341, EIR0466 – **BBID: 143-300-420**

**DAC staff members and other listed Riverside County Agencies, Departments and Districts staff:**  
A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Public Land Use System (PLUS) on or before the indicated DAC 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 PLUS routing on or before the above date. This case is scheduled for a **DAC internal review on January 10, 2019.** Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

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

---

# PLANNING DEPARTMENT

**Charissa Leach, P.E.**  
**Assistant TLMA Director**

Any questions regarding this project, should be directed to Russell Brady, Project Planner at (951) 955-3025, or e-mail at [rbrady@rivco.org](mailto:rbrady@rivco.org) / MAILSTOP #: 1070

Public Hearing Path:    Administrative Action:     DH:     PC:     BOS:

COMMENTS:

DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

PLEASE PRINT NAME AND TITLE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

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



# AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

March 21, 2019

Mr. John Hildebrand, Project Planner  
County of Riverside Planning Department  
4080 Lemon Street, 12<sup>th</sup> Floor  
Riverside CA 92501  
**(VIA HAND DELIVERY)**

**CHAIR**  
Steve Manos  
Lake Elsinore

**VICE CHAIR**  
Russell Betts  
Desert Hot Springs

**COMMISSIONERS**  
Arthur Butler  
Riverside

John Lyon  
Riverside

Steven Stewart  
Palm Springs

Richard Stewart  
Moreno Valley

Gary Youmans  
Temecula

**STAFF**

Director  
Simon A. Housman

John Guerin  
Paul Rull  
Barbara Santos

County Administrative Center  
4080 Lemon St., 14<sup>th</sup> Floor  
Riverside, CA 92501  
(951) 955-5132

[www.rcaluc.org](http://www.rcaluc.org)

**RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW**

File No.: ZAP1345MA18  
Related File Nos.: PPT180034 (Plot Plan)  
APNs: 314-270-001 thru -008, 314-290-001 thru -022

Dear Mr. Hildebrand:

On February 14, 2019, the Riverside County Airport Land Use Commission (ALUC) found County of Riverside Case No. PPT180034 (Plot Plan), proposal to construct a 373,368 square foot industrial manufacturing building on 21.26 acres located southerly of Commerce Center Drive, easterly of Harvill Avenue, westerly of Messenia Lane, and northerly of Perry Street in the unincorporated community of Mead Valley, **CONDITIONALLY CONSISTENT** with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, pending Federal Aviation Administration (FAA) review, which has now been completed, subject to the following conditions, as amended to incorporate the provisions of the FAA's Determination of No Hazard to Air Navigation letter issued on March 14, 2019 (new conditions, as added pursuant to FAA letter subsequent to hearing, shown in **bold type**).

**CONDITIONS:**

1. Any outdoor lighting installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The following uses/activities are not included in the proposed project and shall be prohibited at this site, in accordance with Note A on Table 4 of the Mead Valley Area Plan:
  - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
  - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
  - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.
  - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.

3. The following uses/activities are specifically prohibited at this location: trash transfer stations that are open on one or more sides; recycling centers containing putrescible wastes; construction and demolition debris facilities; wastewater management facilities; incinerators; noise-sensitive outdoor nonresidential uses; and hazards to flight. Children's schools are discouraged.
4. The following uses/activities are not included in the proposed project, but, if they were to be proposed through a subsequent use permit or plot plan, would require subsequent Airport Land Use Commission review:  
  
Restaurants and other eating establishments; day care centers; health and exercise centers; churches, temples, or other uses primarily for religious worship; theaters.
5. The attached notice shall be given to all prospective purchasers of the property and tenants of the building, and shall be recorded as a deed notice.
6. The proposed detention basins on the site (including water quality management basins) shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basins that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.
7. March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air Base radio communications could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment inclusive of irrigation controllers, access gates, etc.
8. Noise attenuation measures shall be incorporated into the design of the office areas of the structure, to the extent such measures are necessary to ensure that interior noise levels from aircraft operations are at or below 45 CNEL.
9. This project has been evaluated for 373,368 square feet of manufacturing area. Any increase in building area or change in use other than for warehouse, office and manufacturing uses will require an amended review by the Airport Land Use Commission.
10. The project does not propose rooftop solar panels at this time. However, if the project were to propose solar rooftop panels in the future, the applicant/developer shall prepare a solar glare study that analyzes glare impacts, and this study shall be reviewed by the Airport Land Use Commission and March Air Reserve Base.

**The following conditions were added subsequent to the February 14, 2019 ALUC hearing.**

11. **The Federal Aviation Administration has conducted an aeronautical study of the proposed project (Aeronautical Study No. 2018-AWP-18290-OE) and has determined that neither marking nor lighting of the structure is necessary for aviation safety. However, if marking and/or lighting for aviation safety are accomplished on a voluntary basis, such marking and/or lighting (if any) shall be installed in accordance with FAA Advisory Circular 70/7460-1 L Change 2 and shall be maintained in accordance therewith for the life of the project.**

12. **The proposed building shall not exceed a height of 50 feet above ground level and a maximum elevation at top point of 1,572 feet above mean sea level.**
13. **The maximum height and top point elevation specified above shall not be amended without further review by the Airport Land Use Commission and the Federal Aviation Administration; provided, however, that reduction in structure height or elevation shall not require further review by the Airport Land Use Commission.**
14. **Temporary construction equipment used during actual construction of the structure shall not exceed 50 feet in height and a maximum elevation of 1,572 feet above mean sea level, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.**
15. **Within five (5) days after construction of the building reaches its greatest height, FAA Form 7460-2 (Part II), Notice of Actual Construction or Alteration, shall be completed by the project proponent or his/her designee and e-filed with the Federal Aviation Administration. (Go to <https://oeaaa.faa.gov> for instructions.) This requirement is also applicable in the event the project is abandoned or a decision is made not to construct the applicable structure.**

If you have any questions, please contact Paul Rull, ALUC Principal Planner, at (951) 955-6893.

Sincerely,  
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



---

Simon A. Housman, ALUC Director

Attachments: Notice of Airport in Vicinity  
Aeronautical Study Numbers 2018-AWP-18290-OE

cc: Majestic Freeway Business Center, LLC/Majestic Realty Co. (applicant/landowner)  
T&B Planning, Inc. – Attn.: George Atalla (representative)  
Gary Gosliga, March Inland Port Airport Authority  
Daniel "Rock" Rockholt, March Air Reserve Base  
ALUC Case File

Y:\AIRPORT CASE FILES\March\ZAP1345MA18\ZAP1345MA18.LTR.doc



# NOTICE OF AIRPORT IN VICINITY

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



Mail Processing Center  
 Federal Aviation Administration  
 Southwest Regional Office  
 Obstruction Evaluation Group  
 10101 Hillwood Parkway  
 Fort Worth, TX 76177

Aeronautical Study No.  
 2018-AWP-18290-OE

Issued Date: 03/14/2019

John Semcken  
 Majestic Realty Co.  
 13191 Crossroads Parkway  
 6th Floor  
 City of Industry, CA 91746

**\*\* DETERMINATION OF NO HAZARD TO AIR NAVIGATION \*\***

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Building Majestic Freeway Business Center - Bldg 11  
 Location: Riverside County, CA  
 Latitude: 33-51-05.01N NAD 83  
 Longitude: 117-15-22.69W  
 Heights: 1522 feet site elevation (SE)  
 50 feet above ground level (AGL)  
 1572 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

- At least 10 days prior to start of construction (7460-2, Part 1)
- Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory circular 70/7460-1 L Change 2.

The structure considered under this study lies in proximity to an airport and occupants may be subjected to noise from aircraft operating to and from the airport.

This determination expires on 09/14/2020 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.

- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

**NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.**

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, effective 21 Nov 2007, will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA. This determination includes all previously filed frequencies and power for this structure.

If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

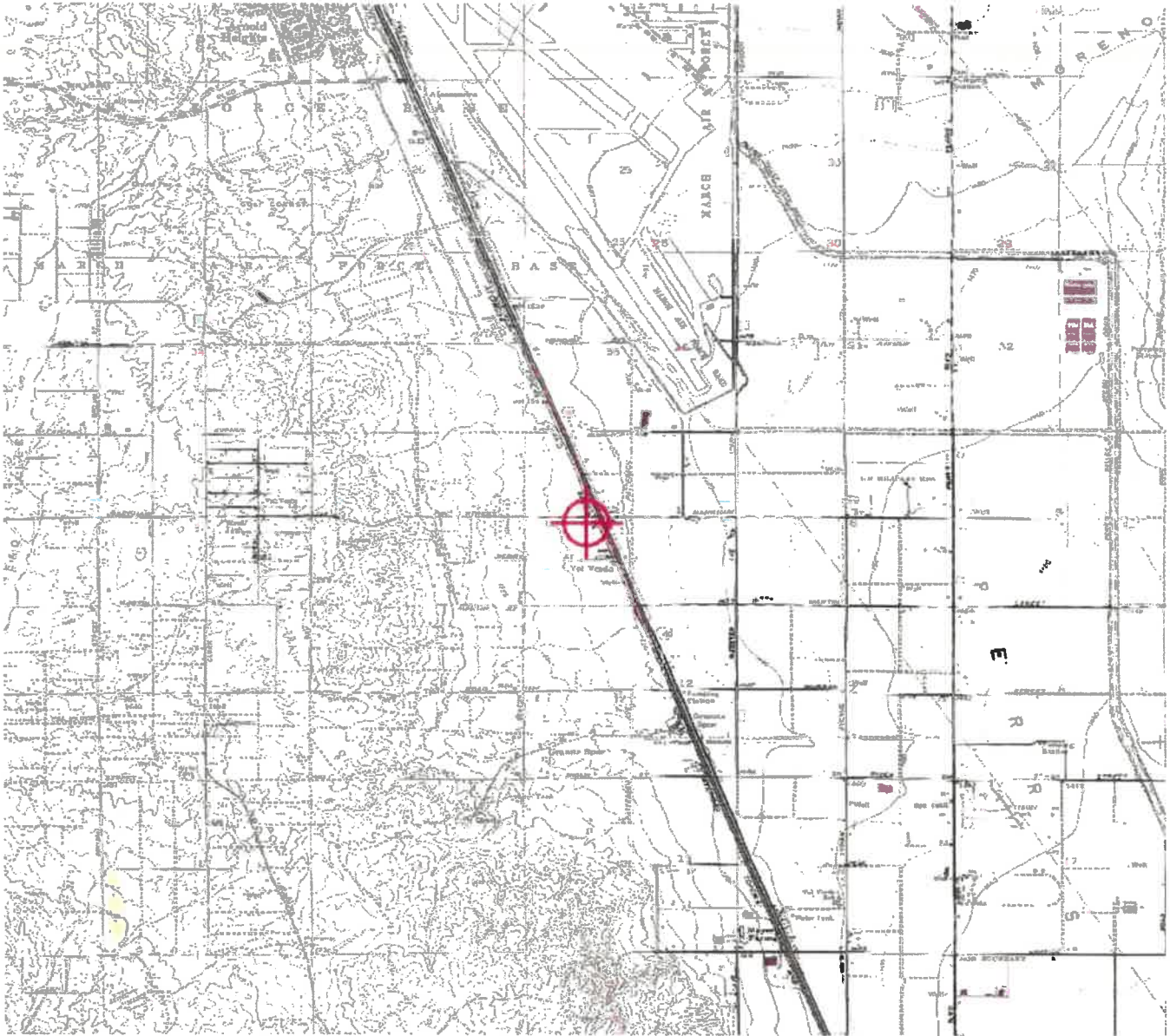
If we can be of further assistance, please contact our office at (424) 405-7643, or [karen.mcdonald@faa.gov](mailto:karen.mcdonald@faa.gov). On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2018-AWP-18290-OE.

**Signature Control No: 393165874-399774844**  
Karen McDonald  
Specialist

( DNE )

Attachment(s)  
Map(s)

**TOPO Map for ASN 2018-AWP-18290-OE**



**LEGEND**

**Compatibility Zones**

- Zone A
- Zone B1
- Zone B2
- Zone C1
- Zone C2
- Zone D
- Zone E
- Zone F
- Zone G
- Zone H
- Zone I
- Zone J
- Zone K
- Zone L
- Zone M
- Zone N
- Zone O
- Zone P
- Zone Q
- Zone R
- Zone S
- Zone T
- Zone U
- Zone V
- Zone W
- Zone X
- Zone Y
- Zone Z

**Boundary Lines**

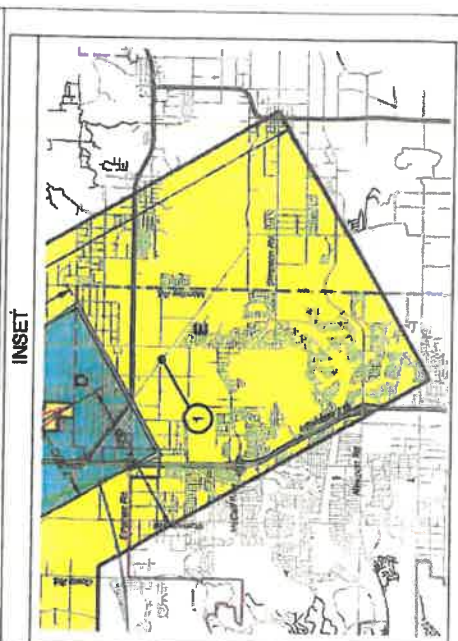
- March Air Reserve Base / Air Force Property
- March Joint Powers Authority
- Property Line
- County Boundary
- City Limits

**Site-Specific Exceptions (adding local agency commitments to development projects)**

- 1 March JPA: March Business Center/Meridian
- 2 Paris: Harvest Landshy
- 3 Paris: Park West
- 4 Moreno Valley: Affordable Housing
- 5 March JPA: Ben Clark Training Center
- 6 Riverside: Ridge Crest Subdivision

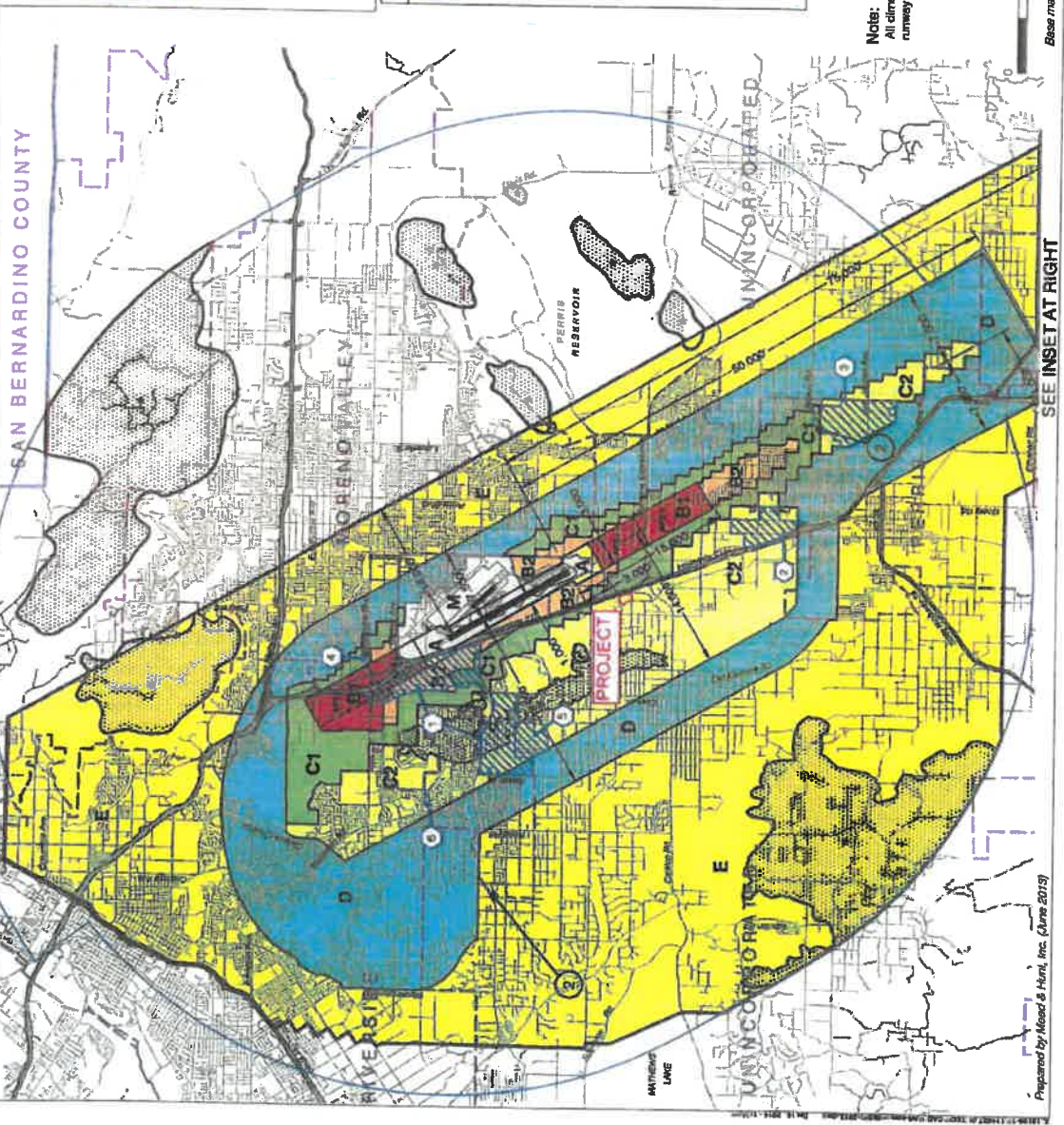
**Other Features**

- Point at which aircraft on Runway 20 LLS approach descend below 3,000 feet above runway end. Airport Elevation is 1,933 feet MSL.
- Point at which departing aircraft typically reach 3,000 feet above runway end.



**Riverside County**  
**Airport Land Use Commission**  
**March Air Reserve Base / Inland Port Airport**  
**Land Use Compatibility Plan**  
 (Adopted November 13, 2014)

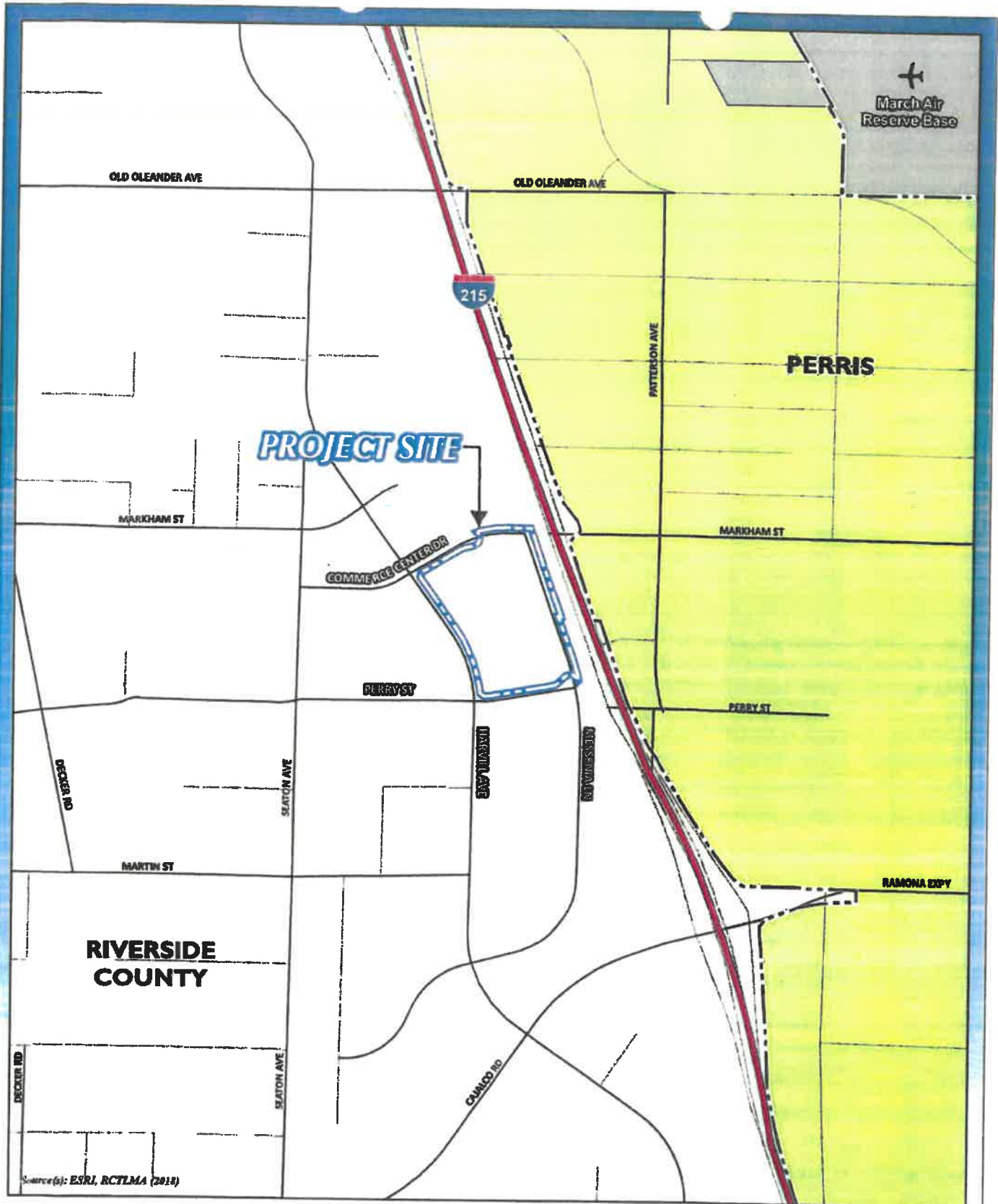
**Map MA-1**  
**Compatibility Map**  
 March Air Reserve Base / Inland Port Airport



**Notes:**  
 All dimensions are measured from runway ends and centerlines.

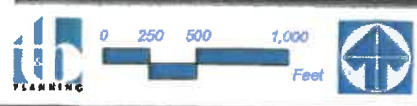
Base map source: County of Riverside 2013

Prepared by: Mead & Hunt, Inc. (June 2013)



**MAJESTIC FREEWAY BUSINESS CENTER - BUILDING 11**

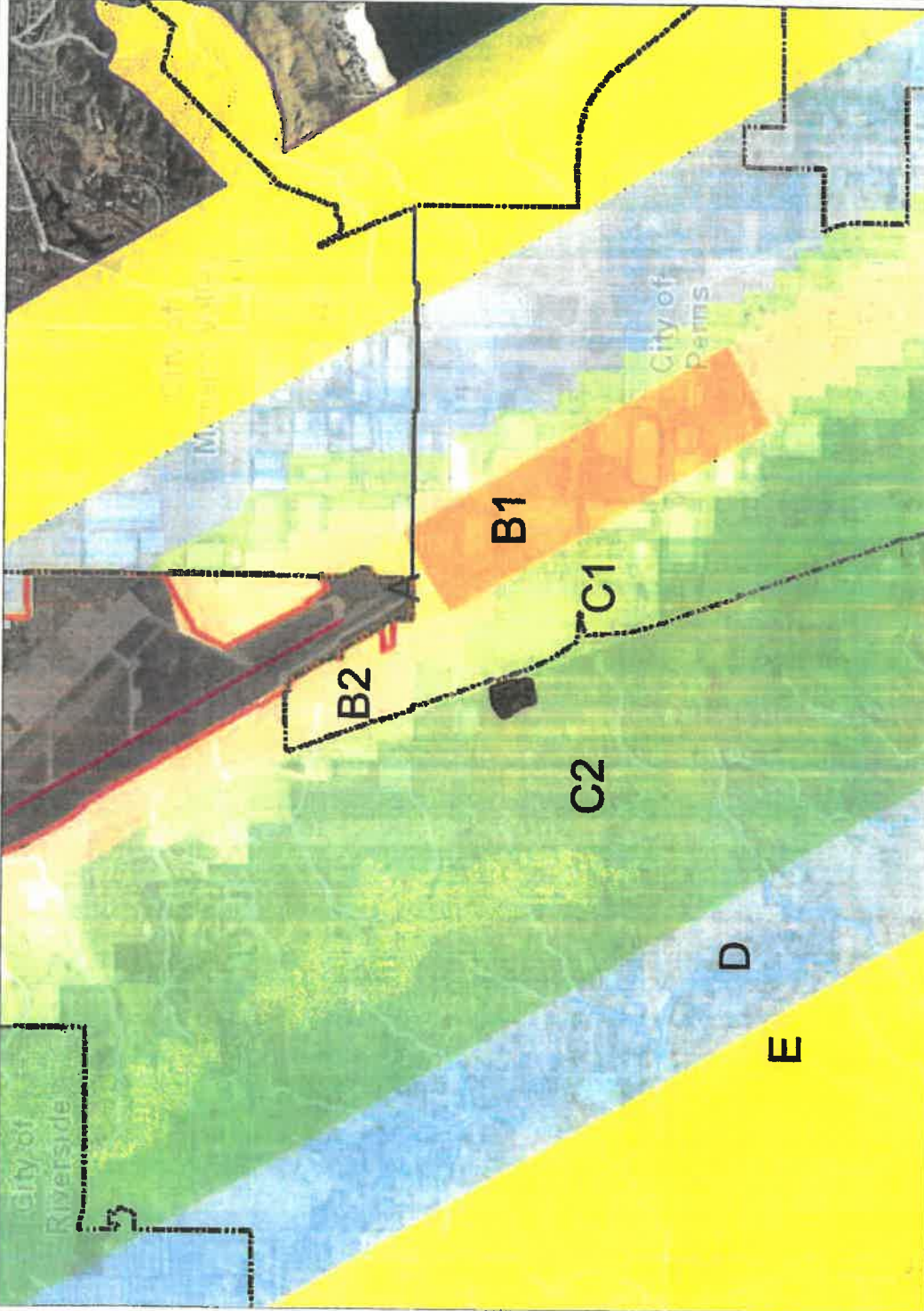
Date: December 2018



**VICINITY MAP**

Source(s): ESRI, RCTLMA (2018)

# Map My County Map



## Legend

- Runways
  - Airports
  - Airport Influence Areas
  - Airport Compatibility Zones
  - OTHER COMPATIBILITY ZONE
- |    |                |  |
|----|----------------|--|
| A  | A-EXC1         |  |
| B1 | B1-APZ I       |  |
|    | B1-APZ I-EXC1  |  |
|    | B1-APZ II      |  |
|    | B1-APZ II-EXC1 |  |
|    | B1-EXC1        |  |
| B2 | B2-EXC1        |  |
| C  | C              |  |
| C1 | C1-EXC1        |  |
|    | C1-EXC3        |  |
|    | C1-EXC4        |  |
|    | C1-HIGHT       |  |
| C2 | C2             |  |
|    | C2-EXC1        |  |
|    | C2-EXC2        |  |
|    | C2-EXC3        |  |
|    | C2-EXC6        |  |
|    | C2-EXC8        |  |

## Notes

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



0 6 12,127 Feet

064

REPORT PRINTED ON... 1/7/2019 1:35:52 PM

© Riverside County GIS

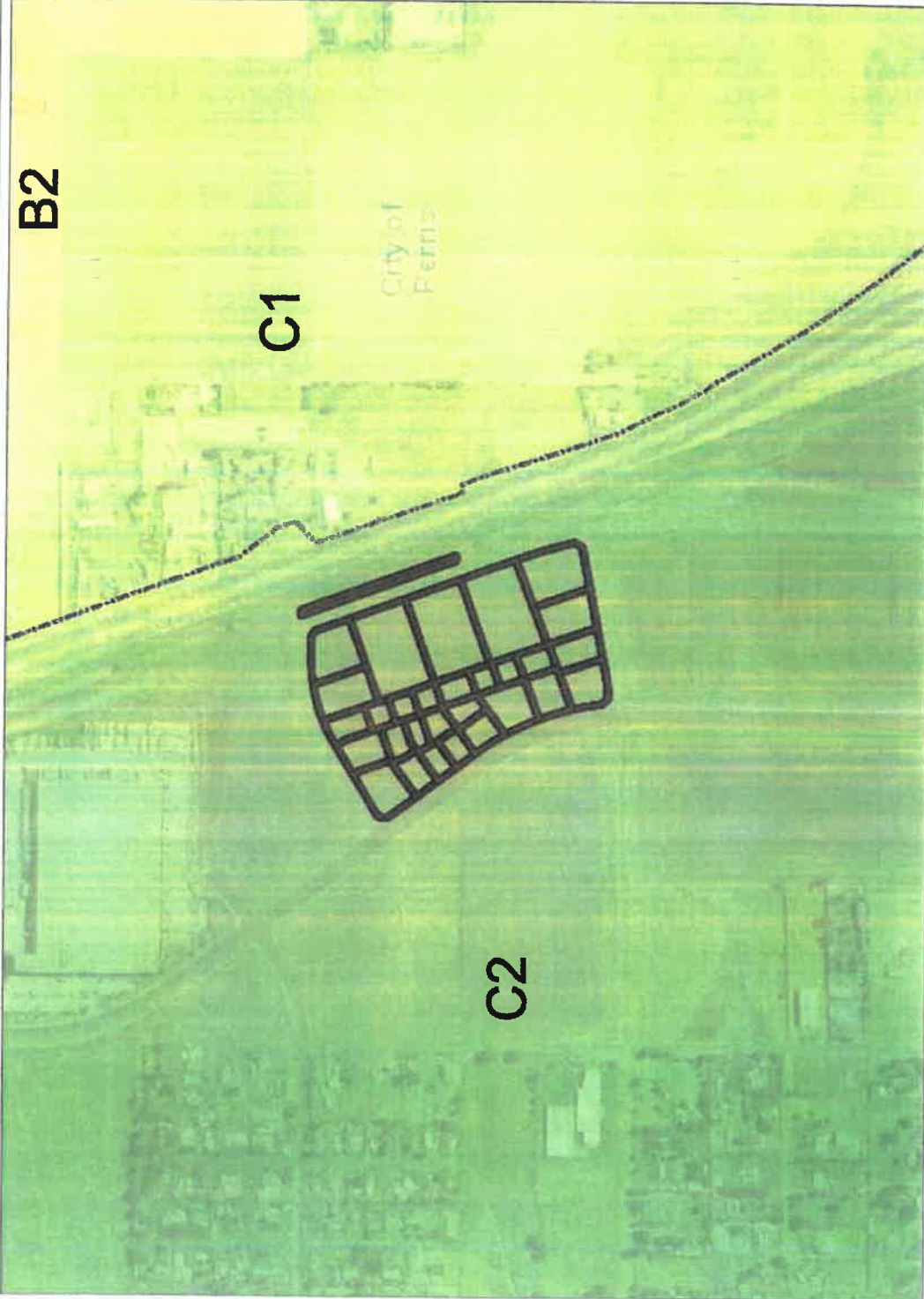
# Map My County Map



## Legend

- Runways
- Airports
- Airport Influence Areas
- Airport Compatibility Zones
- OTHER COMPATIBILITY ZONE

- A
- A-EXC1
- B1
- B1-APZ I
- B1-APZ I-EXC1
- B1-APZ II
- B1-APZ II-EXC1
- B1-EXC1
- B2
- B2-EXC1
- C
- C1
- C1-EXC1
- C1-EXC3
- C1-EXC4
- C1-HIGHT
- C2
- C2-EXC1
- C2-EXC2
- C2-EXC3
- C2-EXC5
- C2-EXC8



## Notes

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

© Riverside County GIS

REPORT PRINTED ON...1/7/2019 1:33:50 PM





# Map My County Map



- Legend**
- City Areas
  - World Street Map

**Notes**

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

ACIT

0 12 12 24,254 Feet

REPORT PRINTED ON... 1/7/2019 1:36:34 PM

© Riverside County GIS

# Map My County Map



- Legend**
- Blue Line Streams
  - City Areas
  - World Street Map



**\*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... 1/7/2019 1:36:55 PM

© Riverside County GIS

## Notes

# Map My County Map



Los Angeles



San Diego



## Legend

- Blue Line Streams
- City Areas
- World Street Map



0 1 3.032 Feet

516

**\*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...1/7/2019 1:37:17 PM

© Riverside County GIS

## Notes

# Map My County Map



- Legend**
- Blue Line Streams
  - City Areas
  - World Street Map



0 758

1,516 Feet

REPORT PRINTED ON... 1/7/2019 1:34:36 PM

© Riverside County GIS

## Notes

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

**ZONING & LAND USE INFORMATION:**  
 COUNTY OF RIVERSIDE GENERAL PLAN, LIGHT INDUSTRIAL, EXISTING LAND USE IN LIGHT INDUSTRIAL, ALSO THE SURROUNDING AREA SPECIFIC PLAN 11E1E1E-00

**Assessor's Parcel Maps:**  
 1. 814-29-001  
 2. 814-29-002  
 3. 814-29-003  
 4. 814-29-004  
 5. 814-29-005  
 6. 814-29-006  
 7. 814-29-007  
 8. 814-29-008  
 9. 814-29-009  
 10. 814-29-010  
 11. 814-29-011  
 12. 814-29-012  
 13. 814-29-013  
 14. 814-29-014  
 15. 814-29-015  
 16. 814-29-016  
 17. 814-29-017  
 18. 814-29-018  
 19. 814-29-019  
 20. 814-29-020  
 21. 814-29-021  
 22. 814-29-022  
 23. 814-29-023  
 24. 814-29-024  
 25. 814-29-025  
 26. 814-29-026  
 27. 814-29-027  
 28. 814-29-028  
 29. 814-29-029  
 30. 814-29-030

**Legal Description:**  
 PARCELS 5-19 INCLUSIVE OF PARCELS 1-19 AND 24-19 AS RECORDED IN BK 166, PG 11, TR 19 OF MAP, RECORDS OF RIVERSIDE COUNTY, CA.

**Building 11**  
 38' Ch. @ 1st Column  
 Zoned: MS-C  
 373,368 SF  
 38' Ch. @ 1st Column  
 Zoned: MS-C  
 373,368 SF

**Map Information:**  
 215 BNSF Rail Road  
 1625 Perry St  
 Commerce Center Dr.

**Assessor's Parcel Maps:**  
 1. 814-29-001  
 2. 814-29-002  
 3. 814-29-003  
 4. 814-29-004  
 5. 814-29-005  
 6. 814-29-006  
 7. 814-29-007  
 8. 814-29-008  
 9. 814-29-009  
 10. 814-29-010  
 11. 814-29-011  
 12. 814-29-012  
 13. 814-29-013  
 14. 814-29-014  
 15. 814-29-015  
 16. 814-29-016  
 17. 814-29-017  
 18. 814-29-018  
 19. 814-29-019  
 20. 814-29-020  
 21. 814-29-021  
 22. 814-29-022  
 23. 814-29-023  
 24. 814-29-024  
 25. 814-29-025  
 26. 814-29-026  
 27. 814-29-027  
 28. 814-29-028  
 29. 814-29-029  
 30. 814-29-030

**Map Information:**  
 215 BNSF Rail Road  
 1625 Perry St  
 Commerce Center Dr.

**Map Information:**  
 215 BNSF Rail Road  
 1625 Perry St  
 Commerce Center Dr.

**Map Information:**  
 215 BNSF Rail Road  
 1625 Perry St  
 Commerce Center Dr.

**Map Information:**  
 215 BNSF Rail Road  
 1625 Perry St  
 Commerce Center Dr.

**Map Information:**  
 215 BNSF Rail Road  
 1625 Perry St  
 Commerce Center Dr.

**Map Information:**  
 215 BNSF Rail Road  
 1625 Perry St  
 Commerce Center Dr.

**Map Information:**  
 215 BNSF Rail Road  
 1625 Perry St  
 Commerce Center Dr.

**Map Information:**  
 215 BNSF Rail Road  
 1625 Perry St  
 Commerce Center Dr.

**Map Information:**  
 215 BNSF Rail Road  
 1625 Perry St  
 Commerce Center Dr.

**Map Information:**  
 215 BNSF Rail Road  
 1625 Perry St  
 Commerce Center Dr.

**Map Information:**  
 215 BNSF Rail Road  
 1625 Perry St  
 Commerce Center Dr.

**Map Information:**  
 215 BNSF Rail Road  
 1625 Perry St  
 Commerce Center Dr.

**Map Information:**  
 215 BNSF Rail Road  
 1625 Perry St  
 Commerce Center Dr.

**Map Information:**  
 215 BNSF Rail Road  
 1625 Perry St  
 Commerce Center Dr.

**Map Information:**  
 215 BNSF Rail Road  
 1625 Perry St  
 Commerce Center Dr.

**Map Information:**  
 215 BNSF Rail Road  
 1625 Perry St  
 Commerce Center Dr.

**Map Information:**  
 215 BNSF Rail Road  
 1625 Perry St  
 Commerce Center Dr.

**Map Information:**  
 215 BNSF Rail Road  
 1625 Perry St  
 Commerce Center Dr.

**Map Information:**  
 215 BNSF Rail Road  
 1625 Perry St  
 Commerce Center Dr.

**Map Information:**  
 215 BNSF Rail Road  
 1625 Perry St  
 Commerce Center Dr.

**Map Information:**  
 215 BNSF Rail Road  
 1625 Perry St  
 Commerce Center Dr.

**Map Information:**  
 215 BNSF Rail Road  
 1625 Perry St  
 Commerce Center Dr.

**Map Information:**  
 215 BNSF Rail Road  
 1625 Perry St  
 Commerce Center Dr.

**Map Information:**  
 215 BNSF Rail Road  
 1625 Perry St  
 Commerce Center Dr.

**Map Information:**  
 215 BNSF Rail Road  
 1625 Perry St  
 Commerce Center Dr.

**Map Information:**  
 215 BNSF Rail Road  
 1625 Perry St  
 Commerce Center Dr.

**Map Information:**  
 215 BNSF Rail Road  
 1625 Perry St  
 Commerce Center Dr.

**Map Information:**  
 215 BNSF Rail Road  
 1625 Perry St  
 Commerce Center Dr.

**Map Information:**  
 215 BNSF Rail Road  
 1625 Perry St  
 Commerce Center Dr.

**Map Information:**  
 215 BNSF Rail Road  
 1625 Perry St  
 Commerce Center Dr.

**Map Information:**  
 215 BNSF Rail Road  
 1625 Perry St  
 Commerce Center Dr.

**Map Information:**  
 215 BNSF Rail Road  
 1625 Perry St  
 Commerce Center Dr.

**Map Information:**  
 215 BNSF Rail Road  
 1625 Perry St  
 Commerce Center Dr.

**Map Information:**  
 215 BNSF Rail Road  
 1625 Perry St  
 Commerce Center Dr.

**Map Information:**  
 215 BNSF Rail Road  
 1625 Perry St  
 Commerce Center Dr.

**Map Information:**  
 215 BNSF Rail Road  
 1625 Perry St  
 Commerce Center Dr.

**Map Information:**  
 215 BNSF Rail Road  
 1625 Perry St  
 Commerce Center Dr.

**Map Information:**  
 215 BNSF Rail Road  
 1625 Perry St  
 Commerce Center Dr.

**Map Information:**  
 215 BNSF Rail Road  
 1625 Perry St  
 Commerce Center Dr.

**Map Information:**  
 215 BNSF Rail Road  
 1625 Perry St  
 Commerce Center Dr.

**Map Information:**  
 215 BNSF Rail Road  
 1625 Perry St  
 Commerce Center Dr.

**Map Information:**  
 215 BNSF Rail Road  
 1625 Perry St  
 Commerce Center Dr.

**Map Information:**  
 215 BNSF Rail Road  
 1625 Perry St  
 Commerce Center Dr.

**Map Information:**  
 215 BNSF Rail Road  
 1625 Perry St  
 Commerce Center Dr.

**Map Information:**  
 215 BNSF Rail Road  
 1625 Perry St  
 Commerce Center Dr.

**Map Information:**  
 215 BNSF Rail Road  
 1625 Perry St  
 Commerce Center Dr.

**Map Information:**  
 215 BNSF Rail Road  
 1625 Perry St  
 Commerce Center Dr.

**Map Information:**  
 215 BNSF Rail Road  
 1625 Perry St  
 Commerce Center Dr.

**Map Information:**  
 215 BNSF Rail Road  
 1625 Perry St  
 Commerce Center Dr.

**Map Information:**  
 215 BNSF Rail Road  
 1625 Perry St  
 Commerce Center Dr.

**Map Information:**  
 215 BNSF Rail Road  
 1625 Perry St  
 Commerce Center Dr.

**Map Information:**  
 215 BNSF Rail Road  
 1625 Perry St  
 Commerce Center Dr.

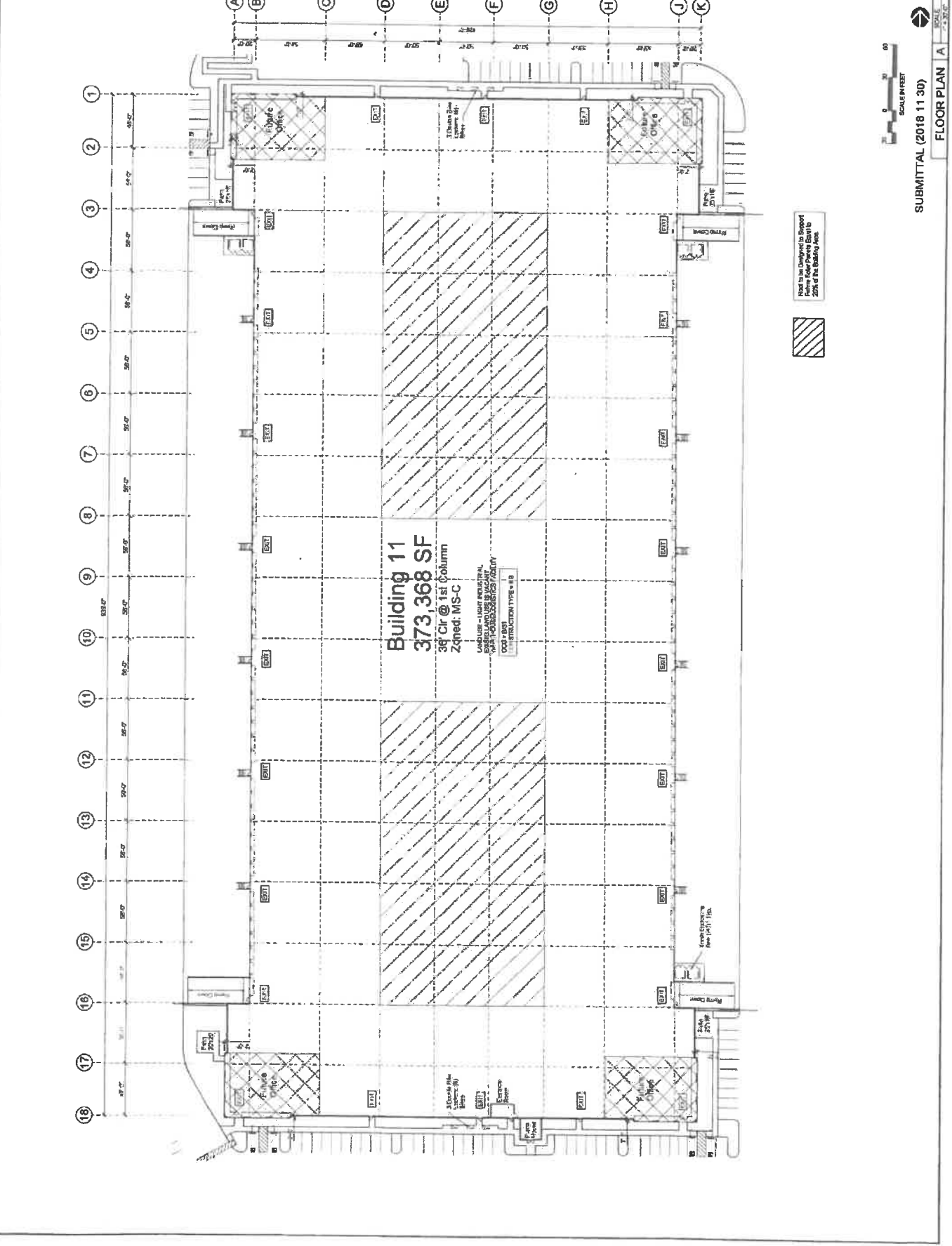
**Map Information:**  
 215 BNSF Rail Road  
 1625 Perry St  
 Commerce Center Dr.

**Map Information:**  
 215 BNSF Rail Road  
 1625 Perry St  
 Commerce Center Dr.

**Map Information:**  
 215 BNSF Rail Road  
 1625 Perry St  
 Commerce Center Dr.

**Map Information:**  
 215 BNSF Rail Road  
 1625 Perry St  
 Commerce Center Dr.

**Map Information:**  
 215 BNSF Rail Road  
 1625 Perry St  
 Commerce Center Dr.



| REVISION | DATE | BY |
|----------|------|----|
|          |      |    |
|          |      |    |
|          |      |    |

COMMERCE CONSTRUCTION CO., L.P.  
 13911 DeSoto Avenue, Suite 100  
 Chatsworth, California 91311  
 Telephone: (818) 898-0833  
 License No. 72302

ENTER  
 MAJESTIC FREEWAY BUS  
 BUILDING 11  
 RIVERSIDE, CA

ELEVATIONS  
 SUBMITTAL (2018 11 30)

DATE: 11/30/18  
 DRAWN BY: DATE: 11/30/18  
 CHECKED BY: DATE: 11/30/18  
 PROJECT NO.: 6712  
 SHEET NO.: A3.11

**COLOR LEGEND**

|  |                             |
|--|-----------------------------|
|  | BRUSHY WALLPAPER<br>BY 7005 |
|  | PURE WHITE                  |
|  | BRUSHY WALLPAPER<br>BY 7002 |
|  | BRUSHY WALLPAPER<br>BY 7003 |
|  | BRUSHY WALLPAPER<br>BY 7004 |
|  | BRUSHY WALLPAPER<br>BY 7001 |
|  | BRUSHY WALLPAPER<br>BY 7006 |
|  | BRUSHY WALLPAPER<br>BY 7007 |
|  | BRUSHY WALLPAPER<br>BY 7008 |
|  | BRUSHY WALLPAPER<br>BY 7009 |
|  | BRUSHY WALLPAPER<br>BY 7010 |
|  | BRUSHY WALLPAPER<br>BY 7011 |
|  | BRUSHY WALLPAPER<br>BY 7012 |
|  | BRUSHY WALLPAPER<br>BY 7013 |
|  | BRUSHY WALLPAPER<br>BY 7014 |
|  | BRUSHY WALLPAPER<br>BY 7015 |
|  | BRUSHY WALLPAPER<br>BY 7016 |
|  | BRUSHY WALLPAPER<br>BY 7017 |
|  | BRUSHY WALLPAPER<br>BY 7018 |
|  | BRUSHY WALLPAPER<br>BY 7019 |
|  | BRUSHY WALLPAPER<br>BY 7020 |
|  | BRUSHY WALLPAPER<br>BY 7021 |
|  | BRUSHY WALLPAPER<br>BY 7022 |
|  | BRUSHY WALLPAPER<br>BY 7023 |
|  | BRUSHY WALLPAPER<br>BY 7024 |
|  | BRUSHY WALLPAPER<br>BY 7025 |
|  | BRUSHY WALLPAPER<br>BY 7026 |
|  | BRUSHY WALLPAPER<br>BY 7027 |
|  | BRUSHY WALLPAPER<br>BY 7028 |
|  | BRUSHY WALLPAPER<br>BY 7029 |
|  | BRUSHY WALLPAPER<br>BY 7030 |

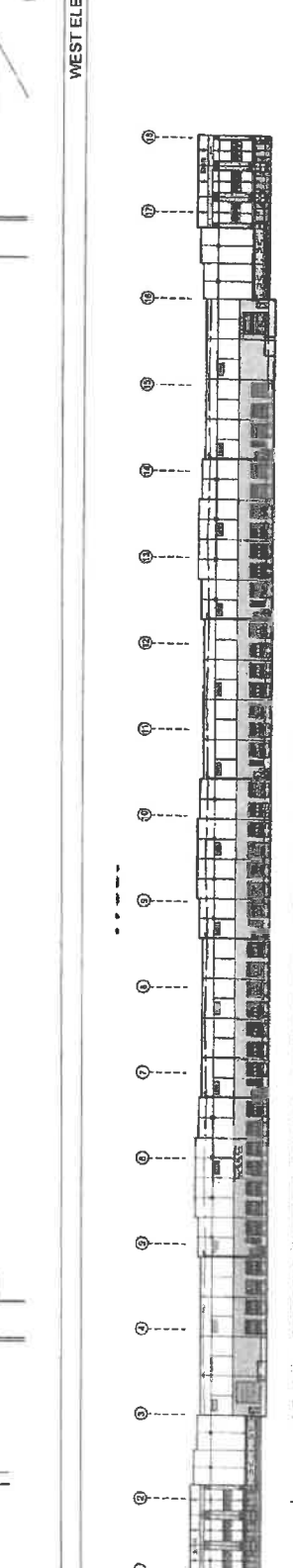
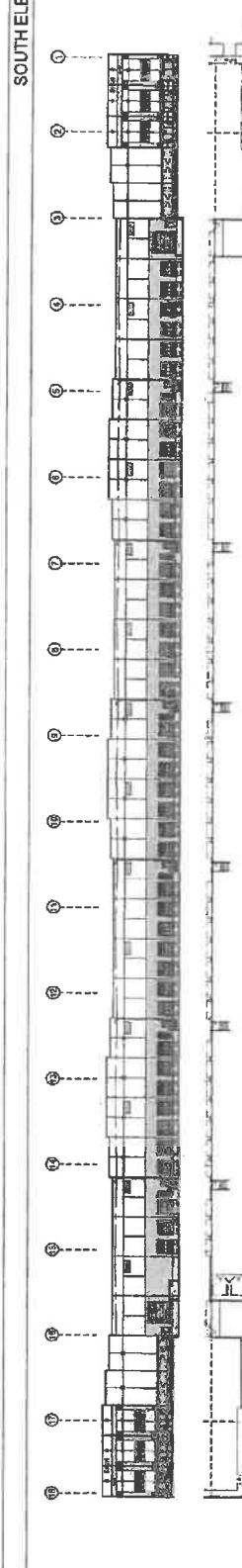
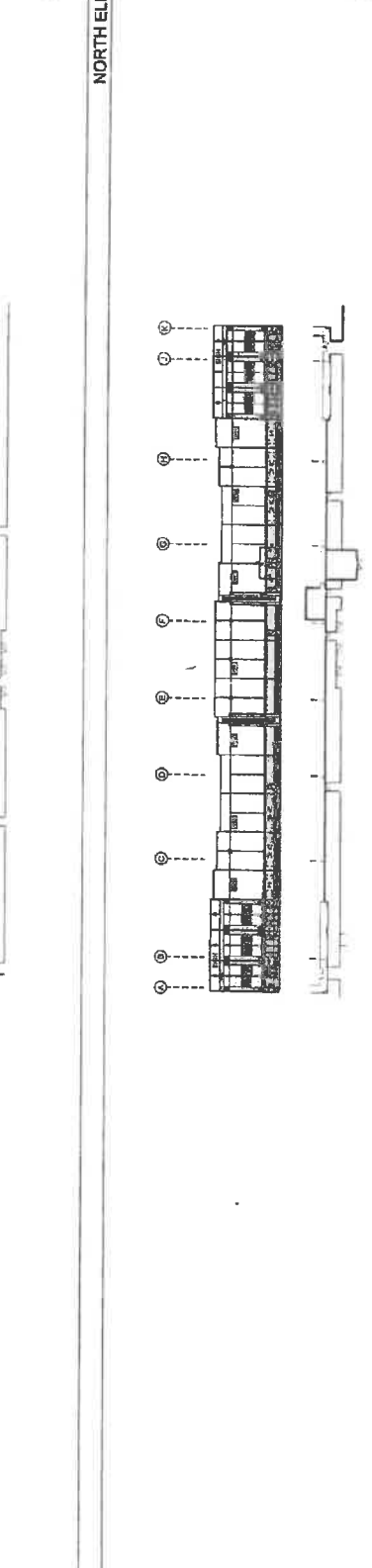
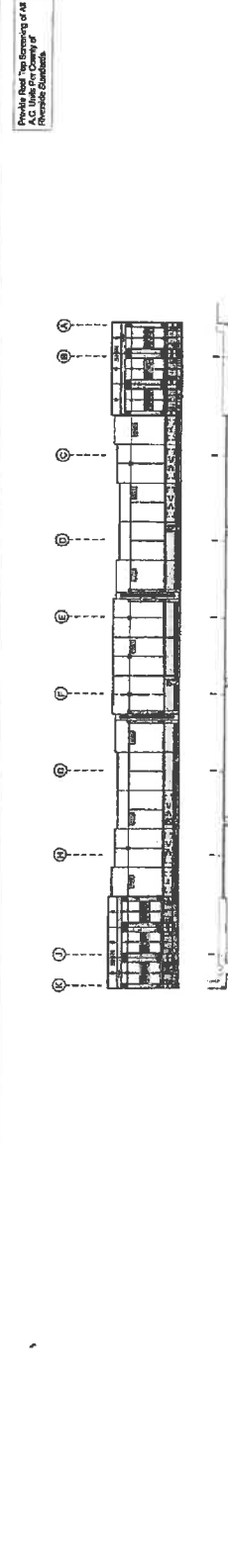
Scale: 1/4" = 1'-0"

**NORTH ELEVATION A**  
 SCALE: 1/4" = 1'-0"

**SOUTH ELEVATION B**  
 SCALE: 1/4" = 1'-0"

**WEST ELEVATION C**  
 SCALE: 1/4" = 1'-0"

**EAST ELEVATION D**  
 SCALE: 1/4" = 1'-0"



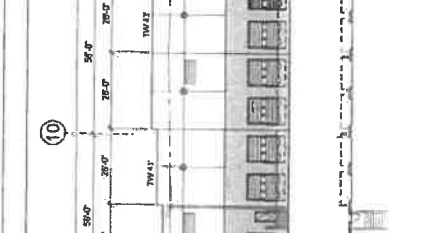
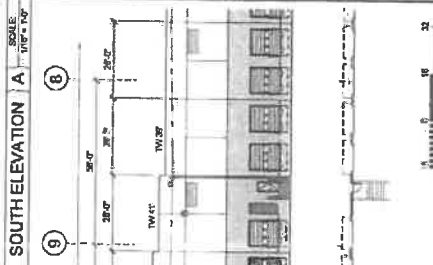
DATE: 11/30/18  
 DRAWN BY: DATE: 11/30/18  
 CHECKED BY: DATE: 11/30/18  
 PROJECT NO.: 6712  
 SHEET NO.: A3.11

**COLOR LEGEND**

|          |                    |
|----------|--------------------|
| [Symbol] | CONCRETE WALLS     |
| [Symbol] | PAINT FINISH       |
| [Symbol] | BRICK WALLS        |
| [Symbol] | WOOD PANELING      |
| [Symbol] | GLASS              |
| [Symbol] | GLASS BLOCK        |
| [Symbol] | GLASS BLOCK (REAR) |

Refer to the Color Schedule for details.

Provide Best Quality of All A.C. Units Per Copy of Resale Schedule.

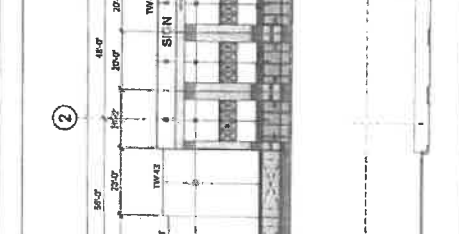
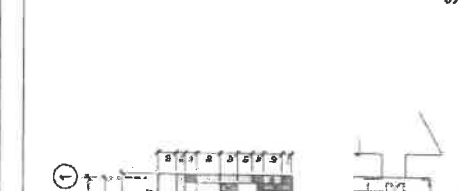


**COLOR LEGEND**

|          |                    |
|----------|--------------------|
| [Symbol] | CONCRETE WALLS     |
| [Symbol] | PAINT FINISH       |
| [Symbol] | BRICK WALLS        |
| [Symbol] | WOOD PANELING      |
| [Symbol] | GLASS              |
| [Symbol] | GLASS BLOCK        |
| [Symbol] | GLASS BLOCK (REAR) |

Refer to the Color Schedule for details.

Provide Best Quality of All A.C. Units Per Copy of Resale Schedule.



**COMMERCE CONSTRUCTION CO., L.P.**  
 1301 Commerce Parkway North  
 Suite 100  
 Dallas, Texas 75242  
 Telephone: (214) 694-0400  
 License No. 72322

**MAJESTIC FREEMWAY BUS CENTER**  
 BUILDING 11  
 MEMPHIS, TN

DATE: 02/23/20  
 DRAWING NO.: 6712  
 SHEET NO.: A3.11A

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

DATE: 02/23/20  
 DRAWING NO.: 6712  
 SHEET NO.: A3.11A

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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






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

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

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

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

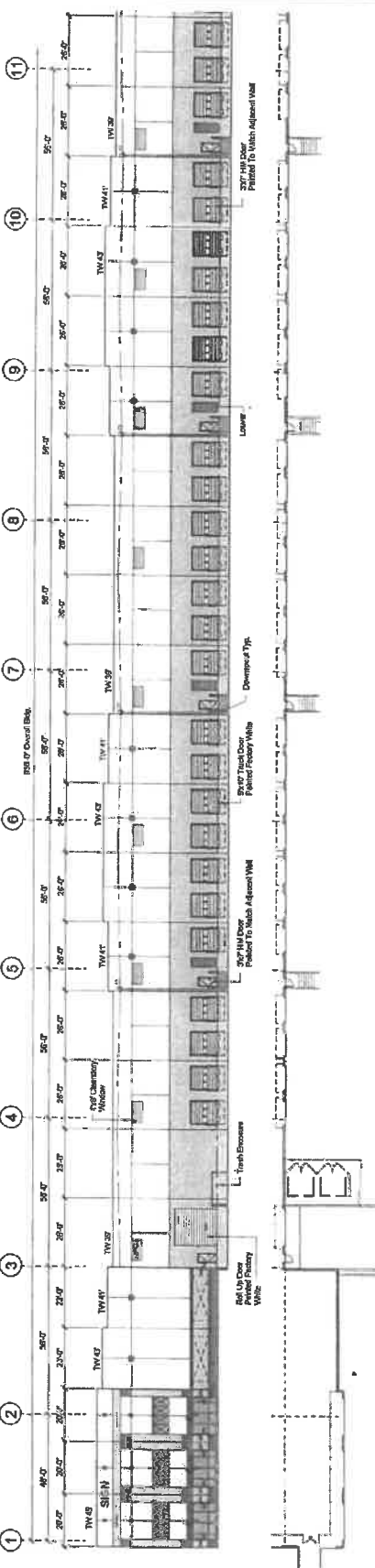


|   |   |
|---|---|
|  | PERMANENT WILLIAMS<br>PAINT<br>PURE WHITE                 |
|  | PERMANENT WILLIAMS<br>PAINT<br>NONPARAL ORIVER<br>ON 7000 |
|  | PERMANENT WILLIAMS<br>PAINT<br>WALL STREET<br>ON 7000     |
|  | BLAKING<br>ON 7000  |
|  | SOULAN COOL GRAY  |

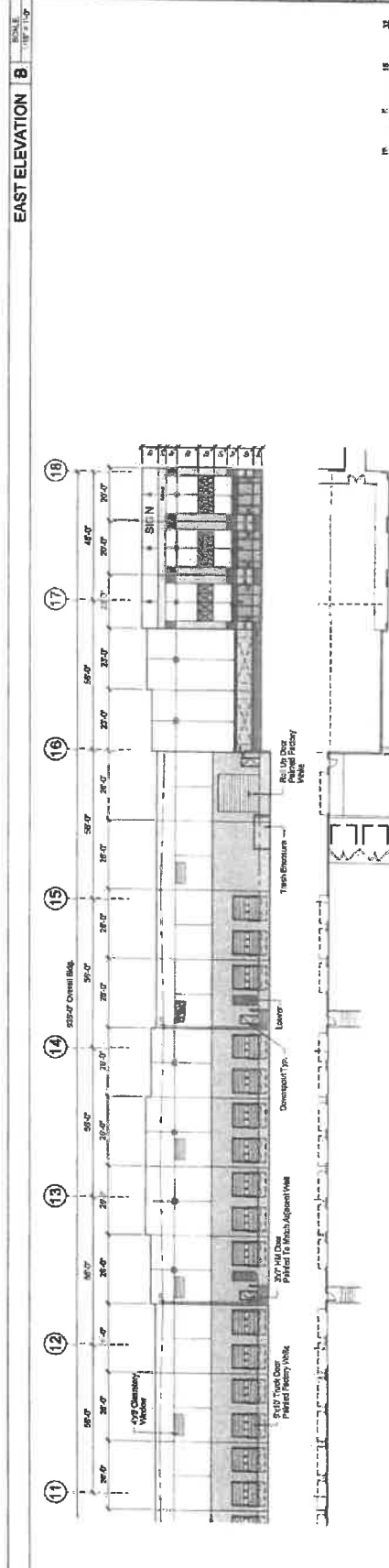
Provide Roof Top Scaffolding at All A.C. Units Per County of Riverside Ordinance.

SCALE IN FEET  
1" = 10'-0"

**NORTH ELEVATION A**  
SCALE: 1/8" = 1'-0"



**EAST ELEVATION B**  
SCALE: 1/8" = 1'-0"



SCALE IN FEET  
1" = 10'-0"

**EAST ELEVATION B**  
SUBMITTAL (2018 11 30)

**MAJESTIC FREEWAY BUS CENTER**  
BLDG 11  
REVISION CA  
ELEVATIONS  
13001 CRENSHAW FREEWAY  
CITY OF RIVERSIDE, CALIFORNIA 92504-3407  
Tel: 951-941-1000  
Fax: 951-941-1001  
COURT FILE NO. 11-13-18  
CCJ JOB NO. 8712  
SHEET NO. A3.11B

# BUILDING 11

## MAJESTIC FREEWAY BUSINESS CENTER RIVERSIDE, CA

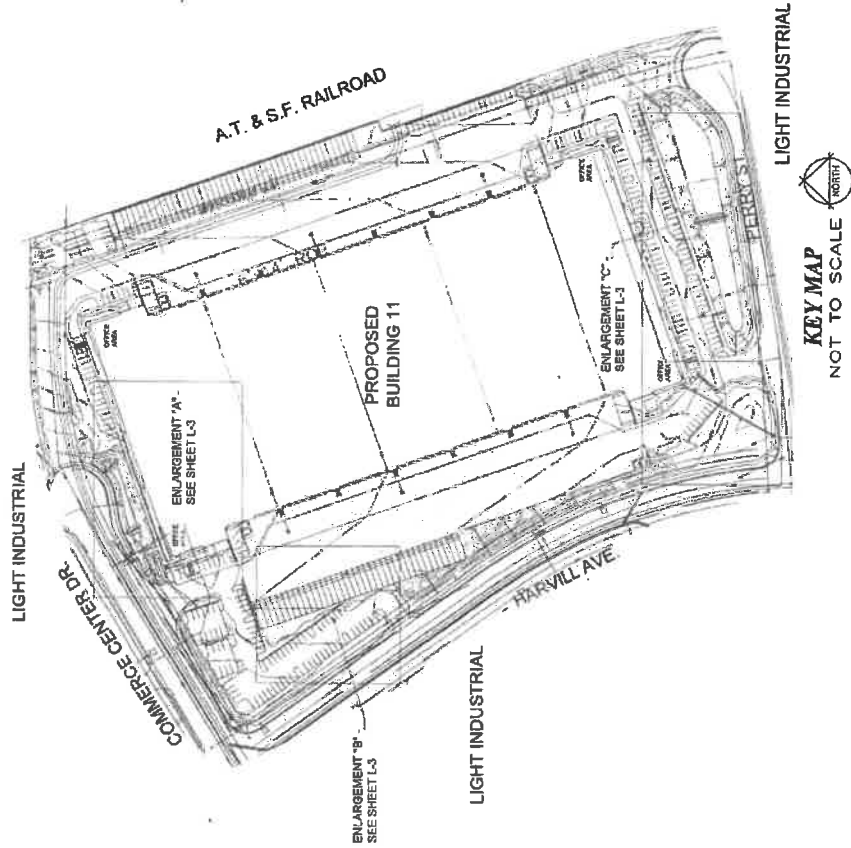
### LANDSCAPE PLANS COUNTY OF RIVERSIDE

#### GENERAL NOTES

- IRRIGATION**
1. FINAL LOCATION OF CONTROLLER TO BE DETERMINED IN THE FIELD WITH APPROVAL OF CITY AND LANDSCAPE ARCHITECT.
  2. REFER TO ORIGINAL IRRIGATION NOTES ON REVISION PLAN.
- PLANTING**
- ALL BOX TREES ARE TO BE SELECTED BY THE LANDSCAPE ARCHITECT.
2. REMOVE STAKES FROM ALL EXISTING AND VIES, AND ATTEND TO WALLS, POSTS, ETC.

#### SHEET INDEX

- |                                   |           |
|-----------------------------------|-----------|
| COVER SHEET                       | L-1       |
| PRELIMINARY LANDSCAPE PLANS       | L-2 - L-3 |
| GRADE PLAN AND SHADE CALCULATIONS | L-4       |
| HYDROZONE MAP                     | L-5       |
| SITE PHOTO PLAN                   | L-6       |



**VICINITY MAP**  
NOT TO SCALE  
THOMAS BROS. MAPS  
PAGE 777, C-1

**KEY MAP**  
NOT TO SCALE



SHEET TITLE: COVER SHEET  
PROJECT: BUILDING 11 MAJESTIC FREEWAY BUSINESS CENTER  
RIVERSIDE, CA  
DATE: 11/17/10  
DRAWN BY: T.B.M.  
CHECKED BY: T.B.M.  
SCALE: AS SHOWN

COMMERCE CONSTRUCTION CO., L.P.  
13151 Commerce Parkway, Suite 100  
Riverside, CA 92504  
Tel: (951) 514-1111  
Fax: (951) 514-1112

Environics  
LANDSCAPE ARCHITECTS  
13151 Commerce Parkway, Suite 100  
Riverside, CA 92504  
Tel: (951) 514-1111  
Fax: (951) 514-1112

THIS PLAN IS THE PROPERTY OF ENVIRONICS AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF ENVIRONICS.



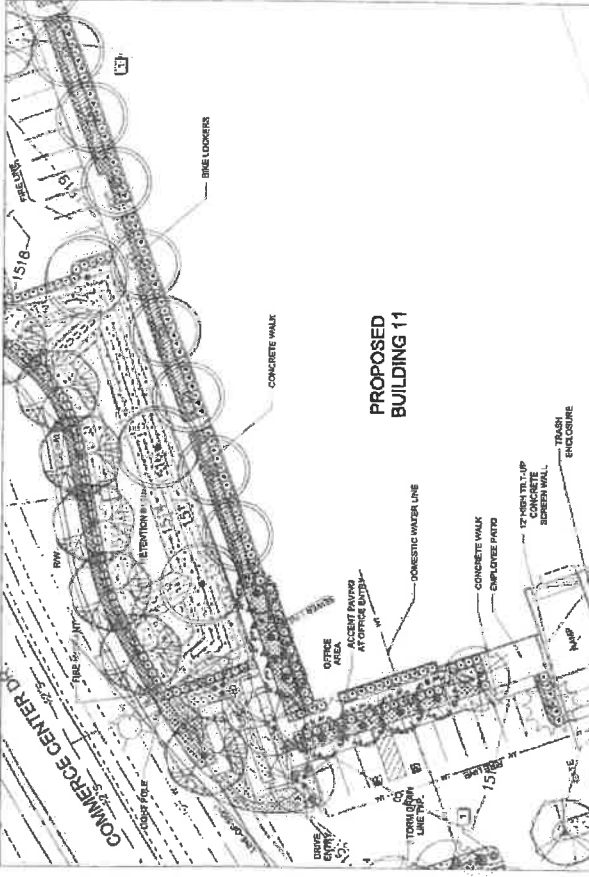
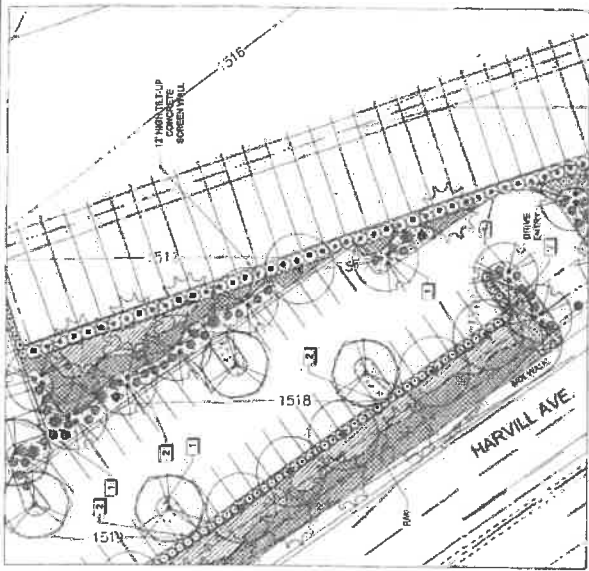
**PROPOSED BUILDING 11**  
 COMMERCIAL CONSTRUCTION CO., L.P.  
 1311 Commercial Building, Suite 100  
 San Francisco, California 94104  
 Telephone (415) 774-1111  
 Fax (415) 774-1112  
 www.commercialconstruction.com

**PRELIMINARY LANDSCAPE PLAN**  
 BUILDING 11  
 MAJESTIC FREEWAY BUSINESS CENTER  
 SAN FRANCISCO, CA  
 PROJECT NO. C01605677  
 DATE: 10/18/06  
 SHEET NO. L3  
 3 OF 8 SHEETS



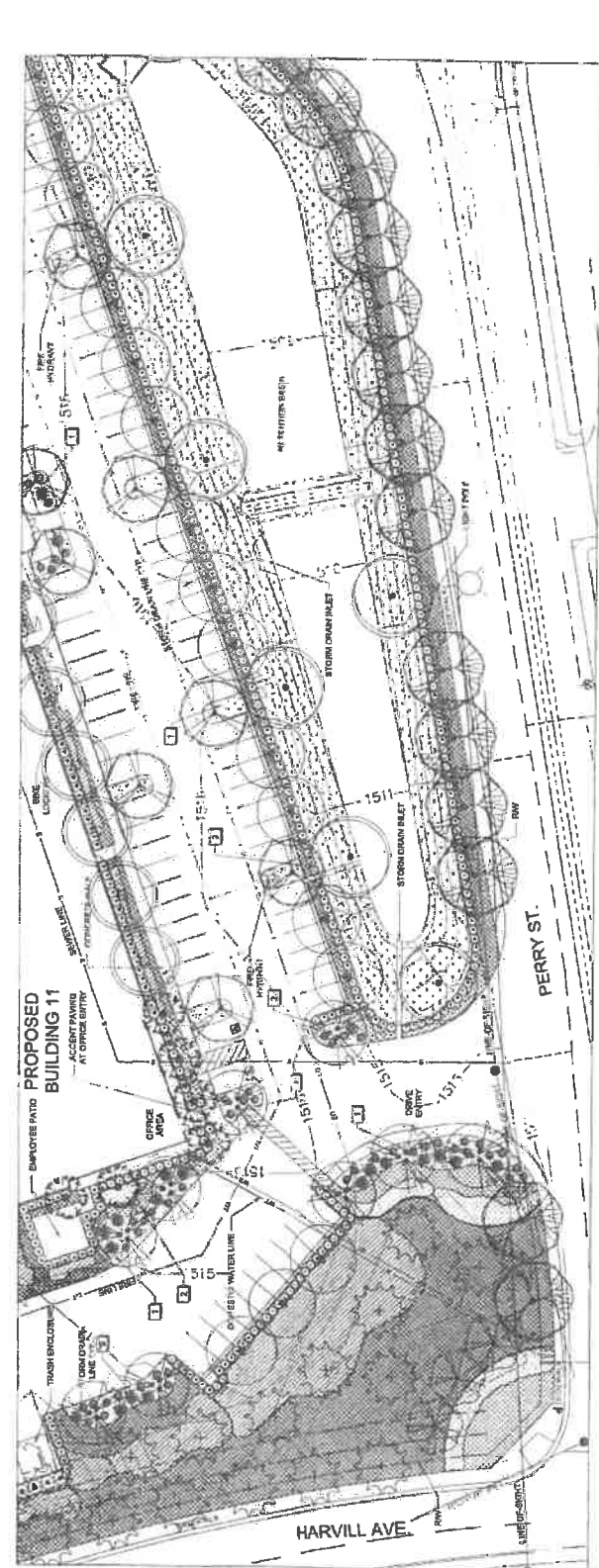
**COMMERCIAL CONSTRUCTION CO., L.P.**  
 1311 Commercial Building, Suite 100  
 San Francisco, California 94104  
 Telephone (415) 774-1111  
 Fax (415) 774-1112  
 www.commercialconstruction.com

**MAJESTIC FREEWAY BUSINESS CENTER**  
 SAN FRANCISCO, CA  
 PROJECT NO. C01605677  
 DATE: 10/18/06  
 SHEET NO. L3  
 3 OF 8 SHEETS



**ENLARGEMENT "A"  
 NORTH WEST SIDE OF PROPERTY  
 (SCALE 1"=20'-0")**

**ENLARGEMENT "B"  
 WEST SIDE OF PROPERTY  
 (SCALE 1"=20'-0")**



DATE: 12/15/2011  
PROJECT: SHADE PLAN  
DRAWN BY: [unintelligible]  
CHECKED BY: [unintelligible]  
SCALE: 1" = 20'

REFERENCE NOTES SCHEDULE

| SYMBOL    | DESCRIPTION |
|-----------|-------------|
| [Pattern] | ASPHALT     |
| [Pattern] | GRAVEL      |
| [Pattern] | CONCRETE    |
| [Pattern] | WOOD        |
| [Pattern] | PAVING      |
| [Pattern] | WOODS       |
| [Pattern] | PLANTING    |
| [Pattern] | SCENERY     |
| [Pattern] | TOP         |
| [Pattern] | PROPOSED    |
| [Pattern] | EXISTING    |
| [Pattern] | ADJACENT    |
| [Pattern] | ADJACENT    |
| [Pattern] | ADJACENT    |
| [Pattern] | ADJACENT    |

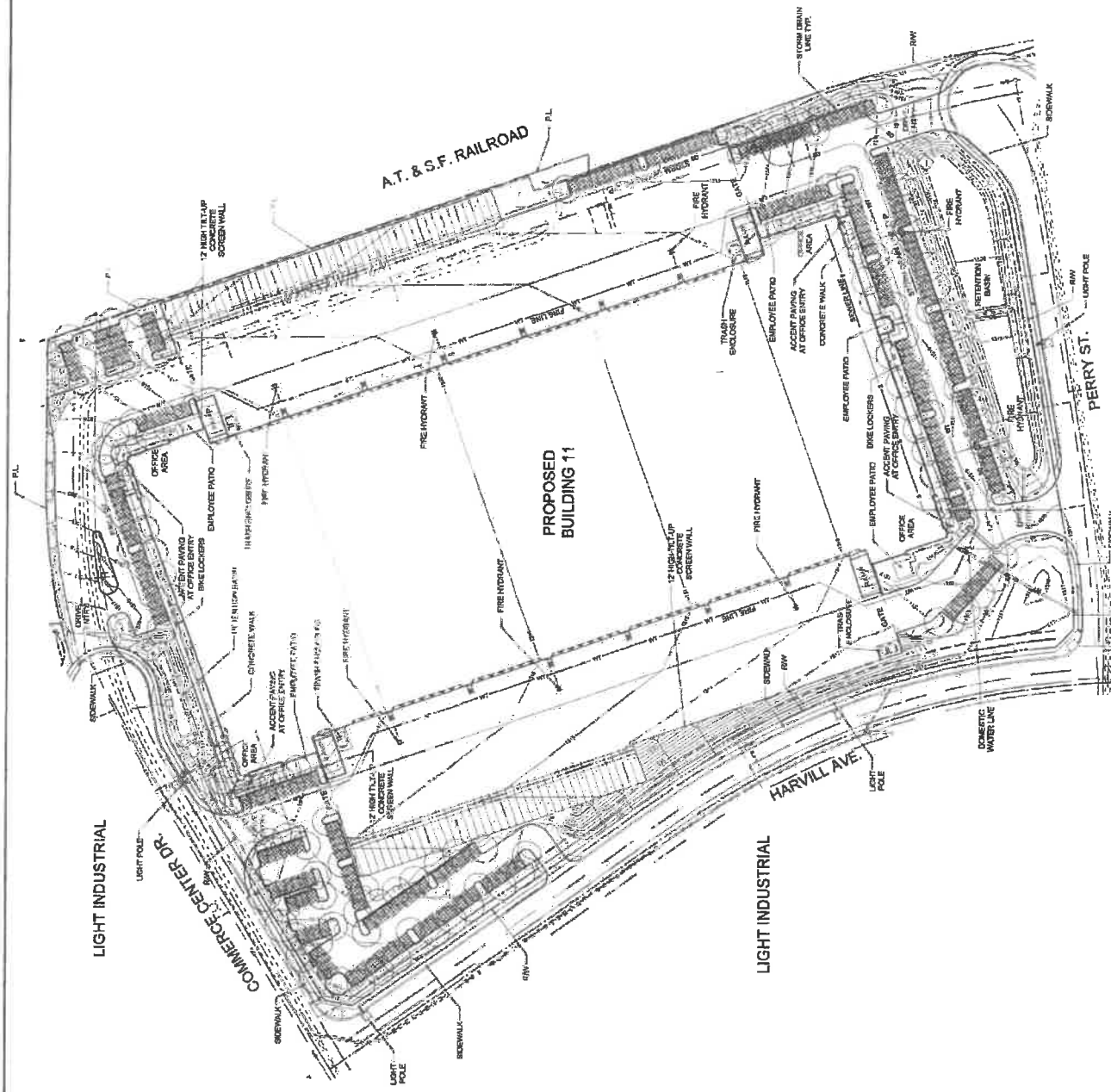


COMPOSITE CONSTRUCTION CO., L.P.  
1300 CHANDLER AVENUE, SUITE 200  
SAN ANTONIO, TEXAS 78204  
TEL: (214) 343-1313  
WWW.COMPOSITECONSTRUCTION.COM

SHADE PLAN  
BUILDING 11  
COMMERCE CENTER BUSINESS CENTER  
IRVINE, CA  
CONTRACT NO. 07-000077  
SHEET NO. 1-4  
DATE: 12/15/2011



**BUILDING 11 - SHADE TABULATION**  
Parking area = 47,405 s.f.  
Shade provided = 29,031 s.f.  
Percentage of parking area  
shaded by trees = 61%



Hydrozone Map & Water Use Calcs  
 Building 11  
 1315 Commerce Center Dr  
 Raleigh, NC

COMMERCE CONSTRUCTION CO., LP  
 1315 Commerce Center Dr  
 Raleigh, NC 27601  
 (919) 876-1315



Hydrozone (202) 894-1300  
 City of Raleigh, North Carolina  
 1315 Commerce Center Dr  
 Raleigh, NC 27601

Hydrozone  
 Building 11  
 1315 Commerce Center Dr  
 Raleigh, NC

Hydrozone  
 Building 11  
 1315 Commerce Center Dr  
 Raleigh, NC

Hydrozone  
 Building 11  
 1315 Commerce Center Dr  
 Raleigh, NC

Hydrozone  
 Building 11  
 1315 Commerce Center Dr  
 Raleigh, NC

Hydrozone  
 Building 11  
 1315 Commerce Center Dr  
 Raleigh, NC

Hydrozone  
 Building 11  
 1315 Commerce Center Dr  
 Raleigh, NC

**REFERENCE NOTES SCHEDULE**

| SYMBOL   | DESCRIPTION | QTY       |
|----------|-------------|-----------|
| [Symbol] | CONCRETE    | 12,500 SF |
| [Symbol] | ASPHALT     | 12,500 SF |
| [Symbol] | GRAVEL      | 12,500 SF |
| [Symbol] | BRICK       | 12,500 SF |
| [Symbol] | GLASS       | 12,500 SF |
| [Symbol] | STEEL       | 12,500 SF |
| [Symbol] | WOOD        | 12,500 SF |
| [Symbol] | PAINT       | 12,500 SF |
| [Symbol] | MECHANICAL  | 12,500 SF |
| [Symbol] | ELECTRICAL  | 12,500 SF |
| [Symbol] | PLUMBING    | 12,500 SF |
| [Symbol] | LANDSCAPE   | 12,500 SF |
| [Symbol] | UTILITIES   | 12,500 SF |
| [Symbol] | FINISHES    | 12,500 SF |
| [Symbol] | FIXTURES    | 12,500 SF |
| [Symbol] | EQUIPMENT   | 12,500 SF |
| [Symbol] | OTHER       | 12,500 SF |

**1. Maximum Allowable Floor Area**

| Area         | Height | Area (SF) |
|--------------|--------|-----------|
| Basement     | 8'0"   | 12,500    |
| Ground Floor | 12'0"  | 12,500    |
| Second Floor | 12'0"  | 12,500    |
| Third Floor  | 12'0"  | 12,500    |
| Fourth Floor | 12'0"  | 12,500    |
| Fifth Floor  | 12'0"  | 12,500    |
| Sixth Floor  | 12'0"  | 12,500    |
| Roof Deck    | 4'0"   | 12,500    |
| Total        |        | 75,000    |

**2. Proposed Floor Plate Area**

| Area         | Height | Area (SF) |
|--------------|--------|-----------|
| Basement     | 8'0"   | 12,500    |
| Ground Floor | 12'0"  | 12,500    |
| Second Floor | 12'0"  | 12,500    |
| Third Floor  | 12'0"  | 12,500    |
| Fourth Floor | 12'0"  | 12,500    |
| Fifth Floor  | 12'0"  | 12,500    |
| Sixth Floor  | 12'0"  | 12,500    |
| Roof Deck    | 4'0"   | 12,500    |
| Total        |        | 75,000    |

**3. Proposed Floor Plate Area**

| Area         | Height | Area (SF) |
|--------------|--------|-----------|
| Basement     | 8'0"   | 12,500    |
| Ground Floor | 12'0"  | 12,500    |
| Second Floor | 12'0"  | 12,500    |
| Third Floor  | 12'0"  | 12,500    |
| Fourth Floor | 12'0"  | 12,500    |
| Fifth Floor  | 12'0"  | 12,500    |
| Sixth Floor  | 12'0"  | 12,500    |
| Roof Deck    | 4'0"   | 12,500    |
| Total        |        | 75,000    |

**4. Proposed Floor Plate Area**

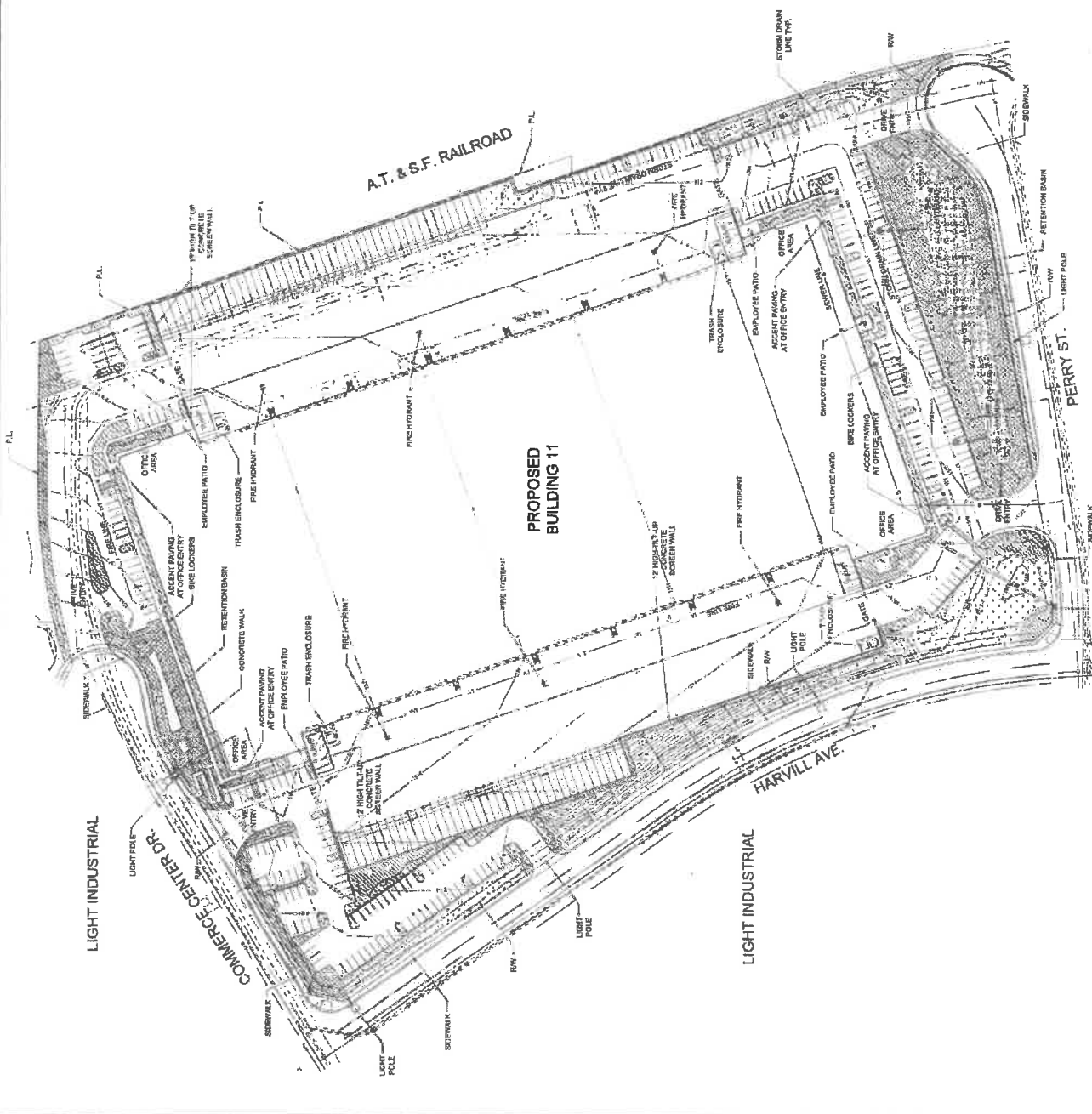
| Area         | Height | Area (SF) |
|--------------|--------|-----------|
| Basement     | 8'0"   | 12,500    |
| Ground Floor | 12'0"  | 12,500    |
| Second Floor | 12'0"  | 12,500    |
| Third Floor  | 12'0"  | 12,500    |
| Fourth Floor | 12'0"  | 12,500    |
| Fifth Floor  | 12'0"  | 12,500    |
| Sixth Floor  | 12'0"  | 12,500    |
| Roof Deck    | 4'0"   | 12,500    |
| Total        |        | 75,000    |

**5. Proposed Floor Plate Area**

| Area         | Height | Area (SF) |
|--------------|--------|-----------|
| Basement     | 8'0"   | 12,500    |
| Ground Floor | 12'0"  | 12,500    |
| Second Floor | 12'0"  | 12,500    |
| Third Floor  | 12'0"  | 12,500    |
| Fourth Floor | 12'0"  | 12,500    |
| Fifth Floor  | 12'0"  | 12,500    |
| Sixth Floor  | 12'0"  | 12,500    |
| Roof Deck    | 4'0"   | 12,500    |
| Total        |        | 75,000    |

**6. Proposed Floor Plate Area**

| Area         | Height | Area (SF) |
|--------------|--------|-----------|
| Basement     | 8'0"   | 12,500    |
| Ground Floor | 12'0"  | 12,500    |
| Second Floor | 12'0"  | 12,500    |
| Third Floor  | 12'0"  | 12,500    |
| Fourth Floor | 12'0"  | 12,500    |
| Fifth Floor  | 12'0"  | 12,500    |
| Sixth Floor  | 12'0"  | 12,500    |
| Roof Deck    | 4'0"   | 12,500    |
| Total        |        | 75,000    |



Hydrozone  
 Building 11  
 1315 Commerce Center Dr  
 Raleigh, NC

**CONTRACTOR'S NOTICE**

This drawing is the property of the City of San Francisco and is loaned to you for your information only. It is not to be reproduced, distributed, or used for any purpose other than that intended without the written consent of the City of San Francisco.

**DATE** 12/17/18  
**BY** [Signature]  
**CHECKED** [Signature]  
**SCALE** 1" = 50'

**PROJECT INFORMATION**

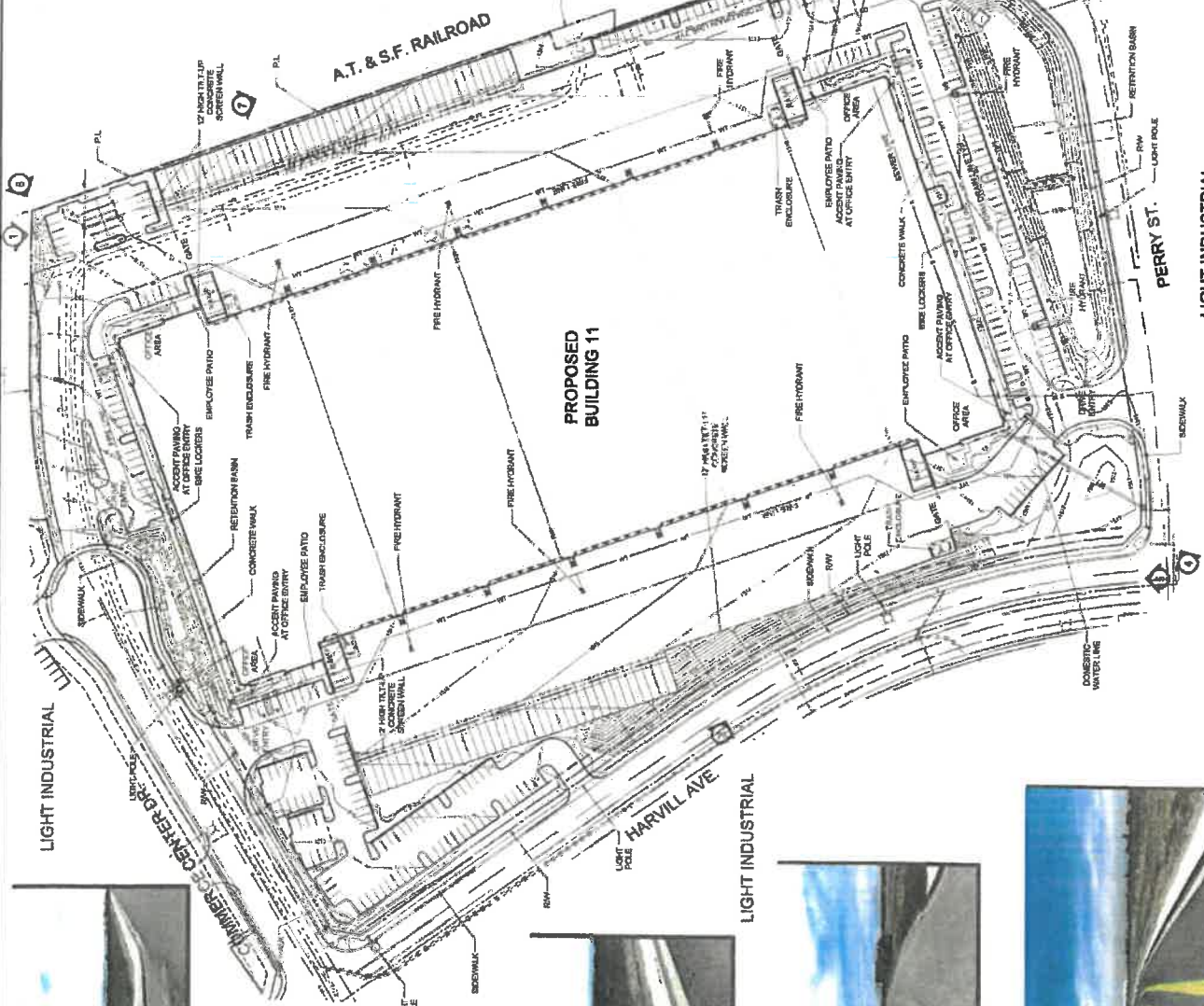
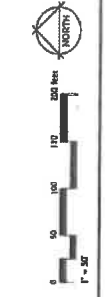
**PROJECT NAME:** BUILDING 11  
**ADDRESS:** 1700 HARRILL AVENUE, SAN FRANCISCO, CA 94102  
**CLIENT:** COMMERCE CENTER INC.

**DESIGNER:** FUJITONS  
 1818 CALLE DE LOS ANGELES, SAN FRANCISCO, CA 94109  
 TEL: 415.774.8800  
 WWW.FUJITONS.COM

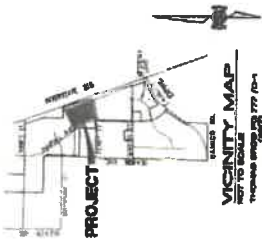
**ENGINEER:** COAKLEY CONSTRUCTION CO., L.P.  
 1414 CALIFORNIA STREET, SAN FRANCISCO, CA 94109  
 TEL: 415.774.8800  
 WWW.COAKLEYCONSTRUCTION.COM

**REVISIONS**

| NO. | DATE     | DESCRIPTION       |
|-----|----------|-------------------|
| 1   | 12/17/18 | ISSUED FOR PERMIT |



**COMMERCE CENTER INC.**  
 1700 HARRILL AVENUE, SAN FRANCISCO, CA 94102  
 TEL: 415.774.8800  
 WWW.COMMERCECENTERINC.COM



**OVERALL CITY**  
**EXISTING QUANTITIES**

| DESCRIPTION    | DATE     | BY           |
|----------------|----------|--------------|
| REVISION       |          |              |
| 1. PREPARED BY | 10/15/08 | W. J. GIBLIN |
| 2. CHECKED BY  | 10/15/08 | W. J. GIBLIN |
| 3. DESIGNED BY | 10/15/08 | W. J. GIBLIN |
| 4. APPROVED BY | 10/15/08 | W. J. GIBLIN |
| 5. DATE        | 10/15/08 |              |
| 6. PROJECT NO. | 108-008  |              |
| 7. SHEET NO.   | 108-008  |              |

**CONCRETE QUANTITIES**

| DESCRIPTION   | QUANTITY |
|---------------|----------|
| CONCRETE      | 1,077 YD |
| REINFORCEMENT | 1,077 YD |
| FORMWORK      | 1,077 YD |
| PAVEMENT      | 1,077 YD |
| ASPHALT       | 1,077 YD |
| GRAVEL        | 1,077 YD |
| BRICK         | 1,077 YD |
| STONE         | 1,077 YD |
| WOOD          | 1,077 YD |
| STEEL         | 1,077 YD |
| GLASS         | 1,077 YD |
| PAINT         | 1,077 YD |
| PLASTER       | 1,077 YD |
| CEILING       | 1,077 YD |
| FLOOR         | 1,077 YD |
| WALL          | 1,077 YD |
| ROOF          | 1,077 YD |
| MECHANICAL    | 1,077 YD |
| ELECTRICAL    | 1,077 YD |
| PLUMBING      | 1,077 YD |
| HEATING       | 1,077 YD |
| Cooling       | 1,077 YD |
| Other         | 1,077 YD |

**MANHOLE AREAS**

| LOCATION    | DIAMETER | DEPTH |
|-------------|----------|-------|
| 1. MANHOLE  | 36"      | 4'    |
| 2. MANHOLE  | 36"      | 4'    |
| 3. MANHOLE  | 36"      | 4'    |
| 4. MANHOLE  | 36"      | 4'    |
| 5. MANHOLE  | 36"      | 4'    |
| 6. MANHOLE  | 36"      | 4'    |
| 7. MANHOLE  | 36"      | 4'    |
| 8. MANHOLE  | 36"      | 4'    |
| 9. MANHOLE  | 36"      | 4'    |
| 10. MANHOLE | 36"      | 4'    |
| 11. MANHOLE | 36"      | 4'    |
| 12. MANHOLE | 36"      | 4'    |
| 13. MANHOLE | 36"      | 4'    |
| 14. MANHOLE | 36"      | 4'    |
| 15. MANHOLE | 36"      | 4'    |
| 16. MANHOLE | 36"      | 4'    |
| 17. MANHOLE | 36"      | 4'    |
| 18. MANHOLE | 36"      | 4'    |
| 19. MANHOLE | 36"      | 4'    |
| 20. MANHOLE | 36"      | 4'    |
| 21. MANHOLE | 36"      | 4'    |
| 22. MANHOLE | 36"      | 4'    |
| 23. MANHOLE | 36"      | 4'    |
| 24. MANHOLE | 36"      | 4'    |
| 25. MANHOLE | 36"      | 4'    |
| 26. MANHOLE | 36"      | 4'    |
| 27. MANHOLE | 36"      | 4'    |
| 28. MANHOLE | 36"      | 4'    |
| 29. MANHOLE | 36"      | 4'    |
| 30. MANHOLE | 36"      | 4'    |

**PROPOSED QUANTITIES**

| DESCRIPTION   | QUANTITY |
|---------------|----------|
| CONCRETE      | 1,077 YD |
| REINFORCEMENT | 1,077 YD |
| FORMWORK      | 1,077 YD |
| PAVEMENT      | 1,077 YD |
| ASPHALT       | 1,077 YD |
| GRAVEL        | 1,077 YD |
| BRICK         | 1,077 YD |
| STONE         | 1,077 YD |
| WOOD          | 1,077 YD |
| STEEL         | 1,077 YD |
| GLASS         | 1,077 YD |
| PAINT         | 1,077 YD |
| PLASTER       | 1,077 YD |
| CEILING       | 1,077 YD |
| FLOOR         | 1,077 YD |
| WALL          | 1,077 YD |
| ROOF          | 1,077 YD |
| MECHANICAL    | 1,077 YD |
| ELECTRICAL    | 1,077 YD |
| PLUMBING      | 1,077 YD |
| HEATING       | 1,077 YD |
| Cooling       | 1,077 YD |
| Other         | 1,077 YD |

**PROPOSED STAIRS**



**PROPOSED ELEVATIONS**

| ELEVATION          | DESCRIPTION |
|--------------------|-------------|
| 1. FINISHED GRADE  | 8.00        |
| 2. FINISHED GRADE  | 8.00        |
| 3. FINISHED GRADE  | 8.00        |
| 4. FINISHED GRADE  | 8.00        |
| 5. FINISHED GRADE  | 8.00        |
| 6. FINISHED GRADE  | 8.00        |
| 7. FINISHED GRADE  | 8.00        |
| 8. FINISHED GRADE  | 8.00        |
| 9. FINISHED GRADE  | 8.00        |
| 10. FINISHED GRADE | 8.00        |
| 11. FINISHED GRADE | 8.00        |
| 12. FINISHED GRADE | 8.00        |
| 13. FINISHED GRADE | 8.00        |
| 14. FINISHED GRADE | 8.00        |
| 15. FINISHED GRADE | 8.00        |
| 16. FINISHED GRADE | 8.00        |
| 17. FINISHED GRADE | 8.00        |
| 18. FINISHED GRADE | 8.00        |
| 19. FINISHED GRADE | 8.00        |
| 20. FINISHED GRADE | 8.00        |
| 21. FINISHED GRADE | 8.00        |
| 22. FINISHED GRADE | 8.00        |
| 23. FINISHED GRADE | 8.00        |
| 24. FINISHED GRADE | 8.00        |
| 25. FINISHED GRADE | 8.00        |
| 26. FINISHED GRADE | 8.00        |
| 27. FINISHED GRADE | 8.00        |
| 28. FINISHED GRADE | 8.00        |
| 29. FINISHED GRADE | 8.00        |
| 30. FINISHED GRADE | 8.00        |

**CONCRETE GRADING PLAN**  
**APPC-BUILDING 13**

DATE: 10/15/08  
SCALE: 1/4" = 1'-0"

PROJECT NO.: 108-008  
SHEET NO.: 108-008

DATE: 10/15/08  
SCALE: 1/4" = 1'-0"

PROJECT NO.: 108-008  
SHEET NO.: 108-008

DATE: 10/15/08  
SCALE: 1/4" = 1'-0"

PROJECT NO.: 108-008  
SHEET NO.: 108-008

DATE: 10/15/08  
SCALE: 1/4" = 1'-0"

PROJECT NO.: 108-008  
SHEET NO.: 108-008

DATE: 10/15/08  
SCALE: 1/4" = 1'-0"

PROJECT NO.: 108-008  
SHEET NO.: 108-008

DATE: 10/15/08  
SCALE: 1/4" = 1'-0"

PROJECT NO.: 108-008  
SHEET NO.: 108-008

DATE: 10/15/08  
SCALE: 1/4" = 1'-0"

PROJECT NO.: 108-008  
SHEET NO.: 108-008

DATE: 10/15/08  
SCALE: 1/4" = 1'-0"

PROJECT NO.: 108-008  
SHEET NO.: 108-008

DATE: 10/15/08  
SCALE: 1/4" = 1'-0"

PROJECT NO.: 108-008  
SHEET NO.: 108-008

DATE: 10/15/08  
SCALE: 1/4" = 1'-0"

PROJECT NO.: 108-008  
SHEET NO.: 108-008

DATE: 10/15/08  
SCALE: 1/4" = 1'-0"

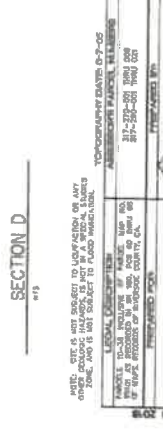
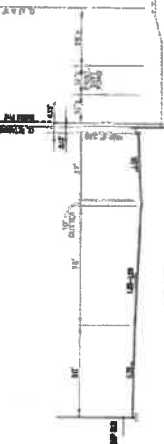
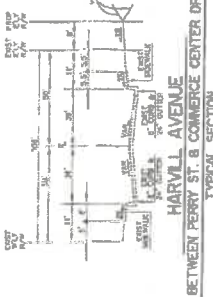
PROJECT NO.: 108-008  
SHEET NO.: 108-008

DATE: 10/15/08  
SCALE: 1/4" = 1'-0"

PROJECT NO.: 108-008  
SHEET NO.: 108-008

DATE: 10/15/08  
SCALE: 1/4" = 1'-0"

PROJECT NO.: 108-008  
SHEET NO.: 108-008



DATE: 10/15/08  
SCALE: 1/4" = 1'-0"

PROJECT NO.: 108-008  
SHEET NO.: 108-008





# RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.  
Assistant TLMA Director

## APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- PLOT PLAN                       PUBLIC USE PERMIT                       VARIANCE  
 CONDITIONAL USE PERMIT                       TEMPORARY USE PERMIT

REVISED PERMIT Original Case No. \_\_\_\_\_

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

### APPLICATION INFORMATION

Applicant Name: Majestic Realty Co.

Contact Person: John Semcken E-Mail: JSemcken@majesticrealty.com

Mailing Address: 13191 Crossroads Parkway, 6th Floor

|                         |                      |                    |
|-------------------------|----------------------|--------------------|
| <u>City of Industry</u> | <u>CA</u>            | <u>91746</u>       |
| <small>City</small>     | <small>State</small> | <small>ZIP</small> |

Daytime Phone No: ( 562 ) 948-4306 Fax No: ( \_\_\_\_\_ ) \_\_\_\_\_

Engineer/Representative Name: T&B Planning, Inc.

Contact Person: Tracy Zinn E-Mail: tzinn@tbplanning.com

Mailing Address: 17542 E. 17th Street, Suite 100

|                     |                      |                    |
|---------------------|----------------------|--------------------|
| <u>Tustin</u>       | <u>CA</u>            | <u>92780</u>       |
| <small>City</small> | <small>State</small> | <small>ZIP</small> |

Daytime Phone No: ( 714 ) 505-6360 ext. 350 Fax No: ( 714 ) 505-6361

Property Owner Name: Majestic Freeway Business Center, LLC

Contact Person: John Semcken E-Mail: JSemcken@majesticrealty.com

Mailing Address: 13191 Crossroads Parkway, 6th Floor

|                         |                      |                    |
|-------------------------|----------------------|--------------------|
| <u>City of Industry</u> | <u>CA</u>            | <u>91746</u>       |
| <small>City</small>     | <small>State</small> | <small>ZIP</small> |

Daytime Phone No: ( 562 ) 948-4306 Fax No: ( \_\_\_\_\_ ) \_\_\_\_\_

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

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

*"Planning Our Future... Preserving Our Past"*

**APPLICATION FOR LAND USE AND DEVELOPMENT**

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the use permit type and number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

**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, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

(If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the use permit is ready for public hearing.)

Edward P. Roski, Jr (Majestic Freeway Business Center, LLC)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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 applicant 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 this application, the applicant 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.

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 314-270-001, -002, -003, -004, -005, -006, -007, -008; 314-290-001, -002, -003, -004, -005, -006, -007, -008, -009, -010, -011, -012, -013, -014, -015, -016, -017, -018, -019, -020, -021, -022

Approximate Gross Acreage: 21.8 Acres 18.37ac

General location (nearby or cross streets): North of Perry Street, South of Commerce Center Drive, East of Harvill Avenue, West of Interstate 215.

**APPLICATION FOR LAND USE AND DEVELOPMENT**

**PROJECT PROPOSAL:**

Describe the proposed project.  
Please see attached.

Identify the applicable Ordinance No. 348 Section and Subsection reference(s) describing the proposed land use(s): Ordinance No. 348 Section 11a, Subsection 11.26.n (M-M)

Number of existing lots: 30

| EXISTING Buildings/Structures: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |             |        |         |              |                          |                  |
|--|-------------|--------|---------|--------------|--------------------------|------------------|
| No.*   | Square Feet | Height | Stories | Use/Function | To be Removed            | Bldg. Permit No. |
| 1  |             |        |         |              | <input type="checkbox"/> |                  |
| 2  |             |        |         |              | <input type="checkbox"/> |                  |
| 3  |             |        |         |              | <input type="checkbox"/> |                  |
| 4  |             |        |         |              | <input type="checkbox"/> |                  |
| 5  |             |        |         |              | <input type="checkbox"/> |                  |
| 6  |             |        |         |              | <input type="checkbox"/> |                  |
| 7  |             |        |         |              | <input type="checkbox"/> |                  |
| 8  |             |        |         |              | <input type="checkbox"/> |                  |
| 9  |             |        |         |              | <input type="checkbox"/> |                  |
| 10   |             |        |         |              | <input type="checkbox"/> |                  |

Place check in the applicable row, if building or structure is proposed to be removed.

| PROPOSED Buildings/Structures: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |             |        |                     |                            |  |  |
|--|-------------|--------|---------------------|----------------------------|--|--|
| No.*   | Square Feet | Height | Stories             | Use/Function               |  |  |
| 1  | 392,038*    | 45**   | Whse: 1; Offices: 2 | Warehouse w/ Office Spaces |  |  |
| 2  |             |        |                     |                            |  |  |
| 3  |             |        |                     |                            |  |  |
| 4  |             |        |                     |                            |  |  |
| 5  |             |        |                     |                            |  |  |
| 6  |             |        |                     |                            |  |  |
| 7  |             |        |                     |                            |  |  |
| 8  |             |        |                     |                            |  |  |
| 9  |             |        |                     |                            |  |  |
| 10   |             |        |                     |                            |  |  |

\*Square feet indicated is approximately 5% higher than shown on the Plot Plan exhibit to account for potential future fluctuations.

\*\*Building height is measured from the finished floor to the top of the highest architectural parapet

| PROPOSED Outdoor Uses/Areas: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |             |              |
|--|-------------|--------------|
| No.*   | Square Feet | Use/Function |
| 1  |             |              |
| 2  |             |              |
| 3  |             |              |
| 4  |             |              |
| 5  |             |              |

**APPLICATION FOR LAND USE AND DEVELOPMENT**

|    |  |  |
|----|--|--|
| 6  |  |  |
| 7  |  |  |
| 8  |  |  |
| 9  |  |  |
| 10 |  |  |

\* Match to Buildings/Structures/Outdoor Uses/Areas identified on Exhibit "A".

Check this box if additional buildings/structures exist or are proposed, and attach additional page(s) to identify them.)

Related cases filed in conjunction with this application:

Application for Submittal of Planning Geological Report (GEO 3)

---



---

Are there previous development applications filed on the subject property: Yes  No

If yes, provide Application No(s). Preliminary Application Review (PAR180044)  
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) N/A EIR No. (if applicable): EIR No. 466

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 signed copy(ies): Phase I ESA and Geotechnical Study

Is the project located within 1,000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resources Code, and within an urbanized area as defined by Government Code Section 65944? Yes  No

Is this an application for a development permit? Yes  No

If the project located within either the Santa Ana River/San Jacinto Valley watershed, the Santa Margarita River watershed, or the Whitewater River watershed, check the appropriate checkbox below.

*If not known, please refer to [Riverside County's Map My County website](#) to determine if the property is located within any of these watersheds (search for the subject property's Assessor's Parcel Number, then select the "Geographic" Map Layer – then select the "Watershed" sub-layer)*

If any of the checkboxes are checked, click on the adjacent hyperlink to open the applicable Checklist Form. Complete the form and attach a copy as part of this application submittal package.

[Santa Ana River/San Jacinto Valley](#)

[Santa Margarita River](#)

[Whitewater River](#)

**APPLICATION FOR LAND USE AND DEVELOPMENT**

If the applicable Checklist has concluded that the application requires a preliminary project-specific Water Quality Management Plan (WQMP), such a plan shall be prepared and included with the submittal of this application.

**HAZARDOUS WASTE AND SUBSTANCES STATEMENT**

The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to Section 65962.5 of the Government Code. Accordingly, the project applicant is required to submit a signed statement that contains the following information:

Name of Applicant: Majestic Realty Co.  
Address: 13191 Crossroads Parkway 6th Floor, City of Industry, CA 91746  
Phone number: (562) 948-4306  
Address of site (street name and number if available, and ZIP Code): N/A  
Local Agency: County of Riverside  
Assessor's Book Page, and Parcel Number: Book 295 Page 31  
Specify any list pursuant to Section 65962.5 of the Government Code: N/A  
Regulatory Identification number: N/A  
Date of list: N/A  
Applicant: Majestic Realty Co. Date 11/28/18

**HAZARDOUS MATERIALS DISCLOSURE STATEMENT**

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

1. Compliance will be needed with the applicable requirements of Section 25505 and Article 2 (commencing with Section 25531) of Chapter 6.95 of Division 20 of the Health and Safety Code or the requirements for a permit for construction or modification from the air pollution control district or air quality management district exercising jurisdiction in the area governed by the County. Yes  No
2. The proposed project will have more than a threshold quantity of a regulated substance in a process or will contain a source or modified source of hazardous air emissions. Yes  No

I (we) certify that my (our) answers are true and correct.

Owner/Authorized Agent (1) Edward P. Roski, Jr. (Majestic Freeway Business Center, LLC) Date \_\_\_\_\_  
Owner/Authorized Agent (2) \_\_\_\_\_ Date \_\_\_\_\_

## **APPLICATION FOR LAND USE AND DEVELOPMENT**

---

**This completed application form, together with all of the listed requirements provided on the Land Use and Development Application Filing Instructions Handout, are required in order to file an application with the County of Riverside Planning Department.**

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\Land Use and Development Condensed application.docx  
Created: 04/29/2015 Revised: 08/03/2018



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach, P.E.,  
Assistant TLMA Director*

## INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

The owner(s) of the property, at their own expense, agree to defend, indemnify and hold harmless the County of Riverside and its agents, officers, and employees from and against any lawsuit, claim, action, or proceeding (collectively referred to as "proceeding") brought against the County of Riverside, its agents, officers, attorneys and employees to attack, set aside, void, or annul the County's decision to approve any tentative map (tract or parcel), revised map, map minor change, reversion to acreage, conditional use permit, public use permit, surface mining permit, WECS permit, hazardous waste siting permit, temporary outdoor event permit, plot plan, substantial conformance, revised permit, variance, setback adjustment, general plan amendment, specific plan, specific plan amendment, specific plan substantial conformance, zoning amendments, and any associated environmental documents. This defense and indemnification obligation shall include, but not limited to, damages, fees and/or costs awarded against the County, if any, and cost of suit, attorney's fees and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by applicant, property owner, the County, and/or the parties initiating or bringing such proceeding.

Property Owner(s) Signature(s) and Date

Edward P. Roski, Jr (Majestic Freeway Business Center, LLC)

Printed Name of Owner

*If the property is owned by multiple owners, the paragraph above must be signed by each owner. Attach additional sheets of this page, if necessary.*

*If the property owner is a corporate entity, Limited Liability Company, partnership or trust, the following documentation must also be submitted with this application:*

- *If the property owner is a limited partnership, provide a copy of the LP-1, LP-2 (if an amendment) filed with the California Secretary of State.*
- *If the property owner is a general partnership, provide a copy of the partnership agreement documenting who has authority to bind the general partnership and to sign on its behalf.*
- *If the property owner is a corporation, provide a copy of the Articles of Incorporation and/or a corporate resolution documenting which officers have authority to bind the corporation and to sign on its behalf. The corporation must also be in good standing with the California Secretary of State.*
- *If the property owner is a trust, provide a copy of the trust certificate.*

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

Desert Office · 77-588 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7040

*"Planning Our Future... Preserving Our Past"*

**NOTICE OF PUBLIC HEARING**  
and  
**INTENT TO CONSIDER AN ADDENDUM TO AN  
ENVIRONMENTAL IMPACT REPORT (EIR)**

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider a proposed project in the vicinity of your property, as described below:

**PLOT PLAN NO. 180034 (PPT180034) – Intent to Consider an Addendum to Environmental Impact Report No. 466 (EIR466)** – CEQ180120 – Applicant: Majestic Realty – Engineer/Representative: T&B Planning, Inc. – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan: Community Development: Light Industrial (CD-LI) – Location: Easterly of Harvill Avenue, southerly of Commerce Center Drive, northerly of Perry Street, and westerly of Interstate 215 – 18.35 Gross Acres – Zoning: Manufacturing – Service Commercial (M-SC) – **REQUEST:** The Plot Plan is a proposal for the construction and operation of a 373,368 sq. ft. warehouse/distribution/manufacturing development on 18.35 gross acres.

|                   |   |
|-------------------|---|
| TIME OF HEARING:  | 9:00 a.m. or as soon as possible thereafter.  |
| DATE OF HEARING:  | <b>JUNE 3, 2020</b>   |
| PLACE OF HEARING: | RIVERSIDE COUNTY ADMINISTRATIVE CENTER<br>BOARD CHAMBERS, 1ST FLOOR<br>4080 LEMON STREET, RIVERSIDE, CA 92501 |

Pursuant to Executive Order N-25-20, this meeting will be conducted by teleconference and at the Place of Hearing, as listed above. Public access to the meeting location will be allowed, but limited to comply with the Executive Order. Information on how to participate in the hearing will be available on the Planning Department website at: <https://planning.rctlma.org/>.

For further information regarding this project please contact the Project Planner Russell Brady at (951) 955-3025 or email at [rbrady@rivco.org](mailto:rbrady@rivco.org), or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above-described project will not have a significant effect on the environment and has recommended certification of an addendum to an EIR. The Planning Commission will consider the proposed project, and the proposed addendum, at the public hearing. The case file for the proposed project, and the addendum to the environmental impact report, may be viewed Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Riverside County Planning Department office located at 4080 Lemon Street 12<sup>th</sup> Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

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 Commission, and the Planning Commission 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 Commission at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:  
RIVERSIDE COUNTY PLANNING DEPARTMENT  
Attn: Russell Brady  
P.O. Box 1409, Riverside, CA 92502-1409



**PROPERTY OWNERS CERTIFICATION FORM**

I, VINNIE NGUYEN certify that on May 05, 2020,

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

APN (s) or case numbers PPT180034 for

Company or Individual's Name RCIT - GIS,

Distance buffered 1400'

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

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

TITLE: GIS Analyst

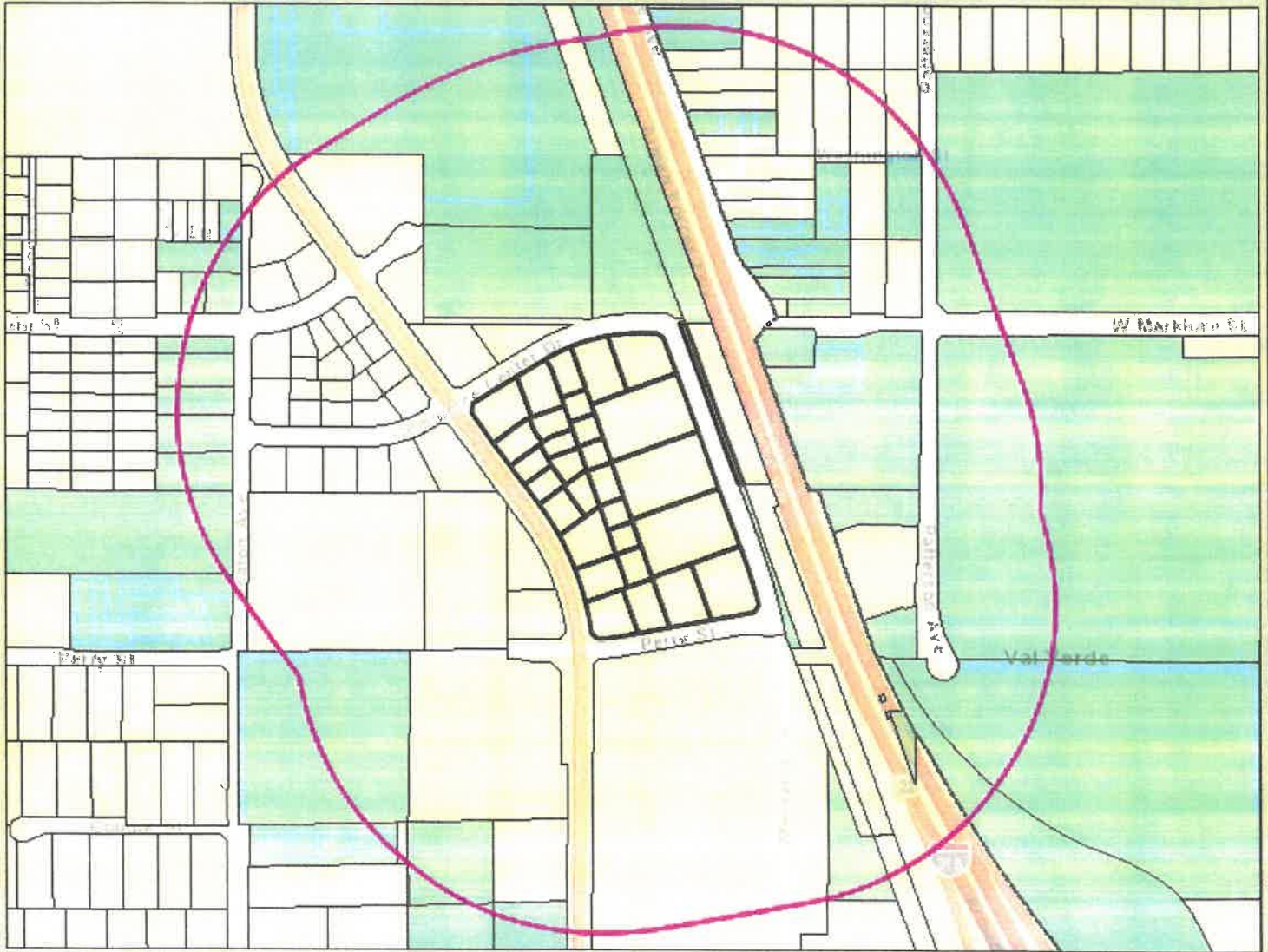
ADDRESS: 4080 Lemon Street 9<sup>TH</sup> Floor

Riverside, Ca. 92502

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

# Riverside County GIS Mailing Labels

PPT180034 (1400 foot buffer)



## Legend

-  County Boundary
-  Cities
-  Parcels
-  World Street Map

## Notes



0 752 1,505 Feet

**\*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... 5/5/2020 9:28:47 AM

© Riverside County RCIT

314091004  
RYAN D. FRANKLIN  
16411 JAMES CT  
RIVERSIDE CA 92504

314091005  
SSR INV CO  
1930 ALPHA AVE  
SOUTH PASADENA CA 91030

314110008  
CHEROKEE FUNDING  
26786 IRONWOOD AVE  
MORENO VALLEY CA 92555

314110009  
GEORGE R. FROST  
2935 S PACIFIC AVE  
SAN PEDRO CA 90731

314110018  
FROST GEORGE R  
2935 S PACIFIC AVE  
SAN PEDRO CA 90731

314110030  
JAIME RIOS  
14252 CAMINITO LAZANJA  
SAN DIEGO CA 92127

314110031  
RANDY REISSNER  
P O BOX 3132  
LAKE ARROWHEAD CA 92352

314110034  
LUIS CARRANZA  
4431 WADE AVE  
PERRIS CA 92570

314110035  
LUIS CARRANZA  
4431 WADE AVE  
PERRIS CA 92571

314110036  
RAFAEL CARRANZA  
4431 WADE AVE  
PERRIS CA 92571

314110041  
RIVERSIDE COUNTY TRANSPORTATION  
PO BOX 12008  
RIVERSIDE CA 92502

314110048  
RICHARD EIBS  
5802 ROYALE PL  
RIVERSIDE CA 92506

314110055  
K & R EQUIPMENT  
22254 N BEAR CREEK N  
MURRIETA CA 92562

314110060  
RIVERSIDE COUNTY FLOOD CONTROL  
3133 MISSION INN AVE  
RIVERSIDE CA 92507

314110073  
MAJESTIC FREEWAY BUSINESS CENTER  
13191 CROSSROADS N 6TH FL  
CITY OF INDUSTRY CA 91746

314110075  
HALLE PROPERTIES  
20225 N SCOTTSDALE RD  
SCOTTSDALE AZ 85255

314120002  
HEATHER E. CARLISLE  
4181 GREEN AVE  
LOS ALAMITOS CA 90720

314120017  
JAMES D. BAKER  
53 SAN SIMEON  
LAGUNA NIGUEL CA 92677

314130007  
SEATON PERRY  
18W140 BUTTERFIELD RD STE 750  
OAKBROOK TER IL 60181

314130015  
MAJESTIC FREEWAY BUSINESS CENTER  
13191 CROSSROADS PARK N  
LA PUENTE CA 91746

314130026  
MAJESTIC FREEWAY BUSINESS CENTER  
13191 CROSSROADS PKWY N  
LA PUENTE CA 91746

314130027  
MAJESTIC FREEWAY BUSINESS CENTER  
13191 CROSSROADS PKY N  
LA PUENTE CA 91746

314130028  
PSLQ INC  
18890 SEATON AVE  
PERRIS CA 92570

314140026  
STATE OF CALIF  
464 W FOURTH ST 6TH FL  
SAN BERNARDINO CA 92401

314140038  
STEVEN DOUGLAS ATKINSON  
12800 CENTER CT STE 300  
CERRITOS CA 90703

314140043  
JOSEPH T. FLANAGAN  
P O BOX 968  
PERRIS CA 92572

314140044  
STATE OF CALIF  
P O BOX 231  
SAN BERNARDINO CA 92403

314140052  
RIVERSIDE COUNTY TRANSPORTATION  
P O BOX 12008  
RIVERSIDE CA 92502

314160002  
CPT PERRIS INDUSTRIAL  
2 SEAPORT LN 15TH FL  
BOSTON MA 02210

314180022  
OWNER LLC OPTIMUS  
PO BOX 847  
CARLSBAD CA 92018

314180024  
OPTIMUS BUILDING CORP  
629 DUFRANC AVE  
SEBASTOPOL CA 95472

314180028  
DUKE REALTY LTD PARTNERSHIP  
P O BOX 40509  
INDIANAPOLIS IN 46240

314190026  
KEN RAYMOND  
18431 SEATON AVE  
PERRIS CA 92570

314190031  
JOSHUA PETERSON  
18463 SEATON AVE  
PERRIS CA 92570

314190033  
JOSE PEREZ  
22970 MARKHAM ST  
PERRIS CA 92570

314190034  
VICKI JO HUFFMAN  
22990 MARKHAM ST  
PERRIS CA 92570

314210040  
RAMON SALGADO  
22971 MARKHAM ST  
PERRIS CA 92570

314210041  
SANDRA MAGALLON  
18605 SEATON ST  
PERRIS CA 92570

314210042  
STANLEY JODY C LIVING TRUST  
22985 MARKHAM ST  
PERRIS CA 92570

314210043  
REGGIE STANLEY  
22991 MARKHAM ST  
PERRIS CA 92570

314210044  
GUS GOLOBE  
4620 GRAVENSTINE HWY S  
SEBASTOPOL CA 95472

314310010  
MAJESTIC FREEWAY BUSINESS CENTER #10  
13191 CROSSROADS PKWY NO SIXTH FLOOR  
CITY OF INDUSTRY CA 91746

Richard Drury  
Theresa Rettinghouse  
Lozeau Drury, LLC.  
410 12<sup>th</sup> Street Suite 250  
Oakland, CA 94607

Kirkland West  
Habitat Defense Council  
PO Box 7821  
Laguna Niguel, CA, 92607-7821



# RIVERSIDE COUNTY PLANNING DEPARTMENT

**Charissa Leach**  
**Assistant TLMA Director**

**TO:**  Office of Planning and Research (OPR)  
P.O. Box 3044  
Sacramento, CA 95812-3044  
 County of Riverside County Clerk

**FROM:** Riverside County Planning Department  
 4080 Lemon Street, 12th Floor  
P. O. Box 1409  
Riverside, CA 92502-1409

38686 El Cerrito Road  
Palm Desert, California 92211

**SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.**

PPT180034  
*Project Title/Case Numbers*

Russell Brady  
*County Contact Person*

(951) 955-3025  
*Phone Number*

N/A  
*State Clearinghouse Number (if submitted to the State Clearinghouse)*

Majestic Freeway Business Center LLC  
*Project Applicant*

13191 Crossroads Parkway, Sixth Floor, City of Industry, CA 91746  
*Address*

The proposed project is located easterly of Harvill Avenue, southerly of Commerce Center Drive, northerly of Perry Street, westerly of Interstate 215  
*Project Location*

Plot Plan No. 180034 is a proposal for the construction and operation of a 373,368 square foot warehouse/distribution/manufacturing facility on 18.35-acres (gross). No refrigerated warehouse space is proposed as part of this project.  
*Project Description*

This is to advise that the Riverside County Planning Commission, as the lead agency, has approved the above-referenced project on \_\_\_\_\_, and has made the following determinations regarding that project:

1. The project WILL have a significant effect on the environment.
2. An Addendum to EIR No. 466 was prepared for the project pursuant to the provisions of the California Environmental Quality Act Section 15162.
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted for EIR No. 466.
5. A statement of Overriding Considerations WAS adopted for EIR No. 466
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the earlier EIR, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

\_\_\_\_\_  
*Signature*

Russell Brady, Contract Planner  
*Title*

\_\_\_\_\_  
*Date*

Date Received for Filing and Posting at OPR: \_\_\_\_\_





**COUNTY OF RIVERSIDE  
PLANNING DEPARTMENT  
STAFF REPORT**

**Agenda Item No.**

4.6

**Planning Commission Hearing: June 3, 2020**

**PROPOSED PROJECT**

**Case Number(s):** DA1900007 and CUP190011

**Applicant(s):**

**CEQA Exempt** Section No. 15303(c)

Healthy Desert Enterprise, LLC.

**Area Plan:** Highgrove

**Representative(s):**


**Zoning Area/District:** North Riverside District

Healthy Desert Enterprise, LLC.

**Supervisory District:** Second District

**Project Planner:** Rob Gonzalez

**Project APN(s):** 246-150-005

  
Charissa Leach, P.E.  
Assistant TLMA Director

**PROJECT DESCRIPTION AND LOCATION**

**Conditional Use Permit No. 190011 (CUP No. 190011)** is a proposal for a new 2,520 square foot commercial building that consists of a storefront retail cannabis business with accompanying parking and onsite landscaping on 0.55 acres of a 1.55 acre (net) undeveloped parcel. The proposed commercial building consists of a reception and check-in area, a cannabis retail sales area, offices, restrooms, a vault, vendor transaction areas, and a delivery area.

**Development Agreement No. 1900007 (DA No. 190007)** sets forth the terms and conditions under which the Commercial Cannabis Activity of CUP190011 will operate in addition to the requirements established under Ordinance No. 348, and all other local ordinances and regulations, state law and such other terms and conditions. DA190007 has a term of 10 years and grants the applicant vesting rights to develop the Project and provide community benefits to the Highgrove Area.

The project site is located south of Stephens Avenue, west of La Cadena Drive, and east of Viola Drive.

The above is hereinafter referred to as "The Project" or "Project."

**PROJECT RECOMMENDATION**

**STAFF RECOMMENDATIONS:**

**THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:**

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



**TENTATIVELY APPROVE Development Agreement No. 1900007**, based upon the findings in this staff report, pending final adoption of the Development Agreement ordinance by the Board of Supervisors; and,

**APPROVE Conditional Use Permit No. 190011**, subject to the attached Advisory Notification Document, Conditions of Approval, and based upon the findings and conclusions provided in this staff report, subject to final approval of the Development Agreement ordinance.

|                     |
|---------------------|
| <b>PROJECT DATA</b> |
|---------------------|

**Land Use and Zoning:**

|   |   |
|---|---|
| Specific Plan:                              | N/A   |
| Specific Plan Land Use:                     | N/A   |
| Existing General Plan Foundation Component: | Community Development (CD)  |
| Proposed General Plan Foundation Component: | N/A   |
| Existing General Plan Land Use Designation: | Light Industrial (LI)   |
| Proposed General Plan Land Use Designation: | N/A   |
| Policy / Overlay Area:                      | N/A   |
| Surrounding General Plan Land Uses          |   |
| North:                                      | Light Industrial (LI), Commercial Retail (CR)                         |
| East:                                       | Commercial Retail (CR)  |
| South:                                      | Light Industrial (LI)   |
| West:                                       | Medium Density Residential (MDR)                                      |
| Existing Zoning Classification:             | Manufacturing-Service Commercial (M-SC)                               |
| Proposed Zoning Classification:             | N/A   |
| Surrounding Zoning Classifications          |   |
| North:                                      | Manufacturing-Service Commercial (M-SC), General Commercial (C-1/C-P) |
| East:                                       | General Commercial (C-1/C-P)  |
| South:                                      | Manufacturing-Service Commercial (M-SC)                               |
| West:                                       | One-Family Dwelling (R-1)   |
| Existing Use:                               | Vacant Land   |
| Surrounding Uses                            |   |
| North:                                      | Industrial Facility – Home/Auto Repair Businesses                     |
| South:                                      | Industrial Business Park  |
| East:                                       | Gas Station and Convenience Store                                     |
| West:                                       | Single Family Residences  |

**Project Details:**

| <i>Item</i>                    | <i>Value</i> | <i>Min./Max. Development Standard</i> |
|--------------------------------|--------------|---------------------------------------|
| Project Site (Acres):          | 1.55         | N/A                                   |
| Development Area (Acres):      | 0.55         | N/A                                   |
| Proposed Building Area (SQFT): | 2,520        | N/A                                   |
| Building Height (FT):          | 22           | 50                                    |
| Proposed Landscape Area:       | 10,599       | N/A                                   |

**Parking:**

| <i>Type of Use</i>                                 | <i>Building Area (in SF)</i> | <i>Parking Ratio</i>                       | <i>Spaces Required</i> | <i>Spaces Provided</i> |
|--|------------------------------|--|------------------------|------------------------|
| Commercial Cannabis Activities – Retail and Office | 2,520                        | 1 spaces / 200 sq. ft. of gross floor area | 13                     | 22                     |
| <b>TOTAL:</b>                                      |                              |  | <b>13</b>              | <b>22</b>              |

**Located Within:**

|  |   |
|--|---|
| City's Sphere of Influence:              | Yes – Riverside                             |
| Community Service Area ("CSA"):          | Yes – CSA 126                               |
| Special Flood Hazard Zone:               | No – Outside Floodplain                     |
| Agricultural Preserve:                   | No – Not In An Agricultural Preserve        |
| Liquefaction Area:                       | Yes – Low and Moderate                      |
| Subsidence Area:                         | Yes – Susceptible                           |
| Fault Zone:                              | No – Not In A Fault Zone                    |
| Fire Zone:                               | No – Not In A Fire Hazard Zone              |
| Mount Palomar Observatory Lighting Zone: | No – Not In A Palomar Observatory Zone      |
| WRCMSHCP Criteria Cell:                  | No – Not In A Cell Number                   |
| CVMSHCP Conservation Boundary:           | No – Not Coachella Valley Conservation Area |
| Stephens Kangaroo Rat ("SKR") Fee Area:  | Yes – Within The SKR Fee Area               |
| Airport Influence Area ("AIA"):          | No – Not In An Airport Influence Area       |

## PROJECT LOCATION MAP



Figure 1: Project Location Map

## PROJECT BACKGROUND AND ANALYSIS

### Background:

On October 23, 2018, the Board of Supervisors adopted Ordinance No. 348.4898 that established the permitting process and regulations for commercial cannabis activities.

Applicants requesting to establish commercial cannabis retail, microbusiness, and/or cultivation uses were required to submit a request for proposal "RFP" cannabis package. Applicants who ranked highest were allowed to proceed with the Conditional Use Permit process. On July 2, 2019, the Board of Supervisors accepted the Cannabis RFP response package rankings list, which allowed the highest-ranking applicants to begin the land use review process for their proposed project. In the first year of implementation, 50 cannabis cultivation applications and 19 cannabis retail applications began the land use review process.

The project was assigned an RFP Cannabis File No. CAN190042. Pursuant to the Board of Supervisors approved ranking list, this application was ranked number 13 and as a result, the applicant may proceed forward to the Conditional Use Permit ("CUP") process.

**General Plan Consistency:**

The project site has a General Plan Foundation Component and Land Use Designation of Community Development (CD): Light Industrial. The Community Development General Plan Foundation Component depicts areas where urban and suburban development is appropriate. This Foundation Component intends to provide a breadth of land uses that foster variety and choice, accommodate a range of lifestyles, living and working conditions, and accommodate diverse community settings.

The Light Industrial (LI) land use designation provides for a wide variety of industrial and related uses, including other service facilities, and supporting retail uses. The project is consistent with the Community Development General Plan Foundation Component and Light Industrial (LI) Land Use Designation as it would provide other service facilities and a supporting retail use.

**Zoning Consistency:**

The project site is zoned Manufacturing-Service Commercial (M-SC). Pursuant to Ordinance No. 348, Article XIXh, Section 19.518, Cannabis Retailers are allowed in the M-SC Zone with an approved conditional use permit and development agreement. CUP190011 was submitted to the County of Riverside on July 10th, 2019, and DA No. 190007 was submitted on August 12, 2019. The applicant has submitted this CUP application to obtain the required entitlements to establish a new cannabis retail business on the property. As further described in the findings section, the project meets all the applicable development standards for the M-SC Zone and those outlined in Section 19.519 of Ordinance No. 348, including design, height, setbacks, and parking requirements.

**Project Details:**

The proposed project is a new 2,520 square foot commercial building on the easterly portion of the undeveloped vacant lot. The developed portion of the site includes approximately 0.55 acres and the remaining 1.0 acres of the 1.55 acre site is not proposed for development at this time. The proposed project includes 22 spaces of off-street parking, and onsite landscaping and pedestrian walkways.

The proposed commercial building includes a flat roof design. The north and east elevation of the building include pop-outs with wood stripe siding, precast stone veneer, cement stucco, and low glare corner glazing. The northern elevation is the storefront of the commercial building and consists of the main entry, a steel canopy with space for a mounted sign, and a decorative awning for office windows.

The interior of the proposed building consists of areas for retail sales (1,018 net square-feet), reception and check-ins (264 net square feet), a vault for merchandise (199 net square-feet), vendor transaction and delivery areas (261 net square feet), and other areas that include restrooms, employee break areas, and janitor closets.

The project's sign plan includes a 29 square-foot storefront sign affixed to the front of the proposed commercial building. The sign is a non-illuminated fabricated aluminum display with push through channel letters. A 6-foot tall monument sign is proposed adjacent to the site's driveway. The monument sign includes a low profile 40 square-foot double-sided aluminum sign with push-through acrylic graphics that include the cannabis business' logo and name. The base of the monument sign includes materials to match the pre-cast stone veneer of the main building. The signage proposed for the project meets the development standards of Ordinance No. 348, Article XIX, Section 19.4 (On-site Advertising

Structures and Signs), and the requirements established in the 2nd District Design and Landscape Guidelines.

#### *Circulation/Parking*

The project site is accessed by a 25-foot wide driveway to Stephens Avenue. The site includes 25-foot wide parking area aisles to provide onsite vehicle circulation. The project's parking ratio of 1 space/200 square feet results in requiring 13 spaces for the project. The project provides twenty-two (22) spaces of off-street parking, meeting the requirement for off-street vehicle parking Ordinance No. 348, Section 18.12 (A) (2). Parking spaces consists of nineteen (19) standard stalls, two (2) accessible stalls, and one (1) stall dedicated for a delivery commercial vehicle. Although two (2) electrical vehicle (EV) parking spaces are provided, it is not required for this project pursuant to Ordinance No. 348 requirements since EV parking is required for development projects involving at least 25 parking spaces. Accessible parking spaces are located adjacent to the main entrance. A commercial delivery vehicle space is located adjacent to the building away from the public right-of-way. The parking proposed for the project meets the requirements of Ordinance No. 348, Article XVII, Section 18.12 (Off-Street Vehicle Parking).

#### *Landscaping*

Landscaping is proposed throughout the project site. 24-inch box Red Iron Bark shade trees are proposed adjacent to northerly property line adjoining Stephens Avenue, 24 inch African Sumac are proposed along the westerly property line, and 24 inch Crape Myrtle trees are proposed adjacent to the proposed commercial building. The proposed shade trees are provided to minimize the development's visual impact and soften its impact on through traffic and to shade off-street parking areas. Ground cover, shrubs, and vines from the Riverside Friendly Plant List pallet are provided throughout landscaped areas. The landscaping proposed for the project meets the requirements of Ordinance No. 348, Article XVIII, Section 18.12.E (Landscaping, General Provisions), Ordinance No. 859, and the requirements established in the 2nd District Design and Landscape Guidelines.

#### *ROW Dedications and Offsite Improvements*

Pursuant to the conditions of approvals, the applicant is required to submit street improvement plans for review and approval. Frontage improvements include sidewalks and landscaping. Stephens Avenue, along the project boundary, is a paved County maintained road designated as a local road. Improvements to this segment consist of 6-inch concrete curb and gutter, located 18 feet from centerline to curb line. A 6-foot concrete sidewalk is required adjacent to curb-line and will join the existing sidewalks within the 12-foot parkway. Additionally, per conditions of approval, the project has been conditioned to obtain annexations from the appropriate districts for the maintenance of right-of-way landscaping, streetlights, graffiti abatement of walls and other permanent structures, and other permanent

#### *Business Operations*

The proposed business proposes a retail and delivery business with Adult (A) and Medical (M) retailer license. State Cannabis Licensing and County of Riverside Business Registration will also be obtained. The hours of operation will be between 7:00 AM to 10:00 PM, daily. The facility will include 24-hour armed security and security cameras. Delivery service will be done in-house. Individuals or employees transferring cannabis goods from the dispensary to a vehicle for transportation or delivery will be accompanied by a security escort during the transfer.

#### **Sphere Of Influence / Comment Letters:**

The project site is located within the City of Riverside Sphere of Influence. Plans were distributed to the City of Riverside on August 8, 2019. No comments have been received by County of Riverside staff as of the date of this report.

## ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

This project is exempt from the California Environmental Quality Act (CEQA) review pursuant to Article 19 – Categorical Exemptions, Section 15303 (New Construction or Conversion of Small Structures). This section specifically exempts the construction and location of new, small facilities or structures. Examples of this exemption include but are not limited to, a store or similar structure not involving the use of significant amounts of hazardous substances, and not exceeding 2,500 square feet in floor areas. In urbanized areas, the exemption also applied to up to four such commercial buildings not exceeding 10,000 square feet in floor area. Also, the exemption applies to development provided that all necessary public facilities are available and the surrounding areas are not environmentally sensitive.

The project qualifies for this exemption since the project proposes a small commercial building totaling 2,520 square feet within an urbanized area, and since no hazardous substances are proposed to be kept on-site. CEQA Guidelines Section 15387 defines urbanized areas as having a population density of at least 1,000 persons per square mile that are adjacent to a city or group of contiguous cities with population of 50,000 or more. This project meets this criteria since it is within a census tract with a population density of approximately 2,000 persons per square mile (2018 Census). Also, the City of Riverside is located approximately 0.10 miles to the west and has a population of 303,871 people (2010 Census). The area also has an urbanized visual characteristic as there are commercial and industrial uses north, east, and south of the site, and there is residential uses west of the site. The project meets the criteria of the exemption since the development has all necessary public services available including water, sewage, electrical, gas, and other utility extensions. The project is also not located in an environmentally sensitive area. Additionally, the project meets the criteria of the exemption since it is not located within an unusual environmental circumstance. CEQA guidelines recognize that projects that propose small structures within non-environmentally sensitive urban areas and with available public services qualify for a categorical exemption. Therefore, no further environmental review is required.

None of the exceptions pursuant to State CEQA Guidelines section 15300.2 would occur. The Project would not have a significant effect on the environment due to unusual circumstances; would not result in a cumulative impact; would not impact any historic resources; and is not located on a hazardous site or location. Although the project site is located within an area susceptible to subsidence the project has received an approved geotechnical report (GEO200015) to address the concern. The County of Riverside regulates the effects of soils and geological constraints primarily through the enforcement of the California Building Code (CBC), which requires the implementation of engineering solutions for constrains to development posed by subsidence. A geotechnical report has been approved for planning purposes and conditions have been applied to address the circumstance. Additionally, the project's proposed cannabis use does not qualify as an unusual circumstance as the State of California does not consider waste generated by a retail use to be hazardous. To address possible impacts of hazardous materials on the site, the project has been conditioned to be in compliance with applicable hazardous waste generator, County of Riverside Ordinance No. 615, and hazardous materials handling, Riverside County Ordinance No. 651. Additionally, the project is required to maintain any applicable permits from the Riverside County Fire Department, the Riverside County Department of Environmental Health, the Riverside County Department of Waste Resources and the Agricultural Commissioner.

## FINDINGS AND CONCLUSIONS

In order for the County to approve a proposed project, the following findings are required to be made:

### Land Use Findings:

1. The project has a General Plan Land Use Designation of Light Industrial (LI). The Light Industrial land use designation provides for other service facilities and supporting retail uses. The proposed project is consistent with this land use designation because the project will provide a supporting retail use. Additionally, the Community Development General Plan Foundation Component depicts areas where urban and suburban development is appropriate. It is the intent of this Foundation Component to provide a breadth of land uses that foster variety and choice, accommodate a range of lifestyles, living and working conditions, and accommodate diverse community settings. The goal is to accommodate a balance of jobs, housing, and services within communities to help achieve other aspects of the RCIP Vision, such as mobility, open space, and air quality goals.

The project is consistent with the Community Development General Plan Foundation Component and Light Industrial Land Use Designation as it would provide retail, services, and job opportunities within the surrounding community.

2. The site has a Zoning Classification of Manufacturing-Service Commercial (M-SC), which is consistent with the Riverside County General Plan, including the applicable Foundation Component and Land Use Designation. The M-SC Zone conditionally allows specified commercial cannabis retail uses which implements the CD: LI General Plan Land Use Designation that encourages local and regional retail and services.
3. The proposed use, commercial cannabis retail store, is allowed in the M-SC Zoning Classification with an approved Conditional Use Permit.
4. The uses surrounding the properties to the north, east, and south are predominantly commercial businesses, such as a gas station and convenience store to the east, and commercial complexes to the north and south. The commercial complexes include a variety of small businesses, home repair contractors, auto repair shops, and medical offices. The adjoining single-family residences to the west of the site are separated from the commercial facility by approximately 282 feet.

### Conditional Use Permit Findings:

1. The proposed project has received departmental approvals and has been designed and conditioned to ensure that the project is not detrimental to the health, safety, or general welfare of the community. The proposed project conforms to the logical development of the land and is compatible with the present and future logical development of the surrounding property. Presently the project site is surrounded which are designated Community Development: Light Industrial (CD: LI) which encourages suburban development and foster a variety, choice and accommodate a balance of jobs, housing, and services within communities. The proposed use is compatible with the present and future logical development as the cannabis retail storefront would provide retail and services and job opportunities within the surrounding community. Additionally, as demonstrated below, the project complies with the development standards of the M-SC Zone. The proposed project is located adjacent to and nearby residential uses and has been designed to distance the building from such uses and

operation of the facility pursuant to Ordinance No. 348 requirements. Additionally, has received departmental approvals and has been designed and conditioned to protect the health, safety, and general welfare of the community. Therefore, the proposed project conforms to the logical development of the land and is compatible with the present and future logical development of the surrounding property.

2. All use permits which permit the construction of more than one structure on a single legally divided parcel shall, in addition to all other requirements, be subject to a condition which prohibits the sale of any existing or subsequently constructed structures on the parcel until the parcel is divided and a final map recorded per Ordinance No. 460 in such a manner that each build is located on a separate legally divided parcel. The proposed building is a single building on a single parcel, so this situation does not exist for this project.
3. Based on the findings included in this staff report, advisory notification document and conditions of approval, the proposed project will not be detrimental to the health, safety or general welfare of the community and is subject to those conditions necessary to protect the health, safety, and general welfare of the community.

**Permit Requirements for All Commercial Cannabis Activities:**

1. Section 19.505 of Ordinance No. 348 sets forth requirements that all Commercial Cannabis Activities, including commercial cannabis retailers, must comply with, including, among others, submitting an appropriate application, obtaining and maintaining a state license, being sited and operated in such a way that controls odors, being limited in hours of operation, and implementing sufficient security measures. All of these requirements have either already been met or are required in the attached project's Conditions of Approval or Advisory Notification Document which are incorporated herein by this reference. Specifically, Planning. 6, Planning. 9, Planning 14 and 15 and other sections of the Advisory Notification Document address odor, hours of operation, security, and other requirements of Section 19.505.
2. While security has been raised as a concern relating to cannabis-related activities, a standard requirement of the advisory notification document (Planning. 14 and 15) requires sufficient security measures to deter and prevent the unauthorized entrance into areas containing Cannabis or Cannabis Products, to deter and prevent theft of Cannabis or Cannabis Produces, and to ensure emergency access per applicable Fire Code standards. These requirements include the following:
  - a) A plan to prevent individuals from loitering on the lot if they are not engaging in activity expressly related to the Commercial Cannabis Activity.
  - b) 24-hour emergency contact information for the owner or an on-site employee which shall be provided to the County.
  - c) A professionally installed, maintained and monitored alarm system.
  - d) Except for Live Cannabis Plants being cultivated at a cultivation facility and limited amounts of Cannabis for display purposes, all Cannabis and Cannabis Products shall be stored in a secured and locked structure and in a secured and locked safe room, safe, or vault, and in a manner as to prevent diversion, theft, and loss.



- e) 24-hour security surveillance cameras to monitor all entrances and exits to a Commercial Cannabis Activity, all interior spaces within the Commercial Cannabis Activity that are open and accessible to the public, and all interior spaces where Cannabis, cash or currency is being stored for any period of time on a regular basis. The permittee for a Commercial Cannabis Activity shall be responsible for ensuring that the security surveillance camera's footage is accessible. Video recordings shall be maintained for a minimum of 90 days and shall be made available to the County upon request. With implementation of these required measures, security concerns relating to the Commercial Cannabis Activity have been fully addressed.

With the implementation of these required measures, security concerns relating to the Commercial Cannabis Activity have been fully addressed.

**Cannabis Retailer Minimum Standards:**

1. The project is not located within 1,000 feet from any Child Day Care Center, K-12 school, public park, or Youth Center or variance has been approved allowing a shorter distance but not less than allowed by State law. This is met because a radius map buffering 1,000 feet from the subject site was prepared by Riverside County Geographic Information Systems and has not identified any Child Day Care Center, K-12 school, public park, or Youth Centers within 1,000 feet of the site.
2. The project is not located within 1,000 feet of any other existing or approved Cannabis Retailer.
3. The project is not located within 500 feet of a smoke shop or similar facility because a radius map buffering 1,000 feet from the subject site was prepared by Riverside County Geographic Information Systems and has not identified any smoke shop or similar facility within 500 feet of the site.
4. The project is not located on a lot containing a residential dwelling unit because a property characteristic report as prepared by the Planning Department has not identified any residential dwelling units located at the subject site.
5. The development standards of the M-SC Zoning Classification are as follows:
  - A. There is a minimum lot requirement of 10,000 square feet with a minimum average width of 75 feet, except that a lot size not less than 7,000 square feet and an average width of not less than 65 feet may be permitted when sewers are available and will be utilized for the development. No subdivision is proposed at this time for this standard to apply to, but regardless the project site meets lot size requirements.
  - B. Setbacks.
    - i. Where the front, side, or rear yard adjoins a lot zoned R-R, R-1, R-A, R-2, R-3, R-4, R-6, R-T, R-T-R, or W-2-M, the minimum setback shall be 25 feet from the property line. The property adjoins an R-1 zoned property to the west (rear yard). The project is compliant with this provision as the setback of the proposed retail building is greater than 25 feet. The cannabis retail building is setback 274 feet from the nearest R-1 zoned property line.
    - ii. Where the front, side, or rear yard adjoins a lot with zoning classification other than those specified in the prior section, there is no minimum setback. This condition

applies on the east and south sides where residential zoning. The project is compliant with this provision.

- iii. A 25-foot setback is required from property lines that adjoin a front, side, or rear yard adjoins a street. The project is compliant with this provision as the setback of the proposed retail building is greater than 25 feet from Stephens Avenue.
  - iv. Within the exception of those portions of the setback area for which landscaping is required by Subsection E. below, the setback area may only be used for driveways, automobile parking, or landscaping. A setback area which adjoins a street separating it from a lot with a zoning classification other than those zones specified in paragraph (1) above, may also be used for loading docks. No other uses or improvements exist or are proposed within the designated setback areas other than driveways, parking, and landscaping.
- C. The M-SC zone classification establishes a height limit of 50 feet for buildings. The project is compliant with this provision as the setback of the proposed retail building is 22 feet. The other provisions related to building or structure height do not apply to the project.
- D. The M-SC zone establishes a masonry wall requirement for any industrial use permitted in this article on each property line that adjoins a parcel specifically zoned for residential use *unless otherwise approved by the hearing office or body.* . Since the cannabis retail feature is not considered an industrial use, this provision does not apply. The development will include perimeter 6-foot black wrought iron fencing. If the Planning Commission approves this, then the fence would meet the requirement “as otherwise approved by the hearing officer or body.”
- E. The M-SC zone establishes landscaping requirements. These requirements include a minimum of ten percent of the site shall be landscaped, a minimum ten foot strip of landscaping adjacent to street right-of-way, and a minimum 20 foot strip adjacent to certain residential zones. The project has obtained clearances for a conceptual landscaping plan. The proposed landscaping is compliant with zoning landscaping requirements. The project includes 10,599 square feet of landscaping which is 44% of the 0.55 acre project site. Additionally, there is a ten foot strip of landscaping adjacent to the street right-of-way. The existing setback from the closest residential lot is greater than 20 feet and no development is proposed on that portion of the site that abuts the residential zones to require the landscape strip in this area.
- F. Automobile storage space shall be provided as required by Ordinance No. 348, Section 18.12. The project meets these requirements because the project requires 13 parking spaces and has proposed 22 parking spaces.
- G. Trash collection areas are required to be screened by landscaping or architectural features in such a manner as not to be visible from a public street or from any adjacent residential area. The proposed project includes a trash enclosure that is screened from public streets and adjacent residential areas.
- H. The M-SC zone establishes screening requirements for outside storage and service areas. No outside storage and service areas are proposed for this project, therefore this requirement does not apply.

- I. A condition of approval has been applied to this project requiring that all utilities shall be installed underground except electrical lines rated at 33kV or greater.
  - J. All mechanical equipment used in this project included roof-mounted equipment, is screened.
  - K. Lighting is to be focused, directed and arranged to prevent glare or direct illumination on streets or adjoining property. The applicant has provided a photometric plan demonstrating compliance with this provision.
6. The project complies with the operational requirements set forth in Ordinance No. 348 Section 19.519.C. because of the following:
- A. Entrances into the retail location of the Cannabis Retailer shall be separate from the reception area and locked at all times with entry strictly controlled. An electronic or mechanical entry system shall be utilized to limit access and entry to the retail location. As provided by the floor plan, Exhibit C, all retail, reception, employee offices, and inventory areas shall have electronic or mechanical secured access. The project has been conditioned to meet this standard. (Conditions of Approval - Planning Cannabis Retail Operations – 1)
  - B. Cannabis Retailers may include the sale of Medical Cannabis, requiring an M-License from the State. Cannabis Retailers selling only Medical Cannabis shall verify consumers who enter the Premises are at least 18 years of age and that they hold a valid Physician's Recommendation. The project owner and management shall provide adequate training and education at the location as to these matters and require all customers to provide proper Identification to verify consumers are of appropriate age. The project has been conditioned to meet this standard. (Conditions of Approval - Planning Cannabis Retail Operations – 2)
  - C. Cannabis Retailers may include the sale of Adult Use Cannabis, requiring an A-license from the State. Cannabis Retailers selling only Adult Use Cannabis shall verify that consumers who enter the Premises are at least 21 years of age. The project owner and management shall provide adequate training and education at the location as to these matters and require all customers to provide proper Identification to verify consumers are at least 21 years of age. The project has been conditioned to meet this standard. (Conditions of Approval - Planning Cannabis Retail Operations – 3)
  - D. A Cannabis Retailers may include the sale of both Medical and Adult use Cannabis requiring both an A-License and an M-License from the State. All Cannabis Retailers selling both Medical and Adult Use Cannabis shall verify that consumers who enter the premises are at least 18 years of age and that they hold a valid Physician's Recommendation or are at least 21 years of age. The project owner and management shall provide adequate training and education at the location as to these matters and require all customers to provide proper Identification to verify consumers are of appropriate age. The project has been conditioned to meet this standard. (Conditions of Approval - Planning Cannabis Retail Operations – 4)
  - E. Display areas shall include the smallest amount of Cannabis and Cannabis Products reasonably anticipated to meet sales during operating hours. The project has been

- conditioned to meet this standard. (Conditions of Approval - Planning Cannabis Retail Operations – 5)
- F. Cannabis and Cannabis Products not in the display area shall be maintained in a locked secure area. As provided by the project floor plan, Exhibit C, all retail, reception, employee offices, and inventory areas shall have electronic or mechanical secured access. The project has been conditioned to meet this standard. (Conditions of Approval - Planning Cannabis Retail Operations – 6)
- G. Not more than 10% of the Cannabis Retailer floor area, up to a maximum of 50 square feet, shall be used for the sale of incidental goods such as, but not limited to, clothing, posters, or non-cannabis goods. The project meets this standard because the provide floor plan, Exhibit C shows the sales area to only contain cannabis products (Flower Display). It has been conditioned that not more than 10% of the Cannabis Retailer floor area, up to a maximum of 50 square feet, shall be used for the sale of incidental goods such as, but not limited to, clothing, posters, or non-cannabis goods. The project has been conditioned to meet this standard. (Conditions of Approval - Planning Cannabis Retail Operations – 7)
- H. Restroom facilities shall be locked and under the control of the Cannabis Retailer. As provided by the floor plan of the project, Exhibit C, the restroom facilities have a locking door to the designated room. The project has been conditioned to meet this standard. (Conditions of Approval - Planning Cannabis Retail Operations – 8)
- I. Cannabis Retailers shall ensure that all Cannabis and Cannabis Products held for sale by the Cannabis Retailer are cultivated, manufactured, transported, distributed, and tested by California licensed and permitted facilities that are in full conformance with State and local laws and regulations. The project has been conditioned to meet this standard. (Conditions of Approval - Planning Cannabis Retail Operations – 9)
- J. Cannabis Retailers shall not distribute any Cannabis or Cannabis Product unless such products are labeled and in a tamper-evident package in compliance with the California Business and Professions Code and any additional rules promulgated by a licensing authority. The project has been conditioned to meet this standard. (Conditions of Approval - Planning Cannabis Retail Operations – 10)
- K. Cannabis Retailers shall not provide free samples of any type, including Cannabis Products, to any person and shall not allow any person to provide free samples on the Cannabis Retailer's lot. It has been conditioned the Cannabis Retailer shall not provide free samples of any type, including Cannabis Products, to any person and shall not allow any person to provide free samples on the Cannabis Retailer's lot. The project has been conditioned to meet this standard. (Conditions of Approval - Planning Cannabis Retail Operations – 11)
- L. Deliveries shall be conducted in accordance with California Business and Professions Code Section 26090 or as may be amended and all state regulations pertaining to delivery of Cannabis Products. The project has been conditioned to meet this standard. (Conditions of Approval - Planning Cannabis Retail Operations – 12)

- M. Cannabis or Cannabis Products shall not be sold or delivered by any means or method to any person within a motor vehicle. The project has been conditioned to meet this standard. (Conditions of Approval - Planning Cannabis Retail Operations – 13)
- N. Cannabis Retailers shall not include a drive-in, drive-through or walk up window where retail sales of Cannabis or Cannabis Products are sold to persons or persons within or about a motor vehicle. The project has been conditioned to meet this standard. (Conditions of Approval - Planning Cannabis Retail Operations – 14)

**Cannabis Retail Findings:**

1. The project complies with all the requirements of the State and County for the selling of Cannabis. This is met because the project has been conditioned to meet these requirements.
2. The project is not located within 1,000 feet from any Child Day Care Center, K-12 school, public park, or Youth Center or a variance has been approved allowing a shorter distance but not less than allowed by State law. This is met because a radius map buffering 1,000 feet from the subject site was prepared by Riverside County Geographic Information Systems and has not identified any Child Day Care Center, K-12 school, public park, or Youth Centers within 1,000 feet of the site. Therefore, the project meets this standard.
3. The project includes adequate measures that address enforcement priorities for Commercial Cannabis Activities including restricting access to minors, and ensuring that Cannabis and Cannabis Products are obtained from and supplied only to other permitted licensed sources within the State and not distributed out of State. This is met because the project has been conditioned to meet this requirement. (Conditions of Approval No. 28 Planning - General - O. Permit and License Posting, Conditions of Approval No. 23 Planning – General – K Monitoring Program)
4. For Cannabis Retailer lots with verified cannabis-related violations within the last 12 months prior to the adoption date of Ordinance No. 348.4898, the use will not contribute to repeat violation on the lot and all applicable fees have been paid. This is met because no record of any cannabis-related violations within the last 12 months exist at the project site.

**Other Findings:**

1. The project site is not located within a Criteria Cell of the Western Riverside County Multi-Species Habitat Conservation Plan.
2. The project site is located within the City of Riverside Sphere of Influence. This project was provided to City of Riverside for review and comment. No comments were received either in favor or opposition of the project.
3. The project site is not located within an Airport Influence Area (“AIA”) boundary and is therefore not subject to the Airport Land Use Commission (“ALUC”) review.
4. The project site is not located within the Mount Palomar Observatory Lighting Zone boundary.
5. The project site is located within the Fee Assessment Area of the Stephen’s Kangaroo Rat Habitat Conservation Plan (“SKRHCP”). Per County Ordinance No. 663 and the SKRHCP, all applicants who submit for development permits, including maps, within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as

determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this Project, instead of onsite mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP.

**Fire Findings:**

The project site is not located within a Cal Fire State Responsibility Area ("SRA"). Conditions of approval were placed on CUP No. 190011 requiring compliance with Ordinance No. 787.

**Development Agreement:**

The applicant has proposed entering into the attached draft development agreement (DA) with the County for the Project. The DA is consistent with the General Plan and Board Policy B-9. Additionally, the advisory notification document, conditions of approval, and entitlement approvals are incorporated in the exhibits of the DA and will ensure that the project is developed in a way that would not conflict with the public's health, safety, or general welfare. The DA has a term of 10 years and will grant the applicant vesting rights to develop the Project in accordance with the terms of the DA. In exchange, the DA provides certain public benefits that go beyond the basic requirements of the County including annual public benefit payments, which will be used for additional public safety services, infrastructure improvements, or community enhancement programs.

**Approval Requirements and Conclusion:**

Based on the findings provided in this staff report and conditions of approval, the project is consistent with the General Plan and any applicable specific plan, complies with the development standards of the M-SC zoning classification, complies with the permit requirements for all Commercial Cannabis Activities, complies with the minimum standard requirements and will not be detrimental to the public health, safety or general welfare. Additionally, the project complies with all applicable requirements of State law and ordinances of Riverside County.

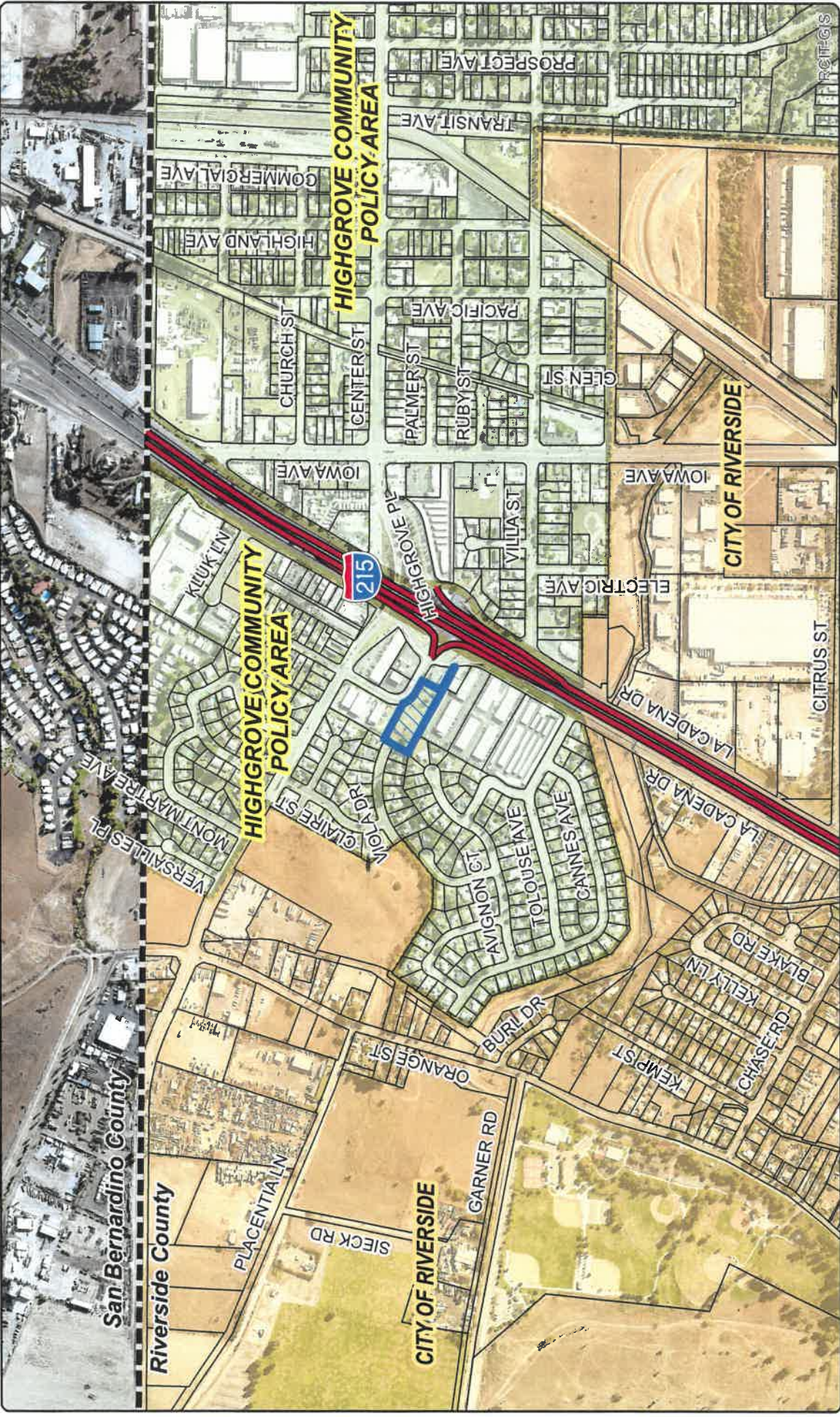
**PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH**

This project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 600 feet of the project site. As of the writing of this report, Planning Staff has not received written communication or phone calls indicating support or opposition to the proposed project.

**RIVERSIDE COUNTY PLANNING DEPARTMENT  
CUP190011  
VICINITY/POLICY AREAS**

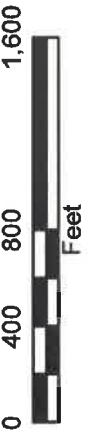
Supervisor: Spiegel  
District 2

Date Drawn: 04/17/2020  
Vicinity Map



Zoning Dist: North Riverside

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2019, the County of Riverside adopted a new General Plan and 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 at (951) 251-3300 or the Riverside County Planning Department at (951) 251-3300. Planning Department at (951) 251-3300. Planning Department at (951) 251-3300.

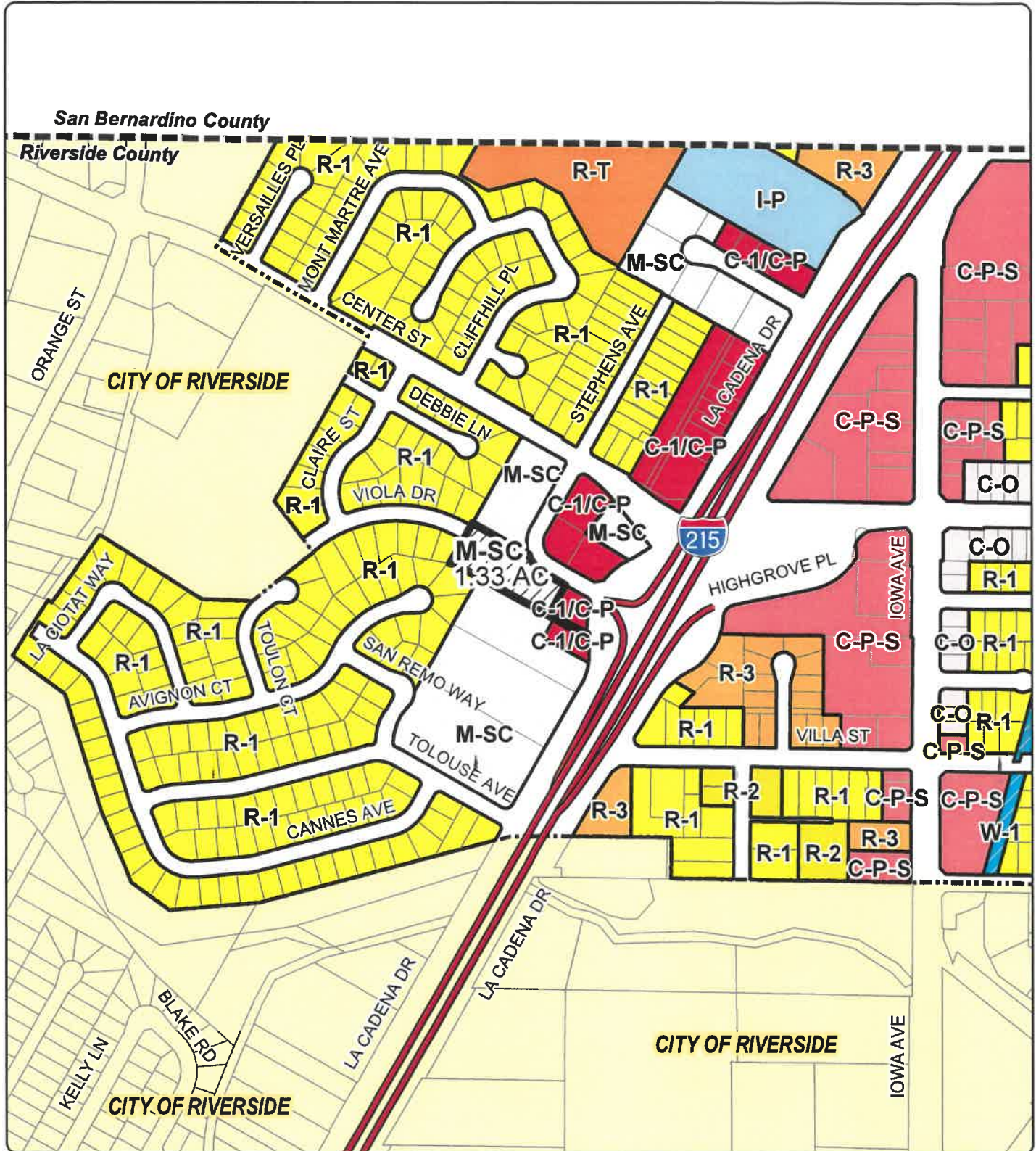
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP190011

EXISTING ZONING

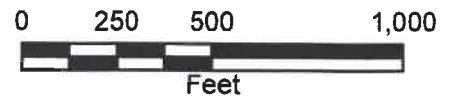
Supervisor: Spiegel  
District 2

Date Drawn: 04/17/2020  
Exhibit 2



Zoning Dist: North Riverside

Author: Vinnie Nguyen



**DISCLAIMER:** On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rcplma.org>



RIVERSIDE COUNTY PLANNING DEPARTMENT

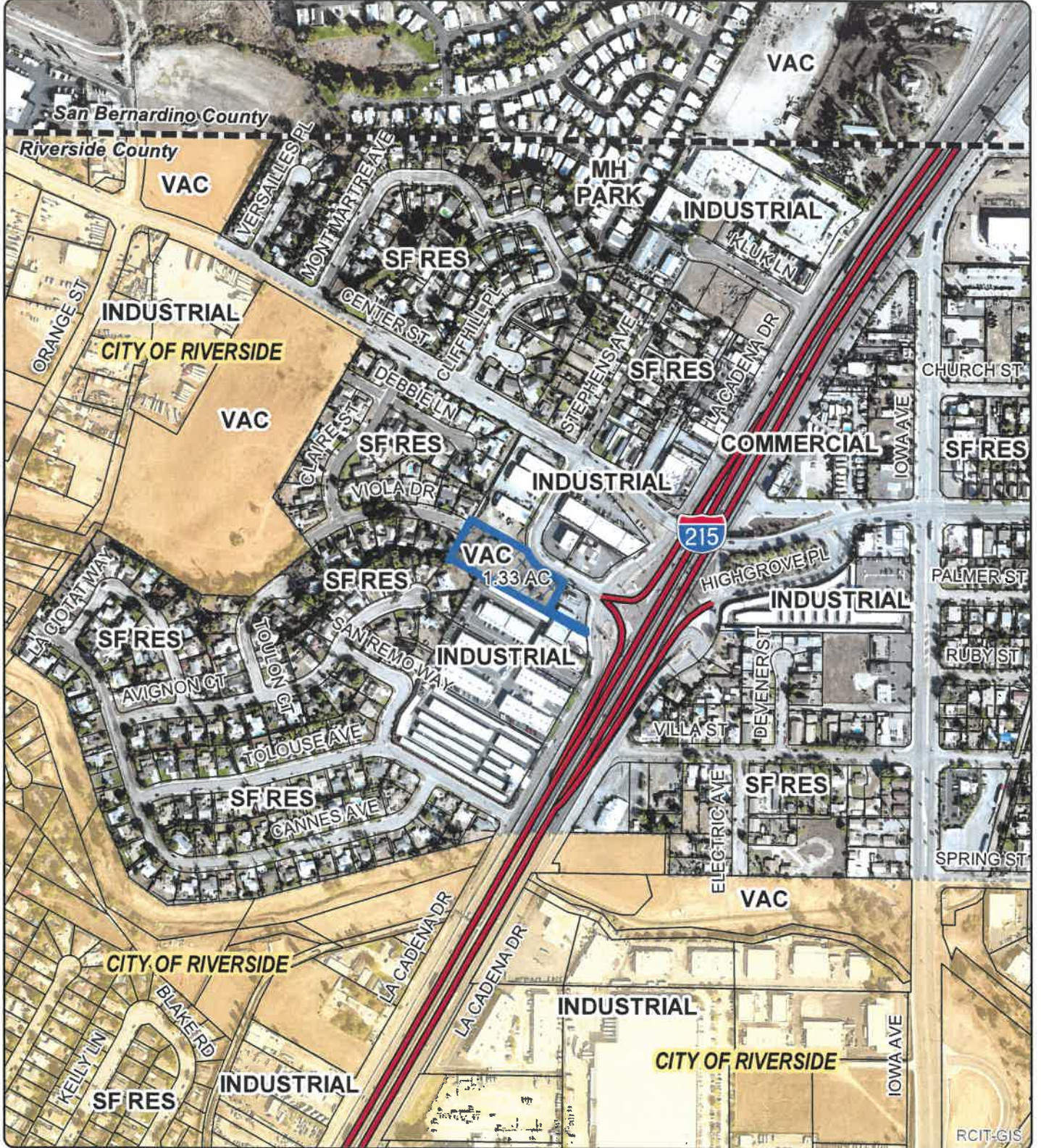
CUP190011

LAND USE

Supervisor: Spiegel  
District 2

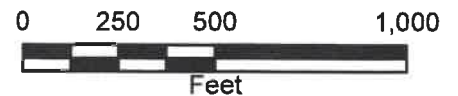
Date Drawn: 04/17/2020

Exhibit 1



Zoning Dist: North Riverside

Author: Vinnie Nguyen



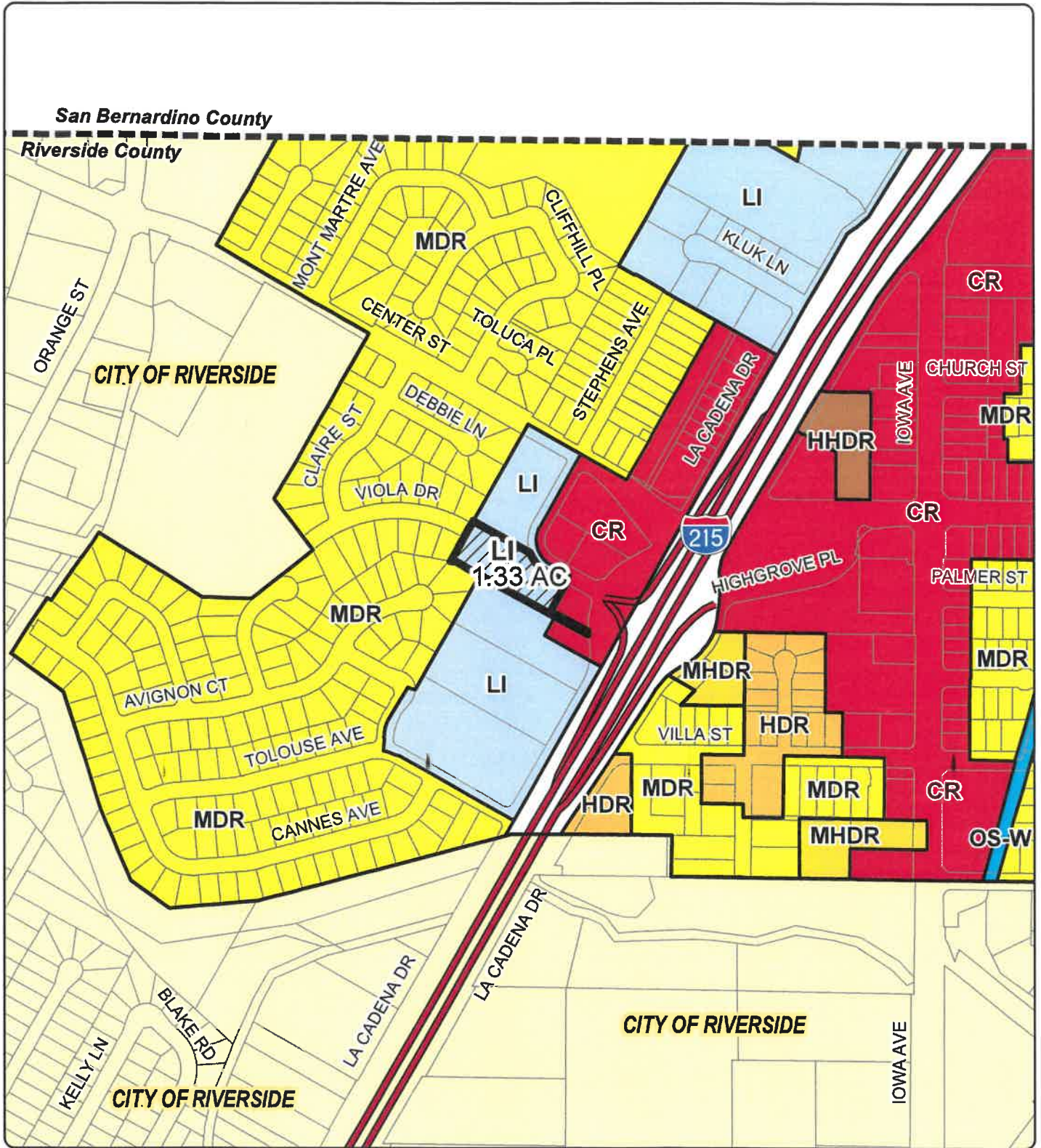
**DISCLAIMER:** On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rcplma.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT  
CUP190011

Supervisor: Spiegel  
District 2

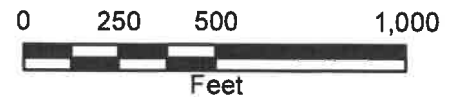
EXISTING GENERAL PLAN

Date Drawn: 04/17/2020  
Exhibit 5



Zoning Dist: North Riverside

Author: Vinnie Nguyen



**DISCLAIMER:** On October 7, 2005, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website: <http://planning.rctlma.org>

# SITE PLAN EXHIBIT "A" - CUP NO. 190011

## 381 W. LA CADENA

### COUNTY OF RIVERSIDE, CA

DATE: 08/19/2019  
 DRAWN BY: J. J. JAMES  
 CHECKED BY: J. J. JAMES  
 PROJECT: 190011



#### LEGEND

| NO. | SYMBOL   | DESCRIPTION                            |
|-----|----------|--|
| 01  | [Symbol] | PROPOSED HARDSCAPE                     |
| 02  | [Symbol] | PROPOSED CONCRETE DRAINAGE CHANNEL     |
| 03  | [Symbol] | EXISTING CONCRETE DRAINAGE CHANNEL     |
| 04  | [Symbol] | EXISTING POWER POLE                    |
| 05  | [Symbol] | EXISTING SANDY RAIL                    |
| 06  | [Symbol] | NEW Pylon SIGN                         |
| 07  | [Symbol] | CONCRETE TRASH ENCLOSURE               |
| 08  | [Symbol] | NEW UTILITY                            |
| 09  | [Symbol] | EXISTING UTILITY                       |
| 10  | [Symbol] | EXISTING SEWER                         |
| 11  | [Symbol] | EXISTING FENCING                       |
| 12  | [Symbol] | PROPOSED NEW FACILITY                  |
| 13  | [Symbol] | EXISTING SEPTIC TANK & SEPTAGE PIT     |
| 14  | [Symbol] | PROPOSED NEW SEPTIC TANK & SEPTAGE PIT |
| 15  | [Symbol] | PROPOSED FENCING (6' HIGH W/OUT TOP)   |
| 16  | [Symbol] | PROPOSED FENCING (8' HIGH W/OUT TOP)   |
| 17  | [Symbol] | PROPOSED BOLLARD POSTS                 |

#### BUSINESS PLAN:

- OPERATE AS A RESTAURANT AND DELIVERY BUSINESS WITH ALCOHOL (A) & MECHANICAL (M) STATEMENT RETAILER LICENSE. STATE CANNABIS LICENSE AND COUNTY OF RIVERSIDE BUSINESS REGISTRATION WILL ALSO BE OBTAINED.
- HOURS OF OPERATION BETWEEN 7:00 AM TO 10:00 PM, MONDAY THROUGH FRIDAY.
- 24-HOUR AND SECURITY A SECURITY CAMERA ON PREMISES. PHOTO BY THE COUNTY OF RIVERSIDE. SECURITY CAMS WILL BE INSTALLED AS REQUIRED BY THE COUNTY OF RIVERSIDE.
- DELIVERY SERVICE WILL BE DONE W/HAZARDOUS AND NOT BY THIRD PARTY. DELIVERY SERVICE WILL BE HAZARDOUS AT DESIGNATED LOCATION ONLY.
- HAZARDOUS MATERIAL WILL BE ALLOWED OR STORED ON THE PREMISES AND MANUFACTURING OF ANY SORT WILL BE DONE ON THE PREMISES. NO OPEN FLAMES OR WELDING SHALL BE PERMITTED ON THE PREMISES WITH FLAMES.
- ANY VEHICLES OR EQUIPMENT TRANSPORTING CANNABIS GOODS FROM THE PREMISES TO A VEHICLE FOR TRANSPORTATION OR DELIVERY WILL BE ACCOMPANIED BY A SECURITY ESCORT DURING THE TRANSPORT.

| ASSESSOR'S PARCEL NUMBERS |
|---------------------------|
| 246-150-005               |

| PROPERTY SUMMARY                               |
|--|
| ADDRESS: 381 W. LA CADENA, RIVERSIDE, CA 92501 |
| GROSS AREA: 1.34 ACRES                         |
| NET AREA: 1.34 ACRES                           |

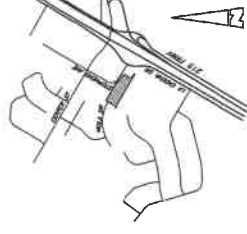
| LAND USE SUMMARY                                   |
|--|
| BUILDING A RETAIL (CANNABIS DISPENSARY) - 2,320 SF |

| PARKING SUMMARY                                 |
|---|
| RECORDED PARKING: 11                            |
| BUILDING A PARKING SPACES (1 SPACE/200 SF) - 13 |
| PARKING PROVIDED: 24                            |
| BUILDING A PARKING SPACES - 22                  |

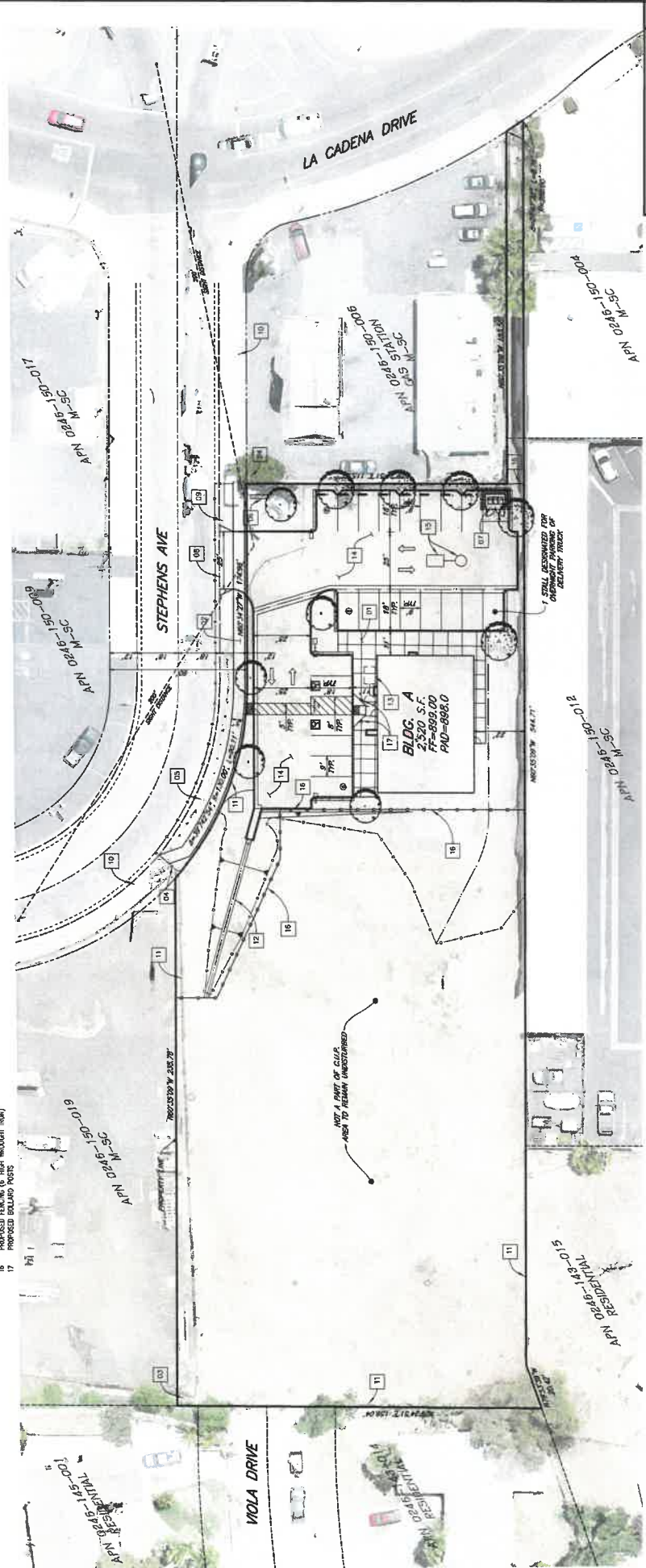
**APPLICANT:**  
 HEALTHY ASSET ENTERPRISE, LLC  
 2142 BAYVIEW STREET  
 RIVERSIDE, CA 92506  
 CONTACT: DANIELA P. HELGONNY

**OWNER:**  
 HEALTHY ASSET ENTERPRISE, LLC  
 2142 BAYVIEW STREET  
 RIVERSIDE, CA 92506

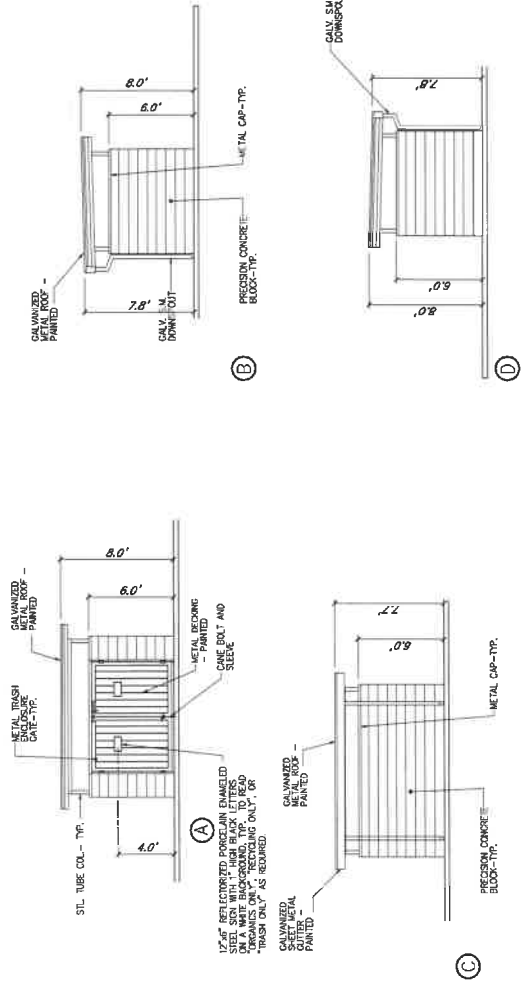
**ENGINEER:**  
 HUC ENGINEERS  
 1000 W. MAIN STREET  
 RIVERSIDE, CA 92501  
 CONTACT: JANE E. FANG, P.E.



VICINITY MAP

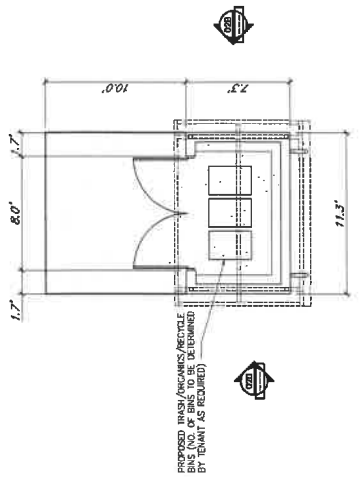


DATE: 08-12-19  
 REVISED: 03-06-20



TRASH ENCLOSURE ELEVATIONS

X"=1'-0" 02



TRASH ENCLOSURE FLOOR PLAN

X"=1'-0" 05

DATED: 03-06-20



REGISTERED PROFESSIONAL ENGINEERS  
 STATE OF TEXAS  
 LICENSE NO. 12812  
 12812-12813-12814-12815-12816-12817-12818-12819-12820-12821-12822-12823-12824-12825

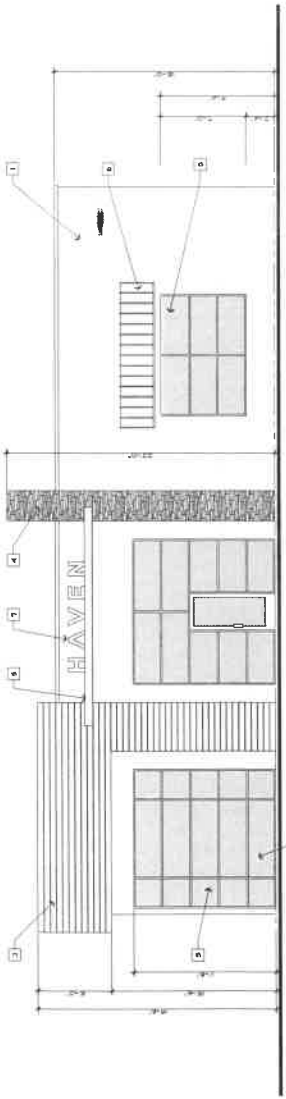
| REV NUMBER | DATE      |
|------------|-----------|
| 01         | 14 NOV 14 |
| 02         | 21 NOV 14 |
| 03         | 25 NOV 14 |
| 04         | 25 NOV 14 |
| 05         | 03 DEC 14 |
| 06         | 03 JAN 15 |

THIS SET OF ARCHITECTURAL DRAWINGS SHALL BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OF THESE DRAWINGS FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF STÜTEL DESIGN SHALL BE CONSIDERED A VIOLATION OF THE PROFESSIONAL ETHICS OF THE ARCHITECT.

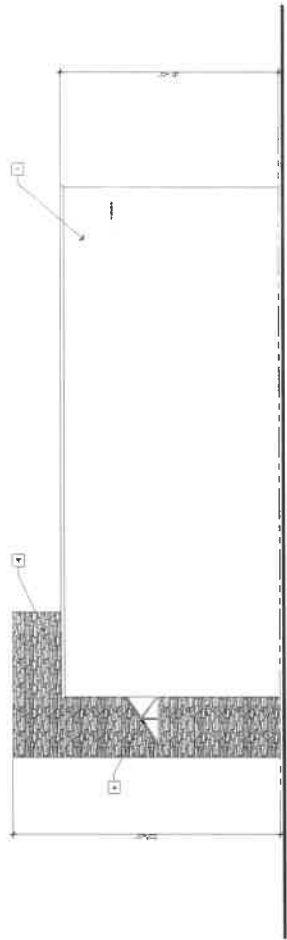
DATE: \_\_\_\_\_

- KEYNOTES**
- 1 EXTERIOR GEMENT BRICKS
  - 2 1/2" X 6" SIPR BOARD
  - 3 ALUMINUM STOREFRONT SYSTEM WITH 1/2" X 1/2" X 1/4" ALUMINO
  - 4 FINE CAST STONE VENEER, IRREGULAR EDGE
  - 5 STEEL & GUNNIS, DIRTY CANOPY
  - 6 BRASSING BRASS OPEN HINGE HANDLE
  - 7 ALUMINUM BLOCK BRASSING
  - 8 HOLLOW METAL DOOR

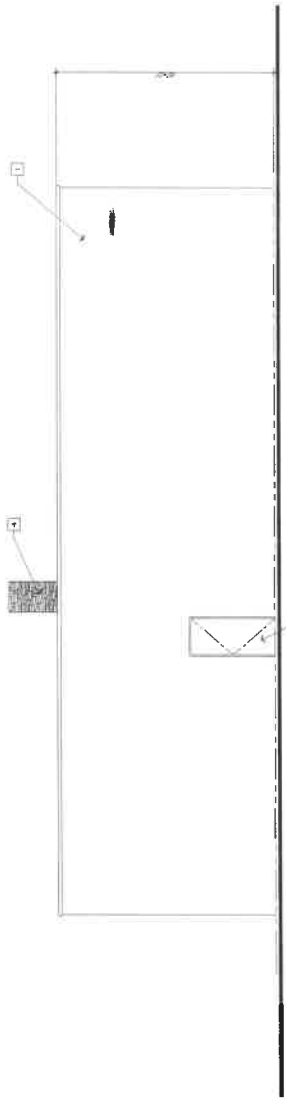
1 NORTH ELEVATION  
1/4" = 1'-0"



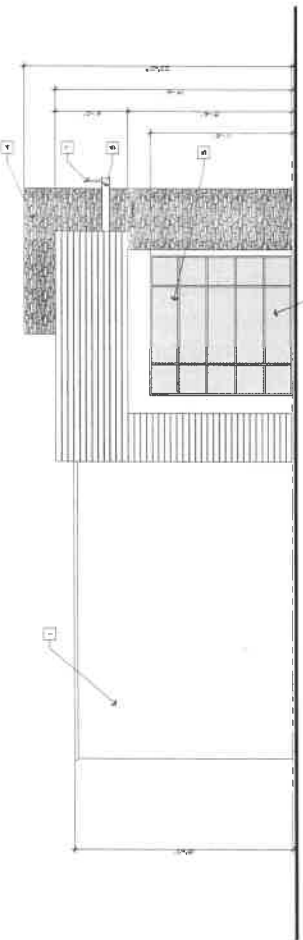
2 WEST ELEVATION  
1/4" = 1'-0"



3 SOUTH ELEVATION  
1/4" = 1'-0"

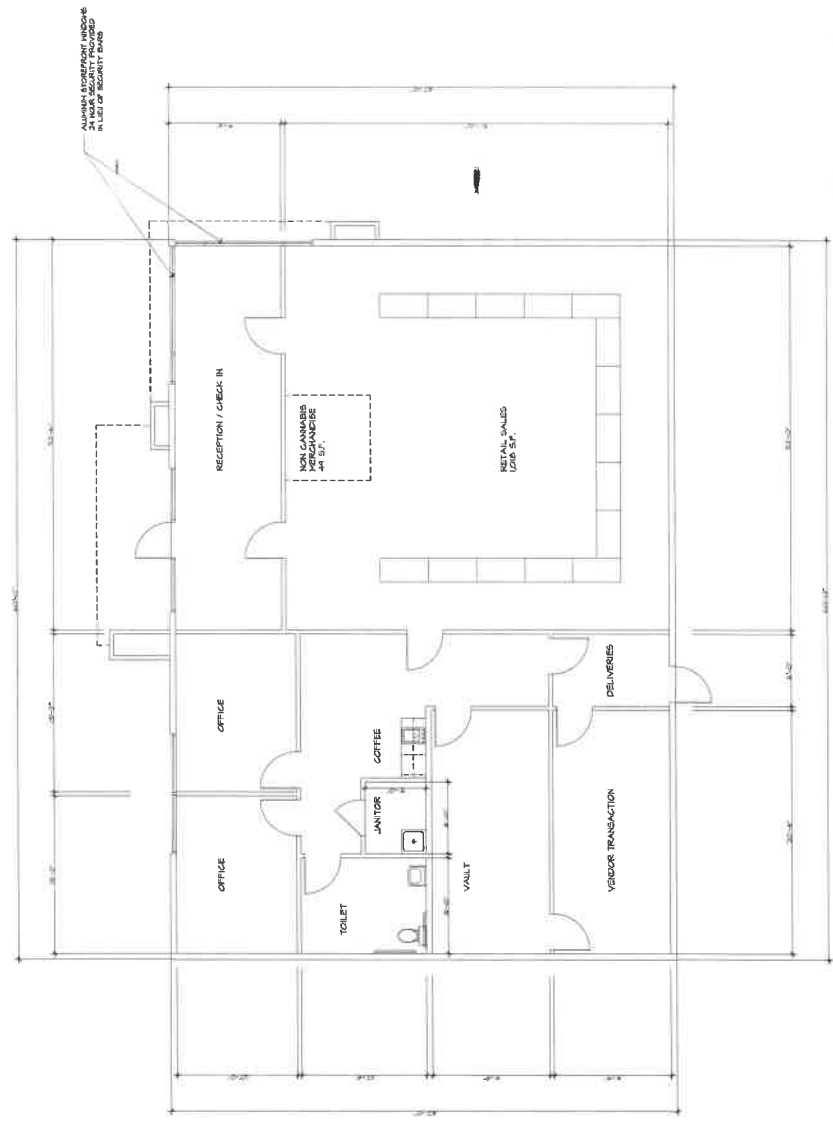


4 EAST ELEVATION  
1/4" = 1'-0"



| REVISIONS           | DATE      |
|---------------------|-----------|
| DESIGN              | 11 NOV 14 |
| DEVELOPMENT         | 21 NOV 14 |
| CONSTRUCTION        | 25 NOV 14 |
| CONSTRUCTION        | 25 NOV 14 |
| CONSTRUCTION - REV. | 25 NOV 14 |
| CONSTRUCTION        | 07 DEC 14 |
| CONSTRUCTION        | 08 JAN 15 |

THIS SET OF PLANS IS THE PROPERTY OF STÜTZEL DESIGN AND SHALL REMAIN THE PROPERTY OF STÜTZEL DESIGN. NO PART OF THIS SET OF PLANS IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF STÜTZEL DESIGN.



BUILDING AREA 2,520 S.F.



CASE: CUP190011  
 EXHIBIT: Grading Plan  
 DATE: 04/09/20  
 PLANNER: Roberto Gonzalez

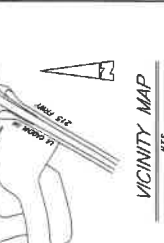
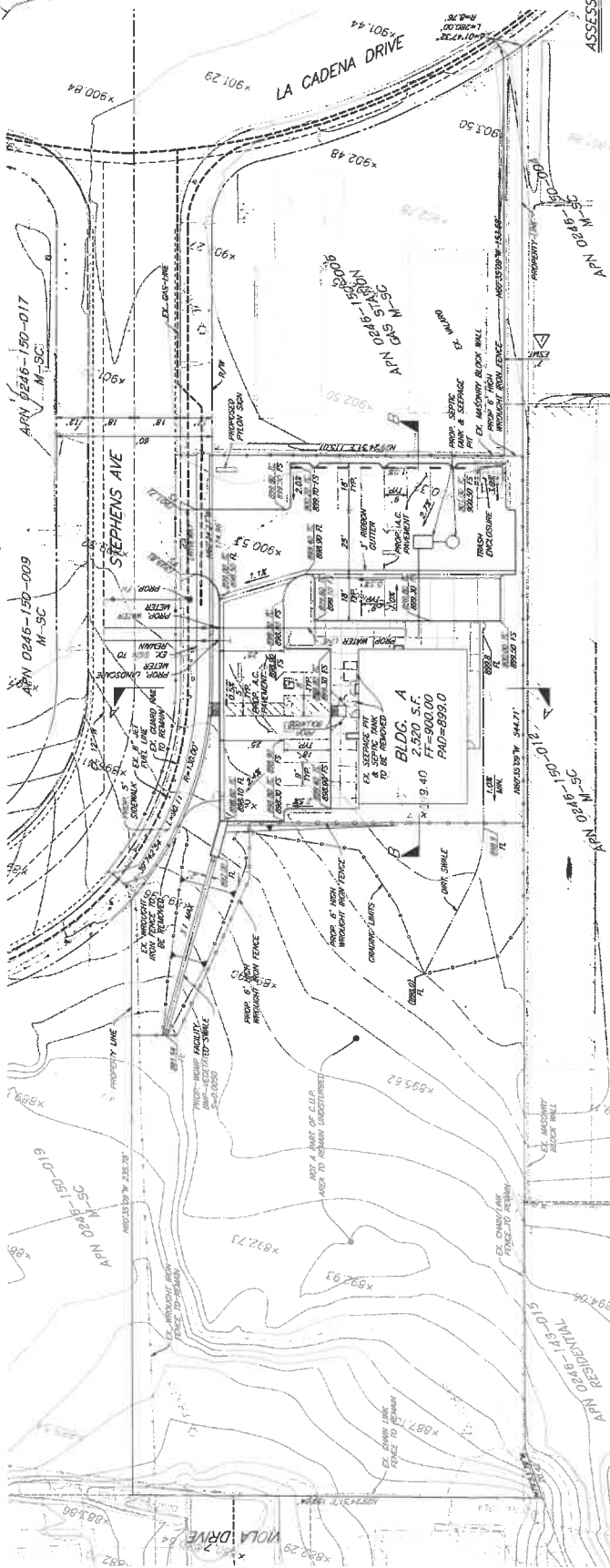


# CONDITIONAL USE PERMIT NO. 190011

## 381 W. LA CADENA DR. RIVERSIDE, CA

### COUNTY OF RIVERSIDE, CA

**EASEMENT NOTES:**  
 ITEM SHOWN HEREON WERE PLOTTED FROM RECORD DATA BASED ON THE  
 INFORMATION IN THE RECORDS OF THE COUNTY OF RIVERSIDE, CALIFORNIA.  
 AN EASEMENT FOR PUBLIC UTILITIES, IN FAVOR OF PUBLIC UTILITIES, IS SHOWN



**UTILITY NOTES:**  
 WATER & CITY OF RIVERSIDE  
 WELLS & SERVICE DIVISION  
 RIVERSIDE, CA 92501  
 (951) 955-3200  
 POWER: SOUTHERN CALIFORNIA GAS CO.  
 2200 WEST 9TH AVENUE  
 RIVERSIDE, CA 92504  
 (951) 955-3200  
 GAS: SOUTHERN CALIFORNIA GAS CO.  
 2200 WEST 9TH AVENUE  
 RIVERSIDE, CA 92504  
 (951) 955-3200  
 TEL: SOUTHERN CALIFORNIA GAS CO.  
 2200 WEST 9TH AVENUE  
 RIVERSIDE, CA 92504  
 (951) 955-3200

**APPLICANT:**  
 WELBY ESSORT ENTERPRISE, LLC  
 2140 BALBOA STREET  
 RIVERSIDE, CA 92506  
 (951) 955-3200  
 CONTACT: DONALD R. HELMBOURN  
 (951) 955-3200

**OWNER:**  
 WELBY ESSORT ENTERPRISE, LLC  
 2140 BALBOA STREET  
 RIVERSIDE, CA 92506  
 (951) 955-3200

**ENGINEER:**  
 WRE ENGINEERS  
 1000 WEST 9TH AVENUE  
 RIVERSIDE, CA 92506  
 (951) 955-3200  
 CONTACT: WRE C. RIVAS, P.E.

**ASSESSOR'S PARCEL NUMBERS:**  
 246-150-008

**PROPERTY SUMMARY:**  
 ADDRESS: 381 W. LA CADENA, RIVERSIDE, CA 92501  
 GROSS AREA: 1.34 ACRES  
 DISTURBED AREA: NET 0.58 ACRES

**LAND USE SUMMARY:**  
 BUILDING A RETAIL (COMMERCIAL DEPENDENCY) = 2,500 SF

**PARKING SUMMARY:**  
 REQUIRED PARKING: BUILDING A PARKING SPACES (1 SPACE/200 SF) = 13  
 PARKING PROVIDED: BUILDING A PARKING SPACES = 22

**STATEMENT OF PREPARER:**  
 I HEREBY CERTIFY THAT THIS MAP WAS PREPARED ACCURATELY BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT THE OWNER OF RECORD HAS KNOWLEDGE OF AND CONSENTS TO THE PLACING OF THIS MAP.  
 WRE C. RIVAS, P.E.  
 DATE: 4/9/20

**WRE ENGINEERS**  
 1000 WEST 9TH AVENUE  
 RIVERSIDE, CA 92506  
 (951) 955-3200

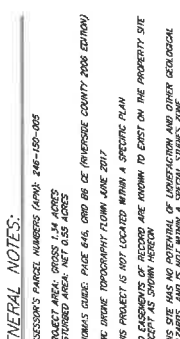
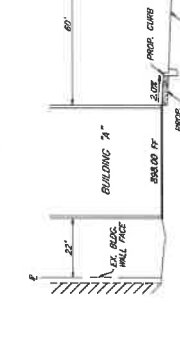
**DATED: 08-12-19**  
**REVISED: 03-06-20**

**GENERAL NOTES:**

- ASSESSOR'S PARCEL NUMBERS (APN): 246-150-008
- PROJECT AREA: GROSS 1.34 ACRES, DISTURBED AREA: NET 0.58 ACRES
- THOMAS GARD: PACE 646, GRID 08 DE (RIVERSIDE COUNTY 2008 EDITION)
- THE SITE TOPOGRAPHY FLOW: JUNE 2017
- THIS PROJECT IS NOT LOCATED WITHIN A SPECIFIC PLAN EXCEPT AS SHOWN HEREON
- NO CASPER'S OF RECORD ARE KNOWN TO EXIST ON THE PROPERTY SITE
- THIS SITE HAS NO POTENTIAL OF LIQUEFACTION AND OTHER GEOLOGICAL HAZARDS AND IS NOT WITHIN A SPECIAL STUDY ZONE
- THIS SITE IS NOT SUBJECT TO INUNDATION BY FLOOD HAZARD
- FROM FROM PANEL: MAP NO. 08008, ZONE 7

**BUSINESS PLAN:**

- OPERATE AS A DISPENSARY AND DELIVERY BUSINESS WITH ADULT (21+) MEDICAL (M) STATEMENT RETAILER LICENSE. STATE CHAMBERS LICENSE AND COUNTY OF RIVERSIDE BUSINESS REGISTRATION FEE ALSO BE OBTAINED.
- PERIODS OF OPERATION BETWEEN 7:00 AM TO 10:00 PM, MONDAY THROUGH SUNDAY.
- 24-HOUR AMBULANCE & SECURITY SERVICES BY BUSINESS PROPERTY STORAGE AND "NO LOITERING". SIGNS WILL BE INSTALLED AS REQUIRED BY COUNTY OF RIVERSIDE.
- DELIVERY SERVICE WILL BE PROVIDED BY THIRD PARTY. DELIVERY TRUCKS WILL BE PARKEED OUTSIDE.
- DELIVERY SERVICE WILL BE PROVIDED BY THIRD PARTY. DELIVERY TRUCKS WILL BE PARKEED OUTSIDE.
- MANUFACTURING OF ANY SORT WILL BE DONE ON THE PREMISES. NO ON-SITE MANUFACTURING OF ANY SORT WILL BE ALLOWED ON THE PREMISES INCLUDING TOBACCO, OR ANY SORT OF FOODS WITH PLACES.
- DELIVERY SERVICE WILL BE PROVIDED BY THIRD PARTY. DELIVERY TRUCKS WILL BE PARKEED OUTSIDE.
- DELIVERY SERVICE WILL BE PROVIDED BY THIRD PARTY. DELIVERY TRUCKS WILL BE PARKEED OUTSIDE.
- DELIVERY SERVICE WILL BE PROVIDED BY THIRD PARTY. DELIVERY TRUCKS WILL BE PARKEED OUTSIDE.



**LEGAL DESCRIPTION:**

PARCEL 1:  
 ALL THAT PORTION OF THE COUNTY OF RIVERSIDE STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:  
 ALL THAT PORTION OF LOT 145 OF SOUTHERN CALIFORNIA COUNTY ASSOCIATION AS SHOWN BY MAP RECORDED IN BOOK 7, PAGE 1 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE INTERSECTION OF THE WESTERLY LINE OF CORTON AVENUE AND LOT LINE BETWEEN LOT 134 AND LOT 145 OF SAID MAPS; THENCE NORTH 27° 00' EAST ON THE WESTERLY LINE OF SAID CORTON AVENUE, 100.76 FEET TO THE POINT OF BEGINNING; THENCE NORTH 57° 00' WEST 125.25 FEET;  
 THENCE SOUTH 67° 00' EAST 300.4 FEET; MORE OR LESS TO SAID WESTERLY LINE OF CORTON AVENUE;  
 THENCE SOUTH 29° 00' WEST ALONG SAID WESTERLY LINE OF CORTON AVENUE, 125.25 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE PORTION HEREIN MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE INTERSECTION OF THE WESTERLY LINE OF CORTON AVENUE, 100 FEET FROM THE POINT OF BEGINNING; THENCE NORTH 27° 00' EAST ALONG THE WESTERLY LINE OF SAID CORTON AVENUE, 100 FEET TO THE POINT OF BEGINNING; THENCE NORTH 27° 00' EAST 145 FEET;  
 THENCE SOUTH 57° 00' WEST 125.25 FEET;  
 THENCE SOUTH 29° 00' WEST ALONG SAID WESTERLY LINE OF CORTON AVENUE, 145 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM A PORTION OF THE PORTION HEREIN MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 PARCEL ON THE SOUTH AS GRANTED TO FRANK A. ELISH AND MAURICE A. GLENN, HAS MAPS BY DEED RECORDED AUGUST 10, 1935 IN BOOK 208, PAGE 370 OF OFFICE RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

EXCEPTING THEREFROM THAT PORTION COMPREHEND TO THE STATE OF CALIFORNIA BY DEED RECORDED FEBRUARY 1, 1980 AS INSTRUMENT NO. 2679 OF OFFICIAL RECORDS.

PARCEL 2:  
 ALL THAT PORTION OF LOT 145 OF SAID SOUTHERN CALIFORNIA COUNTY ASSOCIATION AS SHOWN BY MAP ON FILE IN BOOK 7, PAGE 1 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE CORNER OF LOTS 145 AND 146 OF SAID LANDS OF SOUTHERN CALIFORNIA COUNTY ASSOCIATION, IN THE CENTER OF CORTON AVENUE;  
 THENCE NORTH 67° 00' WEST 125.25 FEET TO THE WESTERLY LINE OF CORTON AVENUE, 407.15 FEET;  
 THENCE SOUTH 67° 00' WEST 125.25 FEET TO THE WESTERLY LINE OF SAID LOT 145;  
 THE INTERSECTION CORNER OF SAID LOT 145;  
 THENCE NORTH 29° 00' WEST 125.25 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION COMPREHEND TO THE STATE OF CALIFORNIA BY DEED RECORDED FEBRUARY 1, 1980 AS INSTRUMENT NO. 2679 OF OFFICIAL RECORDS.

**WRE ENGINEERS**  
 1000 WEST 9TH AVENUE  
 RIVERSIDE, CA 92506  
 (951) 955-3200

**DATED: 08-12-19**  
**REVISED: 03-06-20**

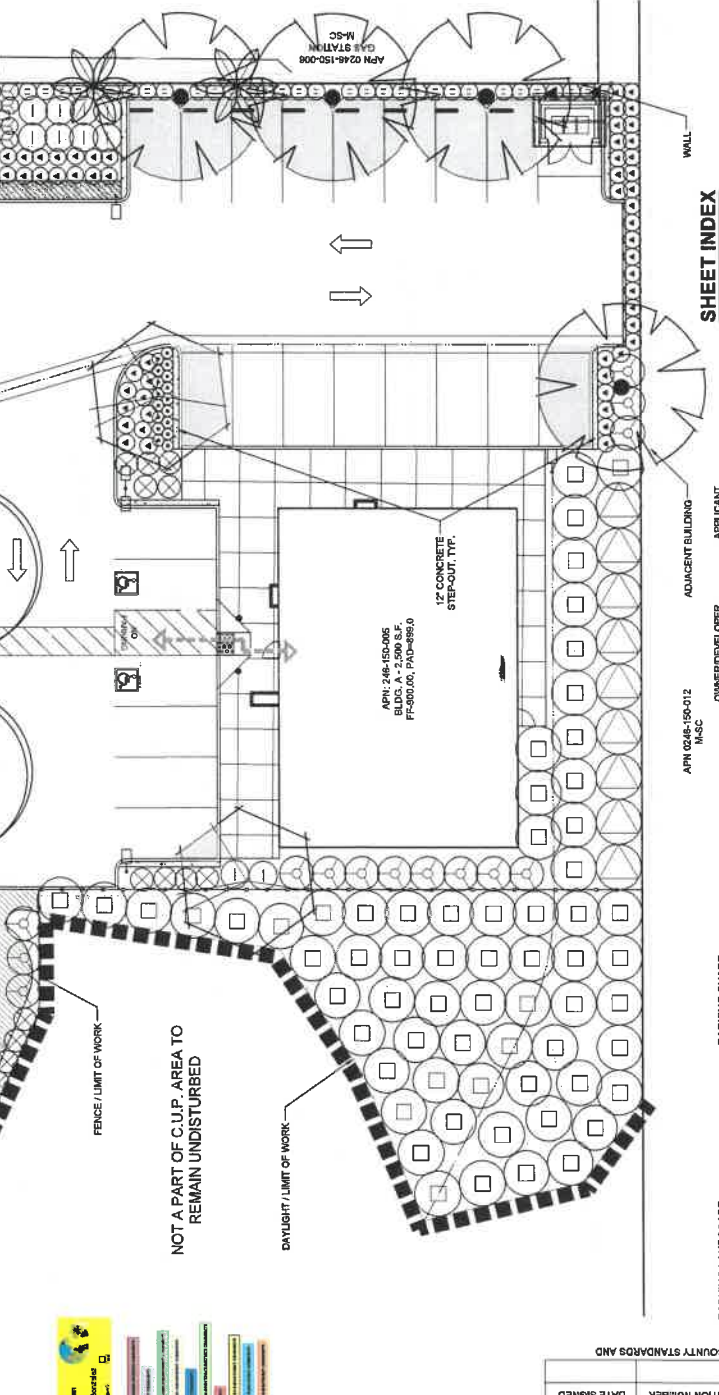
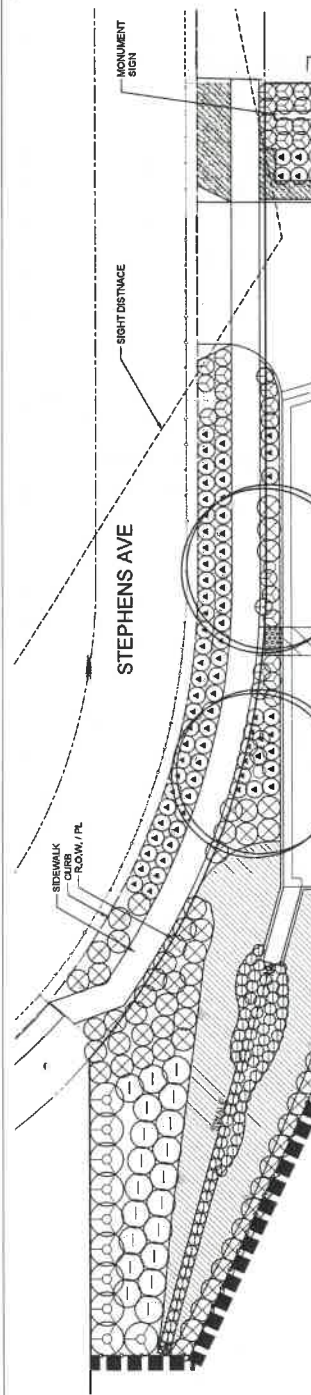
**PUBLIC UTILITIES SERVICES**  
**WATER & SEWER:** WESTERN MUNICIPAL WATER DISTRICT  
 1000 W. RIVERSIDE, CA 92506  
 (951) 794-5000

**TELEPHONE:** SBC CALIFORNIA  
 483 SOUTH MAIN ST.  
 HAWTHORNE, CA 92550  
 (909) 427-2200

**GAS:** SOUTHERN CALIFORNIA GAS CO.  
 1951 E. FRANCIS  
 P.O. BOX 17181  
 ANAHEIM, CA 92816  
 (714) 334-6669

**ELECTRIC:** SOUTHERN CALIFORNIA EDISON CO.  
 2820 CLARK AVE.  
 RIVERSIDE, CA 92506  
 (951) 733-5339

**FIRE PROTECTION:** RIVERSIDE COUNTY FIRE DEPARTMENT  
 SCHOOL DISTRICT: RIVERSIDE COUNTY UNIFIED SCHOOL DISTRICT



| TREES         | BOTANICAL / COMMON NAME  | SIZE    | WUCOLS | QTY      |     |
|---------------|--|---------|--------|----------|-----|
|               | ELCALYPTUS SUBEROXYLON<br>RED IRONBARK                         | 24" BOX | L      | 2        |     |
|               | LAGERSTROEMIA X NATCHEZ<br>WHITE CRAPPE MYRTLE MULTI-TRUNK     | 24" BOX | M      | 2        |     |
|               | RHUS LANCEA<br>AFRICAN SIMBA                                   | 24" BOX | L      | 4        |     |
|               | WASHINGTONIA ROBUSTA (EXISTING)<br>MEXICAN FAN PALM (EXISTING) | 24" BTH | L      | 2        |     |
| SHRUBS        | BOTANICAL / COMMON NAME  | SIZE    | WUCOLS | QTY      |     |
|               | AGAVE REDOLENS 'LOWBOY'<br>BANK CATCLAW                        | 5 GAL   | L      | 65       |     |
|               | CAJUPUT<br>BERKELEY SEDGE                                      | 1 GAL   | L      | 77       |     |
|               | DIANELLA VELOUTA 'LITTLE REY'<br>LITTLE FLORIDA BELL           | 5 GAL   | L      | 17       |     |
|               | DIETES BICOLOR<br>PORTNIGHT LILY                               | 5 GAL   | M      | 32       |     |
|               | DODONAEA VISCOSA 'PURPUREA'<br>PURPLE LEAFED HORSEDEE BUSH     | 5 GAL   | L      | 9        |     |
|               | FICUS SP. MIA<br>CREEPING FIG                                  | 5 GAL   | M      | 2        |     |
|               | LANTANA CAMARA 'TRADITION'<br>MOUNTAIN LANTANA                 | 5 GAL   | L      | 30       |     |
|               | LEUCOSIPHON MONTENENSIS 'ALBA'<br>WHITE TRAILING LANTANA       | 5 GAL   | L      | 132      |     |
|               | LEUCOSIPHON MONTENENSIS<br>TEAS SAGE                           | 5 GAL   | L      | 24       |     |
|               | MUHLENBERGIA RIGENS<br>BEER GRASS                              | 5 GAL   | M      | 67       |     |
|               | ROSA X FLOWER CARPET REDY<br>ROSE                              | 5 GAL   | M      | 37       |     |
| SHRUB AREAS   | BOTANICAL / COMMON NAME  | SIZE    | WUCOLS | SPACING  | QTY |
|               | LOWLANDRA LONGIFOLIA 'BREEZE'<br>DWARF MAT RUSH                | 1 GAL   | M      | 35" o.c. | 138 |
| GROUND COVERS | BOTANICAL / COMMON NAME  | SIZE    | WUCOLS | SPACING  | QTY |
|               | HYPOCHOERIS PARVIFOLIUM<br>TRAILING HYPOCHOERIS                | 1 GAL   | L      | 35" o.c. | 31  |

**APPLICANT:** HEALTHY DESERT ENTERPRISE, LLC  
 2142 BLAZING STREET  
 RIVERSIDE, CA 92506  
 (951) 540-4068  
 CONTACT: DOUGLAS P. HELDOORNY

**ENGINEER:** bmla  
 310 W. MAIN STREET  
 CORONA, CA 92701  
 (951) 774-124  
 CONTACT: SHANNON KARLSON

**DATE:** 02/22/20

**SCALE:** 1" = 10'

**PROJECT NUMBER:** JME\_XXXXX

**COUNTY:** RIVERSIDE

**FILE NO.:** L-1

**DATE:** 02/22/20

**APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES:**

**DATE SIGNED:** \_\_\_\_\_

**RESTRICTION NUMBER:** \_\_\_\_\_

**PLAN CHECK OVERSIGHT ENGINEER:** \_\_\_\_\_

**NOT A PART OF C.U.P. AREA TO REMAIN UNDISTURBED**

**DAYLIGHT / LIMIT OF WORK**

**ADJACENT BUILDING**

**WALL**

**MONUMENT SIGN**

**SIGHT DISTANCE**

**SPRAWL CURB ROW / FL**

**12' CONCRETE STEP-OUT, TYP.**

**APR 0246-150-012 T.N.S.C.**

**APR 0246-150-012**

**APR 0246-150-012**

**APR 0246-150-012**

**PARKING LANDSCAPE:** 4,534 SQ. FT.  
**PARKING:** 4,534 SQ. FT.  
**TOTAL PARKING LANDSCAPE AREA:** 548 SQ. FT.  
**PERCENTAGE PROVIDED:** 15.5%  
**PERCENTAGE REQUIRED:** 5.0%

**ADA PATH OF TRAVEL:** 4,534 SQ. FT.  
**TOTAL ADA PATH OF TRAVEL:** 1,121 SQ. FT.  
**PERCENTAGE PROVIDED:** 31.7%  
**PERCENTAGE REQUIRED:** 30% MIN.

**NO ADJUT CHANGES IN ELEVATION ALONG THE PATH OF TRAVEL SHALL EXCEED 1/4" PER FOOT. ALL CHANGES SHALL NOT EXCEED 5% AND 2% RESPECTIVELY. INSPECTOR TO VERIFY.**

**NOTE:** WORK CONTAINED WITHIN THESE PLANS SHALL BE CONSIDERED A PROPOSED CONSTRUCTION PERMIT UNDER A GRADING PERMIT HAS BEEN ISSUED. THE GRADING PERMIT DOES NOT GUARANTEE THE ACCURACY OF THE PLANS OR THE RESULTS OF THE GRADING WORK. THE USER OF THESE PLANS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF THE PLANS AND THE RESULTS OF THE GRADING WORK.

**APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES:**

**DATE SIGNED:** \_\_\_\_\_

**RESTRICTION NUMBER:** \_\_\_\_\_

**PLAN CHECK OVERSIGHT ENGINEER:** \_\_\_\_\_

**APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES:**

**DATE SIGNED:** \_\_\_\_\_

**RESTRICTION NUMBER:** \_\_\_\_\_

**PLAN CHECK OVERSIGHT ENGINEER:** \_\_\_\_\_

**APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES:**

**DATE SIGNED:** \_\_\_\_\_

**RESTRICTION NUMBER:** \_\_\_\_\_

**PLAN CHECK OVERSIGHT ENGINEER:** \_\_\_\_\_



**LANDSCAPE CONCERN:**  
 THE LANDSCAPE WILL CONSIST OF CALIFORNIA FRIENDLY LOW WATER AND MODERATELY LOW PLANT MATERIAL ACCORDING TO MACOLES. THE ADJACENT COMMERCIAL STRIP DOES NOT MEET CURRENT WATER USE STANDARDS, SO A NEW CALIFORNIA FRIENDLY PLANT PALETTE HAS BEEN USED FOR THE EXISTING PLANT MATERIAL. THE EXISTING PLANT MATERIAL WILL BE MAINTAINED AND LONGEVITY OF PLANT MATERIAL HAS BEEN TAKEN INTO CONSIDERATION. ROOT PANELS AND BARRIERS WILL BE UTILIZED ON ALL TREES NECESSARY, CONSISTENT WITH ALL STANDARDS AND GUIDELINES. ALL LANDSCAPE AREAS WILL CONFORM TO THE CURRENT COUNTY OF RIVERSIDE LANDSCAPE GUIDELINES.

**LEGAL DESCRIPTION**  
 REAL PROPERTY IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:  
 PARCEL 1:  
 ALL THAT PORTION OF LOT 146 OF SOUTHERN CALIFORNIA COLONY ASSOCIATION AS SHOWN BY MAP RECORDED IN BOOK 7, PAGE 3 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE INTERSECTION OF THE WESTERLY LINE OF COLTON AVENUE AND LOT LINE BETWEEN LOT 134 AND LOT 146 OF SAID LANDS OF SOUTHERN CALIFORNIA COLONY ASSOCIATION;  
 THENCE NORTH 29° 00' WEST, 178.78 FEET;  
 THENCE NORTH 61° 00' WEST, 200 FEET;  
 THENCE SOUTH 69° 15' WEST, 150.00 FEET TO SAID WESTERLY LINE OF COLTON AVENUE;  
 THENCE SOUTH 29° 00' WEST ALONG SAID WESTERLY LINE OF COLTON AVENUE, 102.24 FEET, MORE OR LESS, TO THE POINT OF BEGINNING;  
 EXCEPTING THEREFROM THE PORTION THEREOF, PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE INTERSECTION OF THE WESTERLY LINE OF COLTON AVENUE WITH THE LOT LINE BETWEEN LOTS 134 AND 146 OF SAID LANDS OF SOUTHERN CALIFORNIA COLONY ASSOCIATION;  
 THENCE NORTH 29° 00' WEST, 178.78 FEET;  
 THENCE NORTH 61° 00' WEST, 200 FEET;  
 THENCE SOUTH 69° 15' WEST, 150.00 FEET TO SAID WESTERLY LINE OF COLTON AVENUE;  
 THENCE SOUTH 29° 00' WEST ALONG SAID WESTERLY LINE OF COLTON AVENUE, 102.24 FEET, MORE OR LESS, TO THE POINT OF BEGINNING;  
 ALSO EXCEPTING THEREFROM A RIGHT OF WAY FOR DRIVEWAY PURPOSES OVER THE 7.24 FOOT STRIP OF LAND ADJOINING SAID EXPECTED PARCEL ON THE SOUTH AS GRANTED TO FRANK A. GLEICH AND MAURIE K. GLEICH, HIS WIFE, BY DEED RECORDED AUGUST 19, 1996 IN BOOK 389, PAGE 370 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.  
 EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE STATE OF CALIFORNIA BY DEED RECORDED FEBRUARY 3, 1960 AS INSTRUMENT NO. 9279 OF OFFICIAL RECORDS.  
 PARCEL 2:  
 ALL THAT PORTION OF LOT 145 OF LANDS OF SOUTHERN CALIFORNIA COLONY ASSOCIATION, AS SHOWN BY MAP ON FILE IN BOOK 7, PAGE 3 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE COMMON CORNER OF LOTS 148 AND 146 OF SAID LANDS OF SOUTHERN CALIFORNIA COLONY ASSOCIATION, IN THE CENTER OF COLTON AVENUE;  
 THENCE SOUTH 29° 00' WEST ALONG SAID CENTERLINE OF COLTON AVENUE, 407.15 FEET;  
 THENCE CONTINUING NORTH 61° 00' WEST, TO THE WESTERLY LINE OF SAID LOT 145;  
 THENCE SOUTH 29° 00' WEST ALONG THE WESTERLY LINE OF SAID LOT 145 TO A POINT 568.9 WEST FROM THE WESTERLY LINE OF SAID LOT 145;  
 THENCE SOUTH 61° 00' WEST, 200 FEET;  
 THENCE NORTH 59° 37' EAST, 178.77 FEET TO THE POINT OF BEGINNING.  
 EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE STATE OF CALIFORNIA BY DEED RECORDED FEBRUARY 3, 1960 AS INSTRUMENT NO. 9279 OF OFFICIAL RECORDS.

**Riverside County Ordinance 889 Landscape Water Use Calculations**  
 Project Type: Commercial  
 LA CALIFORNIA  
 6.6 Efficacy

Assume to use crop water needs to crop data and include a reduction to account for hydrozone  
 When "input" is shown, applicant to enter crop specific information.  
 Please note that embedded formulas will reflect in "total" or as an input unless otherwise specified.

**1 Maximum Annual Water Allowance (gallons)**  
 Input the total volume of landscape (cu ft)  
 Input the total volume of hydrozone (cu ft)  
 Efficacy = 0.65  
 Formula =  $\frac{\text{Total Volume} \times \text{Efficacy}}{12}$   
 Result = 25,397 gal/yr

**2 Estimated Annual Water Use**

| Hydrozone #        | Plant Factor       | Plant Factor       | Plant Factor       | Plant Factor       | Plant Factor       | Plant Factor       | Plant Factor       |
|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|
| Hydrozone # 1      | Hydrozone # 1      | Hydrozone # 2      | Hydrozone # 3      | Hydrozone # 4      | Hydrozone # 5      | Hydrozone # 6      | Hydrozone # 7      |
| Plant Factor = 0.3 | Plant Factor = 0.5 | Plant Factor = 0.5 | Plant Factor = 0.5 | Plant Factor = 0.5 | Plant Factor = 0.5 | Plant Factor = 0.5 | Plant Factor = 0.5 |
| Plant Factor = 0.3 | Plant Factor = 0.5 | Plant Factor = 0.5 | Plant Factor = 0.5 | Plant Factor = 0.5 | Plant Factor = 0.5 | Plant Factor = 0.5 | Plant Factor = 0.5 |
| Plant Factor = 0.3 | Plant Factor = 0.5 | Plant Factor = 0.5 | Plant Factor = 0.5 | Plant Factor = 0.5 | Plant Factor = 0.5 | Plant Factor = 0.5 | Plant Factor = 0.5 |
| Plant Factor = 0.3 | Plant Factor = 0.5 | Plant Factor = 0.5 | Plant Factor = 0.5 | Plant Factor = 0.5 | Plant Factor = 0.5 | Plant Factor = 0.5 | Plant Factor = 0.5 |
| Plant Factor = 0.3 | Plant Factor = 0.5 | Plant Factor = 0.5 | Plant Factor = 0.5 | Plant Factor = 0.5 | Plant Factor = 0.5 | Plant Factor = 0.5 | Plant Factor = 0.5 |
| Plant Factor = 0.3 | Plant Factor = 0.5 | Plant Factor = 0.5 | Plant Factor = 0.5 | Plant Factor = 0.5 | Plant Factor = 0.5 | Plant Factor = 0.5 | Plant Factor = 0.5 |

Subtotal EAWU = 18,019 gal/yr  
 Input Irrigation System Efficiency = 0.8  
 EAWU = 22,524 gal/yr  
 (This number must be positive)

PERCENTAGE OF WATER SAVED RELATIVE TO MAX ALLOWED = 5%

\*These are not required to be filled in as a separate system is necessary to be provided with details of the water to irrigate, pump factor, and that must be clearly indicated in calculations.



**LANDSCAPE NOTES:**  
 1. PROVIDE 2" DIA. OR LARGER (MIN) IN SHRUB BEDS AND UNLIMITED TO BE DEVELOPED IN UNDEVELOPED AREAS AND DROUGHT TOLERANT PLANT MATERIAL - REFER TO MATERIAL SCHEDULE FOR SPECIFICATIONS.  
 2. ADJACENT AND IS NEARLY VOID OF PLANT MATERIAL AND VEGETATION OF SIGNIFICANCE.  
 3. THE PROJECT AREA DOES NOT HAVE EXISTING PLANT MATERIAL.  
 4. MISCOP CONSERVATION AREAS ARE NOT WITHIN OR LOCATED WITHIN 1 MILE OF THE PROJECT BOUNDARY AS NOTED ON PLANS.  
 5. THE PROJECT DOES NOT HAVE ANY ENVIRONMENTAL CONCERNS OR ENVIRONMENTALLY SENSITIVE, PRESERVATION, OR CONSERVATION AREAS OR WITHIN 200 FEET OF THE PROJECT BOUNDARY.  
 6. FUEL MODIFICATION ZONES ARE ASBEST IN OR WITHIN 200 FEET OF THE PROJECT SITE.  
 7. LANDSCAPE IN THIS PROJECT WILL BE PRIVATELY MAINTAINED.

**GENERAL NOTES:**  
 1. PROJECT PARCEL NUMBERS (APN): 246-150-005  
 2. PROJECT AREA GROSS: 1.24 ACRES  
 3. DISTURBED AREA: NET 0.55 ACRES  
 4. THOMAS GUIDE PAGE 646, GRID B6 CE (RIVERSIDE)  
 5. THIS PROJECT IS NOT LOCATED WITHIN A SPECIFIC PLANNING AREA.  
 6. ELEMENTS OF RECORD ARE KNOWN TO EXIST ON THE PROPERTY SITE EXCEPT AS SHOWN HEREON AND OTHER GEOLOGICAL HAZARDS, AND IS NOT WITHIN A HAZARD ZONE.  
 7. THIS SITE IS NOT SUBJECT TO INUNDATION OR FLOOD HAZARD.  
 8. THIS SITE IS NOT SUBJECT TO SUBSIDENCE.  
 9. THIS SITE IS NOT SUBJECT TO SUBSIDENCE.  
 10. FEMA FIRM PANEL: MAP NO. 15024B 0861, ZONE X.

**IRIGATION NOTES:**  
 1. PERMANENT AUTOMATIC IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED TO PROVIDE UNIFORM WATER DISTRIBUTION AND PROVIDE EFFICIENT AND UNIFORM DISTRIBUTION OF IRRIGATION WATER. THE SYSTEM SHALL BE DESIGNED TO UTILIZE RECYCLED WATER.  
 2. IRRIGATION SHALL BE LIGHT COMMERCIAL.  
 3. MAIN VALVE AND FLOW SENSOR.  
 4. ANTI-DRAIN CHECK VALVES.  
 5. HYDROZONES SHALL BE PROPERLY DESIGNATED.  
 6. NO OVERHEAD IRRIGATION WITHIN 12' OF NON-FERMEABLE SURFACE WITH NO TRANSPIRATION.  
 7. PERMEABLE SURFACE WITH NO TRANSPIRATION SHALL BE USED FOR IRRIGATION.  
 8. SUBSURFACE OR LOW-VOLUME IRRIGATION WILL BE USED FOR IRRIGATED SHADY AREAS, OR AREAS LESS THAN 10 FEET IN WIDTH.

**IRRIGATION NOTES:**  
 1. PRIOR TO PROJECT CONSTRUCTION, APPLICANT TO SUBMIT A COMPLETE LANDSCAPE CONSTRUCTION DOCUMENT PACKAGE THAT COMPLES WITH THE REQUIREMENTS OF APPLICABLE ORDINANCES, INCLUDING BUT NOT LIMITED TO: (1) LANDSCAPE CONSTRUCTION PERMIT, (2) LANDSCAPE CONSTRUCTION PERMIT, (3) LANDSCAPE CONSTRUCTION PERMIT, (4) LANDSCAPE CONSTRUCTION PERMIT, (5) LANDSCAPE CONSTRUCTION PERMIT, (6) LANDSCAPE CONSTRUCTION PERMIT, (7) LANDSCAPE CONSTRUCTION PERMIT, (8) LANDSCAPE CONSTRUCTION PERMIT, (9) LANDSCAPE CONSTRUCTION PERMIT, (10) LANDSCAPE CONSTRUCTION PERMIT.  
 THE ORDINANCES BE REVISED, THESE PLANS MAY BE SUBJECT TO CHANGE.  
 APPLICANT'S SIGNATURE \_\_\_\_\_ DATE 10/26/19

**HYDROZONES:**  
 1. PLANTER PLANTING (SHRUBS & GROUND COVER) 4.824 S.F.  
 2. MEDIAN PLANTING (SHRUBS & GROUND COVER) 2.842 S.F.

**PROJECT NOTES:**  
 1. PROVIDE 2" DIA. OR LARGER (MIN) IN SHRUB BEDS AND UNLIMITED TO BE DEVELOPED IN UNDEVELOPED AREAS AND DROUGHT TOLERANT PLANT MATERIAL - REFER TO MATERIAL SCHEDULE FOR SPECIFICATIONS.  
 2. ADJACENT AND IS NEARLY VOID OF PLANT MATERIAL AND VEGETATION OF SIGNIFICANCE.  
 3. THE PROJECT AREA DOES NOT HAVE EXISTING PLANT MATERIAL.  
 4. MISCOP CONSERVATION AREAS ARE NOT WITHIN OR LOCATED WITHIN 1 MILE OF THE PROJECT BOUNDARY AS NOTED ON PLANS.  
 5. THE PROJECT DOES NOT HAVE ANY ENVIRONMENTAL CONCERNS OR ENVIRONMENTALLY SENSITIVE, PRESERVATION, OR CONSERVATION AREAS OR WITHIN 200 FEET OF THE PROJECT BOUNDARY.  
 6. FUEL MODIFICATION ZONES ARE ASBEST IN OR WITHIN 200 FEET OF THE PROJECT SITE.  
 7. LANDSCAPE IN THIS PROJECT WILL BE PRIVATELY MAINTAINED.

**GENERAL NOTES:**  
 1. PROJECT PARCEL NUMBERS (APN): 246-150-005  
 2. PROJECT AREA GROSS: 1.24 ACRES  
 3. DISTURBED AREA: NET 0.55 ACRES  
 4. THOMAS GUIDE PAGE 646, GRID B6 CE (RIVERSIDE)  
 5. THIS PROJECT IS NOT LOCATED WITHIN A SPECIFIC PLANNING AREA.  
 6. ELEMENTS OF RECORD ARE KNOWN TO EXIST ON THE PROPERTY SITE EXCEPT AS SHOWN HEREON AND OTHER GEOLOGICAL HAZARDS, AND IS NOT WITHIN A HAZARD ZONE.  
 7. THIS SITE IS NOT SUBJECT TO INUNDATION OR FLOOD HAZARD.  
 8. THIS SITE IS NOT SUBJECT TO SUBSIDENCE.  
 9. THIS SITE IS NOT SUBJECT TO SUBSIDENCE.  
 10. FEMA FIRM PANEL: MAP NO. 15024B 0861, ZONE X.

**HYDROZONE MAP**  
 N.T.S.

**SHEET INDEX**  
 SHEET 1 - LANDSCAPE PLAN  
 SHEET 2 - LANDSCAPE NOTES AND CALCULATIONS

|                           |                                     |                 |               |            |       |                  |
|---------------------------|-------------------------------------|-----------------|---------------|------------|-------|------------------|
| PROJECT NUMBER: 1919_XXXX | BENCHMARK: 44010819                 | DATE: 3/10/2020 | SCALE: N=     | FOR: _____ | W.O.: | COUNTY FILE NO.: |
| COUNTY OF RIVERSIDE       | 381 W. LA CADENA DR., RIVERSIDE, CA | R.C.E. NO.:     | DATE:         | DATE:      | DATE: | DATE:            |
| LANDSCAPE PLANS           |                                     |                 | SHEET NO. L-2 |            |       |                  |
| 2 OF 2 SHEETS             |                                     |                 |               |            |       |                  |

**ENGINEERING COMPANY**  
**bmla**  
 LANDSCAPE ARCHITECTURE  
 PREPARED BY: RICHARD DINZ  
 314 HOBBS COURT, COVINA, CA 91709  
 P: 951.521.1871 | F: 951.773.6551

**REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT**  
 STATE OF CALIFORNIA  
 No. 10000  
 RICHARD DINZ

| MARK | BY | DATE | COUNTY | REVISIONS |
|------|----|------|--------|-----------|
|      |    |      |        |           |

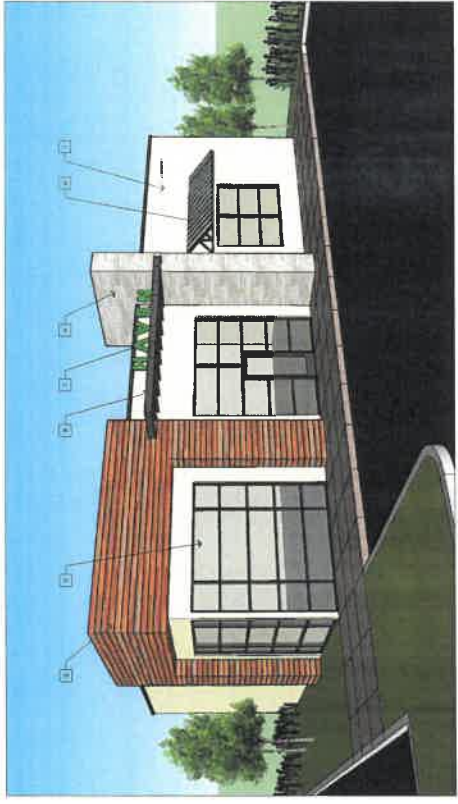
**APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES:**  
 PLAN CHECK OVERSIGHT ENGINEER \_\_\_\_\_ DATE SIGNED \_\_\_\_\_  
 REGISTRATION NUMBER \_\_\_\_\_  
 REGISTRATION NUMBER \_\_\_\_\_  
 REGISTRATION NUMBER \_\_\_\_\_

**NOTE:**  
 WORK CONTAINED WITHIN THESE PLANS IS THE PROPERTY OF BMLA LANDSCAPE ARCHITECTURE. NO PART OF THESE PLANS MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF BMLA LANDSCAPE ARCHITECTURE.  
 THIS DOCUMENT IS THE PROPERTY OF BMLA LANDSCAPE ARCHITECTURE. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF BMLA LANDSCAPE ARCHITECTURE.  
 811 UNDERGROUND SERVICE ALERT

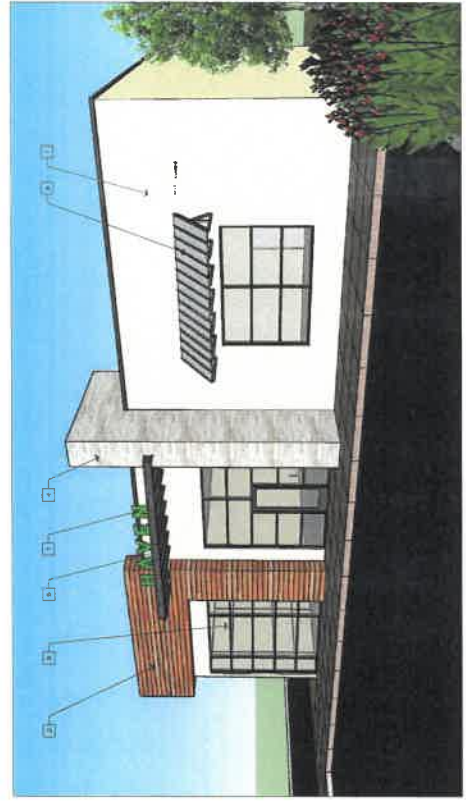
| REVISION | DATE      |
|----------|-----------|
| 1        | 14 NOV 14 |
| 2        | 21 NOV 14 |
| 3        | 25 NOV 14 |
| 4        | 29 NOV 14 |
| 5        | 03 DEC 14 |
| 6        | 08 JAN 15 |

ALL AREAS ARE TO BE CONSTRUCTED ACCORDING TO THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.

- KEYNOTES
- 1 EXTERIOR CORNER STRUZZO
  - 2 48" WOOD CORNER BOARDS
  - 3 ALUMINUM STAINLESS STEEL WITH WHITE POWDER COATING
  - 4 FIRE RATED GLASS WINDOW, INSULATED EDGE
  - 5 STEEL & CHANNEL IRONY CANOPY
  - 6 SPACING SIGN OVER THE AWNING
  - 7 ALUMINUM BLOCK, MARIAGE

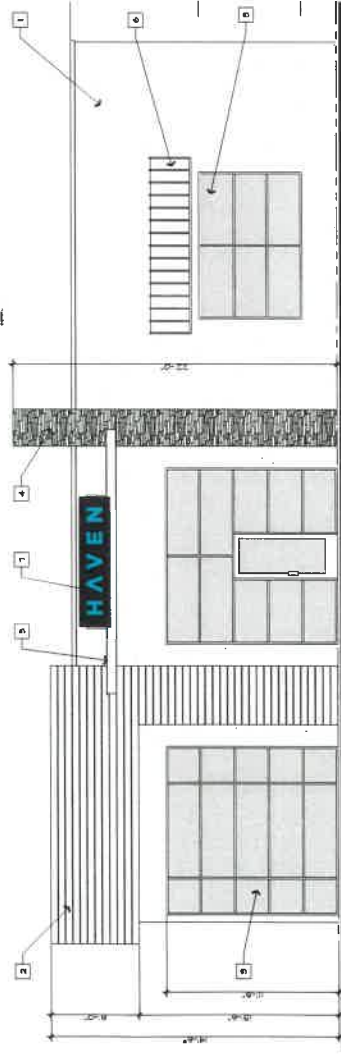


WEST ELEVATION  
1/4" = 1'-0"

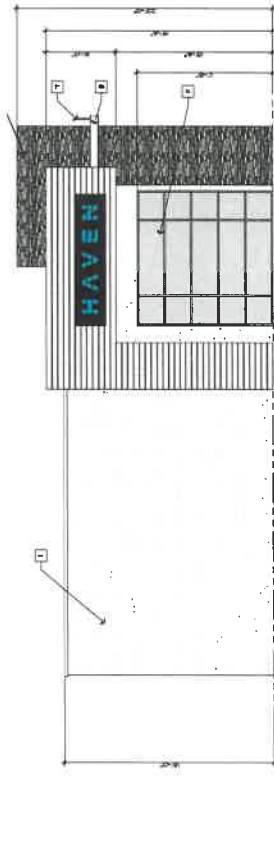


EAST ELEVATION  
1/4" = 1'-0"

ELEVATIONS



North Elevation



East Elevation

1209 Euclid Ave.  
Long Beach Ca.  
90804  
Ph: 562-494-8676  
Fx: 562-494-8677  
machansign.com  
Lic# 793784



Client: Haven  
Address: 381 W. La Cadena Riversider Ca.  
Phone: 1  
Email: 1  
Contractor:

Page: 1  
Date: 8-26-19

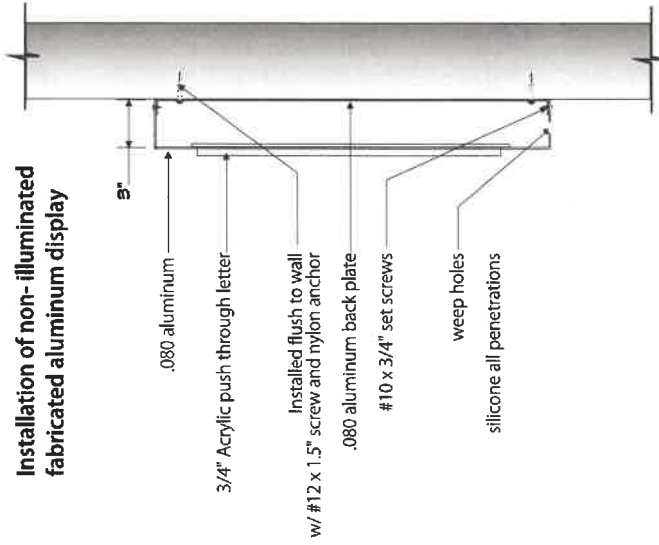
All work to comply with 2016 Calif. building codes  
Codes in effect: 2016 cbc sec section 600 each letter to be UL listed and labeled  
All wall penetrations shall be sealed in an approved manor to provide a weather tight finish

Article 600: This sign is intended to be installed in accordance with the requirements of article 600 of the national electrical code and/or other applicable local codes  
120 volt 20 amp primary electrical source PROVIDED BY OTHERS (SEPARATE PERMIT) within 5' of sign location (sec 600-5)  
NOTE that the remote metal parts of a section sign or outline lighting system supplied by a remote Class 2 power supply are not required to be connected to an equipped grounding conductor (600.7 (b) (1) Ex)

This is an original unpublished drawing created by Machan Sign Company Inc. All drawings and/or artwork are copyrighted property of Machan Sign Company Inc. and should not be reproduced or retransmitted in any form without the expressed written consent from Machan Sign Company Inc.

**DESCRIPTION**

Fabricated .080 aluminum with routed out faces backed with 3/4" thick acrylic push through letters. Installed flush to wall w/ #12 x 1.5" screw and nylon anchor



1209 Euclid Ave.  
Long Beach Ca.  
90804  
Ph: 562-494-8676  
Fx: 562-494-8677  
machansign.com  
Lic# 793784

Client: Haven  
Address: 381 W. La Cadena Riversider Ca.  
Phone: 1  
Email: 1  
Contractor:

Page: 2  
Date: 8-26-19

All work to comply with 2016 Calif. building codes  
Codes in effect: 2016 cbc sec section 600 each letter to be UL listed and labeled  
All wall penetrations shall be sealed in an approved manor to provide a weather tight finish

Article 600: This sign is intended to be installed in accordance with the requirements of article 600 of the national electrical code and/or other applicable local codes  
120 volt 20 amp primary electrical source PROVIDED BY OTHERS (SEPARATE PERMIT) WITHIN 5' of sign location (sec 600-5)  
NOTE that the remote metal parts of a section sign or outline lighting system supplied by a remote Class 2 power supply are not required to be connected to an equipped grounding conductor (600.7 (b) (1) Es)

This is an original unpublished drawing created by Machan Sign Company Inc. All drawings and/or artwork are copyrighted property of Machan Sign Company Inc. and should not be reproduced or retransmitted in any form without the expressed written consent from Machan Sign Company Inc.

**MONUMENT SIGN , NON-ILLUMINATED 65 Sq Ft overall**


**Manufacture one DOUBLE sided monument sign**

Sign is comprised of .080 aluminum construction 2" x 2" aluminum square tube frame. Faces are routed out .080 aluminum with 3/4" thick acrylic push through letters, Installed on steel pipe in cement footing to California certified structural engineered wet stamped calculations  
Sign base material to match building siding material

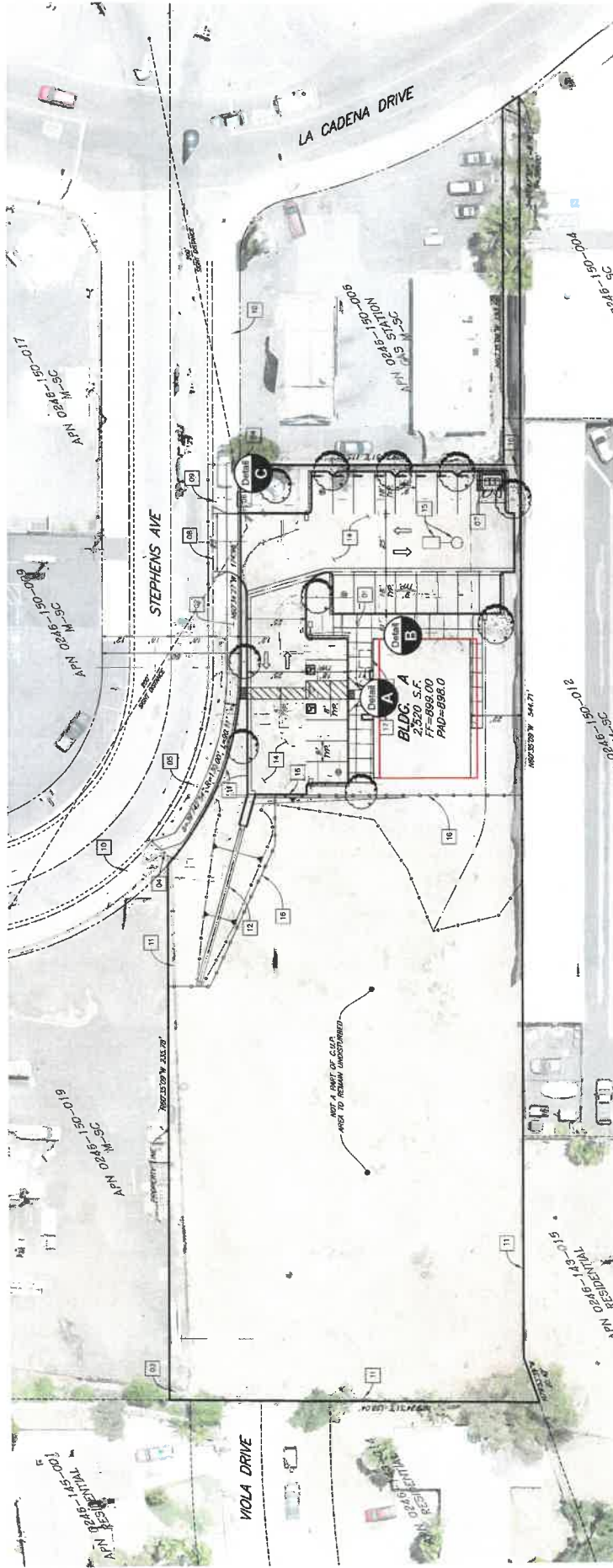


Front view

Side view

|   |  |                                  |  |  |   |
|---|--|----------------------------------|--|--|---|
|  <p>1209 Euclid Ave.<br/>Long Beach Ca.<br/>90804<br/>Ph: 562-494-8676<br/>Fx: 562-494-8677<br/>machansign.com<br/>Lic# 793784</p> | <p>Client: Haven<br/>Address: 381 W. La Cadena Riverside Ca.<br/>Phone: 1<br/>Email: 1</p> | <p>Page: 3<br/>Date: 8-26-19</p> | <p>All work to comply with 2016 Calif. building codes<br/>Codes in effect: 2016 cbc sec section 600 each letter to be UL listed and labeled<br/>All wall penetrations shall be sealed in an approved manor to provide a weather tight finish</p> | <p>Article 600: This sign is intended to be installed in accordance with the requirements of article 600 of the national electrical code and/or other applicable local codes<br/>120 volt 20 amp primary electrical source PROVIDED BY OTHERS (SEPARATE PERMIT) within 5' of sign location (rec 600-5)<br/>NOTE: that the remote metal parts of a section sign or outline lighting system supplied by a remote class 2 power supply are not required to be connected to an equipped grounding conductor (600.7 (b) (1) Ex)</p> | <p>This is an original unpublished drawing created by Machan Sign Company Inc. All drawings and/or artwork are copyrighted property of Machan Sign Company Inc. and should not be reproduced or retransmitted in any form without the expressed written consent from Machan Sign Company Inc.</p> |
|---|--|----------------------------------|--|--|---|

PLOT PLAN



This is an original unpublished drawing created by Machan Sign Company Inc. All drawings and/or artwork are copyrighted property of Machan Sign Company Inc. and should not be reproduced or retransmitted in any form without the expressed written consent from Machan Sign Company Inc.

Article 600: This sign is intended to be installed in accordance with the requirements of article 600 of the national electrical code and/or other applicable local codes 120 volt 20 amp primary electrical source PROVIDED BY OTHERS (SEPARATE PERMIT) within 5' of sign location (see 600-5)  
NOTE: the remote metal parts of a section sign or outline lighting system supplied by a remote class 2 power supply are not required to be connected to an equipped grounding conductor (600.7 (b) (1) EX)

All work to comply with 2016 Calif. building codes  
Codes in effect: 2016 cbc sec section 600 each letter to be UL listed and labeled  
All wall penetrations shall be sealed in an approved manner to provide a weather light finish

Page: 3  
Date: 8-26-19

Client: Haven  
Address: 381 W La Cadena Riverside Ca.  
Phone: 1  
Email: 1  
Contractor:

1209 Euclid Ave.  
Long Beach Ca.  
90804  
Ph: 562-494-8676  
F: 562-494-8677  
machansign.com  
LIC# 793784





DEWEES  
DESIGN  
ORANGE CALIFORNIA  
714.761.2129  
WWW.DEWEEDESIGN.COM



PROJECT NAME:

RIVERSIDE  
PROJECT  
31 W. La Habra Blvd  
Riverside, CA 92501



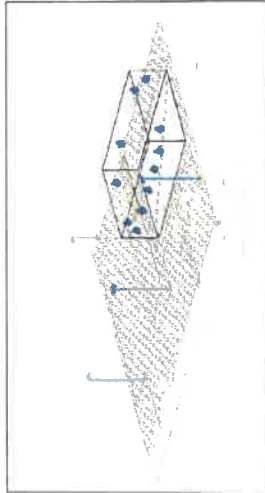
SALASOBRIEN  
REGISTERED PROFESSIONAL ENGINEER  
NO. 44517  
EXPIRES 12/31/2018  
TEL: (951) 502-5100  
WWW.SALASOBRIEN.COM  
COURTESY: SALASOBRIEN.COM

SHEET TITLE  
PHOTOMETRIC  
SITEPLAN

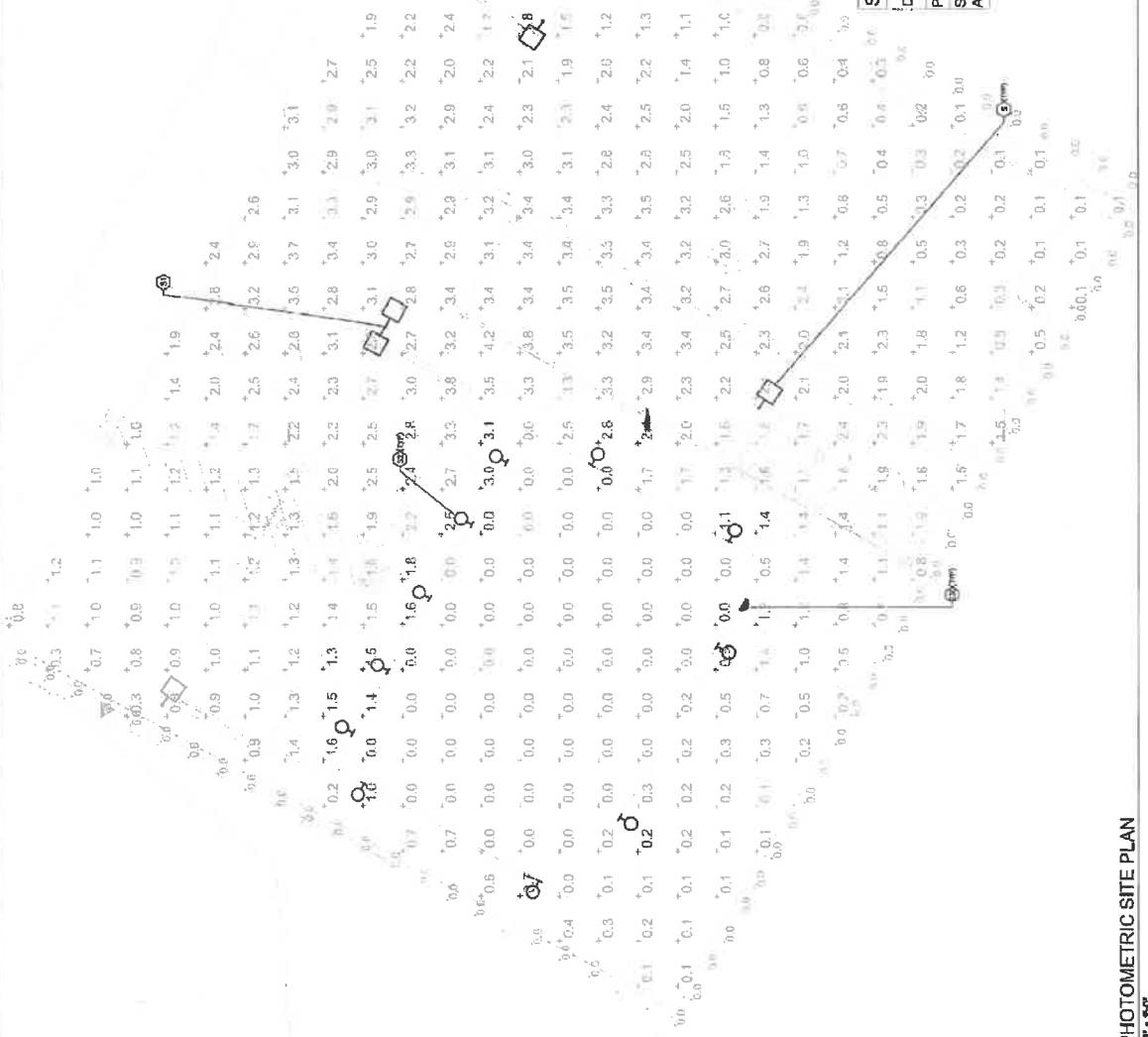
PROJECT NO.: 19-012  
LIFT: 07-23-2019  
BY: JLD  
DATE: 07-23-2019

PHOTOGRAPHIC  
STATISTICS

E1.1PH



PHOTOMETRIC ENTRY RENDERED VIEW  
NOT TO SCALE



| Statistics    |        |         |        |        |         |         |
|---------------|--------|---------|--------|--------|---------|---------|
| Description   | Symbol | Avg     | Max    | Min    | Max/Min | Avg/Min |
| Property Line | +      | 10.0 fc | 0.0 fc | 0.0 fc | N/A     | N/A     |
| Site Lighting | +      | 1.4 fc  | 4.2 fc | 0.0 fc | N/A     | N/A     |

PHOTOMETRIC SITE PLAN  
08 - 10



**COUNTY OF RIVERSIDE  
TRANSPORTATION AND LAND MANAGEMENT AGENCY**

Juan C. Perez  
Agency Director



05/28/20, 7:54 am

CUP190011

**ADVISORY NOTIFICATION DOCUMENT**

The following notifications are included as part of the recommendation of approval for CUP190011. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

**Advisory Notification**

**Advisory Notification. 1                    AND - Preamble**

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plan CUP190011 and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

**Advisory Notification. 2                    AND - Project Description & Operational Limits**

Conditional Use Permit No. 190011 (CUP190011) proposes a 2,520 square foot commercial building that consists of a storefront retail cannabis business with accompanying parking and on site landscaping on 0.55 net acres of a undeveloped parcel. The proposed commercial building consists of a reception and check-in area, cannabis retail sales area, offices, restrooms, a vault, vendor transaction areas, and a delivery area. Business operational requirements are stipulated in Development Agreement No. 1900007 (DA1900007).

**Advisory Notification. 3                    AND - Design Guidelines**

Compliance with applicable Design Guidelines:

1. 2nd District Design Guidelines
2. County Wide Design Guidelines and Standards

**Advisory Notification. 4                    AND - Exhibits**

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBITS

Exhibit A (Site Plan) Sheet 1 and 2, revised 03/06/2020.

Exhibit B (Elevations) Sheet A3.1, dated 01/08/2020.

Exhibit C (Floor Plans), Sheet A2.1 , dated 12/03/2019.

Exhibit D (Conceptual Grading Plan), dated 03/06/2020.

Exhibit E (Conceptual Landscaping and Irrigation Plans), Sheet L-1 and L-2, dated 03/10/2020.

Exhibit F (Colors and Materials), Sheet A3.2, dated 01/08/2020.

Exhibit G (Sign Plan), Sheet SIGN-1 through SIGN-4, dated 08/26/2019.

Other Exhibit(s)



## ADVISORY NOTIFICATION DOCUMENT

### Advisory Notification

#### Advisory Notification. 4            **AND - Exhibits (cont.)**

Exhibit H (Photometric Site Plan), Sheet E1.1PH, dated 07/01/2019.

#### Advisory Notification. 5            **AND - Federal, State & Local Regulation Compliance**

1. Compliance with applicable Federal Regulations, including, but not limited to:
  - National Pollutant Discharge Elimination System (NPDES)
    - Clean Water Act
    - Migratory Bird Treaty Act (MBTA)
  
2. Compliance with applicable State Regulations, including, but not limited to:
  - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
    - Government Code Section 66020 (90 Days to Protest)
    - Government Code Section 66499.37 (Hold Harmless)
    - State Subdivision Map Act
    - Native American Cultural Resources, and Human Remains (Inadvertent Find)
    - School District Impact Compliance
  
3. Compliance with applicable County Regulations, including, but not limited to:
  - Ord. No. 348 (Land Use Planning and Zoning Regulations)
  - Ord. No. 413 (Regulating Vehicle Parking)
  - Ord. No. 421 (Excavation Covering & Swimming Pool Safety)
  - Ord. No. 457 (Building Requirements)
  - Ord. No. 655 (Regulating Light Pollution)
  - Ord. No. 671 (Consolidated Fees)
  - Ord. No. 787 (Fire Code)
  - Ord. No. 847 (Regulating Noise)
  - Ord. No. 857 (Business Licensing)
  - Ord. No. 859 (Water Efficient Landscape Requirements)
  - Ord. No. 915 (Regulating Outdoor Lighting)
  - Ord. No. 916 (Cottage Food Operations)
    - Ord. No. 925 (Prohibiting Marijuana Cultivating)
    - Ord. No. 927 (Regulating Short Term Rentals)
    - Ord. No. 928 (Clarifying County Prohibition on Mobile Marijuana Dispensaries and Deliveries)
  
4. Mitigation Fee Ordinances
  - Ord. No. 659 Development Impact Fees (DIF)
  - Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
  - Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
  - Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)

### BS-Plan Check

#### BS-Plan Check. 1

#### Gen - Custom

## ADVISORY NOTIFICATION DOCUMENT

### BS-Plan Check

#### BS-Plan Check. 1

#### Gen - Custom (cont.)

##### BUILDING AND SAFETY COMMENTS

To assist in providing an expeditious review, please cloud all corrections on revised exhibit. Items labeled as "Notifications" are for your information only and are not required for entitlement approval. Thank You.

##### NOTIFICATIONS:

##### ACCESSIBLE PATH OF TRAVEL:

Please include with the building submittal a revised site plan to indicate the required continuous accessible paved path of travel. The accessible path of travel details shall include;

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

The Accessible path of travel shall:

1. Connect to the public R.O.W. for each entrance.
2. Connect to all building(s).
3. Connect to all accessible parking loading/unloading areas.
4. Connect to accessible sanitary facilities.
5. Connect to areas of public accommodation.

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

##### CODE/ORDINANCE REQUIREMENTS:

The applicant shall obtain the required building permit(s) from the building department prior to any construction on the property. All building plans and supporting documentation shall comply with current adopted California Building Codes, Riverside County Ordinances regulations in effect at the time of building plan submittal and fee payment to the Building Department. All Building Department plan submittal and fee requirements shall apply.

NOTE: The new updated 2019 California Building Codes will be in effect as of January 1st 2020, as mandated by the state of California. Any building plan and fee payment submitted to the building department on or after January 1st, 2020 will be subject to the new updated California Building Code(s).

##### PERMIT ISSUANCE:

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

The applicant shall obtain the required building permit(s) from the building department prior to any construction or placement of any building, structure or equipment on the property.

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

At no time shall the approval of the planning case exhibit allow for the construction or use of any building, structure, or equipment. In residential applications, each separate structure will require a separate building permit.

## ADVISORY NOTIFICATION DOCUMENT

### E Health

#### E Health. 1

#### ECP COMMENTS

If contamination or the presence of a naturally occurring hazardous material is discovered at the site, assessment, investigation, and/or cleanup may be required. Contact Riverside County Environmental Health - Environmental Cleanup Programs at (951) 955-8980, for further information.

### General

#### General. 1

#### General – Business Licensing

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.

#### General. 2

#### General – Causes for Revocation

In the event the use hereby permitted under this permit is found:

- (a) to be in violation of the terms and conditions of this permit; and/or,
  - (b) to have been obtained by fraud or perjured testimony; and/or,
  - (c) to be detrimental to the public health, safety or general welfare, or is a public nuisance,
- then this permit shall be subject to revocation procedures.

#### General. 3

#### General – Ceased Operations

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

#### General. 4

#### General – Hold Harmless

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

- (a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the project or its associated environmental documentation; and,
- (b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the project, including, but not limited to, decisions made in response to California Public Records Act requests; and

(a) and (b) above are hereinafter collectively referred to as "LITIGATION."

## ADVISORY NOTIFICATION DOCUMENT

### General

#### General. 4

#### General – Hold Harmless (cont.)

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

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

Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the Project, applicant/permittee shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). Applicant/permittee shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. To the extent such costs are not recoverable under the California Public Records Act from the records requestor, applicant/permittee agrees that deposits under this section may also be used to cover staff time incurred by the COUNTY to compile, review, and redact records in response to a Public Records Act request made by a petitioner in any legal challenge to the Project when the petitioner is using the Public Records Act request as a means of obtaining the administrative record for LITIGATION purposes. Within ten (10) days of written notice from COUNTY, applicant/permittee shall make such additional deposits.

#### General. 5

#### General – Human Remains

If human remains are found on this site, the developer/permit holder or any successor in interest shall comply with State Health and Safety Code Section 7050.5.

#### General. 6

#### General – Review Fees

Any subsequent submittals required by these conditions of approval, including but not limited to grading plan, building plan, or mitigation and 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.

#### General. 7

#### General – Unanticipated Resources

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

**ADVISORY NOTIFICATION DOCUMENT**

**General**

**General. 7                                  General – Unanticipated Resources (cont.)**

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

All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be convened between the developer, the project archaeologist\*\*, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc) for the cultural resource. Resource evaluations shall be limited to nondestructive analysis. Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished.

\* A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other.

\*\* If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the significance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary.

**Planning**

**Planning. 1                                  General - A. Application Requirements**

At the time of filing the application for a Commercial Cannabis Activity on a form provided by the Planning Department, the applicant shall also provide the applicable fee for processing the land use permit application. All entitlement fees shall be paid in full, prior to operating the cannabis business.

**Planning. 2                                  General - B. State License Required**

Obtain and maintain during the life of the Commercial Cannabis Activity the applicable California license issued pursuant to California Business and Professions Code Sections 19300.7 or 26050(a) as may be amended from time to time.

**Planning. 3                                  General - C. Suspension, Revocation, or Termination of State License**

Suspension of a license issued by the State of California, or by any State licensing authority, shall immediately suspend the ability of a Commercial Cannabis Activity to operate within the County until the State, or its respective State licensing authority, reinstates or reissues the State license. Revocation or termination of a license by the State of California, or by any State licensing authority, will also be grounds to revoke or terminate any conditional use permit granted to a Commercial Cannabis Activity pursuant to this Article.

**Planning. 4                                  General - D. Health and Safety**

## ADVISORY NOTIFICATION DOCUMENT

### Planning

#### **Planning. 4                   General - D. Health and Safety (cont.)**

Commercial Cannabis Activities shall at all times be operated in such a way as to ensure the health, safety, and welfare of the public. Commercial Cannabis Activities shall not create a public nuisance or adversely affect the health or safety of the nearby residents, businesses or employees working at the Commercial Cannabis Activity by creating dust, glare, heat, noise, noxious gasses, odor, smoke, traffic, vibration, unsafe conditions or other impacts, or be hazardous due to the use or storage of materials, processes, products, and runoff of water, pesticides or wastes.

#### **Planning. 5                   General - E. Development Agreement**

No approval required by this ordinance shall be given for any permit for a Commercial Cannabis Activity unless the Board of Supervisors prior to or concurrently with approves a development agreement, pursuant to Section 18.26b of this ordinance, setting forth the terms and conditions under which the Commercial Cannabis Activity will operate in addition to the requirements of this ordinance, all other local ordinances and regulations, state law and such other terms and conditions that will protect and promote the public health, safety and welfare. No use or operation under any permit for a Commercial Cannabis Activity shall be allowed to begin until the development agreement is effective.

#### **Planning. 6                   General - F. Nuisance Odors**

All Commercial Cannabis Activities shall be sited and operated in a manner that prevents Cannabis nuisance odors from being detected offsite. All Commercial Cannabis Activities shall provide a sufficient odor absorbing ventilation and exhaust system so that odor generated inside the Commercial Cannabis Activity that is distinctive to its operation is not detected outside of the operation’s facility, anywhere on adjacent lots or public rights-of-way, on or about the exterior or interior common area walkways, hallways, breezeways, foyers, lobby areas, or any other areas available for use by common tenants or the visiting public, or within any other unit located inside the same building as the Commercial Cannabis Activity. In order to control nuisances such as odors, humidity and mold, Commercial Cannabis Activities shall install and maintain at the minimum, the following equipment, or any other equipment that can be proven to be an equally or more effective method or technology to control these nuisances:

- 1. An exhaust air filtration system with odor control that prevents internal odors from being emitted externally;
- 2. An air system that creates negative air pressure between the Commercial Cannabis Activities’ interior and exterior, so that the odors generated by the Commercial Cannabis Activity are not detectable on the outside of the Commercial Cannabis Activity.

#### **Planning. 7                   General - G. Commercial Cannabis Activity Operator Qualifications**

- 1. All operators and all employees of a Commercial Cannabis Activity must be 21 years of age or older.
- 2. Operators shall be subject to background checks.
- 3. Permits for Commercial Cannabis Activities shall not be granted for operators with felony convictions, as specified in subdivision (c) of Section 667.5 of the Penal Code and subdivision (c) of Section 1192.7 of



## ADVISORY NOTIFICATION DOCUMENT

### Planning

#### Planning. 14

#### General - N. Security - Part 1 (cont.)

1. A plan to prevent individuals from loitering on the lot if they are not engaging in activity expressly related to the Commercial Cannabis Activity.
2. 24 hour emergency contact information for the owner or an on-site employee which shall be provided to the County.
3. A professionally installed, maintained, and monitored alarm system.
4. Except for Live Cannabis Plants being cultivated at a cultivation facility and limited amounts of Cannabis for display purposes, all Cannabis and Cannabis Products shall be stored in a secured and locked structure and in a secured and locked safe room, safe, or vault, and in a manner as to prevent diversion, theft, and loss.
5. 24 hour security surveillance cameras to monitor all entrances and exits to a Commercial Cannabis Activity, all interior spaces within the Commercial Cannabis Activity that are open and accessible to the public, and all interior spaces where Cannabis, cash or currency is being stored for any period of time on a regular basis. The permittee for a Commercial Cannabis Activity shall be responsible for ensuring that the security surveillance camera's footage is accessible. Video recordings shall be maintained for a minimum of 90 days, and shall be made available to the County upon request.

#### Planning. 15

#### General - N. Security - Part 2

6. Sensors shall be installed to detect entry and exit from all secure areas.
7. Panic buttons shall be installed in all Commercial Cannabis Activities.
8. Any bars installed on the windows or the doors of a Commercial Cannabis Activity shall be installed only on the interior of the building.
9. Security personnel must be licensed by the State of California Bureau of Security and Investigative Services.
10. A Commercial Cannabis Activity shall have the capability to remain secure during a power outage and all access doors shall not be solely controlled by an electronic access panel to ensure locks are not released during a power outage.
11. A Commercial Cannabis Activity shall cooperate with the County and, upon reasonable notice to the Commercial Cannabis Activity, allow the County to inspect or audit the effectiveness of the security plan for the Commercial Cannabis Activity.
12. The permittee for a Commercial Cannabis Activity shall notify the Riverside County Sheriff's Department immediately after discovering any of the following:



## ADVISORY NOTIFICATION DOCUMENT

### Planning

#### Planning. 15                                      General - N. Security - Part 2 (cont.)

- a. Significant discrepancies identified during inventory.
- b. Diversion, theft, loss, or any criminal activity involving the Commercial Cannabis Activity or any agent or employee of the Commercial Cannabis Activity.
- c. The loss or unauthorized alteration of records related to Cannabis, registering qualifying patients, primary caregivers, or employees or agents of the Commercial Cannabis Activity.
- d. Any other breach of security.

13. Firearms shall not be permitted at a Commercial Cannabis Activity by an owner, manager, employee, volunteer or vendor other than those individuals authorized as a State Licensed Security Personnel.

14. Cannabis or Cannabis Products shall not be stored outside at any time.

#### Planning. 16                                      General - O. Permit and License Posting

The permittee shall post or cause to be posted at the Commercial Cannabis Activity all required County and State permits and licenses to operate. Such posting shall be in a central location, visible to the patrons, and in all vehicles that deliver or transport Cannabis.

#### Planning. 17                                      General - P. Signage

Signage for a Commercial Cannabis Activity shall comply with the following:

1. In addition to the requirements set forth in this section and California Business and Professions Code section 26152 as may be amended, business identification signage for a Commercial Cannabis Activity shall comply with Section 19.4 of this ordinance.
2. No Commercial Cannabis Activity shall advertise by having a person or device holding a sign or an air dancer sign advertising the activity to passersby, whether such person, device or air dancer is on the lot of the Commercial Cannabis Activity or elsewhere including, but not limited to, the public right-of-way.
3. No Commercial Cannabis Activity shall publish or distribute advertising or marketing that is attractive to children.
4. No Commercial Cannabis shall advertise or market Cannabis or Cannabis Products on motor vehicles.
5. Except for advertising signs inside a licensed Premises and provided that such advertising signs do not advertise or market Cannabis or Cannabis Products in a manner intended to encourage persons under 21 years of age to consume Cannabis or Cannabis Products, no Commercial Cannabis Activity shall advertise or market Cannabis or Cannabis Products on an advertising sign within 1,000 feet of a Child Day Care Center, a K-12 school, a public park or a Youth Center.
6. No signs placed on the lot of a Commercial Cannabis Activity shall obstruct any entrance or exit to the

## ADVISORY NOTIFICATION DOCUMENT

### Planning

#### Planning. 17 General - P. Signage (cont.)

building or any window.

7. Each entrance to a Commercial Cannabis Activity shall be visibly posted with a clear and legible notice indicating that smoking, ingesting, or otherwise consuming Cannabis on the lot of the Commercial Cannabis Activity is prohibited.

8. Signage shall not be directly illuminated, internally or externally.

9. No banners, flags, billboards, or other prohibited signs may be used at any time.

#### Planning. 18 General - Q. Records

1. Each owner and permittee of a Commercial Cannabis Activity shall maintain clear and adequate records and documentation demonstrating that all Cannabis or Cannabis Products have been obtained from and are provided to other permitted and licensed Cannabis operations. The County shall have the right to examine, monitor, and audit such records and documentation, which shall be made available to the County upon written request.

2. Each owner and permittee of a Commercial Cannabis Activity shall maintain a current register of the names and contact information, including name, address, and telephone number, of anyone owning or holding an ownership interest in the Commercial Cannabis Activity, and of all the officers, managers, employees, agents and volunteers currently employed or otherwise engaged by the Commercial Cannabis Activity. The County shall have the right to examine, monitor, and audit such records and documentation, which shall be made available to the County upon request.

3. All Commercial Cannabis Activities shall maintain an inventory control and reporting system that accurately documents the present location, amounts, and descriptions of all Cannabis and Cannabis Products for all stages of the growing and production or manufacturing, laboratory testing and distribution processes until purchase by or distribution to a qualified patient, primary caregiver for medical purpose or an adult 21 years of age or older who qualifies to purchase adult-use Cannabis.

#### Planning. 19 General - R. Water

All Commercial Cannabis Activities shall obtain a 'Will Serve' letter from the applicable water purveyor, indicating agreement to supply water for the Commercial Cannabis Activity. The letter shall include the activity proposed and any improvements required for service. For Commercial Cannabis Activities where water service is not available, conditions from the Department of Environmental Health for a permitted onsite, in-ground well will be required for the conditional use permit. Irrigation and domestic water supplies shall not include water transported by vehicle from off-site sources.

#### Planning. 20 General - S. Waste Water

All Commercial Cannabis Activities shall obtain a 'Will Serve' letter from the applicable sanitary sewer purveyor, indicating agreement to supply sewer for the Commercial Cannabis Activity. The letter shall include the activity proposed and any improvements required for service. For Commercial Cannabis

## ADVISORY NOTIFICATION DOCUMENT

### Planning

#### **Planning. 20**                                      **General - S. Waste Water (cont.)**

Activities where sewer service is not available, conditions from the Department of Environmental Health will be required for the conditional use permit. Where sanitary sewer is not available, the applicant shall obtain clearance from the appropriate regional water quality control board.

#### **Planning. 21**                                      **General - T. Parking**

Parking shall be provided in accordance with Section 18.12 of this ordinance.

#### **Planning. 22**                                      **General - U. Visibility**

In no case shall Live Cannabis Plants be visible from a public or private road, sidewalk, park or common public viewing area.

#### **Planning. 23**                                      **General - V. Hazardous Materials**

All Commercial Cannabis Activities that utilize hazardous materials shall comply with applicable hazardous waste generator, Riverside County Ordinance No. 615, and hazardous materials handling, Riverside County Ordinance No. 651, requirements and maintain any applicable permits for these programs from the Riverside County Fire Department, the Riverside County Department of Environmental Health, the Riverside County Department of Waste Resources and the Agricultural Commissioner.

#### **Planning. 24**                                      **General - W. Compliance with Local and State Laws and Regulations**

1. All Commercial Cannabis Activities shall comply with all applicable local and State laws, ordinances and regulations related to, but not limited to, the following: the California Environmental Quality Act, California Building Code, California Fire Code, Riverside County Ordinance No. 787, Riverside County Ordinance No. 457, Riverside County Ordinance No. 657, Riverside County Ordinance No. 745, Airport Land Use Compatibility Plans, weights and measures regulations, track and trace requirements, pesticide use, water quality, storm water discharge and the grading of land.

2. All buildings and structures, including greenhouse, hoop structures, or other similar structures shall comply with all applicable Building, Fire, and Safety laws and regulations. All buildings and structures shall be reviewed by the Riverside County Building and Safety Department in accordance with the California Building Code and Riverside County Ordinance No. 457 and by the Riverside County Fire Department in accordance with Riverside County Ordinance No. 787 and the California Fire Code.

#### **Planning. 25**                                      **General - X. Material Alterations to Premises**

No physical change, alteration, or modification shall be made to a Premises without first obtaining the appropriate approvals from the County, including but not limited a substantial conformance or revised permit and all other necessary permits. Alterations or modifications requiring approval include, without limitation: (i) the removal, creation, or relocation of a common entryway, doorway, passage, or a means of public entry or exit, when such common entryway, doorway, or passage alters or changes limited-access areas within the Premises; (ii) the removal, creation, addition, or relocation of a Cultivation Area; (iii) or the addition or alteration of a water supply. The requirement of this Section is in addition to

## ADVISORY NOTIFICATION DOCUMENT

### Planning

#### Planning. 25

#### General - X. Material Alterations to Premises (cont.)

compliance with any other applicable State or local law or regulation pertaining to approval of building modifications, zoning, and land use requirements. In the event that the proposed modification requires a new or modified conditional use permit such permit must be obtained prior to issuance of building permits.

#### Planning. 26

#### General - Y. Multiple Commercial Cannabis Activities

Multiple Commercial Cannabis Activities may be allowed on the same lot provided the proposed activities are allowed in the zone classification and meet all requirements in this Article and State Law.

#### Planning. 27

#### LCP Landscape Concept Plan required at project submittal

Provide a single digital file in PDF form on a non-rewritable Compact Disc (CD) media with a Landscape Concept Plan (LCP) on County standard Transportation Department Title Block plan sheet format (24" x 36"), 1:20 scale, with title block, north arrow, limit of work lines, hardscape features, graphic scale, and street names, etc. Plan shall clearly depict concept designs for the expected future final landscaping, shading, and parking plan. Final landscape plans will be required to be submitted, reviewed, and approved prior to the issuance of building permits.

The LCP shall be prepared in a professional manner by a California Licensed/Registered Landscape Architect and signed/stamped by such.

For basic guidance, please review Section 18.12, Sections 19.300 through 19.304 of Ordinance No. 348, Ordinance No. 859, and the Riverside County Guide to California Friendly Landscaping. No irrigation system information is required but the plan shall include an estimated annual water use calculation for irrigation on the project. Conceptual plan shall also provide information on the size, number, genus, species, common name, spacing, plant factor, size, and symbol of trees, bushes and ground cover to be provided within landscaped areas and in other open space areas within the project. Plants must be selected from the Riverside County California Friendly Plant List. Water efficient planting materials are encouraged. Special features, such as rockwork, fencing, water features, existing plants to remain, MSHCP regulated areas, ALUC flight areas, recreational trails, and uses shall be identified.

Planting plans shall consider existing landscaping on adjacent and nearby properties and provide a logical transition to the on-site landscaping concepts with designs to prevent abrupt contrasts between properties, typically show 300 feet from project boundary.

If impacts to on-site or nearby biological resources require special treatments, the planting plans shall be reviewed and approved by a professional biologist from the County's official list.

If the project is in the Coachella Valley, the landscape architect shall coordinate with the Riverside County Agricultural Commissioner's for a current list of quarantine plant materials. The number for the Agricultural Commissioner's office is 760-863-8291.

### Planning-All

## ADVISORY NOTIFICATION DOCUMENT

### Planning-All

#### Planning-All. 1 Cannabis Retail Operations - 1 (cont.)

#### Planning-All. 1 Cannabis Retail Operations - 1

Entrances into the retail location of the Cannabis Retailer shall be separate from the reception area and locked at all times with entry strictly controlled. An electronic or mechanical entry system shall be utilized to limit access and entry to the retail location.

#### Planning-All. 2 Cannabis Retail Operations - 10

Cannabis Retailers shall not distribute any Cannabis or Cannabis Product unless such products are labeled and in a tamper-evident package in compliance with the California Business and Professions Code and any additional rules promulgated by a licensing authority.

#### Planning-All. 3 Cannabis Retail Operations - 11

Cannabis Retailers shall not provide free samples of any type, including Cannabis Products, to any person and shall not allow any person to provide free samples on the Cannabis Retailer's lot.

#### Planning-All. 4 Cannabis Retail Operations - 12

Deliveries shall be conducted in accordance with California Business and Professions Code Section 26090 or as may be amended and all state regulations pertaining to delivery of Cannabis Products.

#### Planning-All. 5 Cannabis Retail Operations - 13

Cannabis or Cannabis Products shall not be sold or delivered by any means or method to any person within a motor vehicle.

#### Planning-All. 6 Cannabis Retail Operations - 14

Cannabis Retailers shall not include a drive-in, drive-through or walk up window where retail sales of Cannabis or Cannabis Products are sold to persons or persons within or about a motor vehicle.

#### Planning-All. 7 Cannabis Retail Operations - 2

Cannabis Retailers may include the sale of Medical Cannabis, requiring an M-License from the State. Cannabis Retailers selling only Medical Cannabis shall verify consumers who enter the Premises are at least 18 years of age and that they hold a valid Physician's Recommendation.

#### Planning-All. 8 Cannabis Retail Operations - 3

Cannabis Retailers may include the sale of Adult Use Cannabis, requiring an A-license from the State. Cannabis Retailers selling only Adult Use Cannabis shall verify that consumers who enter the Premises are at least 21 years of age.

#### Planning-All. 9 Cannabis Retail Operations - 4

## ADVISORY NOTIFICATION DOCUMENT

### Planning-All

#### **Planning-All. 9 Cannabis Retail Operations - 4 (cont.)**

A Cannabis Retailers may include the sale of both Medical and Adult use Cannabis requiring both an A-License and an M-License from the State. All Cannabis Retailers selling both Medical and Adult Use Cannabis shall verify that consumers who enter the premises are at least 18 years of age and that they hold a valid Physician's Recommendation or are at least 21 years of age.

#### **Planning-All. 10 Cannabis Retail Operations - 5**

Display areas shall include the smallest amount of Cannabis and Cannabis Products reasonably anticipated to meet sales during operating hours.

#### **Planning-All. 11 Cannabis Retail Operations - 6**

Cannabis and Cannabis Products not in the display area shall be maintained in a locked secure area.

#### **Planning-All. 12 Cannabis Retail Operations - 7**

Not more than 10% of the Cannabis Retailer floor area, up to a maximum of 50 square feet, shall be used for the sale of incidental goods such as, but not limited to, clothing, posters, or non-cannabis goods.

#### **Planning-All. 13 Cannabis Retail Operations - 8**

Restroom facilities shall be locked and under the control of the Cannabis Retailer.

#### **Planning-All. 14 Cannabis Retail Operations - 9**

Cannabis Retailers shall ensure that all Cannabis and Cannabis Products held for sale by the Cannabis Retailer are cultivated, manufactured, transported, distributed, and tested by California licensed and permitted facilities that are in full conformance with State and local laws and regulations.

### Planning-GEO

#### **Planning-GEO. 1 GEO200015 ACCEPTED**

County Geologic Report GEO No. 200015, submitted for the project CUP190011, was prepared by NorCal Engineering, and is titled; "Geotechnical Investigation, Proposed Commercial Development, 381 West La Cadena Drive, County of Riverside, California," dated January 2, 2020. In addition, NorCal Engineering has submitted the following document:

"Response to County Geological Report Review Sheet dated April 16, 2020 – Proposed Commercial Development – Located at 381 West La Cadena Drive, in the County of Riverside, California," dated May 1, 2020.

GEO200015 concluded:

1. The site is not located within a State of California Earthquake Fault Zone, or a County of Riverside Fault Hazard Zone. Based on an evaluation of historic aerial photographs, published geologic maps, and onsite observations, no indications of active faulting are present on or in the vicinity of the site. Therefore, the potential for surface fault rupture is considered low.

## ADVISORY NOTIFICATION DOCUMENT

### Planning-GEO

#### Planning-GEO. 1                      GEO200015 ACCEPTED (cont.)

2. Groundwater in the vicinity is in excess of 50 feet and liquefaction potential is deemed low.
3. The potential for subsidence to negatively impact the site is considered low.
4. The upper on-site soils at the site are "low" in expansion potential.
5. Computations utilizing pressure curves and the recommended allowable soil bearing capacities reveal that the foundations will experience normal (static) settlements on the order of ¼ inch and differential settlements of less than ¼ inch.
6. Foundations will experience seismic settlements on the order of less than one inch, and differential seismic settlements would be on the order of ½ inch over a 30 foot horizontal distance in the building pad area.

GEO200015 recommended:

1. Any vegetation shall be removed and hauled from proposed grading areas prior to the start of grading operations.
2. Any removed soils may be reutilized as compacted fill once any deleterious material or oversized materials (>8 inches) is removed.
3. The upper 3 feet of existing fill soils or soils to a depth of 12 inches below bottom of new foundations, whichever is greater, be removed to competent native materials, the exposed surface scarified to a depth of 8 inches, brought to within 2% of optimum moisture and compacted to a minimum of 90% of the laboratory standard (ASTM D-1557) prior to placement of any additional compacted fill soils.
4. "Competent" native soils at bottom of excavations shall be defined as soils exhibiting a relative compaction of 85% or greater.
5. Grading shall extend a minimum of 5 horizontal feet outside the edges of foundations or equidistant to the depth of fill placed, whichever is greater.

GEO No. 200015 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 200015 is hereby accepted for planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County of Riverside upon application for grading and/or building permits.

### Transportation

#### Transportation. 1                      RCTD - General

1. A signing and striping plan is required for this project. The Project shall be responsible for any additional paving and/or striping removal caused by the striping plan or as approved by the Director of Transportation.
2. Alterations to natural drainage patterns shall require protecting downstream properties by means approved by the Transportation Department.
3. The Project shall submit a preliminary soils and pavement investigation report addressing the construction requirements within the road right-of-way.

## ADVISORY NOTIFICATION DOCUMENT

### Transportation

#### Transportation. 1                      RCTD - General (cont.)

4. If the Transportation Department allows the use of streets for drainage purposes, the 10-year discharge shall be contained in the top of curb or asphalt concrete dikes, and the 100-year discharge shall be contained in the street right-of-way.

5. All centerline intersections shall be at 90 degrees, plus or minus 5 degrees.

8. The Project shall obtain approval of street improvement plans from the Transportation Department.

Improvement plans shall be based upon a design profile extending a minimum of 300 feet beyond the project limits.

9. 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.

### Waste Resources

#### Waste Resources. 1                      Waste - General

Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division.

AB 341 focuses on increased commercial waste recycling as a method to reduce greenhouse gas (GHG) emissions. The regulation requires businesses and organizations that generate four or more cubic yards of waste per week and multifamily units of 5 or more, to recycle. A business shall take at least one of the following actions in order to reuse, recycle, compost, or otherwise divert commercial solid waste from disposal:

- Source separate recyclable and/or compostable material from solid waste and donate or self-haul the material to recycling facilities.
- Subscribe to a recycling service with their waste hauler.
- Provide recycling service to their tenants (if commercial or multi-family complex).
- Demonstrate compliance with the requirements of California Code of Regulations Title 14.

For more information, please visit:

[www.rivcowm.org/opencms/recycling/recycling\\_and\\_compost\\_business.html#mandatory](http://www.rivcowm.org/opencms/recycling/recycling_and_compost_business.html#mandatory)

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

AB 1826 requires businesses and multifamily complexes to arrange for organic waste recycling services. Those subject to AB 1826 shall take at least one of the following actions in order to divert organic waste from disposal:

-Source separate organic material from all other recyclables and donate or self-haul to a permitted organic waste processing facility.



## ADVISORY NOTIFICATION DOCUMENT

### Waste Resources

#### Waste Resources. 1

#### Waste - General (cont.)

-Enter into a contract or work agreement with gardening or landscaping service provider or refuse hauler to ensure the waste generated from those services meet the requirements of AB 1826.

Plan: CUP190011

Parcel: 246150005

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1                      EASEMENTS/PERMISSION                      Not Satisfied

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.

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

In instances where the grading plan proposes drainage facilities on adjacent off site property, the owner/ applicant shall provide a copy of the recorded drainage easement or copy of Final Map.

060 - BS-Grade. 2                      IF WQMP IS REQUIRED                      Not Satisfied

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the Final Water Quality Management Plan (WQMP) site plan for comparison to the grading plan.

060 - BS-Grade. 3                      IMPROVEMENT SECURITIES                      Not Satisfied

Prior to issuance of a Grading Permit, the applicant may be required to post a Grading and/or Erosion Control Security. Please contact the Riverside County Transportation Department for additional information and requirements.

Planning

060 - Planning. 1                      CAP Screening Table Measures                      Not Satisfied

Prior to grading permit issuance the applicant, in accordance with Ordinance No. 460, shall obtain an approved Parcel Merger establishing the whole site as one parcel. Documentation showing the recordation of the Parcel Merger shall be submitted to the Planning Department prior to the issuance of the grading permit for CUP190011. The proposed parcel shall comply with all applicable development standards for the parcel's zone classification as provided in Ordinance No. 348.

Planning-EPD

060 - Planning-EPD. 1                      MBTA Nesting Bird Survey - EPD                      Not Satisfied

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted.

Prior to issuance of a permit for rough grading, the project's consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a rough grading permit.

Plan: CUP190011

Parcel: 246150005

60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 1 MBTA Nesting Bird Survey - EPD (cont.) Not Satisfied

When the requested documents/studies are completed and ready for EPD review, please upload them to our Secure File Transfer server to ensure prompt response and review. If you are unfamiliar with the process for uploading biological documents to the FTP site, please contact Matthew Poonamallee at mpoonama@rivco.org and Valentia Lopez at vslopez@rivco.org for instructions. Biological reports not uploaded to the FTP site may result in delayed review and approval.

Planning-PAL

060 - Planning-PAL. 1 PRIMP Not Satisfied

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 to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).
2. The project paleontologist retained shall review the approved development plan and grading plan and 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 approval prior to issuance of a Grading Permit. Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:
  1. A corresponding County Grading Permit (BGR) Number must be included in the title of the report. PRIMP reports submitted without a BGR number in the title will not be reviewed.
  2. Description of the proposed site and planned grading operations
  3. Description of the level of monitoring required for all earth-moving activities in the project area.
  4. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
  5. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
  6. Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.
  7. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
  8. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
  9. Procedures and protocol for collecting and processing of samples and specimens.
  10. Fossil identification and curation procedures to be employed.
  11. Identification of the permanent repository to receive any recovered fossil material. \*Pursuant the County "SABER Policy", paleontological fossils found in the County should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.
  12. All pertinent exhibits, maps and references.
  13. Procedures for reporting of findings.
  14. Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees. The property owner

Plan: CUP190011

Parcel: 246150005

60. Prior To Grading Permit Issuance

Planning-PAL

060 - Planning-PAL. 1 PRIMP (cont.) Not Satisfied

and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

15. All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. PG), as appropriate. One original signed copy of the report(s) shall be submitted to 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, Plan Check staff, Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP.

Safeguard Artifacts Being Excavated in Riverside County (SABER)

Survey

060 - Survey. 1 RCTD - Prior to Road Construction Not Satisfied

Prior to doing any work within the road right-of-way, if survey monuments including centerline monuments, tie points, property corners and benchmarks found it shall be located and tied out and corner records filed with the County Surveyor pursuant to Section 8771 of the Business & Professions Code. Survey points destroyed during construction shall be reset, and a second corner record filed for those points prior to completion and acceptance of the improvements.

Transportation

060 - Transportation. 1 RCTD - File L&LMD Application Not Satisfied

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

060 - Transportation. 2 RCTD - Submit Grading Plans Not Satisfied

The project proponent shall submit two sets of grading plans (24" x 36") to the Transportation Department for review and approval. If road right-of-way improvements are required, the project proponent shall submit street improvement plans for review and approval, open an IP account, and pay for all associated fees in order to clear this condition. The Standard plan check turnaround time is 10 working days. Approval is required prior to issuance of a grading permit.

060 - Transportation. 3 RCTD-USE-WQ Region - FINAL WQMP REQUIRED Not Satisfied

The project is located in the Santa Ana watershed. An approved Water Quality Management Plan (WQMP) is required prior to recordation of a final map or issuance of a grading permit. The project shall submit a single PDF on two CD/DVD copies, in accordance with the latest version of the WQMP manual, found at [www.rcflood.org/npdes](http://www.rcflood.org/npdes) . All details necessary to build BMPs per the WQMP shall be included on the grading plans.

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 NO BUILDING PERMIT W/O GRADING PERMIT Not Satisfied

Plan: CUP190011

Parcel: 246150005

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1                      NO BUILDING PERMIT W/O GRADING PERMIT (cont.)                      Not Satisfied

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

080 - BS-Grade. 2                      ROUGH GRADE APPROVAL                      Not Satisfied

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

1. Submitting a "Wet Signed" copy of the Soils Compaction Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.
2. Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.
3. Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.
4. Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage or other means of site stabilization as approved by the County Inspector prior to receiving a rough grade permit final.

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

E Health

080 - E Health. 1                      OWTS Plans                      Not Satisfied

A set of two detailed plans drawn to a proper scale of the proposed subsurface sewage disposal system. To include a floor plan/plumbing schedule to ensure proper septic tank sizing.

080 - E Health. 2                      Percolation Report                      Not Satisfied

A soil percolation report consistent with the Department's Local Agency Management Program (LAMP) is required.

080 - E Health. 3                      Septic Tank Destruction                      Not Satisfied

Under a demo permit, properly destroy existing septic tank and seepage pit prior to building permit issuance.

080 - E Health. 4                      Water Will Serve                      Not Satisfied

A "Will-Serve" letter is required from the appropriate water agency.

Fire

080 - Fire. 1                      Prior to permit                      Not Satisfied

Final fire and life safety conditions will be addressed when the Office of the Fire Marshal reviews building plans. These conditions will be based on occupancy, use, California Building Code (CBC), California Fire Code (CFC), and related codes, which are in effect at the time of building plan

Plan: CUP190011

Parcel: 246150005

80. Prior To Building Permit Issuance

Fire

080 - Fire. 1 Prior to permit (cont.) Not Satisfied  
submittal.

1. The Office of the Fire Marshal is required to set a minimum fire flow for the remodel or construction of all commercial buildings per CFC Appendix B and Table B105.1. The applicant/developer shall provide documentation to show there exists a water system capable of delivering said waterflow for 2 to 4 hour(s) duration at 20-PSI residual operating pressure. The required fire flow may be adjusted during the approval process to reflect changes in design, construction type, or automatic fire protection measures as approved by the Fire Prevention Bureau. Specific requirements for the project will be determined at time of submittal. (CFC 507.3, Appendix B)

080 - Fire. 2 Prior to permit Not Satisfied

1. The minimum number of fire hydrants required, as well as the location and spacing of fire hydrants, shall comply with the C.F.C. and NFPA 24. Fire hydrants shall be located no closer than 40 feet to a building. A fire hydrant shall be located within 50 feet of the fire department connection for buildings protected with a fire sprinkler system. The size and number of outlets required for the approved fire hydrants are (6" x 4" x 2 1/2" x 2 1/2") (CFC 507.5.1, 507.5.7, Appendix C, NFPA 24-7.2.3.)  
2. Existing fire hydrants on public streets are allowed to be considered available. Existing fire hydrants on adjacent properties shall not be considered available unless fire apparatus access roads extend between properties and easements are established to prevent obstruction of such roads. (CFC 507, 501.3)

080 - Fire. 3 Prior to permit Not Satisfied

1. The Fire Department emergency vehicular access road shall be (all weather surface) capable of sustaining an imposed load of 75,000 lbs. GVW. The approved fire access road shall be in place during the time of construction. Temporary fire access roads shall be approved by the Office of the Fire Marshal. (CFC 501.4)  
2. Prior to construction, all locations where structures are to be built shall have an approved Fire Department access based on street standards approved by the Office of the Fire Marshal. (CFC 501.4)  
3. Fire lanes and fire apparatus access roads shall have an unobstructed width of not less than twenty-four (24) as approved by the Office of the Fire Marshal and an unobstructed vertical clearance of not less the thirteen (13) feet six (6) inches. (CFC 503.2.1)

080 - Fire. 4 Prior to permit Not Satisfied

Prior to building permit issuance, please provide a business plan with a complete scope of work. Indicate any storage, hazardous materials or manufacturing that may be conducted on this site, and management of any "limited access" areas on site (manual/automatic locking doors, etc...). In addition, please note proposed business hours and if open flame devices will be on site.

Transportation

080 - Transportation. 1 RCTD - Annex L&LMD/Other Dist Not Satisfied

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

Plan: CUP190011

Parcel: 246150005

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 1 RCTD - Annex L&LMD/Other Dist (cont.) Not Satisfied  
(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 Stephens Avenue.

080 - Transportation. 2 RCTD - Landscaping/Trail Com/Ind Not Satisfied

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 the Stephens Avenue and submitted to the Transportation Department. Landscaping Plans shall be submitted on standard County format (24" x 36").

Landscaping plans shall with the street improvement plans.

080 - Transportation. 3 RCTD-USE-WQ - ESTABLISH WQMP MAINT ENTITY Not Satisfied

A maintenance plan and signed WQMP/BMP maintenance agreement shall be submitted to the Transportation Department shall be approved and recorded against the property. A maintenance organization will be established with a funding source for the permanent maintenance.

080 - Transportation. 4 RCTD-USE-WQ - IMPLEMENT WQMP Not Satisfied

The Project shall construct BMP facilities described in the approved Final County WQMP prior to the issuance of a building permit to the satisfaction of County Grading Inspection Section. The Project is responsible for performing all activities described in the County WQMP and that copies of the approved Final County WQMP are provided to future owners/occupants.

Waste Resources

080 - Waste Resources. 1 Waste - Recyclables Collection and Loading Area Not Satisfied

Prior to issuance of a building permit, the applicant shall submit one electronic (1) copy of a Recyclables Collection and Loading Area plot plan to the Riverside County Department of Waste Resources for review and approval to WastePlanning@rivco.org. The plot plan shall conform to Design Guidelines for Recyclables Collection and Loading Areas, provided by the Department of Waste Resources (found at <http://www.rcwaste.org/business/planning/design>) and shall show the location of and access to the collection area for recyclable materials, shall demonstrate space allocation for trash and recyclable materials and have the adequate signage indicating the location of each bin in the trash enclosure. The project applicant is advised that clearance of the Recyclables Collection and Loading Area plot plan only satisfies the Waste Resources' conditions for Recyclables Collection and Loading Areas space allocation and other Recyclables Collection and Loading Area Guidelines items. Detailed drawings of the Trash Enclosure and its particular construction details, e.g., building materials, location, construction methods etc., should be included as part of the Project plan submittal to the Riverside County Department of Building and Safety.

080 - Waste Resources. 2 Waste Recycling Plan Not Satisfied

Prior to issuance of a building permit, a Waste Recycling Plan (WRP) shall be submitted to the Riverside County Department of Waste Resources for approval. At a minimum, the WRP must

Plan: CUP190011

Parcel: 246150005

80. Prior To Building Permit Issuance

Waste Resources

080 - Waste Resources. 2 Waste Recycling Plan (cont.) Not Satisfied

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

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 PRECISE GRADE APPROVAL Not Satisfied

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

1. Requesting and obtaining approval of all required grading inspections.
2. Submitting a "Wet Signed" copy of the Grading Report from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for the sub-grade and base of all paved areas.
3. Submitting a "Wet Signed" copy of the Sub-grade (rough) Certification from a Registered Civil Engineer certifying that the sub-grade was completed in conformance with the approved grading plan.
4. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

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

E Health

090 - E Health. 1 E Health Clearance Not Satisfied

Prior to building permit final, clearance must be obtained from the Department of Environmental Health.

Transportation

090 - Transportation. 1 RCTD - Existing Maintained Not Satisfied

Stephens Avenue along project boundary is a paved County maintained road designated as a LOCAL ROAD and shall be improved with 6" concrete curb and gutter located 18 feet from centerline to curb line (project side), and must match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 60 foot full-width dedicated right-of-way in accordance with County Standard No. 91, Ordinance 461.

NOTE:

1. A 6' concrete sidewalk (project side) shall be constructed adjacent to curb-line and join to the



Plan: CUP190011

Parcel: 246150005

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 1 RCTD - Existing Maintained (cont.) Not Satisfied  
existing sidewalks within the 12' parkway as directed by the Director of Transportation.

2. The driveway shall be constructed per County Standard No. 207-A, Ordinance 461.

3. Join the curb and gutter to the existing curb and gutter as directed by the Director of Transportation.

090 - Transportation. 2 RCTD - Payment of Transportation Fees Not Satisfied

Prior to the time of issuance of a Certificate of Occupancy or upon final inspection, whichever occurs first, the Project shall pay fees in accordance with the fee schedule in effect at the time of payment:

1. Transportation Uniform Mitigation Fees (TUMF) in accordance with Ordinance No. 824.

090 - Transportation. 3 RCTD-USE-WQ - WQMP COMPLETION Not Satisfied

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

Waste Resources

090 - Waste Resources. 1 Waste - Recyclables Collection and Loading Area Inspection Not Satisfied

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

090 - Waste Resources. 2 Waste - Recycling and Organics Compliance Not Satisfied

Prior to final inspection, the applicant shall complete a Mandatory Commercial Recycling and Organics Recycling Compliance form (Form D). Form D requires applicants to identify programs or plans that address commercial and organics recycling, in compliance with State legislation/regulation. Once completed, Form D shall be submitted to the Recycling Section of the Department of Waste Resources for approval. For more information go to: [www.rcwaste.org/business/planning/applications](http://www.rcwaste.org/business/planning/applications). To obtain Form D, please contact the Recycling Section at 951-486-3200, or email to: [Waste-CompostingRecycling@rivco.org](mailto:Waste-CompostingRecycling@rivco.org).

090 - Waste Resources. 3 Waste Reporting Form and Receipts Not Satisfied

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

DEVELOPMENT AGREEMENT NO. 1900007

This Development Agreement (hereinafter “Agreement”) is entered into effective on the date it is recorded with the Riverside County Recorder (hereinafter the “Effective Date”) by and among the COUNTY OF RIVERSIDE (hereinafter “COUNTY”), and the persons and entities listed below (hereinafter “OWNER”):

Khurana Family, LLC  
Healthy Desert Enterprise, LLC  
Chad Franks

RECITALS

WHEREAS, COUNTY is authorized to enter into binding development agreements with persons having legal or equitable interests in real property for the development of such property, pursuant to Article 11, Section 7 of the California Constitution and Section 65864, et seq. of the Government Code; and,

WHEREAS, COUNTY has adopted Procedures and Requirements of the County of Riverside for the Consideration of Development Agreements (hereinafter “Procedures and Requirements”), pursuant to Section 65865 of the Government Code; and,

WHEREAS, OWNER has requested COUNTY to enter into a development agreement and proceedings have been taken in accordance with the Procedures and Requirements of COUNTY; and,

WHEREAS, by electing to enter into this Agreement, COUNTY shall bind future Boards of Supervisors of COUNTY by the obligations specified herein and limit the future exercise of certain governmental and proprietary powers of COUNTY; and,

WHEREAS, the terms and conditions of this Agreement have undergone extensive review by COUNTY and the Board of Supervisors and have been found to be fair, just and reasonable;

and,

WHEREAS, the best interests of the citizens of Riverside County and the public health, safety and welfare will be served by entering into this Agreement; and,

WHEREAS, all of the procedures of the California Environmental Quality Act (Public Resources Code, Section 21000 et seq.) have been met with respect to the Project and the Agreement; and,

WHEREAS, this Agreement and the Project are consistent with the Riverside County General Plan and any specific plan applicable thereto; and,

WHEREAS, all actions taken and approvals given by COUNTY have been duly taken or approved in accordance with all applicable legal requirements for notice, public hearings, findings, votes, and other procedural matters; and,

WHEREAS, this Agreement will confer substantial private benefits on OWNER by granting vested rights to develop the Property in accordance with the provisions of this Agreement; and,

WHEREAS, OWNER proposes to develop the Property to be used for the Commercial Cannabis Activity described in Exhibit E (“the Development Plan”); and,

WHEREAS, Riverside County Ordinance 348.4898 (hereafter “Ordinance 348.4898”) establishes a regulatory permitting process for Commercial Cannabis Activities and prohibits all Commercial Cannabis Activities in all land use zones without the benefit of a land use permit issued by the COUNTY; and,

WHEREAS, Board of Supervisors Policy No. B-9 further sets forth provisions to be included in development agreements in order to implement applicable General Plan provisions, to ensure that the County does not disproportionately bear the burden of commercial cannabis activities throughout the County, to ensure the County receives public benefits for the commercial cannabis activities, to ensure there are adequate resources available for enforcement of permitted

and unpermitted commercial cannabis activities, and to give cannabis owners and property owners certainty as to the County's requirements; and,

WHEREAS, this Agreement complies with the provisions of both Ordinance No. 348.4898 and Board Policy B-9; and,

WHEREAS, this Agreement will eliminate uncertainty in planning and provide for the orderly development of the Property, ensure progressive installation of necessary improvements, provide for public services appropriate to the development of the Project, and generally serve the purposes for which development agreements under Sections 65864, et seq. of the Government Code are intended; and,

WHEREAS, OWNER has incurred and will in the future incur substantial costs in order to assure development of the Property in accordance with this Agreement; and,

WHEREAS, OWNER has incurred and will in the future incur substantial costs in excess of the generally applicable requirements in order to assure vesting of legal rights to develop the Property in accordance with this Agreement.

#### COVENANTS

NOW, THEREFORE, in consideration of the above recitals and of the mutual covenants hereinafter contained and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. DEFINITIONS AND EXHIBITS.

1.1 Definitions. The following terms when used in this Agreement shall be defined as follows:

1.1.1 "Agreement" means this Development Agreement.

1.1.2 "Base Rate" means an amount equal to \$16.00 multiplied by the entire Cannabis Area, as shown in Exhibit "G" and which is payable to COUNTY annually

pursuant to Subsections 4.2.1 and 4.2.2 of this Agreement and increased annually by 2% from and after the date of this agreement.

1.1.3 “Commercial Cannabis Activity” means the cultivation, possession, manufacture, distribution, processing, storing, laboratory testing, packaging, labeling, transportation, delivery or sale of Cannabis and cannabis products as provided for in Ordinance No. 348, as amended through Ordinance No. 348.4898, and any other subsequently adopted zoning ordinance amendment or subsequently adopted zoning ordinance.

1.1.4 “Conditional Use Permit” means the land use permit required by COUNTY to conduct Commercial Cannabis Activities.

1.1.5 “COUNTY” means the County of Riverside, a political subdivision of the State of California.

1.1.6 “Development” means the improvement of the Property for the purposes of completing the structures, improvements and facilities comprising the Project including, but not limited to: grading; the construction of infrastructure and public facilities related to the Project whether located within or outside the Property; the construction or reconstruction of buildings and structures; the tenant improvements of structures, and the installation of landscaping. When authorized by a Subsequent Development Approval as provided by this Agreement, “development” includes the maintenance, repair, reconstruction or redevelopment of any building, structure, improvement or facility after the construction and completion thereof.

1.1.7 “Development Approvals” means all permits and other entitlements for use subject to approval or issuance by COUNTY in connection with use of the Property and for development of the Property for Commercial Cannabis Activities including, but not

limited to:

- (a) Conditional use permits, and site plans;
- (b) Zoning Amendments;
- (c) General Plan Amendments
- (d) Tentative and final subdivision and parcel maps;
- (e) Grading and building permits;
- (f) Any permits or entitlements necessary from the COUNTY;
- (g) Any easements necessary from COUNTY or any other land owner;
- (h) Specific plans and specific plan amendments;
- (i) Right of Entry agreements

1.1.8 “Development Exaction” means any requirement of the COUNTY in connection with or pursuant to any Land Use Regulation or Development Approval for the dedication of land, the construction of improvements or public facilities, or the payment of fees in order to lessen, offset, mitigate or compensate for the impacts of development on the environment or other public interests.

1.1.9 “Development Plan” means the Existing or Proposed Development Approvals and the Existing Land Use Regulations applicable to development of the Property.

1.1.10 “Effective Date” means the date this Agreement is recorded with the County Recorder.

1.1.11 “Existing Development Approvals” means all Development Approvals approved or issued prior to the Effective Date. Existing Development Approvals includes the Development Approvals incorporated herein as Exhibit “C” and all other Development

Approvals which are a matter of public record on the Effective Date.

1.1.12 “Existing Land Use Regulations” means all Land Use Regulations in effect on the Effective Date. Existing Land Use Regulations includes the Land Use Regulations incorporated herein as Exhibit “D” and all other Land Use Regulations which are a matter of public record on the Effective Date.

1.1.13 “Land Use Regulations” means all ordinances, resolutions, codes, rules, regulations and official policies of COUNTY governing the development and use of land, including, without limitation, the permitted use of land, the density or intensity of use, subdivision requirements, the maximum height and size of proposed buildings and structures, the provisions for reservation or dedication of land for public purposes, and the design, improvement and construction standards and specifications applicable to the development of the property. “Land Use Regulations” does not include any COUNTY ordinance, resolution, code, rule, regulation or official policy, governing:

- (a) The conduct of businesses, professions, and occupations;
- (b) Taxes and assessments;
- (c) The control and abatement of nuisances;
- (d) The granting of encroachment permits and the conveyance of rights and interests which provide for the use of or the entry upon public property;
- (e) The exercise of the power of eminent domain.

1.1.14 “Mortgagee” means a mortgagee of a mortgage, a beneficiary under a deed of trust or any other security-device lender, and their successors and assigns.

1.1.15 “OWNER” means the owner of the PROPERTY and the persons and

entities listed as OWNER on the first page of this Agreement. OWNER shall also include any of the following:

1. A person with an aggregate ownership interest of 20 percent or more in the Commercial Cannabis Activity for which a license or permit is being sought, unless the interest is solely a security, lien, or encumbrance.
2. The chief executive officer of a nonprofit or other entity for the Commercial Cannabis Activity.
3. A member of the board of directors of a nonprofit for the Commercial Cannabis Activity.
4. An individual who will be participating in the direction, control, or management of the person applying for a Commercial Cannabis Activity Conditional Use Permit or State license.”

1.1.16 “Project” means the development of the Property contemplated by the Development Plan as such Plan may be further defined, enhanced or modified pursuant to the provisions of this Agreement.

1.1.17 “Property” means the real property described on Exhibit “A” and shown on Exhibit “B” to this Agreement.

1.1.18 “Reservations of Authority” means the rights and authority excepted from the assurances and rights provided to OWNER under this Agreement and reserved to COUNTY under Section 3.5 of this Agreement.

1.1.19 “Subsequent Development Approvals” means all Development Approvals approved subsequent to the Effective Date in connection with development of the Property.

1.1.20 “Subsequent Land Use Regulations” means any Land Use Regulations adopted and effective after the Effective Date of this Agreement.



1.1.21 “Transfer” means sale, assignment, lease, sublease or any other transfer of a legal or equitable interest in the Property.

1.2 Exhibits. The following documents are attached to, and by this reference made a part of, this Agreement:

Exhibit “A” - Legal Description of the Property

Exhibit “B” - Map Showing Property and Its Location

Exhibit “C” - Existing Development Approvals

Exhibit “D” - Existing Land Use Regulations

Exhibit “E” - Commercial Cannabis Activity Site Plan & Description

Exhibit “F” - Applicable Annual Public Benefits Base Payments

Exhibit “G” - Commercial Cannabis Area calculation exhibit.

Exhibit “H” - Additional Public Benefits Exhibit

## 2. GENERAL PROVISIONS.

2.1 Binding Effect of Agreement. The Property is hereby made subject to this Agreement. Development of the Property is hereby authorized and shall be carried out only in accordance with the terms of this Agreement.

2.2 Ownership of Property. OWNER represents and covenants that it is the owner of a legal or equitable interest in the Property or a portion thereof.

2.3 Term. This Agreement shall commence on the Effective Date and shall continue for a period of ten years thereafter, unless this term is modified or extended for one additional five year term pursuant to the provisions of this Agreement and so long as the Project is in compliance with all applicable conditions of approval and County ordinances.

## 2.4 Transfer.

2.4.1 Right to Transfer. OWNER shall have the right to transfer the Property in whole or in part (provided that no such partial transfer shall violate the Subdivision Map Act, Government Code Section 66410, et seq., or Riverside County Ordinance No. 460) to any person, partnership, joint venture, firm or corporation at any time during the term of this Agreement; provided, however, that any such transfer shall include the assignment and assumption of the rights, duties and obligations arising under or from this Agreement and be made in strict compliance with the following conditions precedent:

(a) No transfer of any right or interest under this Agreement shall be made unless made together with the sale, transfer or assignment of all or a part of the Property.

(b) Concurrent with any such transfer or within fifteen (15) business days thereafter, OWNER shall notify COUNTY, in writing, of such transfer and shall provide COUNTY with an executed agreement by the transferee, in a form reasonably acceptable to COUNTY, providing therein that the transferee expressly and unconditionally assumes all the duties and obligations of OWNER under this Agreement.

Any transfer not made in strict compliance with the foregoing conditions shall constitute a default by OWNER under this Agreement. Notwithstanding the failure of any transferee to execute the agreement required by Paragraph (b) of this Subsection 2.4.1, the burdens of this Agreement shall be binding upon such transferee, but the benefits of this Agreement shall not inure to such transferee until and unless such agreement is executed.

2.4.2 Release of Transferring Owner. Notwithstanding any transfer, a transferring OWNER shall continue to be obligated under this Agreement unless such

transferring OWNER is given a release in writing by COUNTY, which release shall be provided by COUNTY upon the full satisfaction by such transferring OWNER of the following conditions:

- (a) OWNER no longer has a legal or equitable interest in all or any part of the Property.
- (b) OWNER is not then in default under this Agreement.
- (c) OWNER has provided COUNTY with the notice and executed agreement required under Paragraph (b) of Subsection 2.4.1 above.
- (d) The transferee provides COUNTY with security equivalent to any security previously provided by OWNER to secure performance of its obligations hereunder.

2.4.3 Subsequent Transfer. Any subsequent transfer after an initial transfer shall be made only in accordance with and subject to the terms and conditions of this Section.

2.5 Amendment or Cancellation of Agreement. This Agreement may be amended or cancelled in whole or in part only by written consent of all parties in the manner provided for in Government Code Section 65868. This provision shall not limit any remedy of COUNTY or OWNER as provided by this Agreement.

2.6 Termination. This Agreement shall be deemed terminated and of no further effect upon the occurrence of any of the following events:

- (a) Expiration of the stated term of this Agreement as set forth in Section 2.3.
- (b) Entry of a final judgment by a court of competent jurisdiction setting aside, voiding or annulling the adoption of the ordinance approving this Agreement. For purposes of clarity this termination section excludes entry of a final judgment by a

court of competent jurisdiction setting aside, voiding or annulling the adoption of Board of Supervisors' Policy No. B-9.

(c) The adoption of a referendum measure overriding or repealing the ordinance approving this Agreement.

(d) OWNER's election to terminate this Agreement. If OWNER elects not to develop all or a portion of the Property as a Commercial Cannabis Activity, OWNER shall provide notice of such election to the COUNTY, such notice by OWNER shall (i) seek to terminate this Agreement as to the portion of the Property that is the subject of such notice of termination; and (ii) shall acknowledge that the Conditional Use Permit (CUP No. 190011) shall be null and void as to the Property that is the subject of such notice of termination. Following receipt of OWNER's notice of election to terminate this Agreement, OWNER and COUNTY shall execute an appropriate instrument in recordable form evidencing such termination, and shall cause such instrument to be an amendment to this Agreement to be processed in accordance with COUNTY's "Procedures and Requirements for the Consideration of Development Agreements (Commercial Cannabis Activities)" set forth in Resolution No. 2019-037.

(e) When OWNER no longer has a legal or equitable interest in the Property or has ceased operations on the Property for a period of ninety (90) consecutive days and no evidence demonstrating continuing and ongoing use of the Property consistent with the approved Conditional Use Permit No. 190011.

(f) Federal Enforcement of the Federal Controlled Substances Act against OWNER or the COUNTY. The parties understand that cannabis is still classified as a Schedule I Drug under the Federal Controlled Substances Act, 21

U.S.C. §§ 801 et seq. In the event there is federal enforcement of the Federal Controlled Substances Act against the COUNTY for the COUNTY's enactment of a comprehensive, regulatory framework for commercial cannabis activities or against OWNER for OWNER's own commercial cannabis activities, this Agreement shall be deemed terminated and of no further effect.

(g) Revocation of a Commercial Cannabis Activity Conditional Use Permit or State License.

Upon the termination of this Agreement, no party shall have any further right or obligation hereunder except with respect to any obligation to have been performed prior to such termination or with respect to any default in the performance of the provisions of this Agreement which has occurred prior to such termination or with respect to any obligations which are specifically set forth as surviving this Agreement.

## 2.7 Notices.

(a) As used in this Agreement, "notice" includes, but is not limited to, the communication of notice, request, demand, approval, statement, report, acceptance, consent, waiver, appointment or other communication required or permitted hereunder.

(b) All notices shall be in writing and shall be considered given either:

(i) when delivered in person to the recipient named below; (ii) on the date of delivery shown on the return receipt, after deposit in the United States mail in a sealed envelope as either registered or certified mail with return receipt requested, and postage and postal charges prepaid, and addressed to the recipient named below; (iii) on the next business day when delivered by overnight United States mail or courier service; or (iv) on the date of delivery shown in the facsimile records of the party sending the facsimile after transmission by facsimile to the recipient named below. All notices shall be addressed as follows:

If to COUNTY:

Clerk of the Board of Supervisors  
Riverside County Administrative Center  
4080 Lemon Street, First Floor  
Riverside, CA 92502  
Fax No. (951) 955-1071

with copies to:

County Executive Officer  
Riverside County Administrative Center  
4080 Lemon Street, 4th Floor  
Riverside, CA 92501  
Fax No. (951) 955-1105

and

Assistant TLMA Director — Planning and Land Use  
Transportation and Land Management Agency  
Riverside County Administrative Center,  
4080 Lemon Street, 12th Floor  
Riverside, CA 92501  
Fax No. (95 1) 955-1817

and

County Counsel  
County of Riverside  
3960 Orange Street, Suite 500  
Riverside, CA 92501  
Fax No. (951) 955-6363

If to OWNER:

Chad Franks  
24092 La Hermosa Avenue  
Laguna Niguel, CA 92677

(c) Either party may, by notice given at any time, require subsequent notices to be given to another person or entity, whether a party or an officer or representative of

a party, or to a different address, or both. Notices given before actual receipt of notice of change shall not be invalidated by any such change.

3. DEVELOPMENT OF THE PROPERTY.

3.1 Rights to Develop. Subject to the terms of this Agreement including the Reservations of Authority, OWNER shall have a vested right to develop the Property in accordance with, and to the extent of, the Development Plan. The Existing Development Approvals shall not expire and shall remain valid for the Term of this Agreement so long as the Project remains in compliance with all conditions of approval for the Existing Development Approvals and in compliance with this Agreement. The Project shall remain subject to all Subsequent Development Approvals required to complete the Project as contemplated by the Development Plan. Except as otherwise provided in this Agreement, the permitted uses of the Property, the density and intensity of use, the maximum height and size of proposed buildings and structures, and provisions for reservation and dedication of land for public purposes shall be those set forth in the Development Plan.

3.2 Effect of Agreement on Land Use Regulations. Except as otherwise provided under the terms of this Agreement including the Reservations of Authority, the rules, regulations and official policies governing permitted uses of the Property, the density and intensity of use of the Property, the maximum height and size of proposed buildings and structures, and the design, improvement and construction standards and specifications applicable to development of the Property shall be the Existing Land Use Regulations. In connection with any Subsequent Development Approval, COUNTY shall exercise its discretion in accordance with the Development Plan, and as provided by this Agreement including, but not limited to, the Reservations of Authority. COUNTY shall accept for processing, review and action all applications for Subsequent Development Approvals, and such applications shall be processed in

the normal manner for processing such matters.

3.3 Timing of Development. The parties acknowledge that OWNER cannot at this time predict when or the rate at which phases of the Property will be developed. Such decisions depend upon numerous factors which are not within the control of OWNER, such as market orientation and demand, interest rates, absorption, completion and other similar factors. Since the California Supreme Court held in Pardee Construction Co. v. City of Camarillo (1984) 37 Cal.3d 465, that the failure of the parties therein to provide for the timing of development resulted in a later adopted initiative restricting the timing of development to prevail over such parties' agreement, it is the parties' intent to cure that deficiency by acknowledging and providing that OWNER shall have the right to develop the Property in such order and at such rate and at such times as OWNER deems appropriate within the exercise of its subjective business judgment.

3.4 Changes and Amendments. The parties acknowledge that refinement and further development of the Project will require Subsequent Development Approvals and may demonstrate that changes are appropriate and mutually desirable in the Existing Development Approvals. In the event OWNER finds that a change in the Existing Development Approvals is necessary or appropriate, OWNER shall apply for a Subsequent Development Approval to effectuate such change and COUNTY shall process and act on such application in accordance with the Existing Land Use Regulations, except as otherwise provided by this Agreement including the Reservations of Authority. If approved, any such change in the Existing Development Approvals shall be incorporated herein as an addendum to Exhibit "C", and may be further changed from time to time as provided in this Section. Unless otherwise required by law, as determined in COUNTY's reasonable discretion, a change to the Existing Development Approvals shall be deemed "minor" and not require an amendment to this Agreement provided such change does not:

- (a) Alter the permitted uses of the Property as a whole; or,



(b) Increase the density or intensity of use of the Property as a whole;

or,

(c) Increase the maximum height and size of permitted buildings or structures;

or,

(d) Delete a requirement for the reservation or dedication of land for public purposes within the Property as a whole; or,

(e) Constitute a project requiring a subsequent or supplemental environmental impact report pursuant to Section 21166 of the Public Resources Code.

### 3.5 Reservations of Authority.

3.5.1 Limitations. Reservations and Exceptions. Notwithstanding any other provision of this Agreement, the following Subsequent Land Use Regulations shall apply to the development of the Property.

(a) Processing fees and charges of every kind and nature imposed by COUNTY to cover the estimated actual costs to COUNTY of processing applications for Development Approvals or for monitoring compliance with any Development Approvals granted or issued.

(b) Procedural regulations relating to hearing bodies, petitions, applications, notices, findings, records, hearings, reports, recommendations, appeals and any other matter of procedure.

(c) Regulations governing construction standards and specifications including, without limitation, the Building Code, Plumbing Code, Mechanical Code, Electrical Code, Fire Code and Grading Code applicable in the County.

(d) Regulations imposing Development Exactions. Development

Exactions shall be applicable to development of the Property if such Development Exaction is applied uniformly to development, either throughout the COUNTY or within a defined area of benefit which includes the Property. No such subsequently adopted Development Exaction shall apply if its application to the Property would physically prevent development of the Property for the uses and to the density or intensity of development set forth in the Development Plan.

(e) Regulations which may be in conflict with the Development Plan but which are reasonably necessary to protect the public health and safety. To the extent possible, any such regulations shall be applied and construed so as to provide OWNER with the rights and assurances provided under this Agreement.

(f) Regulations which are not in conflict with the Development Plan. Any regulation, whether adopted by initiative or otherwise, limiting the rate or timing of development of the Property shall be deemed to conflict with the Development Plan and shall therefore not be applicable to the development of the Property.

(g) Regulations which are in conflict with the Development Plan provided OWNER has given written consent to the application of such regulations to development of the Property.

3.5.2 Subsequent Development Approvals. This Agreement shall not prevent COUNTY, in acting on Subsequent Development Approvals, from applying Subsequent Land Use Regulations which do not conflict with the Development Plan, nor shall this Agreement prevent COUNTY from denying or conditionally approving any Subsequent Development Approval on the basis of the Existing Land Use Regulations or any Subsequent Land Use Regulation not in conflict with the Development Plan.

3.5.3 Modification or Suspension by State or Federal Law. In the event that State or Federal laws or regulations, enacted after the Effective Date of this Agreement, prevent or preclude compliance with one or more of the provisions of this Agreement or require changes in plans, maps or permits approved by the COUNTY, such provisions of this Agreement shall be modified or suspended as may be necessary to comply with such State or Federal laws or regulations, provided, however, that this Agreement shall remain in full force and effect to the extent it is not inconsistent with such laws or regulations and to the extent such laws or regulations do not render such remaining provisions impractical to enforce.

3.5.4 Intent. The parties acknowledge and agree that COUNTY is restricted in its authority to limit its police power by contract and that the foregoing limitations, reservations and exceptions are intended to reserve to COUNTY all of its police power which cannot be so limited. This Agreement shall be construed, contrary to its stated terms if necessary, to reserve to COUNTY all such power and authority which cannot be restricted by contract.

3.5.5. Application of State and Local Regulatory Laws Governing Commercial Cannabis Activities. The operation of Commercial Cannabis Activities is a highly regulated business activity, and it is subject to various state and local laws and regulations. This Agreement does not, and the County cannot and does not intend to, give OWNER the right to continue its operations without complying with applicable state and local laws governing its operations. OWNER shall be responsible for obtaining, and maintaining throughout the entire term of this Agreement, all applicable state licenses, permits, approvals, and consents, even if the applicable state laws and regulations are altered following the Effective Date.

3.6. Public Works. If OWNER is required by this Agreement to construct any public works facilities which will be dedicated to COUNTY or any other public agency upon completion, and if required by applicable laws to do so, OWNER shall perform such work in the same manner and subject to the same requirements as would be applicable to COUNTY or such other public agency if it would have undertaken such construction.

3.7 Provision of Real Property Interests by COUNTY. In any instance where OWNER is required to construct any public improvement on land not owned by OWNER, OWNER shall at its sole cost and expense provide or cause to be provided, the real property interests necessary for the construction of such public improvements. In the event OWNER is unable, after exercising reasonable efforts to acquire the real property interests necessary for the construction of such public improvements, and if so instructed by OWNER and upon OWNER'S provision of adequate security for costs COUNTY may reasonably incur, COUNTY shall negotiate the purchase of the necessary real property interests to allow OWNER to construct the public improvements as required by this Agreement and, if necessary, in accordance with the procedures established by law, use its power of eminent domain to acquire such required real property interests. OWNER shall pay all costs associated with such acquisition or condemnation proceedings. This Section 3.7 is not intended by the parties to impose upon the OWNER an enforceable duty to acquire land or construct any public improvements on land not owned by OWNER, except to the extent that the OWNER elects to proceed with the development of the Project, and then only in accordance with valid conditions imposed by the COUNTY upon the development of the Project under the Subdivision Map Act, Government Code Section 66410 et seq., or other legal authority.

3.8 Regulation by Other Public Agencies. It is acknowledged by the parties that other public agencies not within the control of COUNTY possess authority to regulate aspects of the

development of the Property separately from or jointly with COUNTY and this Agreement does not limit the authority of such other public agencies. For example, pursuant to Government Code Section 66477 and Section 10.35 of Riverside County Ordinance No. 460, another local public agency may provide local park and recreation services and facilities and in that event, it is permitted, and therefore shall be permitted by the parties, to participate jointly with COUNTY to determine the location of land to be dedicated or in lieu fees to be paid for local park purposes, provided that COUNTY shall exercise its authority subject to the terms of this Agreement.

3.9 Tentative Tract Map Extension. Notwithstanding the provisions of Section 66452.6(a)(1) of the Government Code, regarding extensions of time for approved tentative maps subject to a development agreement, no tentative subdivision map or tentative parcel map, heretofore or hereafter approved in connection with development of the Property, shall be granted an extension of time except in accordance with the Subdivision Map Act and Existing Land Use Regulations.

3.10 Vesting Tentative Maps. If any tentative or final subdivision map, or tentative or final parcel map, heretofore or hereafter approved in connection with development of the Property, is a vesting map under the Subdivision Map Act (Government Code Section 66410, et seq.) and Riverside County Ordinance No. 460 and if this Agreement is determined by a final judgment to be invalid or unenforceable insofar as it grants a vested right to develop to OWNER, then and to that extent the rights and protections afforded OWNER under the laws and ordinances applicable to vesting maps shall supersede the provisions of this Agreement. Except as set forth immediately above, development of the Property shall occur only as provided in this Agreement, and the provisions in this Agreement shall be controlling over any conflicting provision of law or ordinance concerning vesting maps.

3.11 Request for Proposal Responses. Unless superseded by the terms of this Agreement, development of the Property shall be consistent with the Request for Proposal

Responses submitted to the COUNTY and associated with CAN 190042, incorporated herein by this reference.

4. PUBLIC BENEFITS.

4.1 Intent. The parties acknowledge and agree that development of the Property will detrimentally affect public interests which will not be fully addressed by the Development Plan and further acknowledge and agree that this Agreement confers substantial private benefits on OWNER which should be balanced by commensurate public benefits. Accordingly, the parties intend to provide consideration to the public to balance the private benefits conferred on OWNER by providing more fully for the satisfaction of public interests.

4.2 Public Benefits for Commercial Cannabis Activities.

4.2.1 Annual Public Benefit Base Payments. Prior to the issuance of the first grading permit or the first building permit, whichever occurs first, for any part of the Commercial Cannabis Activity, OWNER shall pay to COUNTY an amount equal to the Base Payment calculated per Section 1.1.2 of this Agreement (“Base Payment”); provided, however, that such initial annual Base Payment shall be prorated based on the number of whole months remaining between the date of payment and the first following June 30th.

4.2.2 Subsequent Annual Base Payments. The Annual Base Payments shall be subject to annual increases in an amount of 2%. Prior to the first July 1st following the initial Base Payment and each July 1st thereafter during the term of the Agreement, OWNER shall pay to COUNTY an amount equal to the Base Payment plus the 2% annual increase.

4.3 Annual Additional Public Benefits. OWNER shall perform Additional Public Benefits identified in Exhibit “H” that will benefit the community in which the Commercial Cannabis Activity is located. Prior to the issuance of the first grading permit or the first

building permit, whichever occurs first, for any part of the Commercial Cannabis Activity, OWNER shall pay to COUNTY an amount equal to the additional annual public benefit set forth in Exhibit “H” of this Agreement (“Additional Public Benefit”); provided, however, that such initial annual payment shall be prorated based on the number of whole months remaining between the date of payment and the first following June 30th.

4.3.1 Subsequent Annual Additional Public Benefits. The Additional Public Benefit payment provided in Exhibit “H” shall be subject to annual increases in an amount of 6%. Prior to the first July 1<sup>st</sup> following the initial Additional Public Benefit payment and each July 1<sup>st</sup> thereafter during the term of the Agreement, OWNER shall pay to COUNTY an amount equal to the Additional Public Benefit plus the 6% annual increase.

4.4 Taxes. Nothing herein shall be construed to relieve OWNER from paying and remitting all applicable federal, state and local taxes applicable to the Project, including but not limited to, income taxes, property taxes, local sales and use taxes, and any taxes imposed on cannabis activities and cannabis products pursuant to the Medicinal and Adult-Use Cannabis Regulation and Safety Act.

4.5 Assessments. Nothing herein shall be construed to relieve the Property from assessments levied against it by the County pursuant to any statutory procedure for the assessment of property to pay for infrastructure and/or services which benefit the Property.

4.6 New Taxes. Any subsequently enacted County taxes, including but not limited to any taxes on commercial cannabis activities, shall apply to the Project. In the event that County taxes are enacted specifically for commercial cannabis activities and cannabis products, the parties agree that this Agreement may be modified in accordance with Section 2.5 to reduce the OWNER’s total public benefit payment (the sum total of the Base Rate plus the Additional Public Benefit) by an amount equal to the amount of the tax imposed on the OWNER for commercial cannabis

activities and cannabis products. The parties acknowledge that the intent of being able to modify the Agreement in the event County taxes are enacted on commercial cannabis activities and cannabis products is to enable the authority to adjust the total public benefit amount due and payable under this Agreement by the OWNER.

4.7 Vote on Future Assessments and Fees. In the event that any assessment, fee or charge which is applicable to the Property is subject to Article XIID of the California Constitution and OWNER does not return its ballot, OWNER agrees, on behalf of itself and its successors that the County may count OWNER's ballot as affirmatively voting in favor of such assessment, fee or charge.

5. FINANCING OF PUBLIC IMPROVEMENTS. If deemed appropriate, COUNTY and OWNER will cooperate in the formation of any special assessment district, community facilities district or alternate financing mechanism to pay for the construction and/or maintenance and operation of public infrastructure facilities required as part of the Development Plan. OWNER also agrees that it will not initiate and/or cooperate in the formation of any such special assessment district, community facilities district or alternate financing mechanism involving any other public agency without the prior written consent of the COUNTY.

Should the Property be included within such a special assessment district, community facilities district or other financing entity, the following provisions shall be applicable:

(a) In the event OWNER conveys any portion of the Property and/or public facilities constructed on any portion of the Property to COUNTY or any other public entity and said Property is subject to payment of taxes and/or assessments, such taxes and/or assessments shall be paid in full by OWNER prior to completion of any such conveyance.

(b) If OWNER is in default in the payment of any taxes and/or assessments, OWNER shall be considered to be in default of this Agreement and COUNTY may, in its sole



discretion, initiate proceedings pursuant to Section 8.4 of this Agreement.

Notwithstanding the foregoing, it is acknowledged and agreed by the parties that nothing contained in this Agreement shall be construed as requiring COUNTY or the COUNTY Board of Supervisors to form any such district or to issue and sell bonds.

6. REVIEW FOR COMPLIANCE.

6.1 Annual Review. The TLMA Director, in consultation with the County Executive Officer and County Counsel, shall review this Agreement annually, on or before the Effective Date, in order to ascertain the good faith compliance by OWNER with the terms of the Agreement. In order to facilitate this review, OWNER shall submit an annual monitoring report, in a form specified by the TLMA Director providing all information necessary to evaluate such good faith compliance as determined by the TLMA Director. OWNER shall pay the annual review and administration fee set forth in Ordinance No. 671 prior to submission of each annual monitoring report. Prior to the issuance of any grading permit or building permit for any part of the Project, OWNER shall prepay a fee deposit and administration fee as set forth in Ordinance No. 671 (the "Monitoring Fee Prepayment"). The Monitoring Fee Prepayment shall be retained by the COUNTY until termination of this Agreement, may be used by the COUNTY at any time if there is a failure to pay any part of the annual monitoring and administration fees required under Ordinance No. 671, and shall be promptly replenished by OWNER up to the original required amount after notice by COUNTY to OWNER. Failure by OWNER to submit an annual monitoring report, on or before the Effective Date of each year in the form specified by the TLMA Director, to pay any part of the annual monitoring and administration fee required under Ordinance No. 671, to make the Monitoring Fee Prepayment or to replenish the Monitoring Fee Prepayment shall constitute a default by OWNER under this Agreement.

6.2 Special Review. The Board of Supervisors may order a special review of compliance with this Agreement at any time. The TLMA Director, in consultation with the County Executive Officer and County Counsel, shall conduct such special reviews.

6.3 Property Inspection. In accordance with applicable regulations set forth in the Medicinal and Adult Use Cannabis Regulation and Safety Act and upon twenty-four (24) hour written notice, OWNER shall allow COUNTY representatives access to the Property and all buildings and structures located on the Property to determine compliance with CUP No. 190011 and this Agreement.

6.4 Records Inspection. Upon written request by the COUNTY, OWNER shall provide records to the COUNTY demonstrating compliance with this Agreement, CUP No. 190011 and consistency with the Request for Proposal Responses associated with CAN 190042 including, but not limited to, ownership of Property, local hiring and local ownership programs.

6.5 Procedure.

(a) During either an annual review or a special review, OWNER shall be required to demonstrate good faith compliance with the terms of the Agreement. The burden of proof on this issue shall be on OWNER.

(b) Upon completion of an annual review or a special review, the TLMA Director shall submit a report to the Board of Supervisors setting forth the evidence concerning good faith compliance by OWNER with the terms of this Agreement and his recommended finding on that issue.

(c) If the Board finds on the basis of substantial evidence that OWNER has complied in good faith with the terms and conditions of this Agreement, the review shall be concluded.

(d) If the Board makes a preliminary finding that OWNER has not complied in good faith with the terms and conditions of this Agreement, the Board may modify or

terminate this Agreement as provided in Section 6.4 and Section 6.5. Notice of default as provided under Section 8.4 of this Agreement shall be given to OWNER prior to or concurrent with, proceedings under Section 6.4 and Section 6.5.

6.6 Proceedings Upon Modification or Termination. If, upon a preliminary finding under Section 6.3, COUNTY determines to proceed with modification or termination of this Agreement, COUNTY shall give written notice to OWNER of its intention so to do. The notice shall be given at least ten calendar days prior to the scheduled hearing and shall contain:

- (a) The time and place of the hearing;
- (b) A statement as to whether or not COUNTY proposes to terminate or to modify the Agreement; and,
- (c) Such other information as is reasonably necessary to inform OWNER of the nature of the proceeding.

6.7 Hearing on Modification or Termination. At the time and place set for the hearing on modification or termination, OWNER shall be given an opportunity to be heard and shall be entitled to present written and oral evidence. OWNER shall be required to demonstrate good faith compliance with the terms and conditions of this Agreement. The burden of proof on this issue shall be on OWNER. If the Board of Supervisors finds, based upon substantial evidence, that OWNER has not complied in good faith with the terms or conditions of the Agreement, the Board may terminate this Agreement or modify this Agreement and impose such conditions as are reasonably necessary to protect the interests of the County. The decision of the Board of Supervisors shall be final, subject only to judicial review pursuant to Section 1094.5 of the Code of Civil Procedure.

6.8 Certificate of Agreement Compliance. If, at the conclusion of an annual or special review, OWNER is found to be in compliance with this Agreement, COUNTY shall, upon request

by OWNER, issue a Certificate of Agreement Compliance (“Certificate”) to OWNER stating that after the most recent annual or special review and based upon the information known or made known to the TLMA Director and Board of Supervisors that (1) this Agreement remains in effect and (2) OWNER is not in default. The Certificate shall be in recordable form, shall contain information necessary to communicate constructive record notice of the finding of compliance, shall state whether the Certificate is issued after an annual or a special review and shall state the anticipated date of commencement of the next annual review. OWNER may record the Certificate with the County Recorder. Whether or not the Certificate is relied upon by transferees or OWNER, COUNTY shall not be bound by a Certificate if a default existed at the time of the Periodic or Special Review, but was concealed from or otherwise not known to the TLMA Director or Board of Supervisors.

7. INCORPORATION AND ANNEXATION.

7.1 Intent. If all or any portion of the Property is annexed to or otherwise becomes a part of a city or another county, it is the intent of the parties that this Agreement shall survive and be binding upon such other jurisdiction.

7.2 Incorporation. If at any time during the term of this Agreement, a city is incorporated comprising all or any portion of the Property, the validity and effect of this Agreement shall be governed by Section 65865.3 of the Government Code.

7.3 Annexation. OWNER and COUNTY shall oppose, in accordance with the procedures provided by law, the annexation to any city of all or any portion of the Property unless both OWNER and COUNTY give written consent to such annexation.

8. DEFAULT AND REMEDIES.

8.1 Remedies in General. It is acknowledged by the parties that COUNTY would not

have entered into this Agreement if it were to be liable in damages under this Agreement, or with respect to this Agreement or the application thereof.

In general, each of the parties hereto may pursue any remedy at law or equity available for the breach of any provision of this Agreement, except that COUNTY shall not be liable in damages to OWNER, or to any successor in interest of OWNER, or to any other person, and OWNER covenants not to sue for damages or claim any damages:

- (a) For any breach of this Agreement or for any cause of action which arises out of this Agreement; or
- (b) For the taking, impairment or restriction of any right or interest conveyed or provided under or pursuant to this Agreement; or
- (c) Arising out of or connected with any dispute, controversy or issue regarding the application, validity, interpretation or effect of the provisions of this Agreement.

Notwithstanding anything in this Article 8 to the contrary, OWNER's liability to COUNTY in connection with this Agreement shall be limited to direct damages and shall exclude any other liability, including without limitation liability for special, indirect, punitive or consequential damages in contract, tort, warranty, strict liability or otherwise.

8.2 Specific Performance. The parties acknowledge that money damages and remedies at law generally are inadequate and specific performance and other non-monetary relief are particularly appropriate remedies for the enforcement of this Agreement and should be available to all parties for the following reasons:

- (a) Money damages are unavailable against COUNTY as provided in Section 8.1 above.
- (b) Due to the size, nature and scope of the project, it may not be practical or possible to restore the Property to its natural condition once implementation of this

Agreement has begun. After such implementation, OWNER may be foreclosed from other choices it may have had to utilize the Property or portions thereof. OWNER has invested significant time and resources and performed extensive planning and processing of the Project in agreeing to the terms of this Agreement and will be investing even more significant time and resources in implementing the Project in reliance upon the terms of this Agreement, and it is not possible to determine the sum of money which would adequately compensate OWNER for such efforts.

8.3 General Release. Except for non-damage remedies, including the remedy of specific performance and judicial review as provided for in Section 8, OWNER, for itself, its successors and assignees, hereby releases the COUNTY, its officers, agents, employees, and independent contractors from any and all claims, demands, actions, or suits of any kind or nature whatsoever arising out of any liability, known or unknown, present or future, including, but not limited to, any claim or liability, based or asserted, pursuant to Article I, Section 19 of the California Constitution, the Fifth Amendment of the United States Constitution, or any other law or ordinance which seeks to impose any other monetary liability or damages, whatsoever, upon the COUNTY because it entered into this Agreement or because of the terms of this Agreement. OWNER hereby waives the provisions of Section 1542 of the Civil Code which provides:

A GENERAL RELEASE DOES NOT EXTEND TO CLAIMS THAT THE CREDITOR OR RELEASING PARTY DOES NOT KNOW OR SUSPECT TO EXIST IN HIS OR HER FAVOR AT THE TIME OF EXECUTING THE RELEASE AND THAT, IF KNOWN BY HIM OR HER WOULD HAVE MATERIALLY AFFECTED HIS OR HER SETTLEMENT WITH THE DEBTOR OR RELEASED PARTY.

\_\_\_\_\_  
OWNER Initials

\_\_\_\_\_  
OWNER Initials

\_\_\_\_\_  
OWNER Initials

8.4 Termination or Modification of Agreement for Default of OWNER. Subject to the provisions contained in Subsection 2.5 herein, COUNTY may terminate or modify this Agreement for any failure of OWNER to perform any material duty or obligation of OWNER under this Agreement, or to comply in good faith with the terms of this Agreement (hereinafter referred to as “default”); provided, however, COUNTY may terminate or modify this Agreement pursuant to this Section only after providing written notice to OWNER of default setting forth the nature of the default and the actions, if any, required by OWNER to cure such default and, where the default can be cured, OWNER has failed to take such actions and cure such default within 60 days after the effective date of such notice or, in the event that such default cannot be cured within such 60 day period but can be cured within a longer time, has failed to commence the actions necessary to cure such default within such 60 day period and to diligently proceed to complete such actions and cure such default.

8.5 Termination of Agreement for Default of COUNTY. OWNER may terminate this Agreement only in the event of a default by COUNTY in the performance of a material term of this Agreement and only after providing written notice to COUNTY of default setting forth the nature of the default and the actions, if any, required by COUNTY to cure such default and, where the default can be cured, COUNTY has failed to take such actions and cure such default within 60

days after the effective date of such notice or, in the event that such default cannot be cured within such 60 day period but can be cured within a longer time, has failed to commence the actions necessary to cure such default within such 60 day period and to diligently proceed to complete such actions and cure such default.

8.6 Attorneys' Fees. In any action at law or in equity to enforce or interpret this Agreement, or otherwise arising out of this Agreement, including without limitation any action for declaratory relief or petition for writ of mandate, the parties shall bear their own attorneys' fees.

9. THIRD PARTY LITIGATION.

9.1 General Plan Litigation. COUNTY has determined that this Agreement is consistent with its General Plan, and that the General Plan meets all requirements of law. OWNER has reviewed the General Plan and concurs with COUNTY's determination. The parties acknowledge that:

(a) Litigation may be filed challenging the legality, validity and adequacy of the General Plan; and,

(b) If successful, such challenges could delay or prevent the performance of this Agreement and the development of the Property.

COUNTY shall have no liability in damages under this Agreement for any failure of COUNTY to perform under this Agreement or the inability of OWNER to develop the Property as contemplated by the Development Plan of this Agreement as the result of a judicial determination that on the Effective Date, or at any time thereafter, the General Plan, or portions thereof, are invalid or inadequate or not in compliance with law.

9.2 Third Party Litigation Concerning Agreement. OWNER shall defend, at its expense, including attorneys' fees, indemnify, and hold harmless COUNTY, its officers, agents, employees and independent contractors from any claim, action or proceeding against COUNTY,



its officers, agents, employees or independent contractors to attack, set aside, void, or annul the approval of this Agreement or the approval of any permit granted pursuant to this Agreement. COUNTY shall promptly notify OWNER of any such claim, action or proceeding, and COUNTY shall cooperate in the defense. If COUNTY fails to promptly notify OWNER of any such claim, action or proceeding, or if COUNTY fails to cooperate in the defense, OWNER shall not thereafter be responsible to defend, indemnify, or hold harmless COUNTY. COUNTY may in its discretion participate in the defense of any such claim, action or proceeding.

9.3 Indemnity. In addition to the provisions of 9.2 above, OWNER shall indemnify and hold COUNTY, its officers, agents, employees and independent contractors free and harmless from any liability whatsoever, based or asserted upon any act or omission of OWNER, its officers, agents, employees, subcontractors and independent contractors, for property damage, bodily injury, or death (OWNER's employees included) or any other element of damage of any kind or nature, relating to or in any way connected with or arising from the activities contemplated hereunder, including, but not limited to, the study, design, engineering, construction, completion, failure and conveyance of the public improvements, save and except claims for damages arising through the sole active negligence or sole willful misconduct of COUNTY. OWNER shall defend, at its expense, including attorneys' fees, COUNTY, its officers, agents, employees and independent contractors in any legal action based upon such alleged acts or omissions. COUNTY may in its discretion participate in the defense of any such legal action.

9.4 Environment Assurances. OWNER shall indemnify and hold COUNTY, its officers, agents, employees and independent contractors free and harmless from any liability, based or asserted, upon any act or omission of OWNER, its officers, agents, employees, subcontractors, predecessors in interest, successors, assigns and independent contractors for any violation of any federal, state or local law, ordinance or regulation relating to industrial hygiene or to environmental

conditions on, under or about the Property, including, but not limited to, soil and groundwater conditions, and OWNER shall defend, at its expense, including attorneys' fees, COUNTY, its officers, agents, employees and independent contractors in any action based or asserted upon any such alleged act or omission. COUNTY may in its discretion participate in the defense of any such action.

9.5 Reservation of Rights. With respect to Sections 9.2, 9.3 and 9.4 herein, COUNTY reserves the right to either (1) approve the attorney(s) which OWNER selects, hires or otherwise engages to defend COUNTY hereunder, which approval shall not be unreasonably withheld, or (2) conduct its own defense, provided, however, that OWNER shall reimburse COUNTY forthwith for any and all reasonable expenses incurred for such defense, including attorneys' fees, upon billing and accounting therefor.

9.6 Survival. The provisions of Sections 8.1 through 8.3, inclusive, Section 8.6 and Sections 9.1 through 9.6, inclusive, shall survive the termination of this Agreement.

#### 10. MORTGAGEE PROTECTION.

The parties hereto agree that this Agreement shall not prevent or limit OWNER, in any manner, at OWNER's sole discretion, from encumbering the Property or any portion thereof or any improvement thereon by any mortgage, deed of trust or other security device securing financing with respect to the Property. COUNTY acknowledges that the lenders providing such financing may require certain Agreement interpretations and modifications and agrees upon request, from time to time, to meet with OWNER and representatives of such lenders to negotiate in good faith any such request for interpretation or modification. COUNTY will not unreasonably withhold its consent to any such requested interpretation or modification provided such interpretation or modification is consistent with the intent and purposes of this Agreement. Any Mortgagee of the Property shall be entitled to the following rights and privileges:

(a) Neither entering into this Agreement nor a breach of this Agreement shall defeat, render invalid, diminish or impair the lien of any mortgage on the Property made in good faith and for value, unless otherwise required by law.

(b) The Mortgagee of any mortgage or deed of trust encumbering the Property, or any part thereof, which Mortgagee, has submitted a request in writing to the COUNTY in the manner specified herein for giving notices, shall be entitled to receive written notification from COUNTY of any default by OWNER in the performance of OWNER's obligations under this Agreement.

(c) If COUNTY timely receives a request from a Mortgagee requesting a copy of any notice of default given to OWNER under the terms of this Agreement, COUNTY shall provide a copy of that notice to the Mortgagee within ten (10) days of sending the notice of default to OWNER. The Mortgagee shall have the right, but not the obligation, to cure the default during the remaining cure period allowed such party under this Agreement.

(d) Any Mortgagee who comes into possession of the Property, or any part thereof, pursuant to foreclosure of the mortgage or deed of trust, or deed in lieu of such foreclosure, shall take the Property, or part thereof, subject to the terms of this Agreement. No Mortgagee (including one who acquires title or possession to the Property, or any portion thereof, by foreclosure, trustee's sale, deed in lieu of foreclosure, lease termination, eviction or otherwise) shall have any obligation to construct or complete construction of improvements, or to guarantee such construction or completion; provided, however, that a Mortgagee shall not be entitled to devote the Property to solar power plant use except in full compliance with this Agreement. A Mortgagee in possession shall not have an obligation or duty under this Agreement to perform any of OWNER's obligations or other affirmative covenants of OWNER hereunder, or to guarantee such performance; provided, however, that to the extent that any covenant to be performed by OWNER is a condition precedent to the performance of a covenant by COUNTY, the performance thereof

shall continue to be a condition precedent to COUNTY's performance hereunder. All payments called for under Section 4 of this Agreement shall be a condition precedent to COUNTY's performance under this Agreement. Any transfer by any Mortgagee in possession shall be subject to the provisions of Section 2.4 of this Agreement.

11. MISCELLANEOUS PROVISIONS.

11.1 Recordation of Agreement. This Agreement and any amendment, modification, termination or cancellation thereof shall be recorded with the County Recorder by the Clerk of the Board of Supervisors within the period required by Section 65868.5 of the Government Code.

11.2 Entire Agreement. This Agreement sets forth and contains the entire understanding and agreement of the parties, and there are no oral or written representations, understandings or ancillary covenants, undertakings or agreements which are not contained or expressly referred to herein. No testimony or evidence of any such representations, understandings or covenants shall be admissible in any proceeding of any kind or nature to interpret or determine the terms or conditions of this Agreement.

11.3 Severability. If any term, provision, covenant or condition of this Agreement shall be determined invalid, void or unenforceable, the remainder of this Agreement shall not be affected thereby to the extent such remaining provisions are not rendered impractical to perform taking into consideration the purposes of this Agreement. Notwithstanding the foregoing, the provision of the Public Benefits set forth in Sections 4.2 and 4.3 of this Agreement, including the payments set forth therein, are essential elements of this Agreement and COUNTY would not have entered into this Agreement but for such provisions, and therefore in the event such provisions are determined to be invalid, void or unenforceable, this entire Agreement shall be null and void and of no force and effect whatsoever.

11.4 Interpretation and Governing Law. This Agreement and any dispute arising hereunder shall be governed and interpreted in accordance with the laws of the State of California. This Agreement shall be construed as a whole according to its fair language and common meaning to achieve the objectives and purposes of the parties hereto, and the rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not be employed in interpreting this Agreement, all parties having been represented by counsel in the negotiation and preparation hereof.

11.5 Section Headings. All section headings and subheadings are inserted for convenience only and shall not affect any construction or interpretation of this Agreement.

11.6 Gender and Number. As used herein, the neuter gender includes the masculine and feminine, the feminine gender includes the masculine, and the masculine gender includes the feminine. As used herein, the singular of any word includes the plural.

11.7 Joint and Several Obligations. If this Agreement is signed by more than one OWNER, all obligations of such OWNERS under this Agreement shall be joint and several, and the default of any such OWNER shall be the default of all such OWNERS.

11.8 Time of Essence. Time is of the essence in the performance of the provisions of this Agreement as to which time is an element.

11.9 Waiver. Failure by a party to insist upon the strict performance of any of the provisions of this Agreement by the other party, or the failure by a party to exercise its rights upon the default of the other party; shall not constitute a waiver of such party's right to insist and demand strict compliance by the other party with the terms of this Agreement thereafter.

11.10 No Third Party Beneficiaries. Unless expressly stated herein, this Agreement is made and entered into for the sole protection and benefit of the parties and their successors and assigns. No other person shall have any right of action based upon any provision of this Agreement.

11.11 Force Majeure. Neither party shall be deemed to be in default where failure or delay in performance of any of its obligations under this Agreement is caused by floods, earthquakes, other Acts of God, fires, wars, riots or similar hostilities, strikes and other labor difficulties beyond the party's control, (including the party's employment force). If any such events shall occur, the term of this Agreement and the time for performance by either party of any of its obligations hereunder may be extended by the written agreement of the parties for the period of time that such events prevented such performance, provided that the term of this Agreement shall not be extended under any circumstances for more than five (5) years.

11.12 Mutual Covenants. The covenants contained herein are mutual covenants and also constitute conditions to the concurrent or subsequent performance by the party benefited thereby of the covenants to be performed hereunder by such benefited party.

11.13 Successors in Interest. The burdens of this Agreement shall be binding upon, and the benefits of this Agreement shall inure to, all successors in interest to the parties to this Agreement. All provisions of this Agreement shall be enforceable as equitable servitudes and constitute covenants running with the land. Each covenant to do or refrain from doing some act hereunder with regard to development of the Property: (a) is for the benefit of and is a burden upon every portion of the Property; (b) runs with the Property and each portion thereof; and, (c) is binding upon each party and each successor in interest during ownership of the Property or any portion thereof.

11.14 Counterparts. This Agreement may be executed by the parties in counterparts, which counterparts shall be construed together and have the same effect as if all of the parties had executed the same instrument.

11.15 Jurisdiction and Venue. Any action at law or in equity arising under this Agreement or brought by a party hereto for the purpose of enforcing, construing or determining the validity of

any provision of this Agreement shall be filed and tried in the Riverside Historic Courthouse of the Superior Court of the County of Riverside, State of California, and the parties hereto waive all provisions of law providing for the filing, removal or change of venue to any other court.

11.16 Project as a Private Undertaking. It is specifically understood and agreed by and between the parties hereto that the development of the Project is a private development, that neither party is acting as the agent of the other in any respect hereunder, and that each party is an independent contracting entity with respect to the terms, covenants and conditions contained in this Agreement. No partnership, joint venture or other association of any kind is formed by this Agreement. The only relationship between COUNTY and OWNER is that of a government entity regulating the development of private property and the owner of such property.

11.17 Further Actions and Instruments. Each of the parties shall cooperate with and provide reasonable assistance to the other to the extent contemplated hereunder in the performance of all obligations under this Agreement and the satisfaction of the conditions of this Agreement. Upon the request of either party at any time, the other party shall promptly execute, with acknowledgement or affidavit if reasonably required, and file or record such required instruments and writings and take any actions as may be reasonably necessary under the terms of this Agreement to carry out the intent and to fulfill the provisions of this Agreement or to evidence or consummate the transactions contemplated by this Agreement.

11.18 Eminent Domain. No provision of this Agreement shall be construed to limit or restrict the exercise by COUNTY of its power of eminent domain. As used herein, "Material Condemnation" means a condemnation of all or a portion of the Property that will have the effect of preventing development of the Project in accordance with this Agreement. In the event of a Material Condemnation, OWNER may (i) request the COUNTY to amend this Agreement and/or to amend the Development Plan, which amendment shall not be unreasonably withheld, (ii) decide,

in its sole discretion, to challenge the condemnation, or (iii) request that COUNTY agree to terminate this Agreement by mutual agreement, which agreement shall not be unreasonably withheld, by giving a written request for termination to the COUNTY.

11.19 Agent for Service of Process. In the event OWNER is not a resident of the State of California or it is an association, partnership or joint venture without a member, partner or joint venturer resident of the State of California, or it is a foreign corporation, then in any such event, OWNER shall file with the TLMA Director, upon its execution of this Agreement, a designation of a natural person residing in the State of California, giving his or her name, residence and business addresses, as its agent for the purpose of service of process in any court action arising out of or based upon this Agreement, and the delivery to such agent of a copy of any process in any such action shall constitute valid service upon OWNER. If for any reason service of such process upon such agent is not feasible, then in such event OWNER may be personally served with such process out of this County and such service shall constitute valid service upon OWNER. OWNER is amenable to the process so served, submits to the jurisdiction of the Court so obtained and waives any and all objections and protests thereto. OWNER for itself, assigns and successors hereby waives the provisions of the Hague Convention (Convention on the Service Abroad of Judicial and Extra Judicial Documents in Civil or Commercial Matters, 20 U .S.T. 361, T.I.A.S. No. 6638).

11.20 Designation of COUNTY Officials. Except for functions to be performed by the Board of Supervisors, COUNTY may, at any time and in its sole discretion, substitute any COUNTY official to perform any function identified in this Agreement as the designated responsibility of any other official. COUNTY shall provide notice of such substitution pursuant to Section 2.7; provided, however, the failure to give such notice shall not affect the authority of the substitute official in any way.



11.21 Authority to Execute. The person executing this Agreement on behalf of OWNER warrants and represents that he has the authority to execute this Agreement on behalf of his corporation, partnership or business entity and warrants and represents that he has the authority to bind OWNER to the performance of its obligations hereunder.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the day and year set forth below.

COUNTY OF RIVERSIDE, a political subdivision of the State of California

Dated: \_\_\_\_\_

By \_\_\_\_\_  
V. Manuel Perez  
Chairman, Board of Supervisors

ATTEST:

KECIA HARPER  
Clerk of the Board

By \_\_\_\_\_  
Deputy  
(SEAL)

Dated: \_\_\_\_\_

OWNER: Khurana Family, LLC,  
a California limited liability company

By: \_\_\_\_\_  
Surinder Pal Singh  
Manager

Dated: \_\_\_\_\_

OWNER: Healthy Desert Enterprise, LLC,  
a California limited liability company

By: \_\_\_\_\_  
Douglas P. Heldoorn  
Manager

Dated: \_\_\_\_\_

OWNER: Chad Franks

By: \_\_\_\_\_  
Chad Franks

(ALL SIGNATURES SHALL BE ACKNOWLEDGED BEFORE A NOTARY PUBLIC.  
EXECUTION ON BEHALF OF ANY CORPORATION SHALL BE BY TWO  
CORPORATE OFFICERS.)

EXHIBIT "A"

Development Agreement No. 1900007

LEGAL DESCRIPTION OF PROPERTY

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

ALL THAT PORTION OF LOT 145 OF SOUTHERN CALIFORNIA COLONY ASSOCIATION AS SHOWN BY MAP RECORDED IN BOOK 7, PAGE 3 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WESTERLY LINE OF COLTON AVENUE AND LOT LINE BETWEEN LOT 134 AND LOT 145 OF SAID LANDS OF SOUTHERN CALIFORNIA COLONY ASSOCIATION;  
THENCE NORTH 29° 00' EAST ON THE WESTERLY LINE OF SAID COLTON AVENUE, 100.76 FEET FOR THE POINT OF BEGINNING;  
THENCE NORTH 61° 00' WEST, 616.2 FEET;  
THENCE NORTH 58° 57' EAST 175.75 FEET;  
THENCE SOUTH 61° 00' EAST 528.4 FEET, MORE OR LESS TO SAID WESTERLY LINE OF COLTON AVENUE;  
THENCE SOUTH 29° 00' WEST ALONG SAID WESTERLY LINE OF COLTON AVENUE, 152.24 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE PORTION THEREOF, PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WESTERLY LINE OF COLTON AVENUE WITH THE LOT LINE BETWEEN LOTS 134 AND 145 OF SAID LANDS OF SOUTHERN CALIFORNIA COLONY ASSOCIATION;  
THENCE NORTH 20° 00' EAST ALONG THE WESTERLY LINE OF SAID COLTON AVENUE, 108 FEET FOR THE POINT OF BEGINNING;  
THENCE NORTH 61° 00' WEST, 230 FEET;  
THENCE NORTH 29° 00' EAST, 145 FEET;  
THENCE SOUTH 61° 00' EAST, 230 FEET TO A POINT ON SAID WESTERLY LINE OF COLTON AVENUE;  
THENCE SOUTH 29° 00' WEST ALONG SAID WESTERLY LINE OF COLTON AVENUE; 145 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM A RIGHT OF WAY FOR DRIVEWAY PURPOSES OVER THE 7.24 FOOT STRIP OF LAND ADJOINING SAID EXPECTED PARCEL ON THE SOUTH AS GRANTED TO FRANK A. GLEICH AND MAUDIE K. GLEICH, HIS WIFE, BY DEED RECORDED AUGUST 10, 1936 IN BOOK 288, PAGE 370 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE STATE OF CALIFORNIA BY DEED RECORDED FEBRUARY 3, 1960 AS INSTRUMENT NO. 9279 OF OFFICIAL

RECORDS.

PARCEL 2:

ALL THAT PORTION OF LOT 145 OF LANDS OF SOUTHERN CALIFORNIA COLONY ASSOCIATION, AS SHOWN BY MAP ON FILE IN BOOK 7, PAGE 3 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE COMMON CORNER OF LOTS 146 AND 145 OF SAID LANDS OF SOUTHERN CALIFORNIA COLONY ASSOCIATION, IN THE CENTER OF COLTON AVENUE;  
THENCE SOUTH 29° 00' WEST ALONG SAID CENTERLINE OF COLTON AVENUE, 407.15 FEET;  
THENCE NORTH 61° 00' WEST, 563.4 FEET FOR THE POINT OF BEGINNING;  
THENCE CONTINUING NORTH 61° 00' WEST, TO THE WESTERLY LINE OF SAID LOT 145;  
THENCE SOUTH 29° 00' WEST ALONG THE WESTERLY LINE OF SAID LOT 145 TO A POINT 566.9 WEST FROM THE NORTHWEST CORNER OF SAID LOT 145;  
THENCE SOUTH 80° 37' EAST, 20.95 FEET;  
THENCE NORTH 58° 37' EAST, 176.7 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE STATE OF CALIFORNIA BY DEED RECORDED FEBRUARY 3, 1960 AS INSTRUMENT NO. 9279 OF OFFICIAL RECORDS.

## EXHIBIT "B"

Development Agreement No. 1900007

### MAP OF PROPERTY AND ITS LOCATION



EXHIBIT "C"

Development Agreement No. 1900007

EXISTING DEVELOPMENT APPROVALS

SPECIFIC PLAN

ZONING

LAND DIVISIONS

OTHER DEVELOPMENT APPROVALS

Conditional Use Permit No. 190011

The development approvals listed above include the approved maps and all conditions of approval.

COPIES OF THE EXISTING DEVELOPMENT APPROVALS LISTED ABOVE ARE ON FILE IN THE RIVERSIDE COUNTY PLANNING DEPARTMENT AND ARE INCORPORATED HEREIN BY REFERENCE.

EXHIBIT "D"

Development Agreement No. 1900007

EXISTING LAND USE REGULATIONS

1. Riverside County Comprehensive General Plan as amended through Resolution No. 2019-050
2. Ordinance No. 348 as amended through Ordinance No. 348.4913
3. Ordinance No. 448 as amended through Ordinance No. 448.A
4. Ordinance No. 457 as amended through Ordinance No. 457.105
5. Ordinance No. 458 as amended through Ordinance No. 458.16
6. Ordinance No. 460 as amended through Ordinance No. 460.154
7. Ordinance No. 461 as amended through Ordinance No. 461.10
8. Ordinance No. 509 as amended through Ordinance No. 509.2
9. Ordinance No. 547 as amended through Ordinance No. 547.7
10. Ordinance No. 555 as amended through Ordinance No. 555.20
11. Ordinance No. 617 as amended through Ordinance No. 617.4
12. Ordinance No. 650 as amended through Ordinance No. 650.6
13. Ordinance No. 659 as amended through Ordinance No. 659.13
14. Ordinance No. 663 as amended through Ordinance No. 663.10
15. Ordinance No. 671 as amended through Ordinance No. 671.21
16. Ordinance No. 673 as amended through Ordinance No. 673.4
17. Ordinance No. 679 as amended through Ordinance No. 679.4
18. Ordinance No. 682 as amended through Ordinance No. 682.4
19. Ordinance No. 726 as amended through Ordinance No. 726
20. Ordinance No. 743 as amended through Ordinance No. 743.3

21. Ordinance No. 748 as amended through Ordinance No. 748.1
22. Ordinance No. 749 as amended through Ordinance No. 749.1
23. Ordinance No. 752 as amended through Ordinance No. 752.2
24. Ordinance No. 754 as amended through Ordinance No. 754.3
25. Ordinance No. 787 as amended through Ordinance No. 787.9
26. Ordinance No. 806 as amended through Ordinance No. 806
27. Ordinance No. 810 as amended through Ordinance No. 810.2
28. Ordinance No. 817 as amended through Ordinance No. 817.1
29. Ordinance No. 824 as amended through Ordinance No. 824.15
30. Ordinance No. 847 as amended through Ordinance No. 847.1
31. Ordinance No. 859 as amended through Ordinance No. 859.3
32. Ordinance No. 875 as amended through Ordinance No. 875.1
33. Ordinance No. 915 as amended through Ordinance No. 915
34. Ordinance No. 925 as amended through Ordinance No. 925.1
35. Ordinance No. 926 as amended through Ordinance No. 926
36. Ordinance No. 927 as amended through Ordinance No. 927
37. Ordinance No. 931 as amended through Ordinance No. 931
38. Resolution No. 2019-037 Establishing Procedures and Requirements of  
the County of Riverside for the Consideration of Development  
Agreements (Commercial Cannabis Activities)
39. Board of Supervisors Policy No. B-9 Commercial Cannabis Activities

COPIES OF THE EXISTING LAND USE REGULATIONS LISTED ABOVE ARE ON  
FILE IN THE RIVERSIDE COUNTY PLANNING DEPARTMENT AND ARE  
INCORPORATED HEREIN BY REFERENCE.



EXHIBIT "E"

Development Agreement No. 1900007

COMMERCIAL CANNABIS ACTIVITY SITE PLAN & DESCRIPTION

EXHIBIT "F"

Development Agreement No. 190007

APPLICABLE PUBLIC BASE BENEFITS PAYMENTS

The Cannabis Retailer operating at the Property pursuant to CUP No. 190011 includes one building totaling 2,500 square feet as shown on Exhibit "G". In accordance with Board Policy B-9, the base public benefit is \$16.00 per square foot. Therefore, the public base benefit payment will be \$40,000 and will increase annually at a rate of 2%.

EXHIBIT "G"

Development Agreement No. 190007

CANNABIS AREA CALCULATION EXHIBIT

The Cannabis Area calculation includes the 2,500 square foot cannabis retail building as shown in this Exhibit "G".

EXHIBIT "H"

Development Agreement No. 190007

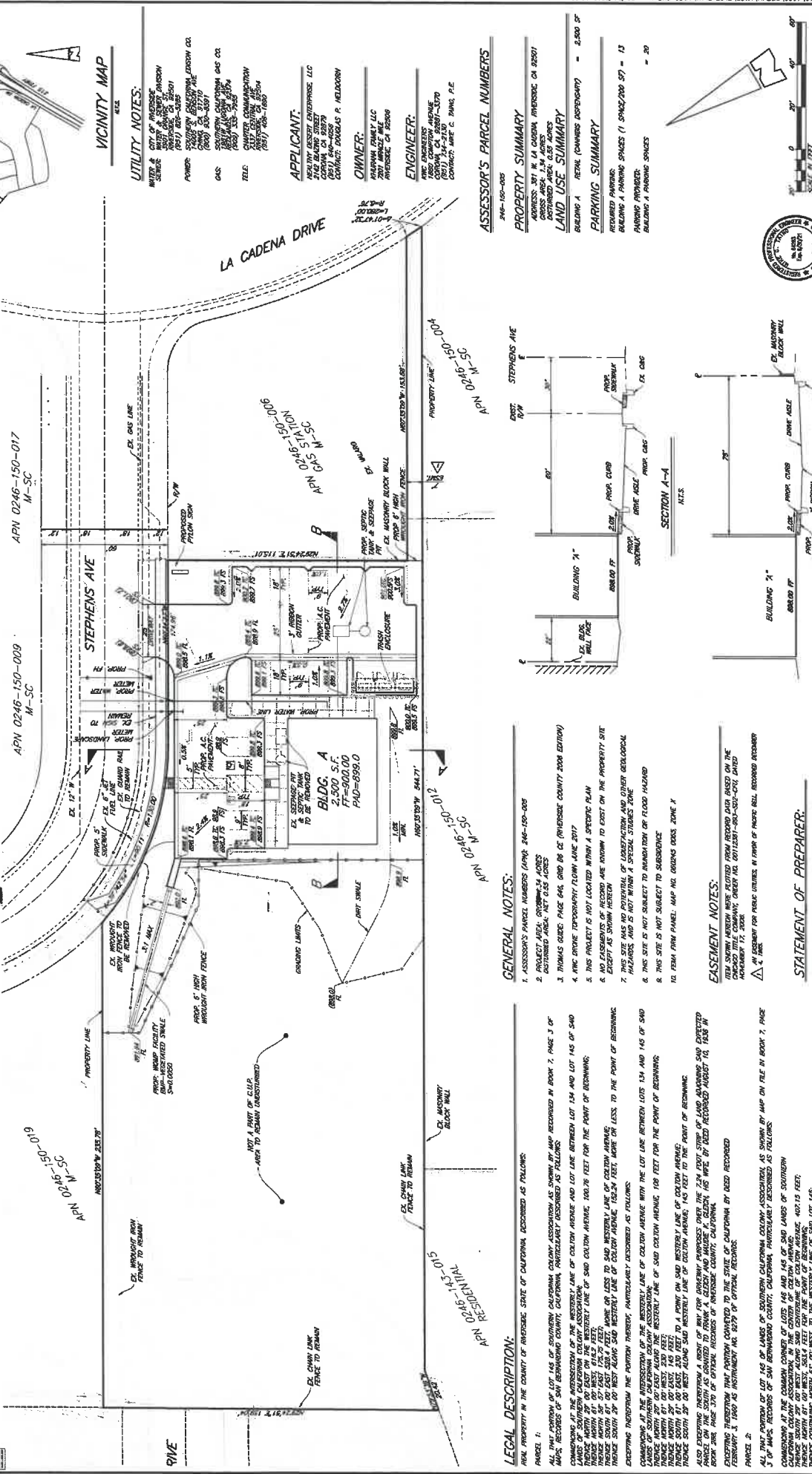
COMMERCIAL CANNABIS ACTIVITY ADDITIONAL PUBLIC BENEFIT

The additional annual public benefit provided by the OWNER shall be \$50,000 with an annual increase of 6%. The COUNTY will utilize this additional annual public benefit within the surrounding community for additional public benefits including, but not limited to, code enforcement, public safety services, infrastructure improvements, community enhancement programs and other similar public benefits as solely determined by the COUNTY's Board of Supervisors. Additionally, consistent with CAN 190042, OWNER will participate in community events, career opportunity events, as well as educational and wellness seminars within the surrounding community.

# CONDITIONAL USE PERMIT NO. 190011

## 381 W. LA CADENA DR. RIVERSIDE, CA

### COUNTY OF RIVERSIDE, CA



APN 0246-150-009 M-SC  
 APN 0246-150-017 M-SC

**VICINITY MAP**

**UTILITY NOTES:**

UTILITY NOTES:  
 CITY OF RIVERSIDE  
 WATER & SEWER DIVISION  
 300 N. GARDEN AVENUE  
 RIVERSIDE, CA 92501  
 (951) 955-3000

POWER:  
 SOUTHERN CALIFORNIA Edison CO.  
 2200 WEST GARDEN AVENUE  
 RIVERSIDE, CA 92506  
 (951) 955-3000

GAS:  
 SOUTHERN CALIFORNIA GAS CO.  
 2200 WEST GARDEN AVENUE  
 RIVERSIDE, CA 92506  
 (951) 955-3000

TELE:  
 SOUTHERN CALIFORNIA TELEPHONE CO.  
 2200 WEST GARDEN AVENUE  
 RIVERSIDE, CA 92506  
 (951) 955-3000

**APPLICANT:**  
 HEALTH DESIGN ENTERPRISES, LLC  
 2001 MARBLE CANYON  
 CORONA, CA 92709  
 (951) 261-1100  
 CONTACT: CONRAG P. HELDORBY

**OWNER:**  
 PRADHAN FAMILY LLC  
 7001 MARBLE CANYON  
 CORONA, CA 92709  
 (951) 261-1100

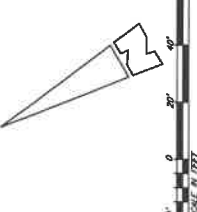
**ENGINEER:**  
 T&E CONSULTANTS, INC.  
 1000 GARDEN AVENUE  
 RIVERSIDE, CA 92501  
 (951) 514-7100  
 CONTACT: AME C. THANG, P.E.

**ASSESSOR'S PARCEL NUMBERS**  
 246-150-005

**PROPERTY SUMMARY**  
 ADDRESS: 381 W. LA CADENA AVENUE, CA 92501  
 DISTURBED AREA: 0.55 ACRES

**LAND USE SUMMARY**  
 BUILDING A: RETAIL (CHANGING APPROPRIATE) = 2,500 SF

**PARKING SUMMARY**  
 RETAINED PARKING: 13  
 BUILDING A PARKING SPACES (1 SPACE/200 SF) = 13  
 PARKING PROVIDED: 13  
 BUILDING A PARKING SPACES: 13



**HUC ENGINEERS**

DATE: 08-12-19  
 REVISED: 09-3-19

**GENERAL NOTES:**

- ASSESSOR'S PARCEL NUMBERS (APN): 246-150-005
- PROJECT AREA: 0.55 ACRES
- THOMAS CODE: PAGE 646, GRID B4, CE (RIVERSIDE COUNTY ZONING EDITION)
- AVC DRIVE TOPOGRAPHY: FLOWN JUNE 2017
- THIS PROJECT IS NOT LOCATED WITHIN A SPECIAL PLAN
- NO RECORDS OF RECORD ARE KNOWN TO EXIST ON THE PROPERTY SITE EXCEPT AS SHOWN HEREON
- THIS SITE HAS NO POTENTIAL OF LIQUEFACTION AND OTHER GEOLOGICAL HAZARDS AND IS NOT WITHIN A SPECIAL STUDY ZONE
- THIS SITE IS NOT SUBJECT TO SUBSIDENCE
- FORM FROM PANEL: MAP NO. GEORAS CODE ZONE X

**EASEMENT NOTES:**

ITEM SHOWN HEREON WERE LOCATED FROM RECORD DATA BASED ON THE ASSUMPTION THAT THE OWNER OF RECORD HAS THE NECESSARY AUTHORITY TO CONVEY THE PROPERTY TO THE PROPERTY OWNER.

IN RECORD FOR PUBLIC UTILITIES, IN FORM OF RECORD BELL, RECORD BOUNDARY

**STATEMENT OF PREPARER:**

I HEREBY STATE THAT THIS MAP HAS BEEN PREPARED UNDER MY SUPERVISION AND THAT THE OWNER OF RECORD HAS THE NECESSARY AUTHORITY TO CONVEY THE PROPERTY TO THE PROPERTY OWNER.

AME C. THANG, P.E. DATE: 08/12/19

**LEGAL DESCRIPTION:**

REAL PROPERTY IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1:  
 ALL THAT PORTION OF LOT 145 OF SOUTHERN CALIFORNIA COUNTY ASSOCIATION AS SHOWN BY MAP RECORDED IN BOOK 7, PAGE 3 OF RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE INTERSECTION OF THE WESTERLY LINE OF COTTON AVENUE AND LOT LINE BETWEEN LOT 134 AND LOT 145 OF SAID TRACT; THENCE NORTH 87° 00' 00" EAST ON THE WESTERLY LINE OF SAID COTTON AVENUE, 100.76 FEET FOR THE POINT OF BEGINNING; THENCE NORTH 81° 00' 00" WEST 619.2 FEET; THENCE SOUTH 81° 00' 00" WEST 619.2 FEET; THENCE SOUTH 81° 00' 00" WEST 619.2 FEET; MORE OR LESS TO SAID WESTERLY LINE OF COTTON AVENUE; THENCE SOUTH 29° 00' 00" WEST ALONG SAID WESTERLY LINE OF COTTON AVENUE, 100.76 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE PORTION THEREOF, PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE INTERSECTION OF THE WESTERLY LINE OF COTTON AVENUE WITH THE LOT LINE BETWEEN LOTS 134 AND 145 OF SAID TRACT; THENCE NORTH 20° 00' 00" EAST ALONG THE WESTERLY LINE OF SAID COTTON AVENUE, 100 FEET FOR THE POINT OF BEGINNING; THENCE NORTH 20° 00' 00" EAST 230 FEET TO A POINT ON SAID WESTERLY LINE OF COTTON AVENUE; THENCE SOUTH 20° 00' 00" WEST 230 FEET TO A POINT ON SAID WESTERLY LINE OF COTTON AVENUE; THENCE SOUTH 20° 00' 00" WEST ALONG SAID WESTERLY LINE OF COTTON AVENUE, 100 FEET TO THE POINT OF BEGINNING.

PARCEL 2:  
 ALL THAT PORTION OF LOT 145 OF SAID SOUTHERN CALIFORNIA COUNTY ASSOCIATION AS SHOWN BY MAP ON FILE IN BOOK 7, PAGE 3 OF RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE COMMON CORNER OF LOTS 145 AND 146 OF SAID LANDS OF SOUTHERN CALIFORNIA COUNTY ASSOCIATION; THENCE SOUTH 20° 00' 00" WEST ALONG SAID WESTERLY LINE OF COTTON AVENUE, 402.15 FEET; THENCE CONTINUING NORTH 81° 00' 00" WEST TO THE WESTERLY LINE OF SAID LOT 145; THENCE SOUTH 81° 00' 00" WEST 619.2 FEET TO THE WESTERLY LINE OF SAID LOT 145 TO A POINT 506.9 FEET FROM THE POINT OF BEGINNING; THENCE SOUTH 81° 00' 00" WEST 619.2 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE STATE OF CALIFORNIA BY DEED RECORDED IN BOOK 298, PAGE 379 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE STATE OF CALIFORNIA BY DEED RECORDED IN BOOK 298, PAGE 379 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL 3:  
 ALL THAT PORTION OF LOT 145 OF SAID SOUTHERN CALIFORNIA COUNTY ASSOCIATION AS SHOWN BY MAP ON FILE IN BOOK 7, PAGE 3 OF RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE COMMON CORNER OF LOTS 145 AND 146 OF SAID LANDS OF SOUTHERN CALIFORNIA COUNTY ASSOCIATION; THENCE SOUTH 20° 00' 00" WEST ALONG SAID WESTERLY LINE OF COTTON AVENUE, 402.15 FEET; THENCE CONTINUING NORTH 81° 00' 00" WEST TO THE WESTERLY LINE OF SAID LOT 145; THENCE SOUTH 81° 00' 00" WEST 619.2 FEET TO THE WESTERLY LINE OF SAID LOT 145 TO A POINT 506.9 FEET FROM THE POINT OF BEGINNING; THENCE SOUTH 81° 00' 00" WEST 619.2 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE STATE OF CALIFORNIA BY DEED RECORDED IN BOOK 298, PAGE 379 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

**SECTION A-A**

**SECTION B-B**



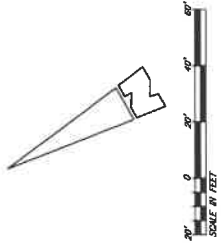
# SITE PLAN EXHIBIT "A" - CUP NO. 190011

## 381 W. LA CADENA

### COUNTY OF RIVERSIDE, CA

**LEGEND**

| NO. | SYMBOL   | DESCRIPTION                        |
|-----|----------|------------------------------------|
| 01  | [Symbol] | PROPOSED HARDSHARE                 |
| 02  | [Symbol] | PROPOSED SIDEWALK                  |
| 03  | [Symbol] | EXISTING CONCRETE DRAINAGE CHANNEL |
| 04  | [Symbol] | EXISTING POWER POLE                |
| 05  | [Symbol] | EXISTING GUARD RAIL                |
| 06  | [Symbol] | NEW PULVIN SIGN                    |
| 07  | [Symbol] | CONCRETE TRASH ENCLOSURE           |
| 08  | [Symbol] | NEW UTILITY                        |
| 09  | [Symbol] | EXISTING SIDEWALK                  |
| 10  | [Symbol] | EXISTING FENCING                   |
| 11  | [Symbol] | PROPOSED WMPF FACILITY             |
| 12  | [Symbol] | EXISTING SEPTIC TANK & SEEPAGE PIT |
| 13  | [Symbol] | PROPOSED AS REMOVAL                |
| 14  | [Symbol] | PROPOSED SIGN                      |
| 15  | [Symbol] | PROPOSED SIGN                      |
| 16  | [Symbol] | PROPOSED FENCING                   |



**ASSESSOR'S PARCEL NUMBERS**  
 246-100-005

**PROPERTY SUMMARY**  
 ADDRESS: 381 W. LA CADENA, RIVERSIDE, CA 92501  
 CROSS AREA: 1.34 ACRES

**LAND USE SUMMARY**  
 BUILDING A RETAIL (CHANGING DISPENSARY) - 2,500 SF

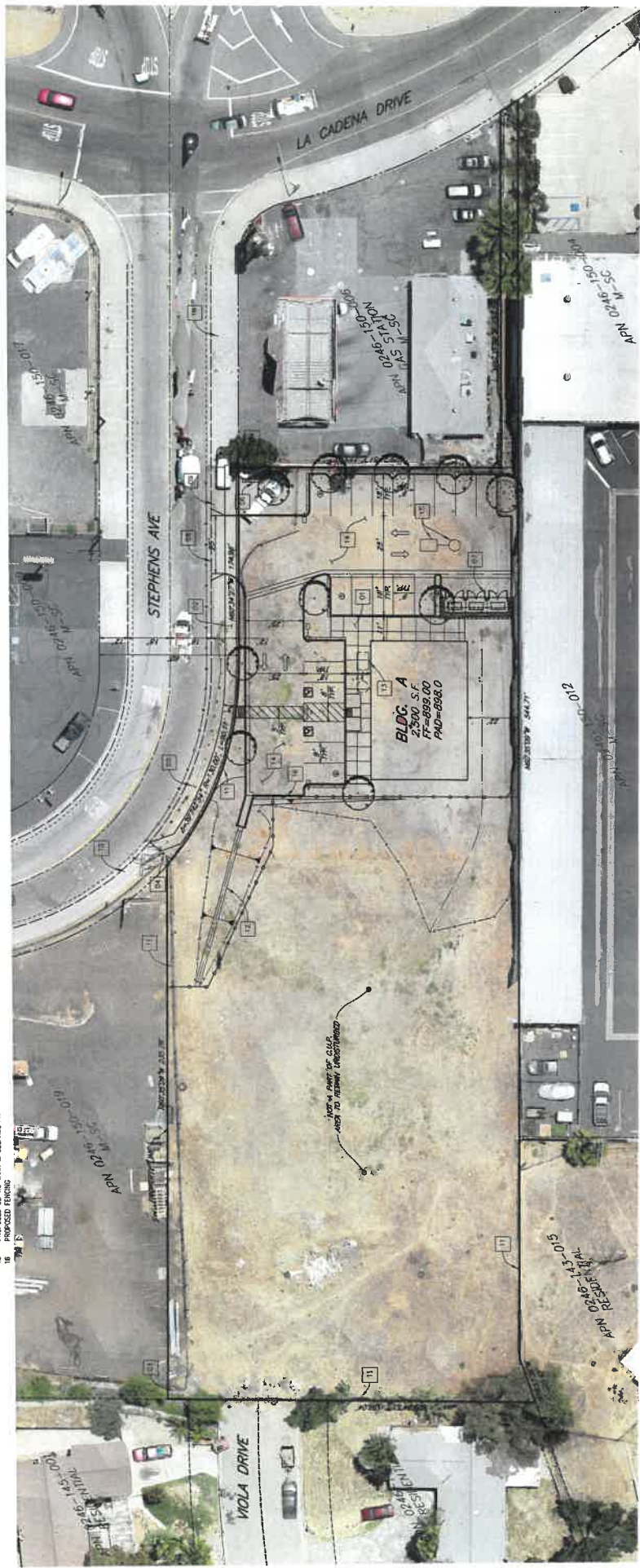
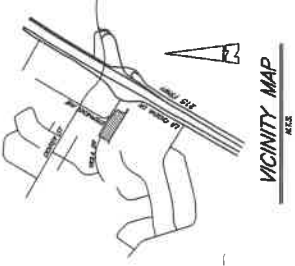
**PARKING SUMMARY**  
 REQUIRED PARKING:  
 BUILDING A PARKING SPACES (1 SPACE/200 SF) = 13

**PARKING PROVIDED:**  
 BUILDING A PARKING SPACES = 20

**APPLICANT:**  
 HEALTHY DESERT ENTERPRISES, LLC  
 2142 MARINE STREET  
 SUITE 200  
 RIVERSIDE, CA 92506  
 CONTACT: DOUGLAS P. HELDORNO

**OWNER:**  
 NATIONAL COMPANY, LLC  
 20000 NATIONAL AVENUE  
 RIVERSIDE, CA 92506

**ENGINEER:**  
 RWG ENGINEERS  
 1000 CANTON AVENUE  
 SUITE 200  
 RIVERSIDE, CA 92506  
 CONTACT: AME C. DAMG, P.E.



**DATED: 08-12-19**  
**REVISED: 09-3-19**

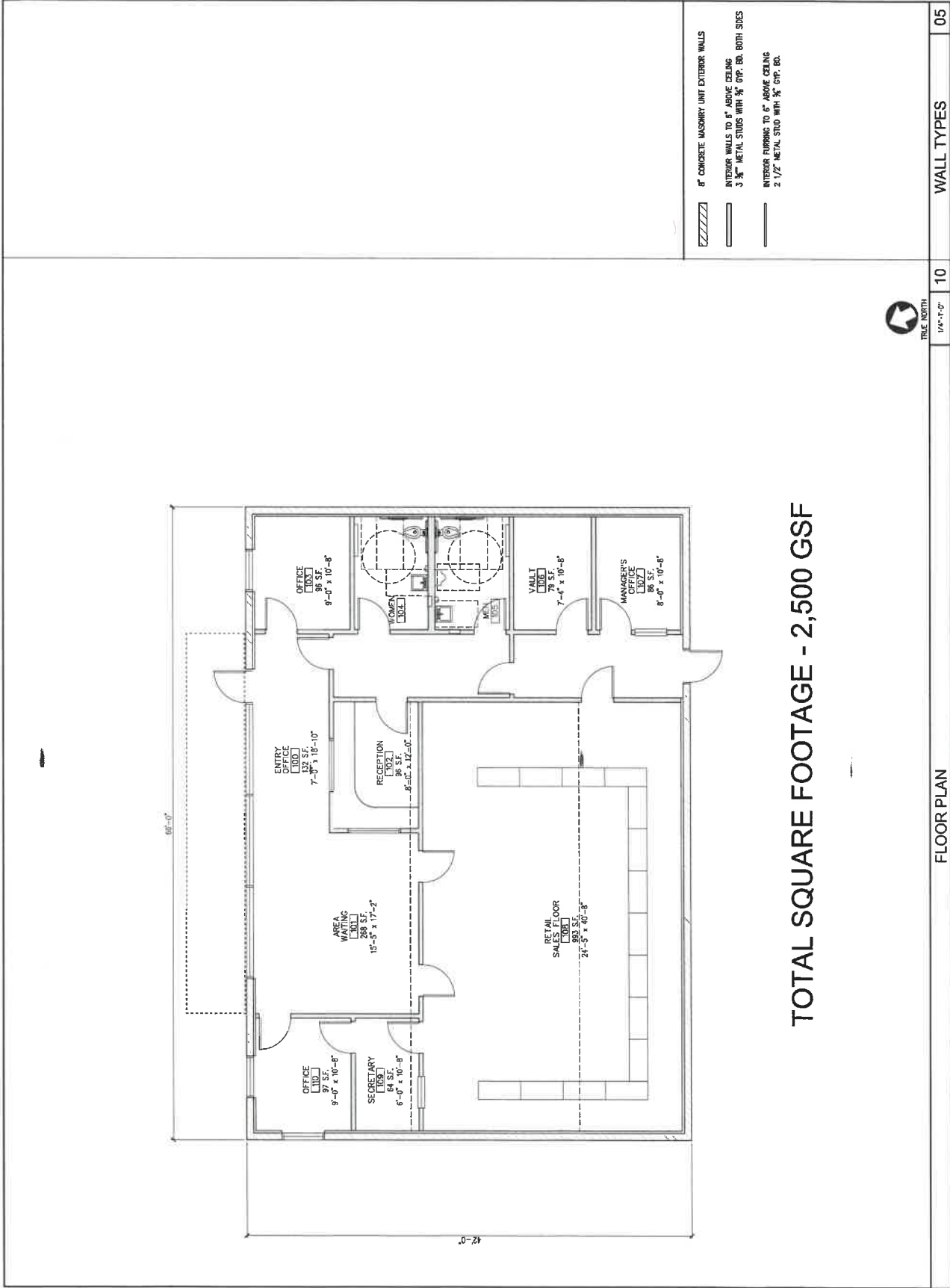









**DEWEES  
DESIGN**  
ORANGE, CALIFORNIA  
92667  
www.deweesdesign.com

|   |  |  |   |
|---|--|--|---|
| GROUP<br>PROJECT NAME<br><b>RIVERSIDE PROJECT</b><br>381 W. LA CADENA DRIVE<br>RIVERSIDE, CA 92507<br>Drawn by:<br>DWGNO. |  | SHEET TITLE<br><b>PROPOSED FLOOR PLAN ALT. 1</b> | PROJECT NO. 78-410<br>LAST DATE AMD. 07-21-2018<br>BY: SE. CHD. 05<br>FILE -<br>SHEET<br><div style="text-align: right; font-size: 24pt; font-weight: bold;">A2.2</div> |
|---|--|--|---|

C.U.P. SUBMITTAL #1 - JULY 05, 2019



TOTAL SQUARE FOOTAGE - 2,500 GSF

-  8" CONCRETE MASONRY UNIT EXTERIOR WALLS
-  INTERIOR WALLS TO 6" ABOVE CEILING
-  3 3/8" METAL STUDS WITH 3/8" GYP. BR. BOTH SIDES
-  INTERIOR FLOORING TO 6" ABOVE CEILING
-  2 1/2" METAL STUD WITH 3/8" GYP. BR.



TRUE NORTH  
1/4" = 1'-0"



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach, P.E.*  
*Assistant TLMA Director*

## DEVELOPMENT ADVISORY COMMITTEE (“DAC”) INITIAL CASE TRANSMITTAL RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE PO Box 1409 Riverside, 92502-1409

DATE: July 25, 2019

**TO:**

Riv. Co. Transportation Dept.  
Riv. Co. Environmental Health Dept.  
Riverside County Flood Control  
Riv. Co. Fire Department (Riv. Office)  
Riv. Co. Building & Safety – Grading  
Riv. Co. Building & Safety – Plan Check

Riv. Co. Regional Parks & Open Space  
P.D. Environmental Programs Division  
P.D. Geology Section  
Riv. Co. Trans. Dept. – Landscape Section  
P.D. Archaeology Section  
Riv. Co. Sheriff’s Dept.

Riv. Co. Waste Resources Management Dept.  
Board of Supervisors - Supervisor:  
Sphere of Influence  
Western Municipal Water District (WMWD)  
Southern California Edison Co. (SCE)  
Southern California Gas Co.

**CONDITIONAL USE PERMIT NO. 190011** – CEQ190073 – Applicant: Healthy Desert Enterprise, LLC – Second Supervisorial District – North Riverside Zoning District – Highgrove Area Plan: Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 FAR), Light Industrial (CD: LI) (.25 - .60 FAR) – Location: North of Toulouse Ave, east of Viola Dr, south of Center St, and west of W. La Cadena Dr – 1.33 Acres – Zoning: Manufacturing – Service commercial (M-SC) – **REQUEST:** Development Agreement No 1900007. would impose a lifespan on the proposed cannabis project and provide community benefit to the Highgrove Area. Conditional Use Permit No. 190011 proposes to construct a new 2,500 sq ft commercial building to be used as a storefront for a retail cannabis business – APN: 246-150-005 – **BBID: 309-190-299**

**DAC staff members and other listed Riverside County Agencies, Departments and Districts staff:**  
A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Public Land Use System (PLUS) on or before the indicated DAC 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 PLUS routing on or before the above date. This case is scheduled for a **DAC meeting on August 8, 2019.** Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

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  
PLANNING DEPARTMENT

*Charissa Leach, P.E.*  
*Assistant TLMA Director*

Any questions regarding this project, should be directed to Mina Morgan, Project Planner at (951) 955-6035, or e-mail at [mimorgan@rivco.org](mailto:mimorgan@rivco.org) / MAILSTOP #: 1070

Public Hearing Path: Administrative Action:  DH:  PC:  BOS:

COMMENTS:

DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

PLEASE PRINT NAME AND TITLE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

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



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.  
Assistant TLMA Director

## APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- PLOT PLAN                       PUBLIC USE PERMIT                       VARIANCE  
 CONDITIONAL USE PERMIT                       TEMPORARY USE PERMIT

REVISED PERMIT Original Case No. \_\_\_\_\_

*INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.*

### APPLICATION INFORMATION

Applicant Name: Healthy Desert Enterprise, LLC

Contact Person: Douglas P. Heldoorn E-Mail: caliberdoug@yahoo.com

Mailing Address: 2142 Blazing Street  
Corona CA 92879  
City State ZIP

Daytime Phone No: ( 951 ) 640-4056 Fax No: ( )

Engineer/Representative Name: KWC Engineers

Contact Person: Brandon Barnett E-Mail: brandon.barnett@kwcengineers.com

Mailing Address: 1880 Compton Avenue, Suite 100  
Corona CA 92881  
City State ZIP

Daytime Phone No: ( 951 ) 734-2130 x203 Fax No: ( 951 ) 734-9139

Property Owner Name: Khurana Family, LLC

Contact Person: Surinder Pal Singh E-Mail: \_\_\_\_\_

Mailing Address: 7201 Miracle Mile  
Riverside CA 92506  
City State ZIP

Daytime Phone No: ( ) Fax No: ( )

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

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

**APPLICATION FOR LAND USE AND DEVELOPMENT**

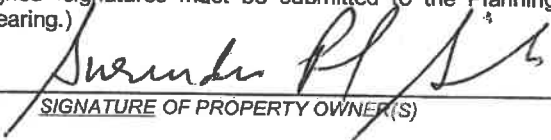
Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the use permit type and number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

**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, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

(If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the use permit is ready for public hearing.)

SURINDER PAL SINGH  
PRINTED NAME OF PROPERTY OWNER(S)

  
SIGNATURE OF PROPERTY OWNER(S)

\_\_\_\_\_  
PRINTED NAME OF PROPERTY OWNER(S)

\_\_\_\_\_  
SIGNATURE OF PROPERTY OWNER(S)

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 applicant 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 this application, the applicant 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.

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 246-150-005

Approximate Gross Acreage: 1.33 acres

General location (nearby or cross streets): North of Toulouse Avenue, South of Center Street, East of Viola Drive, West of W. La Cadena Drive & I-215.

**APPLICATION FOR LAND USE AND DEVELOPMENT**

**PROJECT PROPOSAL:**

Describe the proposed project.

Cannabis Retail Facility

Identify the applicable Ordinance No. 348 Section and Subsection reference(s) describing the proposed land use(s): Section 19.519

Number of existing lots: \_\_\_\_\_

| EXISTING Buildings/Structures: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |             |        |         |              |                          |                  |
|--|-------------|--------|---------|--------------|--------------------------|------------------|
| No.*   | Square Feet | Height | Stories | Use/Function | To be Removed            | Bldg. Permit No. |
| 1  |             |        |         |              | <input type="checkbox"/> |                  |
| 2  |             |        |         |              | <input type="checkbox"/> |                  |
| 3  |             |        |         |              | <input type="checkbox"/> |                  |
| 4  |             |        |         |              | <input type="checkbox"/> |                  |
| 5  |             |        |         |              | <input type="checkbox"/> |                  |
| 6  |             |        |         |              | <input type="checkbox"/> |                  |
| 7  |             |        |         |              | <input type="checkbox"/> |                  |
| 8  |             |        |         |              | <input type="checkbox"/> |                  |
| 9  |             |        |         |              | <input type="checkbox"/> |                  |
| 10   |             |        |         |              | <input type="checkbox"/> |                  |

Place check in the applicable row, if building or structure is proposed to be removed.

| PROPOSED Buildings/Structures: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |             |        |         |                 |
|--|-------------|--------|---------|-----------------|
| No.*   | Square Feet | Height | Stories | Use/Function    |
| 1  | 2,500       | 22'    | 1       | Cannabis Retail |
| 2  |             |        |         |                 |
| 3  |             |        |         |                 |
| 4  |             |        |         |                 |
| 5  |             |        |         |                 |
| 6  |             |        |         |                 |
| 7  |             |        |         |                 |
| 8  |             |        |         |                 |
| 9  |             |        |         |                 |
| 10   |             |        |         |                 |

| PROPOSED Outdoor Uses/Areas: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |             |              |
|--|-------------|--------------|
| No.*   | Square Feet | Use/Function |
| 1  |             |              |
| 2  |             |              |
| 3  |             |              |
| 4  |             |              |
| 5  |             |              |

**APPLICATION FOR LAND USE AND DEVELOPMENT**

|    |  |  |
|----|--|--|
| 6  |  |  |
| 7  |  |  |
| 8  |  |  |
| 9  |  |  |
| 10 |  |  |

\* Match to Buildings/Structures/Outdoor Uses/Areas identified on Exhibit "A".

Check this box if additional buildings/structures exist or are proposed, and attach additional page(s) to identify them.)

Related cases filed in conjunction with this application:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Are there previous development applications filed on the subject property: Yes  No

If yes, provide Application No(s). CAN190042  
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) \_\_\_\_\_ EIR 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 signed copy(ies): \_\_\_\_\_

Is the project located within 1,000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resources Code, and within an urbanized area as defined by Government Code Section 65944? Yes  No

Is this an application for a development permit? Yes  No

If the project located within either the Santa Ana River/San Jacinto Valley watershed, the Santa Margarita River watershed, or the Whitewater River watershed, check the appropriate checkbox below.

*If not known, please refer to Riverside County's Map My County website to determine if the property is located within any of these watersheds (search for the subject property's Assessor's Parcel Number, then select the "Geographic" Map Layer – then select the "Watershed" sub-layer)*

If any of the checkboxes are checked, click on the adjacent hyperlink to open the applicable Checklist Form. Complete the form and attach a copy as part of this application submittal package.

Santa Ana River/San Jacinto Valley

Santa Margarita River

Whitewater River

**APPLICATION FOR LAND USE AND DEVELOPMENT**

If the applicable Checklist has concluded that the application requires a preliminary project-specific Water Quality Management Plan (WQMP), such a plan shall be prepared and included with the submittal of this application.

**HAZARDOUS WASTE AND SUBSTANCES STATEMENT**

The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to Section 65962.5 of the Government Code. Accordingly, the project applicant is required to submit a signed statement that contains the following information:

Name of Applicant: Healthy Desert Enterprise, LLC

Address: 2142 Blazing Street, Corona, CA 92879

Phone number: 951-640-4056

Address of site (street name and number if available, and ZIP Code): 381 W. LaCadena Dr., Riverside 92508

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: 246-150-005

Specify any list pursuant to Section 65962.5 of the Government Code: \_\_\_\_\_

Regulatory Identification number: \_\_\_\_\_

Date of list: \_\_\_\_\_

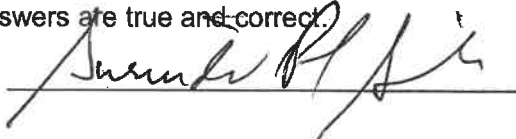
Applicant: \_\_\_\_\_ Date \_\_\_\_\_

**HAZARDOUS MATERIALS DISCLOSURE STATEMENT**

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

1. Compliance will be needed with the applicable requirements of Section 25505 and Article 2 (commencing with Section 25531) of Chapter 6.95 of Division 20 of the Health and Safety Code or the requirements for a permit for construction or modification from the air pollution control district or air quality management district exercising jurisdiction in the area governed by the County. Yes  No
2. The proposed project will have more than a threshold quantity of a regulated substance in a process or will contain a source or modified source of hazardous air emissions. Yes  No

I (we) certify that my (our) answers are true and correct.

Owner/Authorized Agent (1)  Date 06/28/2019  
Owner/Authorized Agent (2) \_\_\_\_\_ Date \_\_\_\_\_

**APPLICATION FOR LAND USE AND DEVELOPMENT**

---

**This completed application form, together with all of the listed requirements provided on the Land Use and Development Application Filing Instructions Handout, are required in order to file an application with the County of Riverside Planning Department.**

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\Land Use and Development Condensed application.docx  
Created: 04/29/2015 Revised: 08/03/2018



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.,  
Assistant TLMA Director

## INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

The owner(s) of the property, at their own expense, agree to defend, indemnify and hold harmless the County of Riverside and its agents, officers, and employees from and against any lawsuit, claim, action, or proceeding (collectively referred to as "proceeding") brought against the County of Riverside, its agents, officers, attorneys and employees to attack, set aside, void, or annul the County's decision to approve any tentative map (tract or parcel), revised map, map minor change, reversion to acreage, conditional use permit, public use permit, surface mining permit, WECS permit, hazardous waste siting permit, temporary outdoor event permit, plot plan, substantial conformance, revised permit, variance, setback adjustment, general plan amendment, specific plan, specific plan amendment, specific plan substantial conformance, zoning amendments, and any associated environmental documents. This defense and indemnification obligation shall include, but not limited to, damages, fees and/or costs awarded against the County, if any, and cost of suit, attorney's fees and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by applicant, property owner, the County, and/or the parties initiating or bringing such proceeding.

  
\_\_\_\_\_  
Property Owner(s) Signature(s) and Date

Khurana Family, LLC  
\_\_\_\_\_  
Printed Name of Owner

*If the property is owned by multiple owners, the paragraph above must be signed by each owner. Attach additional sheets of this page, if necessary.*

*If the property owner is a corporate entity, Limited Liability Company, partnership or trust, the following documentation must also be submitted with this application:*

- *If the property owner is a limited partnership, provide a copy of the LP-1, LP-2 (if an amendment) filed with the California Secretary of State.*
- *If the property owner is a general partnership, provide a copy of the partnership agreement documenting who has authority to bind the general partnership and to sign on its behalf.*
- *If the property owner is a corporation, provide a copy of the Articles of Incorporation and/or a corporate resolution documenting which officers have authority to bind the corporation and to sign on its behalf. The corporation must also be in good standing with the California Secretary of State.*
- *If the property owner is a trust, provide a copy of the trust certificate.*

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

Desert Office · 77-588 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7040

"Planning Our Future... Preserving Our Past"



## **INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS**

- *If the property owner is a Limited Liability Corporation, provide a copy of the operating agreement for the LLC documenting who has authority to bind the LLC and to sign on its behalf.*

*If the signing entity is also a corporate entity, Limited Liability Company, partnership or trust, the above documentation must also be submitted with this application. For any out of State legal entities, provide documentation showing registration with the California Secretary of State.*

*In addition to the above, provide a copy of a Preliminary Title Report for the property subject to this application. The Preliminary Title Report must be issued by a title company licensed to conduct business in the State of California and dated less than six months prior to the date of submittal of this application. The Assistant TLMA Director may waive the requirement for a Preliminary Title Report if it can be shown to the satisfaction of the Assistant TLMA Director that the property owner(s) has owned the property consistently for at least the last five years.*

*If the application is for a plot plan for a Wireless Communication Facility, the property owner(s) and the cellular service provider must sign the indemnification paragraph above. If the application is for a plot plan for a wireless communication co-location, only the co-locating service provider needs to sign the indemnification paragraph above.*

## NOTICE OF PUBLIC HEARING

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider a proposed project in the vicinity of your property, as described below:

**CONDITIONAL USE PERMIT NO. 190011 and DEVELOPMENT AGREEMENT NO. 1900007 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15303(c) (New Construction or Conversion of Small Structures) – CEQ190073 – Applicant: Healthy Desert Enterprise, LLC – Second Supervisorial District – North Riverside Zoning District – Highgrove Area Plan: Community Development: Commercial Retail (CD-CR) (0.20 – 0.35 FAR) – Location: Northerly of Tolouse Avenue, easterly of Viola Drive, southerly of Center Street, and westerly of W. La Cadena Drive – 1.33 Acres – Zoning: Manufacturing – Service commercial (M-SC) – **REQUEST:** Development Agreement No. 1900007 (DA1900007) sets forth the terms and conditions under which the Commercial Cannabis Activity of Conditional Use Permit No. 190011 (CUP190011) will operate in addition to the requirements established under Ordinance No. 348, and all other local ordinances and regulations, state law and such other terms and conditions. DA190007 has a term of 10 years and grants the applicant vesting rights to develop the Project and provide community benefits to the Highgrove Area. CUP190011 is a proposal for a new 2,520 sq. ft. commercial building that consists of a storefront retail cannabis business with accompanying parking and onsite landscaping on 0.55 acres of a 1.55 acre (net) undeveloped parcel. The proposed commercial building consists of a reception and check-in area, a cannabis retail sales area, offices, restrooms, a vault, vendor transaction areas, and a delivery area.

|                   |   |
|-------------------|---|
| TIME OF HEARING:  | 9:00 a.m. or as soon as possible thereafter.  |
| DATE OF HEARING:  | <b>JUNE 3, 2020</b>   |
| PLACE OF HEARING: | RIVERSIDE COUNTY ADMINISTRATIVE CENTER<br>BOARD CHAMBERS, 1ST FLOOR<br>4080 LEMON STREET, RIVERSIDE, CA 92501 |

Pursuant to Executive Order N-25-20, this meeting will be conducted by teleconference and at the Place of Hearing, as listed above. Public access to the meeting location will be allowed, but limited to comply with the Executive Order. Information on how to participate in the hearing will be available on the Planning Department website at: <https://planning.rctlma.org/>.

For further information regarding this project please contact the Project Planner Rob Gonzalez at (951) 955-9549 or email at [rgonzalez@rivco.org](mailto:rgonzalez@rivco.org), or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

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

The case file for the proposed project is available for review via email by contacting the project planner. Please contact the project planner regarding additional viewing methods.

Any person wishing to comment on the proposed project may submit their comments in writing by mail or email, or by phone between the date of this notice and the public hearing; or, may appear and be heard at the time and place noted above. Please note that access to the meeting is limited. All comments received prior to the public hearing will be submitted to the Planning Commission for consideration, in addition to any oral testimony, before making a decision on the proposed project. All correspondence received before and during the meeting will be distributed to the Planning Commission, and all correspondence received will be retained for the official record.

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 Commission at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to: RIVERSIDE COUNTY PLANNING DEPARTMENT  
Attn: Rob Gonzalez, P.O. Box 1409, Riverside, CA 92502-1409

**PROPERTY OWNERS CERTIFICATION FORM**

I, VINNIE NGUYEN certify that on April 20, 2020,

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

APN (s) or case numbers CUP190011 for

Company or Individual's Name RCIT - GIS,

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.

TITLE: GIS Analyst

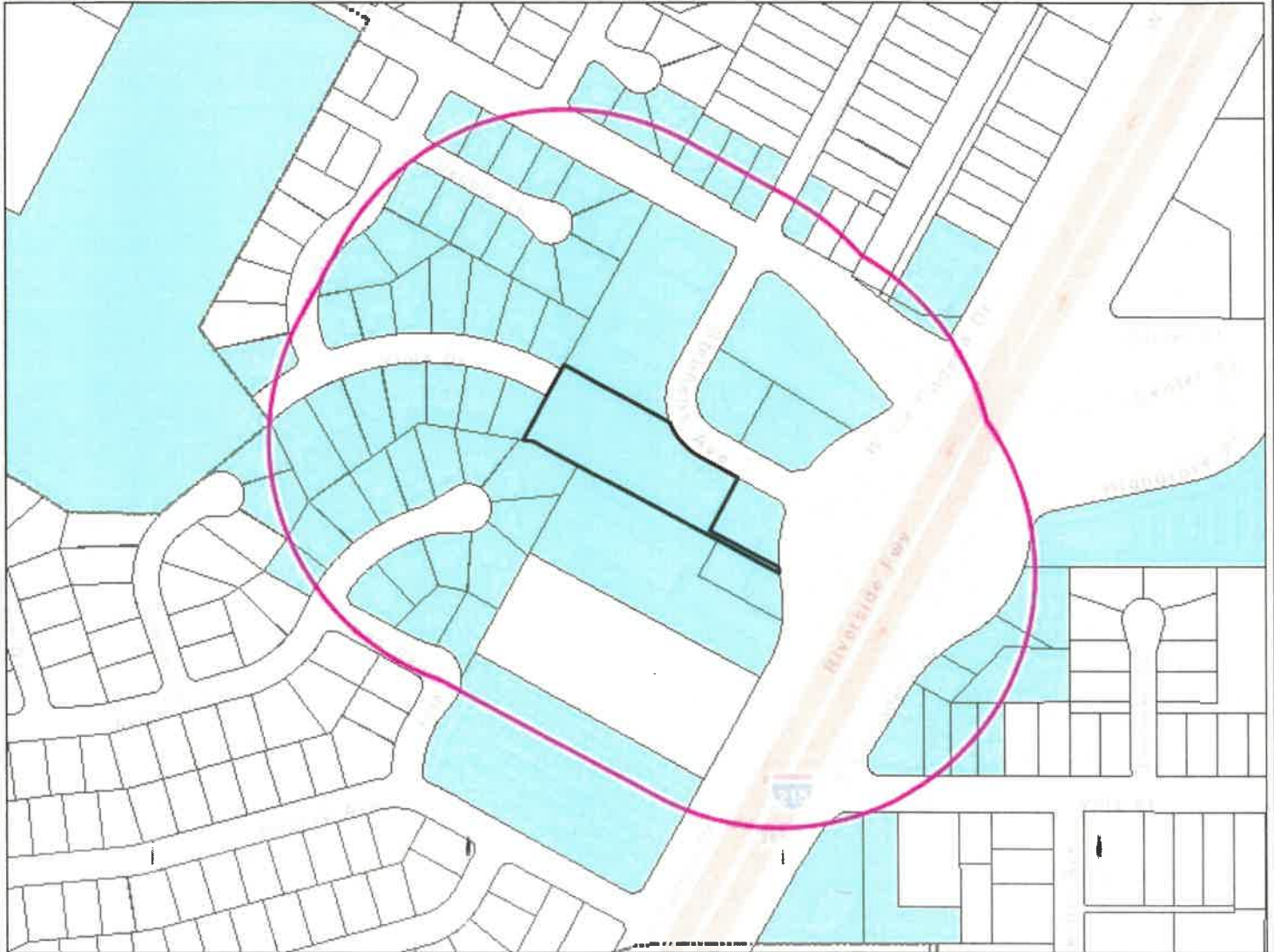
ADDRESS: 4080 Lemon Street 9<sup>TH</sup> Floor

Riverside, Ca. 92502

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

# Riverside County GIS Mailing Labels

CUP190011 ( 600 feet buffer )



## Legend

-  County Boundary
-  Cities
-  Parcels
-  World Street Map

## Notes



0 376 752 Feet

**\*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... 4/20/2020 1:29:48 PM

© Riverside County RCIT

246122016  
QUINN MCKINLEY HARRIS  
3251 TOLUCA PL  
RIVERSIDE CA 92501

246122017  
JUSTO C. AVILA  
3261 TOLUCA PL  
RIVERSIDE CA 92501

246122018  
ABRAHAM J. TREVINO  
3277 TOLUCA PL  
RIVERSIDE CA 92501

246122019  
GARCIA MARTIN ESTATE OF  
627 CHAMOMILE ST  
SAN ANTONIO TX 78245

246122020  
ROSA EMMA PALOMINO  
3225 CENTER ST  
RIVERSIDE CA 92501

246122022  
GARY W. ARNOLD  
20907 VIA VERDE  
COVINA CA 91724

246123013  
JOSEPH PITRUZZELLO  
6381 PERCIVAL DR  
RIVERSIDE CA 92506

246123025  
JOSEPH PITRUZZELLO  
6381 PERCIVAL DR  
RIVERSIDE CA 92506

246123026  
ILENE PITRUZZELLO  
6381 PERCIVAL DR  
RIVERSIDE CA 92506

246130001  
KINGS CO  
9033 E EASTER PL STE 112  
CENTENNIAL CO 80112

246143006  
JOYCE STEWART  
3397 TOULON CT  
RIVERSIDE CA 92501

246143007  
MORTGAGE EQUITY CONVERSION ASSET  
8950 CYPRESS WATERS BLVD  
COPELL TX 75019

246143008  
RICHARD L. CHUBB  
3340 VIOLA DR  
RIVERSIDE CA 92501

246143009  
HELEN M. VEGA  
3336 VIOLA DR  
RIVERSIDE CA 92501

246143010  
ALEX PEDROZA  
3330 VIOLA DR  
RIVERSIDE CA 92501

246143011  
CANDIDO GAMBOA  
3306 VIOLA DR  
RIVERSIDE CA 92501

246143012  
HEATHER EDBERG  
3280 VIOLA DR  
RIVERSIDE CA 92501

246143013  
GOLDEN OPPORTUNITY NO 14  
4900 SANTA ANITA AVE # 2C  
EL MONTE CA 91731

246143014  
JOHN D. PETTIT  
22002 Tanager ST  
GRAND TERRACE CA 92313

246143015  
HEATHER BROOKENS  
401 AVIGNON CT  
RIVERSIDE CA 92501

246143016  
HUMBERTO RAMIREZ  
410 AVIGNON CT  
RIVERSIDE CA 92501

246143017  
JESUS HERNANDEZ  
420 AVIGNON CT  
RIVERSIDE CA 92501

246143018  
JESUS PAREDES  
3289 SAN REMO WAY  
RIVERSIDE CA 92501

246143019  
HAMILTON FELIX SOUZA DE PAULA  
3291 SAN REMO WAY  
RIVERSIDE CA 92501

246143020  
LOUDEN  
8665 E HARTFORD DR NO 200  
SCOTTSDALE AZ 85255

246143021  
JOHN E. WALKER  
440 AVIGNON CT  
RIVERSIDE CA 92501

246143022  
VICTOR M. MOLINERO  
1640 S ELDERBERRY CT  
ONTARIO CA 91762

246143023  
HERNANDEZ ROSALIE V  
403 AVIGNON CT  
RIVERSIDE CA 92501

246143024  
SAUL ENCISO  
407 AVIGNON CT  
RIVERSIDE CA 92501

246143025  
MIGUEL ANGEL LUNA  
411 AVIGNON CT  
RIVERSIDE CA 92501

246143026  
RICHARD V. MERCADO  
421 AVIGNON CT  
RIVERSIDE CA 92501

246143027  
ZENAIDA GONZALEZ  
431 AVIGNON CT  
RIVERSIDE CA 92501

246143028  
RONALD B. GRAY  
441 AVIGNON CT  
RIVERSIDE CA 92501

246143029  
LORENA MENDOZA MARTINEZ  
451 AVIGNON CT  
RIVERSIDE CA 92501

246144001  
ZHIYANG ZOU  
23511 E SILSBY RD  
BEACHWOOD OH 44122

246145001  
MPSN PROP  
4900 SANTA ANITA NO 2C  
EL MONTE CA 91731

246145002  
3261 VIOLA DR  
RIVERSIDE CA 92501

246145003  
JEREMY W. HUCKABAA  
3273 VIOLA DR  
RIVERSIDE CA 92501

246145004  
M SOFIA R ARZATE  
3279 VIOLA DR  
RIVERSIDE CA 92501

246145005  
RODRIGO ZEPEDA  
3291 VIOLA DR  
RIVERSIDE CA 92501

246145006  
ROBERT FRANK TORRES  
3305 VIOLA DR  
RIVERSIDE CA 92501

246145007  
EDUARDO FLORES PARDO  
3331 VIOLA DR  
RIVERSIDE CA 92501

246145008  
FORTINO SALINAS DEL PILAR  
360 CLAIRE ST  
RIVERSIDE CA 92501

246145009  
ABDIEL CORONEL  
340 CLAIRE ST  
RIVERSIDE CA 92501

246145010  
MONICA T. CARDWELL  
3332 DEBBIE LN  
RIVERSIDE CA 92501

246145011  
RICHARD A. HINOJOSA  
3306 DEBBIE LN  
RIVERSIDE CA 92501

246145012  
IRIS LORRAINE DAVOODI COURTNEY  
743 S CANYON GARDEN LN  
ANAHEIM CA 92808

246145013  
IGNACIO ROMA  
3278 DEBBIE LN  
RIVERSIDE CA 92501

246145014  
ALEX NAVA  
3260 DEBBIE LN  
RIVERSIDE CA 92501

246145015  
LINCOLN TRUST CO  
7130 MAGNOLIA AVE STE N  
RIVERSIDE CA 92504

246145016  
PAUL N. NAVARRO  
3251 DEBBIE LN  
RIVERSIDE CA 92501

246145017  
LARRY YOUNG  
3261 DEBBIE LN  
RIVERSIDE CA 92501

246145018  
KRISTIE L. MOORE  
3277 DEBBIE LN  
RIVERSIDE CA 92501

246145019  
RIVERA NELLIE  
3271 DEBBIE LN  
RIVERSIDE CA 92501

246145020  
WESLEY ZABLOUDIL  
3305 DEBBIE LN  
RIVERSIDE CA 92501

246145021  
TAMAYO LOUIS T  
3331 DEBBIE LN  
RIVERSIDE CA 92501



246150004  
GLORIA J. DEGENNARO  
1000 E ALESSANDRO BLV  
RIVERSIDE CA 92508

246150005  
KHURANA FAMILY  
7201 MIRACLE MILE  
RIVERSIDE CA 92506

246150006  
AZAN INC  
1506 N FUCHSIA AVE  
ONTARIO CA 91762

246150008  
JAMES R. COFFRON  
P O BOX 126  
TOPAZ CA 96133

246150009  
JAKES VENTURE  
2305 CALLE AGATA  
SAN DIMAS CA 91773

246150012  
FROME DEV OMEGA  
151 KALMUS DR STE F2  
COSTA MESA CA 92626

246150017  
KHURANA FAMILY LLC  
7201 MIRACLE MILE  
RIVERSIDE CA 92506

246150019  
CENTER STREET INDUSTRIAL PARK  
3240 MISSION INN AVE  
RIVERSIDE CA 92507

246150022  
TRI CITY SELF STORAGE  
7095 INDIANA AVE STE 100  
RIVERSIDE CA 92506

247071001  
TIEM LAM PHU  
400 E LA CADENA DR  
RIVERSIDE CA 92501

247071002  
KOMTUM INV  
400 E LA CADENA DR  
RIVERSIDE CA 92507

247071003  
YONY PANTALEON ACEVEDO  
426 E LA CADENA DR  
RIVERSIDE CA 92501

247071004  
SALVADOR C. ARCEO  
1409 VILLA ST  
RIVERSIDE CA 92507

247071007  
DENISE M. KAISER  
1423 VILLA ST  
RIVERSIDE CA 92507

247071008  
WILFRIDO JIMENEZ  
1431 VILLA ST  
RIVERSIDE CA 92507

247071009  
JOHN J. BETHEA  
1441 VILLA ST  
RIVERSIDE CA 92507

247071010  
CLAUDIA ISABEL MCPHEE  
1461 VILLA ST  
RIVERSIDE CA 92507

247072001  
FRATERNITY ORDER OF EAGLES AERIE #997  
466 E LACADENA DR  
RIVERSIDE CA 92507

247072012  
FRATERNAL ORDER OF EAGLES AERIE 997  
466 E LA CADENA DR  
RIVERSIDE CA 92501

247081024  
NSA PROP HOLDINGS  
2082 MICHELSON STE 212B  
IRVINE CA 92612

Applicant (CUP190011):  
Healthy Desert Enterprise LLC.  
C/O Douglas Heldoorn  
2142 Blazing St  
Corona, CA 92879

Owner of Property (CUP190011)  
Khurana Family LLC  
7201 Miracle Mile  
Riverside, CA 92506

Applicant (CUP190011):  
Healthy Desert Enterprise LLC.  
C/O Douglas Heldoorn  
2142 Blazing St  
Corona, CA 92879

Owner of Property (CUP190011)  
Khurana Family LLC  
7201 Miracle Mile  
Riverside, CA 92506

Applicant (CUP190011):  
Healthy Desert Enterprise LLC.  
C/O Douglas Heldoorn  
2142 Blazing St  
Corona, CA 92879

Engineer (CUP190011)  
KWC Engineers  
C/O Brandon Barnett  
1880 Compton Ave, Unit 100  
Corona, CA 92881

Engineer (CUP190011)  
KWC Engineers  
C/O Brandon Barnett  
1880 Compton Ave, Unit 100  
Corona, CA 92881

Engineer (CUP190011)  
KWC Engineers  
C/O Brandon Barnett  
1880 Compton Ave, Unit 100  
Corona, CA 92881

Owner of Property (CUP190011)  
Khurana Family LLC  
7201 Miracle Mile  
Riverside, CA 92506

Western Municipal Water District (WMWD)  
14205 Meridian Parkway  
Riverside, CA 92518

Kirkland West  
Habitat Defense Council  
PO Box 7821  
Laguna Niguel, Ca, 92607-7821

Southern California Edison Co  
P.O. Box 800  
Rosemead, CA 91770

Richard Drury  
Komalpreet Toor  
Lozeau Drury, LLP  
1939 Harrison Street, Suite 150  
Oakland, CA 94612

Southern California Gas Co.  
P.O. Box 1626  
Monterey Park, CA 91754-8626

City of Riverside  
Att: Planning Department  
3900 Main St # 3,  
Riverside, CA 92522

2nd District Supervisor Office  
4080 Lemon Street  
5th Floor  
Riverside, CA 92501

Riverside Unified School District  
3380 14th St  
Riverside, CA 92501



# RIVERSIDE COUNTY PLANNING DEPARTMENT

**Charissa Leach, P.E.**  
*Assistant TLMA 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, 12th Floor  
P. O. Box 1409  
Riverside, CA 92502-1409

38686 El Cerrito Road  
Palm Desert, CA 92201

**Project Title/Case No.:** CUP190011

**Project Location:** North of Toulouse Avenue, East of La Cadena Drive, West of Viola Drive, And South of Stephens Avenue. (APN: 246-150-005).

**Project Description:** Conditional Use Permit No. 190011 (CUP190011) proposes a 2,520 square foot commercial building that consists of a storefront retail cannabis business with accompanying parking and on site landscaping on 0.55 net acres of a undeveloped parcel. The proposed commercial building consists of a reception and check-in area, cannabis retail sales area, offices, restrooms, a vault, vendor transaction areas, and a delivery area. Business operational requirements are stipulated in Development Agreement No. 1900007

**Name of Public Agency Approving Project:** Riverside County Planning Department

**Project Applicant & Address:** Healthy Desert Enterprise, LLC.

**Exempt Status: (Check one)**

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

**Reasons why project is exempt:** The proposed project is covered by Article 19 – Categorical Exemptions, Section 15303 (C) (New Construction or Conversion of Small Structures). This section specifically exempts construction and location of new, small facilities or structures. Examples of this exemption include but are not limited to, a store or similar structure not involving the use of significant amounts of hazardous substances, and not exceeding 2,500 square feet in floor areas.

Rob Gonzalez (951) 955-9549  
County Contact Person Phone Number

\_\_\_\_\_  
Signature Title Date Project Planner May 28, 2020

Date Received for Filing and Posting at OPR: \_\_\_\_\_  
Revised: 04/29/2020: Y:\Planning Case Files-Riverside office\PP26197\DH-PC-BOS Hearings\DH-PC\PP26197 NOE.docx

Please charge deposit fee case#: ZEA No.42996 ZCFW No. 6364- County Clerk Posting Fee  
**FOR COUNTY CLERK'S USE ONLY**





**COUNTY OF RIVERSIDE  
PLANNING DEPARTMENT  
STAFF REPORT**

**Agenda Item No.**

4.7

**Planning Commission Hearing: June 3, 2020**

**PROPOSED PROJECT**

**Case Number(s):** CUP190029, DA1900018  
**CEQA Exempt** Section 5303(c)  
**Area Plan:** Temescal Canyon  
**Zoning Area/District:** East Corona District  
**Supervisory District:** Second District  
**Project Planner:** Rob Gonzalez  
**Project APN(s):** 115-241-011, 115-241-012, 115-241-030

**Applicant(s):** The Artist Tree,  
Mitch Kahan

**Representative(s):** MSA Consulting  
Christopher Brizuela, Engineer

  
Charissa Leach, P.E.  
Assistant TLMA Director

**PROJECT DESCRIPTION AND LOCATION**

**Conditional Use Permit No. 190029 (CUP190029)** is a proposal for a new 2,500 square foot building as a storefront for a retail cannabis business with off-street parking and landscaping improvements on 0.57 acres.

**Development Agreement No. 1900018 (DA1900018).** The associated DA No. 1900018 has a term of 10 years and will grant the applicant vesting rights to develop the Project in accordance with the terms of DA No. 1900018 and CUP No. 190029 and will provide community benefits to the Temescal Canyon Area.

The above-mentioned entitlements shall be referred to as the "Project".

The Project site is located north of Magnolia Avenue, east Temescal Street, and west of Moody Street.

**PROJECT RECOMMENDATION**

**STAFF RECOMMENDATIONS:**

**THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:**

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

**TENTATIVELY APPROVE** **Development Agreement No. 1900018 (DA1900018)**, based upon the findings in this staff report, pending final adoption of the Development Agreement ordinance by the Board of Supervisors; and,

**APPROVE Conditional Use Permit No. 190029 (CUP190029)**, subject to the attached Advisory Notification Document, Conditions of Approval, and based upon the findings and conclusions provided in this staff report, subject to final approval of the Development Agreement.

**PROJECT DATA**

**Land Use and Zoning:**

|   |   |
|---|---|
| Specific Plan:                              | N/A   |
| Specific Plan Land Use:                     | N/A   |
| Existing General Plan Foundation Component: | Community Development (CD)  |
| Existing General Plan Land Use Designation: | Commercial Retail (CR)  |
| Policy / Overlay Area:                      | Home Gardens Town Center (MUAO)<br>Magnolia Avenue Northwest Neighborhood<br>[Neighborhood 1]               |
| Surrounding General Plan Land Uses          |   |
| North:                                      | Community Development: Commercial Retail (CR)   |
| East:                                       | Community Development: Commercial Retail (CR),<br>Community Development Medium Density Residential (CD:MDR) |
| South:                                      | Open Space: Conservation (OS:C)   |
| West:                                       | Community Development: High Density Residential (CD:HDR)  |
| Existing Zoning Classification:             | General Commercial (C-1/C-P)  |
| Proposed Zoning Classification:             | N/A   |
| Surrounding Zoning Classifications          |   |
| North:                                      | General Commercial (C-1/C-P)  |
| East:                                       | General Commercial (C-1/C-P),<br>One-Family Dwelling (R-1)  |
| South:                                      | Rural Residential (R-R)   |
| West:                                       | General Commercial (C-1/C-P)  |
| Existing Use:                               | Single Family Residence And Vacant Land   |
| Surrounding Uses                            |   |
| North:                                      | Single Family Residences  |
| East:                                       | Automotive Repair Shop, Vacant Lot  |
| South:                                      | Vacant Lot  |
| West:                                       | Vacant Land, Single Family Residences   |

**Project Details:**

| <i>Item</i>                    | <i>Value</i>  | <i>Min. /Max. Development Standard</i> |
|--------------------------------|---------------|--|
| Project Site (Acres):          | 0.57 Acres    | N/A                                    |
| Existing Building Area (SQFT): | 936           | N/A                                    |
| Proposed Building Area (SQFT): | 2,500         | N/A                                    |
| Building Height (FT):          | 20            | 50                                     |
| Proposed Landscape Area:       | 8,936 sq. ft. | N/A                                    |

**Parking:**

| <i>Type of Use</i> | <i>Building Area (in SF)</i> | <i>Parking Ratio</i>                     | <i>Spaces Required</i> | <i>Spaces Provided</i> |
|--------------------|------------------------------|--|------------------------|------------------------|
| Retail Cannabis    | 2,500 sq. ft.                | 1 space/ 200 sq. ft. of gross floor area | 13                     | 21                     |
| <b>TOTAL:</b>      |                              |  | <b>13</b>              | <b>21</b>              |

**Located Within:**

|  |  |
|--|--|
| City's Sphere of Influence:              | City of Corona                         |
| Community Service Area ("CSA"):          | Yes - CSA 52 *                         |
| Special Flood Hazard Zone:               | No – Outside of Flood Plain Zone       |
| Agricultural Preserve:                   | No – Not In An Agricultural Preserve   |
| Liquefaction Area:                       | Yes – Very High Potential              |
| Subsidence Area:                         | Yes – Susceptible                      |
| Fault Zone:                              | No – Not In A Fault Zone               |
| Fire Zone:                               | No – Not In A Fire Hazard Zone         |
| Mount Palomar Observatory Lighting Zone: | No - Not In A Palomar Observatory Zone |
| WRCMSHCP Criteria Cell:                  | No - Not In A Cell Group               |
| CVMSHCP Conservation Boundary:           | No                                     |
| Stephens Kangaroo Rat ("SKR") Fee Area:  | No - Not In The SKR Fee Area           |
| Airport Influence Area ("AIA"):          | No - Not In An Airport Influence Area  |

**PROJECT LOCATION MAP**





Figure 1: Project Location Map

## PROJECT BACKGROUND AND ANALYSIS

### **Background:**

On October 23, 2018, the Board of Supervisors adopted Ordinance No. 348.4898 that established the permitting process and regulations for commercial cannabis activities.

Applicants requesting to establish commercial cannabis retail, microbusiness, and/or cultivation uses were required to submit a request for proposal "RFP" cannabis package. Applicants who ranked highest were allowed to proceed forward with the Conditional Use Permit process. On July 2, 2019, the Board of Supervisors accepted the Cannabis RFP response package ranking list, which allowed the highest ranking applicants to begin the land use review process for their proposed project. In the first year of implementation 50 cultivation applications, and 19 cannabis retail applications began the land use review process.

The project was assigned a RFP Cannabis File No. CAN190055. Pursuant to the Board of Supervisors approved ranking list, this application was ranked number 3 and as a result, the applicant may proceed forward to the Conditional Use Permit ("CUP") process.

### **Project Details:**

The project proposes a 2,500 square foot commercial retail building on the southerly portion of the parcel. The project includes twenty-one (21) off-street parking spaces which consists of seventeen (17) standard parking spaces, two (2) accessible parking spaces, and two (2) electric vehicle spaces. Exceeding the off-street parking requirement for retail cannabis at 1 stall per 200 square-feet. The site also includes a trash

enclosure located on the northerly lot line of the property. Landscaping and internal walkways are proposed throughout the site. The property is accessed from Temescal Street.

The retail cannabis facility will utilize an adult and medical cannabis license. The project will operate between the hours of 6AM-10PM daily in accordance with County of Riverside Ordinance No. 348 Section 19.505 (I). In addition, the project will employ a total of nineteen (19) people across all shifts, eight (8) employees will be on site at any one-time including security personnel. No commercial trucks will be used for operations of the facility. Cannabis deliveries will come in unmarked cars or vans. For deliveries, the facility will park up to 2 delivery vehicles overnight.

**General Plan Consistency:**

The project site has a General Plan Foundation Component and Land Use Designation of Community Development (CD): Commercial Retail (CR). The Community Development General Plan Foundation Component depicts areas where urban and suburban development is appropriate. It is the intent of this Foundation Component to provide a breadth of land uses that foster variety and choice, accommodating a range of life styles, living and working conditions, and accommodate diverse community settings.

The Commercial Retail (CR) land use designation allows for the development of commercial retail uses at a neighborhood, community and regional level, as well as for professional office and tourist-oriented commercial uses.

The project site is located within Home Gardens Town Center Mixed-Use Area (MUA) Overlay which establishes policies for four overlay areas. The project site is within the Magnolia Avenue Northwest Neighborhood [Neighborhood 1] area which is currently developed primarily for retail commercial and residential uses. Twenty-five percent of this neighborhood will be permitted to be developed as Highest Density Residential (HHDR). Many businesses are located within convenient walking distance within and near this neighborhood. Policy TCAP 7.2 of the overlay states that the area may be developed solely in accordance with the underlying land use designation of Commercial Retail, or may contain 25% HHDR development in addition to Commercial Retail development. The proposed project is compatible with this provision since it is a retail service that is in accordance with the underlying land use designation of Commercial Retail.

The General Plan Foundation and Land Use Designation of CD: CR and the property's underlying zoning classification of C-1/C-P are highly consistent. The proposed project is consistent as it proposes a retail service that fosters variety and choice, accommodating a range of life styles.

**Zoning Consistency:**

The project site is zoned General Commercial (C-1/C-P). Pursuant to Ordinance No. 348, Article XIXh, Section 19.518, Cannabis Retailers are allowed in the C-1/C-P Zone with an approved conditional use permit and development agreement. As further described in the findings section, the project meets all the applicable development standards for the C-1/C-P Zone and those set forth in Section 19.519 of Ordinance No. 348, including design, height setbacks, and parking requirements.

The project site includes a proposed landscape plan in accordance with the County of Riverside Ordinance No. 348 and Ordinance No. 859.

The project site is not located within the Airport Influence Area ("AIA") boundary and is therefore not subject to the Airport Land Use Commission ("ALUC") review.

DA1900018 and CUP 190029 was submitted on October 9, 2019. The applicant has submitted this CUP application to obtain the entitlements required to establish a new cannabis retail business on the property.

## **ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS**

This project is exempt from the California Environmental Quality Act (CEQA) review pursuant to Article 19 – Categorical Exemptions, Section 15303 (New Construction or Conversion of Small Structures). This section specifically exempts construction and location of new, small facilities or structures. Examples of this exemption include but are not limited to, a store or similar structure not involving the use of significant amounts of hazardous substances, and not exceeding 2,500 square feet in floor areas. Since the project proposes a small commercial building with 2,500 square feet on the property, and since no hazardous substances are proposed to be kept on site, the project qualifies for a categorical exemption, therefore no additional environmental review is required.

None of the exceptions pursuant to State CEQA Guidelines section 15300.2 would occur. The Project would not have a significant effect on the environment due to unusual circumstances; would not result in a cumulative impact; would not impact any historic resources; and is not located on a hazardous site or location. Although the project site is located within an area susceptible to subsidence and Very High Potential of liquefaction, it is not considered an unusual circumstance. The County of Riverside regulates the effects of soils and geological constraints primarily through the enforcement of the California Building Code (CBC), which requires the implementation of engineering solutions for constrains to development posed by subsidence. Additionally, the project's proposed cannabis use does not qualify as an unusual circumstance as the State of California does not consider waste generated by a retail use to be hazardous. Additionally, the project is required to maintain any applicable permits from the Riverside County Fire Department, the Riverside County Department of Environmental Health, the Riverside County Department of Waste Resources and the Agricultural Commissioner.

## **FINDINGS AND CONCLUSIONS**

**In order for the County to approve a proposed project, the following findings are required to be made:**

### **Land Use Findings:**

1. The project site has a General Plan Land Use Designation of Commercial Retail (CR). The Commercial Retail land use designation provides for the emphasis on general uses such as grocery stores, drug stores, and other retail outlets. The proposed project is consistent with this land use designation because the project will provide local and regional retail and services. Additionally, the Community Development General Plan Foundation Component depicts areas where urban and suburban development is appropriate, it is the intent of this Foundation Component to provide a breadth of land uses that foster variety and choice, accommodate a range of life styles, living and working conditions, and accommodate diverse community settings. The goal is to accommodate a balance of jobs, housing, and services within communities to help achieve other aspects of the RCIP Vision, such as mobility, open space, and air quality goals.

The project is consistent with the Community Development General Plan Foundation Component and Commercial Retail Land Use Designation as it would provide community services and job opportunities within the surrounding community.

2. The site has a Zoning Classification of General Commercial (C-1/C-P), which is consistent with the Riverside County General Plan, including the applicable Foundation Component and Land Use Designation, because the C-1/C-P Zone conditionally allows specified retail uses which implements the CD: CR General Plan Land Use Designation that encourages local and regional retail and services.
3. The proposed use, a Cannabis Retail Store, is allowed in the C-1/C-P Zoning Classification with an approved Conditional Use Permit.
4. The uses surrounding the property in question are predominately retail businesses such as a tire shop to the east, and vacant commercially zoned properties to the west and south of the property. There are residential properties located to east and north of the project site. The proposed retail establishment is setback 114'-5" feet from the nearest residentially zoned property line to buffer from the impacts of the proposed commercial building. Section 19.519.B.1 of Ordinance No. 348 requires a minimum 40 foot setback from residentially zoned lot lines. The project's proposed use is compatible with the surrounding uses because the cannabis retail store is consistent with the commercial activity of the surrounding businesses.

**Conditional Use Permit Findings:**

1. The proposed project has received departmental approvals and has been designed and conditioned to ensure that the project is not detrimental to the health, safety, or general welfare of the community. The proposed project conforms to the logical development of the land and is compatible with the present and future logical development of the surrounding property, as the project site is surrounded by properties which are designated Community Development: Commercial Retail (CD: CR) which encourage suburban development and land uses that foster variety, choice and accommodate a balance of jobs, housing, and services within communities. The proposed use, a cannabis retail store front, would provide community services and job opportunities within the surrounding community. Additionally, as demonstrated below, the project complies with the development standards of C-1/C-P. The proposed project is located adjacent to and nearby residential uses and has been designed to distance the building from such uses and operation of the facility pursuant to Ordinance No. 348 requirements. Additionally, the project has received departmental approvals and has been designed and conditioned to protect the health, safety, and general welfare of the community. Therefore, the proposed project conforms to the logical development of the land and is compatible with the present and future logical development of the surrounding property.
2. All use permits which permit the construction of more than one structure on a single legally divided parcel shall, in addition to all other requirements, be subject to a condition which prohibits the sale of any existing or subsequently constructed structures on the parcel until the parcel is divided and a final map recorded in accordance with Ordinance No. 460 in such a manner that each building is located on a separate legally divided parcel. The proposed building is a single building on a single parcel, so this situation does not exist for this project. However, the project in whole is located on multiple parcels, which will be required to be merged prior to building permit issuance as required by the conditions of approval for the project.
3. Based on the findings included in this staff report, advisory notification document and conditions of approval, the proposed project will not be detrimental to the health, safety or general welfare of the community and is subject to those conditions necessary to protect the health, safety, and general welfare of the community.

**Permit Requirements for All Commercial Cannabis Activities:**

1. Section 19.505 of Ordinance No. 348 sets forth requirements that all Commercial Cannabis Activities, include commercial cannabis retailers, must comply with, including, among others, submitting an appropriate application, obtaining and maintaining a state license, being sited and operated in such a way that controls odors, being limited in hours of operation, and implementing sufficient security measures. All of these requirements have either already been met or are required in the attached project's Conditions of Approval or Advisory Notification Document which are incorporated herein by this reference. Specifically, Planning 6, Planning 9, Planning 14 and 15 and other requirements of the Advisory Notification Documents address odor, hours of operation, security and the other requirements of Section 19.505.
2. While security has been raised as a concern relating to cannabis-related activities, a standard condition of approval or requirement of the advisory notification document (Planning 14 and 15) requires sufficient security measures to deter and prevent the unauthorized entrance into areas containing Cannabis or Cannabis Products, to deter and prevent theft of Cannabis or Cannabis Producers, and to ensure emergency access in accordance with applicable Fire Code standards. These requirements include the following:
  - a) A plan to prevent individuals from loitering on the lot if they are not engaging in activity expressly related to the Commercial Cannabis Activity.
  - b) 24 hour emergency contact information from the owner or an on-site employee which shall be provided to the County.
  - c) A professionally installed, maintained, and monitored alarm system.
  - d) Except for Live Cannabis Plants being cultivated at a cultivation facility and limited amounts of Cannabis for display purposes, all Cannabis and Cannabis Products shall be stored in a secured and locked structure and in a secured and locked safe room, safe, or vault, and in a manner as to prevent diversion, theft, and loss.
  - e) 24 hour security surveillance cameras to monitor all entrances and exits to a Commercial Cannabis Activity, all interior spaces within the Commercial Cannabis Activity that are open and accessible to the public, and all interior spaces where Cannabis, cash or currency is being stored for any period of time on a regular basis. The permittee for a Commercial Cannabis Activity shall be responsible for ensuring that the security surveillance camera's footage is accessible. Video recordings shall be maintained for a minimum of 90 days, and shall be made available to the County upon request.

With the implementation of these required measures, security concerns relating to the Commercial Cannabis Activity have been fully addressed.

**Cannabis Retailer Minimum Standards:**

1. The project is not located within 1,000 feet from any Child Day Care Center, K-12 school, public park, or Youth Center. This is met because a radius map buffering 1,000 feet from the subject site was prepared by the Riverside County Geographic Information Systems and has not identified any Child Day Care Center, K-12 school, public park, or Youth Centers within 1,000 feet of the site.

2. The project is not located within 1,000 feet of any other Cannabis Retailer because at the time of this report no other cannabis related facilities have been approved by the County of Riverside in the area.
3. The project is not located within 500 feet of a smoke shop or similar facility because a radius map buffering 1,000 feet from the subject site was prepared by Riverside County Geographic Information Systems and has not identified any smoke shop or similar facility within 500 feet of the site.
4. The project is located on a lot currently containing a residential dwelling unit. However, this residential dwelling unit will be removed with the development of the project and will not exist upon operation of the proposed project. A condition of approval has been applied to this project requiring the demolition of the existing residential structure prior to the issuance of a grading permit (General Planning - Demolition of Existing Residential Structure).
5. The development standards of the C-1/C-P Zoning Classification are as follows:
  - a. There is no minimum lot area requirement, unless specifically required by zone classification for a particular area. However, there are multiple parcels that currently exist though on the Project site that will be merged into one parcel, which the project is conditioned to complete prior to grading permit issuance. The parcel merger ensures that all required site improvements are located within the same lot.
  - b. There are no yard requirements for buildings which do not exceed 35 feet in height, except as required for specific plans. Any portion of a building which exceeds 35 feet in height shall be set back from the front rear and side lot lines not less than two feet for each foot by which the height exceeds 35 feet. The front setback shall be measured from the existing street line unless a specific plan has been adopted in which case it will be measured from the specific plan street line. The rear setback shall be measured from the existing rear lot line or from any recorded alley or easement; if the rear line adjoins a street, the rear setback requirement shall be the same as required for a front setback. Each side setback shall be measured from the side of the line or from an existing adjacent street line unless a specific plan has been adopted in which case it will be measured from the specific plan street line. The proposed retail building is located approximately 114'-5" from the nearest residentially zoned One-Family Dwelling (R-1) zone property line. Additionally, the proposed project is approximately 88 feet from the nearest Rural Residential (R-R) zone which is separated by Magnolia Boulevard. The project proposes a new building with a maximum height of 20 feet. Therefore, the project meets this standard.
  - c. No building or structure shall exceed fifty (50') feet in height, unless a greater height is approved pursuant to Ordinance No. 348 Section 18.34. In no event, however, shall a building or structure exceed seventy-five (75') feet in height, unless a variance is approved pursuant to Ordinance No. 348 Section 18.27. The project proposes a new building with a maximum height of 20 feet. Therefore, the project meets this standard.
  - d. Automobile storage space shall be provided as required by Ordinance No. 348 Section 18.12. The project meets these requirements because the project requires 13 parking spaces and has proposed 21 parking spaces.
  - e. All roof mounted mechanical equipment shall be screened from the ground elevation view to a minimum sight distance of 1,320 feet. The project meets these requirements because roof mounted equipment is screened by a parapet.

6. The project complies with the operational requirements set forth in Ordinance No. 348 Section 19.519.C. because of the following:
  - a. Entrances into the retail location of the Cannabis Retailer shall be separate from the reception area and locked at all times with entry strictly controlled. An electronic or mechanical entry system shall be utilized to limit access and entry to the retail location. As provided by the floor plan, Exhibit C, all retail, reception, employee offices, and inventory areas shall have electronic or mechanical secured access. The project has been conditioned to meet this standard. (Conditions of Approval - Planning Cannabis Retail Operations – 1)
  - b. Cannabis Retailers may include the sale of Medical Cannabis, requiring an M-License from the State. Cannabis Retailers selling only Medical Cannabis shall verify consumers who enter the Premises are at least 18 years of age and that they hold a valid Physician's Recommendation. The project owner and management shall provide adequate training and education at the location as to these matters and require all customers to provide proper Identification to very consumers are of appropriate age. The project has been conditioned to meet this standard. (Conditions of Approval - Planning Cannabis Retail Operations – 2)
  - c. Cannabis Retailers may include the sale of Adult Use Cannabis, requiring an A-license from the State. Cannabis Retailers selling only Adult Use Cannabis shall verify that consumers who enter the Premises are at least 21 years of age. The project owner and management shall provide adequate training and education at the location as to these matters and require all customers to provide proper Identification to very consumers are at least 21 years of age. The project has been conditioned to meet this standard. (Conditions of Approval - Planning Cannabis Retail Operations – 3)
  - d. A Cannabis Retailers may include the sale of both Medical and Adult use Cannabis requiring both an A-License and an M-License from the State. All Cannabis Retailers selling both Medical and Adult Use Cannabis shall verify that consumers who enter the premises are at least 18 years of age and that they hold a valid Physician's Recommendation or are at least 21 years of age. The project owner and management shall provide adequate training and education at the location as to these matters and require all customers to provide proper Identification to very consumers are of appropriate age. The project has been conditioned to meet this standard. (Conditions of Approval - Planning Cannabis Retail Operations – 4)
  - e. Display areas shall include the smallest amount of Cannabis and Cannabis Products reasonably anticipated to meet sales during operating hours. The project has been conditioned to meet this standard. (Conditions of Approval - Planning Cannabis Retail Operations – 5)
  - f. Cannabis and Cannabis Products not in the display area shall be maintained in a locked secure area. As provided by the project floor plan, Exhibit C, all retail, reception, employee offices, and inventory areas shall have electronic or mechanical secured access. The project has been conditioned to meet this standard. (Conditions of Approval - Planning Cannabis Retail Operations – 6)

- g. Not more than 10% of the Cannabis Retailer floor area, up to a maximum of 50 square feet, shall be used for the sale of incidental goods such as, but not limited to, clothing, posters, or non-cannabis goods. The project meets this standard because the provide floor plan, Exhibit C shows the sales area to only contain cannabis products (Flower Display). It has been conditioned that not more than 10% of the Cannabis Retailer floor area, up to a maximum of 50 square feet, shall be used for the sale of incidental goods such as, but not limited to, clothing, posters, or non-cannabis goods. The project has been conditioned to meet this standard. (Conditions of Approval - Planning Cannabis Retail Operations – 7)
- h. Restroom facilities shall be locked and under the control of the Cannabis Retailer. As provided by the floor plan of the project, Exhibit C, the restroom facilities have a locking door to the designated room. The project has been conditioned to meet this standard. (Conditions of Approval - Planning Cannabis Retail Operations – 8)
- i. Cannabis Retailers shall ensure that all Cannabis and Cannabis Products held for sale by the Cannabis Retailer are cultivated, manufactured, transported, distributed, and tested by California licensed and permitted facilities that are in full conformance with State and local laws and regulations. The project has been conditioned to meet this standard. (Conditions of Approval - Planning Cannabis Retail Operations – 9)
- j. Cannabis Retailers shall not distribute any Cannabis or Cannabis Product unless such products are labeled and in a tamper-evident package in compliance with the California Business and Professions Code and any additional rules promulgated by a licensing authority. The project has been conditioned to meet this standard. (Conditions of Approval - Planning Cannabis Retail Operations – 10)
- k. Cannabis Retailers shall not provide free samples of any type, including Cannabis Products, to any person and shall not allow any person to provide free samples on the Cannabis Retailer's lot. It has been conditioned the Cannabis Retailer shall not provide free samples of any type, including Cannabis Products, to any person and shall not allow any person to provide free samples on the Cannabis Retailer's lot. The project has been conditioned to meet this standard. (Conditions of Approval - Planning Cannabis Retail Operations – 11)
- l. Deliveries shall be conducted in accordance with California Business and Professions Code Section 26090 or as may be amended and all state regulations pertaining to delivery of Cannabis Products. The project has been conditioned to meet this standard. (Conditions of Approval - Planning Cannabis Retail Operations – 12)
- m. Cannabis or Cannabis Products shall not be sold or delivered by any means or method to any person within a motor vehicle. The project has been conditioned to meet this standard. (Conditions of Approval - Planning Cannabis Retail Operations – 13)
- n. Cannabis Retailers shall not include a drive-in, drive-through or walk up window where retail sales of Cannabis or Cannabis Products are sold to persons or persons within or about a motor vehicle. The project has been conditioned to meet this standard. (Conditions of Approval - Planning Cannabis Retail Operations – 14)

**Cannabis Retail Findings:**



1. The project complies with all the requirements of the State and County for the selling of Cannabis. This is met because the project has been conditioned to meet these requirements.
2. The project is not located within 1,000 feet from any Child Day Care Center, K-12 school, public park, or Youth Center or a variance has been approved allowing a shorter distance but not less than allowed by State law. This is met because a radius map buffering 1,000 feet from the subject site was prepared by Riverside County Geographic Information Systems and has not identified any Child Day Care Center, K-12 school, public park, or Youth Centers within 1,000 feet of the site. Therefore, the project meets this standard.
3. The project includes adequate measures that address enforcement priorities for Commercial Cannabis Activities including restricting access to minors, and ensuring that Cannabis and Cannabis Products are obtained from and supplied only to other permitted licensed sources within the State and not distributed out of State. This is met because the project has been conditioned to meet this requirement. (Conditions of Approval No. 28 Planning - General - O. Permit and License Posting, Conditions of Approval No. 23 Planning – General – K Monitoring Program)
4. For Cannabis Retailer lots with verified cannabis-related violations within the last 12 months prior to the adoption date of Ordinance No. 348.4898, the use will not contribute to repeat violation on the lot and all applicable fees have been paid. This is met because no record of any cannabis-related violations within the last 12 months exist at the project site.

**Other Findings:**

1. The project site is not located within a Criteria Cell of the Western Riverside County Multi-Species Habitat Conservation Plan.
2. The project site is located within the City of Corona Sphere of Influence. This project was provided to City of Corona for review and comment. No comments were received either in favor or opposition of the project.
3. The project site is not located within an Airport Influence Area (“AIA”) boundary and is therefore not subject to the Airport Land Use Commission (“ALUC”) review.
4. The project site is not located within the Mount Palomar Observatory Lighting Zone boundary.
5. The project site is not located within the Fee Assessment Area of the Stephen’s Kangaroo Rat Habitat Conservation Plan (“SKRHCP”).

**Fire Findings:**

The project site is not located within a Cal Fire State Responsibility Area (“SRA”). Conditions of approval were placed on CUP No. 190029 requiring compliance with Ordinance No. 787. The project has been conditioned for fire and life safety. Final fire and life safety conditions will be addressed when the Office of the Fire Marshal reviews building plans. These conditions will be based on occupancy, use, California Building Code (CBC), California Fire Code (CFC), and related codes, which are in effect at the time of the building plan submittal. Additionally, prior to building permit issuance, the applicant is required to provide a business plan with a complete scope of work indicating any storage, hazardous materials or manufacturing that may be conducted on site. In addition, the applicant is required to note proposed business hours, the use of any delayed egress/ ingress systems and if open flame devices will be on site.

**Development Agreement:**

The applicant has proposed entering into the attached draft development agreement (DA) with the County for the Project. The DA is consistent with the General Plan and Board Policy B-9. Additionally, the advisory notification document, conditions of approval, and entitlement approvals are incorporated in the exhibits of the DA and will ensure that the project is developed in a way that would not conflict with the public's health, safety or general welfare. The DA has a term of 10 years and will grant the applicant vesting rights to develop the Project in accordance with the terms of the DA. In exchange, the DA provides certain public benefits that go beyond the basic requirements of the County including annual public benefit payments, which will be used for additional public safety services, infrastructure improvements or community enhancement programs.

**Approval Requirements and Conclusion:**

Based on the findings provided in this staff report and conditions of approval, the project is consistent with the General Plan and any applicable specific plan, complies with the development standards of the C-1/C-P zoning classification, complies with the permit requirements for all Commercial Cannabis Activities, complies with the minimum standard requirements and will not be detrimental to the public health, safety or general welfare. Additionally, the project complies with all applicable requirements of State law and ordinances of Riverside County.

**PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH**

This project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 600 feet of the project site. As of the writing of this report, Planning Staff has not received written communication or phone calls indicating support or opposition to the proposed project.

**RIVERSIDE COUNTY PLANNING DEPARTMENT**  
**CUP190029**  
**VICINITY/POLICY AREAS**

Supervisor: Spiegel  
District 2

Date Drawn: 05/06/2020  
Vicinity Map



Zoning Dist: East Corona

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County. The new designations are based on the General Plan and are subject to change. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)963-8277 (Eastern County) or Website: <http://www.riverside.ca.gov>

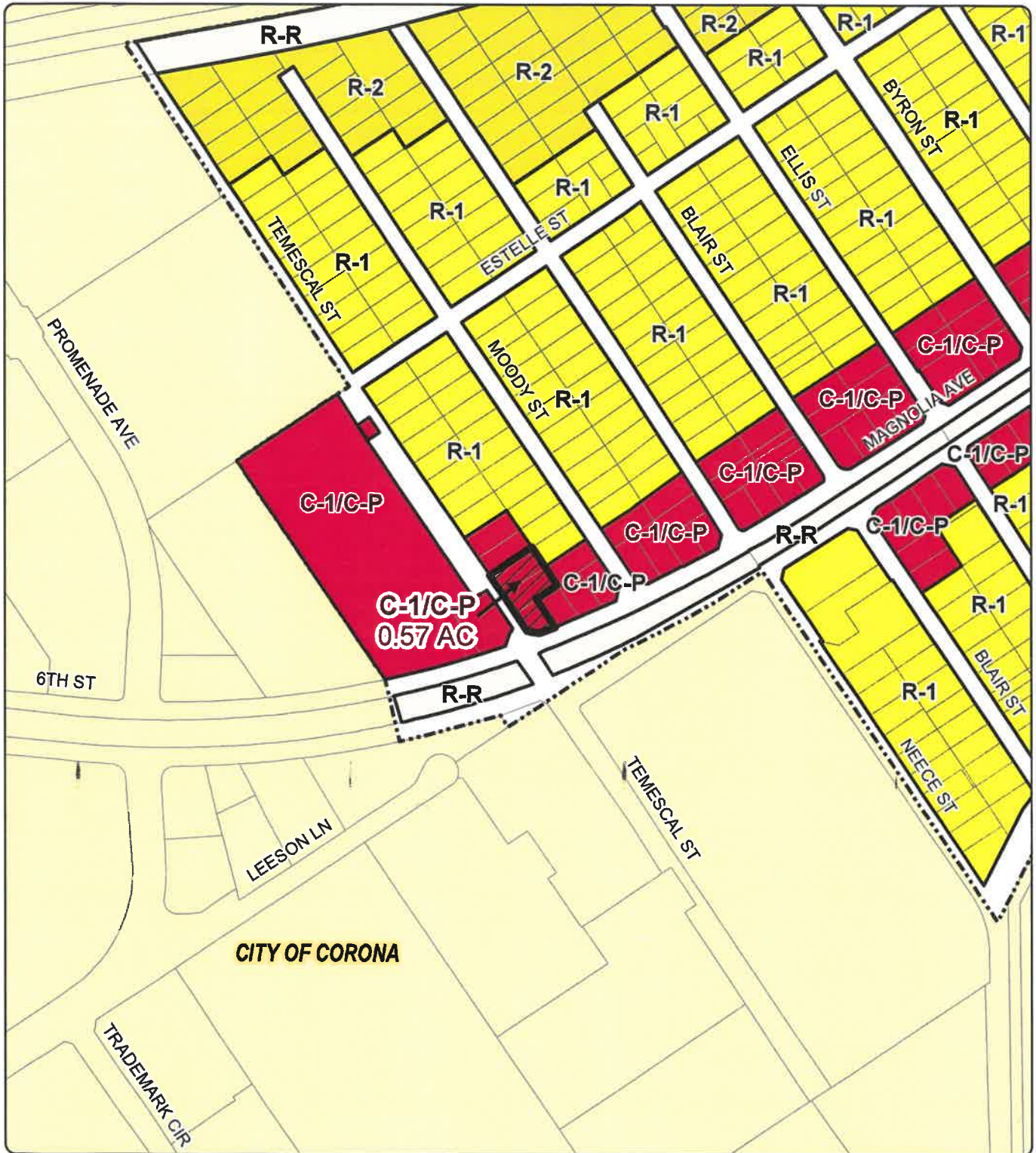
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP190029

EXISTING ZONING

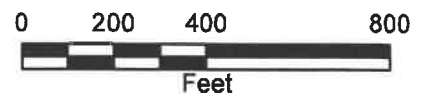
Supervisor: Spiegel  
District 2

Date Drawn: 05/06/2020  
Exhibit 2



Zoning Dist: East Corona

Author: Vinnie Nguyen



**DISCLAIMER:** On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.crlma.org>

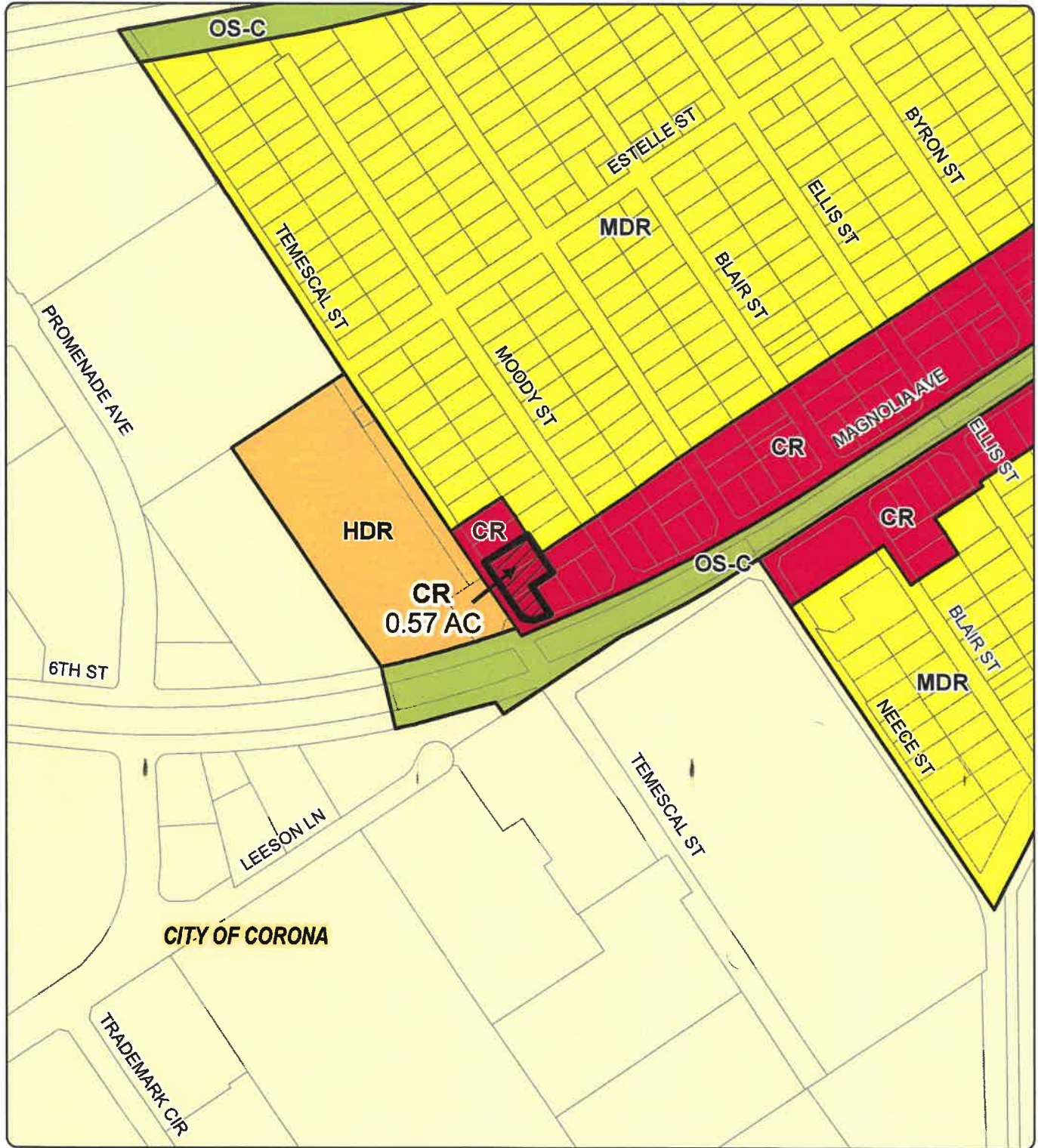
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP190029

EXISTING GENERAL PLAN

Supervisor: Spiegel  
District 2

Date Drawn: 05/06/2020  
Exhibit 5



Zoning Dist: East Corona

Author: Vinnie Nguyen



**DISCLAIMER:** On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctima.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP190029

LAND USE

Supervisor: Spiegel  
District 2

Date Drawn: 05/06/2020  
Exhibit 1



Zoning Dist: East Corona

Author: Vinnie Nguyen



**DISCLAIMER:** On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctlma.org>

RCIT-GIS



RIVERSIDE COUNTY  
PLANNING DEPARTMENT

Charissa Leach, P.E.  
Assistant TLMA Director

DEVELOPMENT ADVISORY COMMITTEE (“DAC”)  
INITIAL CASE TRANSMITTAL  
RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE  
PO Box 1409  
Riverside, 92502-1409

DATE: November 14, 2019

TO:

Riv. Co. Transportation Dept.  
Riv. Co. Environmental Health Dept.  
Riverside County Flood Control  
Riv. Co. Fire Department (Riv. Office)  
Riv. Co. Building & Safety – Grading  
Riv. Co. Building & Safety – Plan Check  
Riv. Co. Regional Parks & Open Space

P.D. Environmental Programs Division  
P.D. Geology Section  
Riv. Co. Trans. Dept. – Landscape Section  
P.D. Archaeology Section  
Riv. Co. Surveyor  
Riv. Co. Information Technology  
Riv. Co. Sheriff’s Dept.

Riv. Co. Waste Resources Management Dept.  
Board of Supervisors - Supervisor: Karen Spiegel  
Planning Commissioner: Aaron Hake  
City of Riverside Sphere of Influence

**DEVELOPMENT AGREEMENT NO. 1900018, and CONDITIONAL USE PERMIT NO. 190029 -**  
Applicant: The Artist Tree IVA LLC – Engineer/Representative: MSA Consulting c/o Chris Brizula - Second Supervisorial District – East Corona Zoning District – Temescal Canyon Area Plan: Community Development: Commercial Retail (CD: CR) – Location: North of Magnolia Ave, South of Etelle Street, East of Temescal St, and West of Moody St – 0.57 Net Acres - Zoning: Existing: General Commercial (C-1/C-P) - **REQUEST:** Development Agreement No. 1900018 (DA1900018) would impose a lifespan on the proposed cannabis project and provide community benefit to the East Corona Area. Conditional Use Permit No. 190029 (CUP190029) proposes to construct a 2,500 square foot building as a storefront for a retail cannabis business with supporting site and landscaping improvements. The Project consists of three contiguous parcels. – APN: 115-241-030, 011, 012 – Related Cases: RFP-CAN190055 – **BBID: 509-905-781**

**DAC staff members and other listed Riverside County Agencies, Departments and Districts staff:**  
A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Public Land Management System (PLUS) on or before the indicated DAC 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 PLUS routing on or before the above date. This case is scheduled for a **DAC internal review on November 21, 2019.** Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

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**  
**PLANNING DEPARTMENT**

*Charissa Leach, P.E.*  
*Assistant TLMA Director*

Any questions regarding this project, should be directed to Travis Engelking, Project Planner at (951) 955-1417, or e-mail at [tengelki@rivco.org](mailto:tengelki@rivco.org) / MAILSTOP #: 1070

Public Hearing Path: Administrative Action:  DH:  PC:  BOS:

COMMENTS:

DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

PLEASE PRINT NAME AND TITLE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

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



Plan: CUP190029

Parcel: 115241011

50. Prior To Map Recordation

Survey

050 - Survey. 1                      RCTD-MAP-WQ - WQMP ACCESS AND MAINT                      Not Satisfied

Prior to map recordation, the Project shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs are provided for the WQMP. This requirement applies to both onsite and offsite property. In addition, a BMP Maintenance Agreement shall be recorded against the property.

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1                      EASEMENTS/PERMISSION                      Not Satisfied

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.

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

In instances where the grading plan proposes drainage facilities on adjacent off site property, the owner/ applicant shall provide a copy of the recorded drainage easement or copy of Final Map.

060 - BS-Grade. 2                      IF WQMP IS REQUIRED                      Not Satisfied

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the Final Water Quality Management Plan (WQMP) site plan for comparison to the grading plan.

060 - BS-Grade. 3                      IMPROVEMENT SECURITIES                      Not Satisfied

Prior to issuance of a Grading Permit, the applicant may be required to post a Grading and/or Erosion Control Security. Please contact the Riverside County Transportation Department for additional information and requirements.

Planning

060 - Planning. 1                      Parcel Merger                      Not Satisfied

Prior to grading permit issuance the applicant, in accordance with Ordinance No. 460, shall obtain an approved Parcel Merger establishing the whole site as one parcel. Documentation showing the recordation of the Parcel Merger shall be submitted to the Planning Department prior to the issuance of the grading permit for CUP190029. The proposed parcel shall comply with all applicable development standards for the parcel's zone classification as provided in Ordinance No. 348.

Planning-PAL

060 - Planning-PAL. 1                      PRIMP                      Not Satisfied

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 to create and

Plan: CUP190029

Parcel: 115241011

## 60. Prior To Grading Permit Issuance

### Planning-PAL

060 - Planning-PAL. 1 PRIMP (cont.) Not Satisfied

implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).

2. The project paleontologist retained shall review the approved development plan and grading plan and 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 approval prior to issuance of a Grading Permit. Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:

1. A corresponding County Grading Permit (BGR) Number must be included in the title of the report. PRIMP reports submitted without a BGR number in the title will not be reviewed.
2. Description of the proposed site and planned grading operations.
3. Description of the level of monitoring required for all earth-moving activities in the project area.
4. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
5. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
6. Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.
7. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
8. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
9. Procedures and protocol for collecting and processing of samples and specimens.
10. Fossil identification and curation procedures to be employed.
11. Identification of the permanent repository to receive any recovered fossil material. \*Pursuant the County "SABER Policy", paleontological fossils found in the County should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.
12. All pertinent exhibits, maps and references.
13. Procedures for reporting of findings.
14. Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.
15. All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. PG), as appropriate. One original signed copy of the report(s) shall be submitted to 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, Plan Check staff, Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP.

Safeguard Artifacts Being Excavated in Riverside County (SABER)

Transportation

Plan: CUP190029

Parcel: 115241011

60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 1 RCTD - FILE L&LMD APPLICATION Not Satisfied

File an application with the Transportation Department, L&LMD Section, 8th Floor, 4080 Lemon Street, Riverside, CA, for required annexation.

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

060 - Transportation. 2 RCTD - SUBMIT GRADING PLANS Not Satisfied

The project proponent shall submit two sets of grading plans (24x36 inch) to the Transportation Department for review and approval. If road right-of-way improvements are required, the project proponent shall submit street improvement plans for review and approval, open an IP account, and pay for all associated fees in order to clear this condition. The Standard plan check turnaround time is 10 working days. Approval is required prior to issuance of a grading permit.

060 - Transportation. 3 RCTD-MAP-WQ - Santa Ana Region - FINAL WQMP REQUIII Not Satisfied

The project is located in the Santa Ana watershed. An approved Water Quality Management Plan (WQMP) is required prior to recordation of a final map or issuance of a grading permit. The project shall submit a single PDF on two CD/DVD copies, in accordance with the latest version of the WQMP manual, found at <https://rctlma.org/trans/Land-Development/WQMP>. In addition, the project proponent shall ensure that the effects of increased peak flowrate for the 1, 3, 6, 24-hour storm events for the 2, 5, and 10-year return periods from the project are mitigated. All details necessary to build BMPs per the WQMP shall be included on the grading plans.

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 NO BUILDING PERMIT W/O GRADING PERMIT Not Satisfied

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

080 - BS-Grade. 2 ROUGH GRADE APPROVAL Not Satisfied

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

1. Submitting a "Wet Signed" copy of the Grading Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.
2. Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.
3. Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.
4. Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage or other means of site stabilization as approved by the County Inspector prior to receiving a rough grade permit final.

Plan: CUP190029

Parcel: 115241011

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 2                      ROUGH GRADE APPROVAL (cont.)                      Not Satisfied  
Prior to release for building permit, the applicant shall have met all rough grade requirements to obtain Building and Safety Department clearance.

E Health

080 - E Health. 1                      Sewer Will Serve                      Not Satisfied  
A "Will Serve" letter is required from the sewer agency serving the project.

080 - E Health. 2                      Water Will Serve                      Not Satisfied  
A "Will-Serve" letter is required from the appropriate water agency.

Fire

080 - Fire. 1                      Prior to permit                      Not Satisfied  
1. The Fire Department emergency vehicular access road shall be (all weather surface) capable of sustaining an imposed load of 75,000 lbs. GVW. The approved fire access road shall be in place during the time of construction. Temporary fire access roads shall be approved by the Office of the Fire Marshal. (CFC 501.4)  
2. Prior to construction, all locations where structures are to be built shall have an approved Fire Department access based on street standards approved by the Office of the Fire Marshal. (CFC 501.4)  
3. Fire lanes and fire apparatus access roads shall have an unobstructed width of not less than twenty-four (24) as approved by the Office of the Fire Marshal and an unobstructed vertical clearance of not less the thirteen (13) feet six (6) inches. (CFC 503.2.1)

080 - Fire. 2                      Prior to permit                      Not Satisfied  
Business Plan Request  
Prior to building permit issuance, please provide a business plan with a complete scope of work. Indicate any storage, hazardous materials or manufacturing that may be conducted on this site. In addition, please note proposed business hours, the use of any delayed egress/ingress systems (limited access passages) and if open flame devices will be on site.

080 - Fire. 3                      Prior to permit                      Not Satisfied  
Prior to Building Permit Issuance  
Final fire and life safety conditions will be addressed when the Office of the Fire Marshal reviews building plans. These conditions will be based on occupancy, use, California Building Code (CBC), California Fire Code (CFC), and related codes, which are in effect at the time of building plan submittal.  
1. The Office of the Fire Marshal is required to set a minimum fire flow for the remodel or construction of all commercial buildings per CFC Appendix B and Table B105.1. The applicant/developer shall provide documentation to show there exists a water system capable of delivering said waterflow for 2 to 4 hour(s) duration at 20-PSI residual operating pressure. The required fire flow may be adjusted during the approval process to reflect changes in design, construction type, or automatic fire protection measures as approved by the Fire Prevention Bureau. Specific requirements for the project will be determined at time of submittal. (CFC 507.3, Appendix B)

Plan: CUP190029

Parcel: 115241011

80. Prior To Building Permit Issuance

Fire

080 - Fire. 3                      Prior to permit (cont.)                      Not Satisfied

080 - Fire. 4                      Prior to permit                      Not Satisfied

Prior to Building Permit Issuance

1. The minimum number of fire hydrants required, as well as the location and spacing of fire hydrants, shall comply with the C.F.C. and NFPA 24. Fire hydrants shall be located no closer than 40 feet to a building. A fire hydrant shall be located within 50 feet of the fire department connection for buildings protected with a fire sprinkler system. The size and number of outlets required for the approved fire hydrants are (6" x 4" x 2 1/2" x 2 1/2") (CFC 507.5.1, 507.5.7, Appendix C, NFPA 24-7.2.3.)
2. Existing fire hydrants on public streets are allowed to be considered available. Existing fire hydrants on adjacent properties shall not be considered available unless fire apparatus access roads extend between properties and easements are established to prevent obstruction of such roads. (CFC 507, 501.3)

Planning

080 - Planning. 1                      CAP Screening Table Measures                      Not Satisfied

Prior to building permit issuance, appropriate building construction measures shall apply to achieve the minimum 100 points on the Riverside County Climate Action Plan Commercial Screening Tables. The conceptual measures anticipated for the project are included as an appendix to the project Addendum. The conceptual measures may be replaced with other measures as listed in the table included with the project Initial Study/Addendum, as long as they are replaced at the same time with other measures that in total achieve a minimum of 100 points on the screening table.

Survey

080 - Survey. 1                      RCTD - SURVEY MONUMENT                      Not Satisfied

1. Prior to construction, if survey monuments including centerline monuments, tie points, property corners and benchmarks found it shall be located and tied out and corner records filed with the County Surveyor pursuant to Section 8771 of the Business & Professions Code. Survey points destroyed during construction shall be reset, and a second corner record filed for those points prior to completion and acceptance of the improvements.

Transportation

080 - Transportation. 1                      080 TRANSPORTATION - Landscape Inspection Deposit Re                      Not Satisfied

Landscape Inspection Deposit Required

This condition applies to both onsite and offsite (ROW) landscaping:

The developer/ permit holder shall:

Prior to building permit issuance, the developer/permit holder shall verify all plan check fees have been paid and deposit sufficient funds to cover the costs of the required landscape inspections associated with the approved landscape plans. The deposit required for landscape inspections shall be determined by the Transportation Department, Landscape Section. The Transportation Department, Landscape Section shall clear this condition upon determination of compliance.

080 - Transportation. 2                      080 TRANSPORTATION - Landscape Plot Plan/Permit Reql                      Not Satisfied

Plan: CUP190029

Parcel: 115241011

## 80. Prior To Building Permit Issuance

### Transportation

080 - Transportation. 2      080 TRANSPORTATION - Landscape Plot Plan/Permit Requ    Not Satisfied  
Landscape Plot Plan/Permit Required

This condition applies to both onsite and offsite (ROW) landscaping:

The developer/ permit holder shall:

Prior to issuance of building permits, the developer/permit holder shall apply for a Plot Plan (Administrative/PPA) Landscape Permit (LSP) or Landscape Plot Plan (LPP) from TLMA Land Use along with applicable deposit (plan check and inspection are DBF fees).

Provide construction level landscape plans in PDF (all sheets compiled in 1 PDF file), along with an electronic transmittal memo in PDF (include Owner contact, Developer, if not the same as the owner, Project manager, person or persons most likely to inquire about the status of the plans, Landscape Architect, Principal or LA signing the plans, Landscape Architect, Project Manager, person responsible for making the corrections, if different from above), and a current set of grading plans in PDF, and submit all three PDF files on a CD (compact Disc) with application. The landscape plans shall be prepared in a professional manner by a California Licensed/Registered Landscape Architect and signed/stamped by such.

Drawings shall be completed on County standard Transportation Department title block, plan sheet format (24" x 36"), 1:20 scale, north arrow, limit of work lines, hardscape features, graphic scale, and street names, etc. 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/registered 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 and or ALUC;
- 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 shall be located outside of the ROW 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.

Please reference Landscape Plan Checklists available online at [RCTLMA.org](http://RCTLMA.org).

NOTE: When the Landscaping Plot Plan is located within a special district such as LMD/CSA/CFD or Valleywide, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Transportation Department,

Plan: CUP190029

Parcel: 115241011

### 80. Prior To Building Permit Issuance

#### Transportation

080 - Transportation. 2      080 TRANSPORTATION - Landscape Plot Plan/Permit Requi    Not Satisfied  
Landscape Section that the subject district has approved said plans. Water Districts such as CVWD, TVWD, and EMWD may be required to approve plans prior to County approval.

Upon verification of compliance with this condition and the APPROVED EXHIBITS, the Transportation Department, Landscape Section shall clear this condition.

080 - Transportation. 3      080 TRANSPORTATION - Landscape Project Specific Requi    Not Satisfied  
Landscape Project Specific Requirements

This condition applies to both onsite and offsite (ROW) landscaping:

The developer/ permit holder shall:

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

- Project shall comply with the latest version of Ord. 859 ETo of .45, for commercial applications, .50 ETo for residential, or .70 ETo for recycled water uses. Project shall comply with the latest State Model Water Efficient Landscape Ordinance. Project shall comply with the local servicing water purveyor/district/company landscape requirements including those related to recycled water.
- Project proponent shall design overhead irrigation with a minimum 24" offset from non-permeable surfaces, even if that surface drains into a permeable area.
- Landscaping plans shall incorporate the use of specimen (24" box or greater) canopy trees. All trees and shrubs shall be drawn to reflect the average specimen size at 15 years of age. All trees shall be double or triple staked and secured with non-wire ties.
- Project shall prepare water use calculations as outlined in Ord 859.3.
- Trees shall be hydrozoned separately.
- Irrigation shall be designed using hydrozones by plant water type, irrigation type, and flat/sloped areas.
- The developer/ permit holder/landowner shall use the County of Riverside's California Friendly Plant List when making plant selections. Use of plant material with a "low" or "very low" water use designation is strongly encouraged.
- All plant materials within landscaped areas shall be maintained in a viable growth condition throughout the useful plant life, and replaced with an equal or lesser water use plant.
- Project shall use County standard details for which the application is available in County Standard Detail Format.
- Monuments, boulders, and fan palms shall be located outside the County Maintained Road Right-of-Way (ROW).
- Restricted plant species noted in MSHCP documents shall not be used if MSHCP areas are adjacent to the project.
- Plant species shall meet ALUC requirements, if applicable.
- Hydroseeding is not permitted in stormwater BMP slope areas, container stock will be required on slopes. Trees must be located to avoid drainage swales and drain, utility, leach, etc. lines and structures
- Landscape and irrigation plans must meet erosion control requirements of Ordinance 457.
- Project shall use 50% point source irrigation type regardless of meeting the water budget with alternative irrigation methods, except as needed within stormwater BMP areas as noted in an approved WQMP document. Point source is defined as one emitter (or two) located at each
- The project proponent or current property owner shall connect to a reclaimed water supply for landscape watering purposes when secondary or reclaimed water is made available to the site.

Plan: CUP190029

Parcel: 115241011

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 3      080 TRANSPORTATION - Landscape Project Specific Requi      Not Satisfied

- Project shall install purple/reclaimed/recycled components as deemed necessary and as determined by the County and/or water district.
- Project proponent shall provide 12" wide concrete maintenance walkway on planter islands adjacent to parking spaces. Concrete maintenance walkway shall be shown on landscape and grading plans, typical.

080 - Transportation. 4      RCTD - ANNEXATION INTO L&LMD OR OTHER DISTRICT      Not Satisfied

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.
- (2) Streetlights.
- (3) Graffiti abatement of walls and other permanent structure.
- (4) Street sweeping.

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

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

080 - Transportation. 5      RCTD - LANDSCAPING DESIGN PLANS      Not Satisfied

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 the associated road right-of-way and submitted to the Transportation Department. Landscaping Plans shall be submitted on standard County format (24x36 inch). Landscaping plans shall with the street improvement plans.

080 - Transportation. 6      RCTD - LIGHTING PLAN      Not Satisfied

A separate street light plan shall be approved by the Transportation Department. Street lighting shall



Plan: CUP190029

Parcel: 115241011

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 6 RCTD - LIGHTING PLAN (cont.) Not Satisfied  
be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No. 1000 or No. 1001.

080 - Transportation. 7 RCTD - UTILITY PLAN Not Satisfied  
Electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site. A disposition note describing the above shall be reflected on design improvement plans whenever those plans are required. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

080 - Transportation. 8 RCTD-MAP-WQ - IMPLEMENT WQMP Not Satisfied  
The Project shall construct BMP facilities described in the approved Final County WQMP prior to the issuance of a building permit to the satisfaction of County Grading Inspection Section. The Project is responsible for performing all activities described in the County WQMP and that copies of the approved Final County WQMP are provided to future owners/occupants.

Waste Resources

080 - Waste Resources. 1 Waste - Recyclables Collection and Loading Area Not Satisfied  
Prior to issuance of a building permit, the applicant shall submit one electronic (1) copy of a Recyclables Collection and Loading Area plot plan to the Riverside County Department of Waste Resources for review and approval to WastePlanning@rivco.org. The plot plan shall conform to Design Guidelines for Recyclables Collection and Loading Areas, provided by the Department of Waste Resources (found at <http://www.rcwaste.org/business/planning/design>) and shall show the location of and access to the collection area for recyclable materials, shall demonstrate space allocation for trash and recyclable materials and have the adequate signage indicating the location of each bin in the trash enclosure. The project applicant is advised that clearance of the Recyclables Collection and Loading Area plot plan only satisfies the Waste Resources' conditions for Recyclables Collection and Loading Areas space allocation and other Recyclables Collection and Loading Area Guideline items. Detailed drawings of the Trash Enclosure and its particular construction details, e.g., building materials, location, construction methods etc., should be included as part of the Project plan submittal to the Riverside County Department of Building and Safety.

080 - Waste Resources. 2 Waste Recycling Plan Not Satisfied  
Prior to issuance of a building permit, a Waste Recycling Plan (WRP) shall be submitted to the Riverside County Department of Waste Resources for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation

Plan: CUP190029

Parcel: 115241011

80. Prior To Building Permit Issuance

Waste Resources

080 - Waste Resources. 2 Waste Recycling Plan (cont.) Not Satisfied  
of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 PRECISE GRADE APPROVAL Not Satisfied

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

1. Requesting and obtaining approval of all required grading inspections.
2. Submitting a "Wet Signed" copy of the Grading Report from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for the sub-grade and base of all paved areas.
3. Submitting a "Wet Signed" copy of the Sub-grade (rough) Certification from a Registered Civil Engineer certifying that the sub-grade was completed in conformance with the approved grading plan.
4. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

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

E Health

090 - E Health. 1 Hazmat Clearance Not Satisfied  
Obtain clearance from the Hazardous Materials Management Division.

Fire

090 - Fire. 1 Prior to final Not Satisfied

Prior to Final

Prior to issuance of a Certificate of Occupancy or Building Final, a "Knox Box Rapid Entry System" shall be provided. The Knox-Box shall be installed in an accessible location approved by the Fire Code Official. All exterior security emergency access gates shall be electronically operated and be provided with Knox key switches and remote actuating devices, for access by emergency personnel. (CFC 506.1)

Any limited access devices shall be reviewed and accepted by the fire department, prior to final approval.

Transportation

090 - Transportation. 1 090 TRANSPORTATION - Landscape Inspection and Drought Landscape Inspection and Drought Compliance Not Satisfied

This condition applies to both onsite and offsite (ROW) landscaping:

Plan: CUP190029

Parcel: 115241011

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 1            090 TRANSPORTATION - Landscape Inspection and Drought    Not Satisfied  
The developer/ permit holder shall:

The developer/permit holder shall coordinate with their designated landscape representative and the Transportation Department landscape inspector to ensure all landscape planting and irrigation systems have been installed in accordance with APPROVED EXHIBITS, landscaping, irrigation, and shading plans. The Transportation Department will ensure that all landscaping is healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order. The developer/permit holder's designated landscape representative and the Transportation Department landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. All landscape inspection deposits and plan check fees shall be paid.

Upon determination of compliance, the Transportation Department, Landscape Section shall clear this condition.

090 - Transportation. 2            RCTD - COMPLETE ANNEXATION INTO L&LMD OR OTHER    Not Satisfied

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.

A Streetlight Authorization form from SCE, or other electric provider required in order to complete the annexation process.

090 - Transportation. 3            RCTD - LANDSCAPING INSTALLATION COMPLETION    Not Satisfied

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 streets associated with development.

090 - Transportation. 4            RCTD - PART-WIDTH IMPROVEMENT    Not Satisfied

Approval of the Street Improvement plans by the Transportation Department will clear this condition. The Project shall provide the following improvements:

Temescal Street along project boundary shall be improved with 34 foot part-width AC pavement (22 foot project side and 12 foot on the other side of the center line), 6 inch concrete curb and gutter, and concrete sidewalk (project side) and MUST match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Director of Transportation within the 37-foot dedicated right-of-way on project side and existing right-of-way on opposite side in accordance with County Standard No. 103, Section (A), Ordinance 461.

1. A 5 foot concrete sidewalks 3 feet from the property line shall be improved within the 15 foot parkway.

2. Driveways shall be constructed in accordance with County Standard No. 207(A), Ordinance 461.

Plan: CUP190029

Parcel: 115241011

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 4            RCTD - PART-WIDTH IMPROVEMENT (cont.)            Not Satisfied

3. Construct a transition AC pavement tapering lane along the north project boundary on Temescal Street per 35 m/h design speed limit.

4. Gate shall be installed 35 foot radial, minimum, from the flowline of Temescal Street.

5. Install 'No street parking' sign along streets associated with development as directed by the Director of Transportation.

6. If it is determined that the existing right-of-way on Temescal Street, opposite the project, cannot accommodate the widening described above, the improvement on that side of centerline shall be limited to resurfacing, if needed, and reconstruction of the AC berm or as approved by the Director of Transportation.

090 - Transportation. 5            RCTD - PAYMENT OF TRANSPORTATION FEES            Not Satisfied

Prior to the time of issuance of a Certificate of Occupancy or upon final inspection, whichever occurs first, the Project shall pay fees in accordance with the fee schedule in effect at the time of payment:

- Transportation Uniform Mitigation Fees (TUMF) in accordance with Ordinance No. 824.

090 - Transportation. 6            RCTD - STREETLIGHTS INSTALL            Not Satisfied

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

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

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

090 - Transportation. 7            RCTD - UTILITY INSTALL            Not Satisfied

Electrical power, telephone, communication, street lighting, and cable television lines shall be installed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. This also applies to all overhead lines below 34 kilovolts along the project frontage and all offsite overhead lines in each direction of the project site to the nearest offsite pole. A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion for clearance.

In addition, the Project shall ensure that streetlights are energized and operational along the streets where the Project is seeking Building Final Inspection (Occupancy).

090 - Transportation. 8            RCTD-MAP-WQ - WQMP COMPLETION            Not Satisfied

Prior to Building Final Inspection, the Project is required to furnish educational materials regarding water quality to future owners/occupants, provide an engineered WQMP certification, inspection of BMPs, GPS location of BMPs, ensure that the requirements for inspection and cleaning the BMPs are

Plan: CUP190029

Parcel: 115241011

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 8 RCTD-MAP-WQ - WQMP COMPLETION (cont.) Not Satisfied  
established, and for businesses registering BMPs with the Transportation Department's Business Storm Water Compliance Program Section.

Waste Resources

090 - Waste Resources. 1 Waste - Mandatory Commercial and Organics Recycling Com Not Satisfied

Prior to final inspection, the applicant shall complete a Mandatory Commercial Recycling and Organics Recycling Compliance form (Form D). Form D requires applicants to identify programs or plans that address commercial and organics recycling, in compliance with State legislation/regulation. Once completed, Form D shall be submitted to the Recycling Section of the Department of Waste Resources for approval. For more information go to: [www.rcwaste.org/business/planning/applications](http://www.rcwaste.org/business/planning/applications). To obtain Form D, please contact the Recycling Section at 951-486-3200, or email to: [Waste-CompostingRecycling@rivco.org](mailto:Waste-CompostingRecycling@rivco.org).

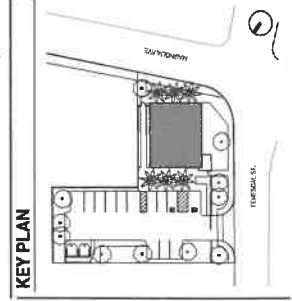
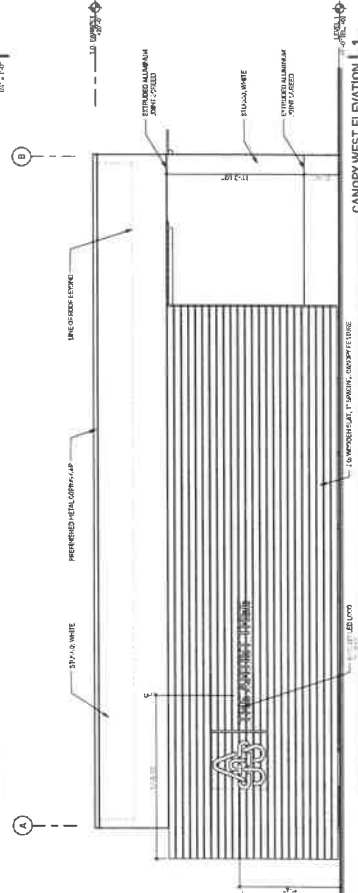
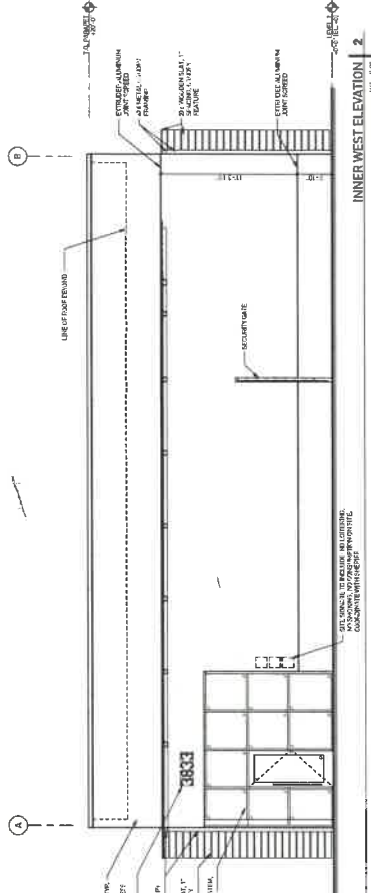
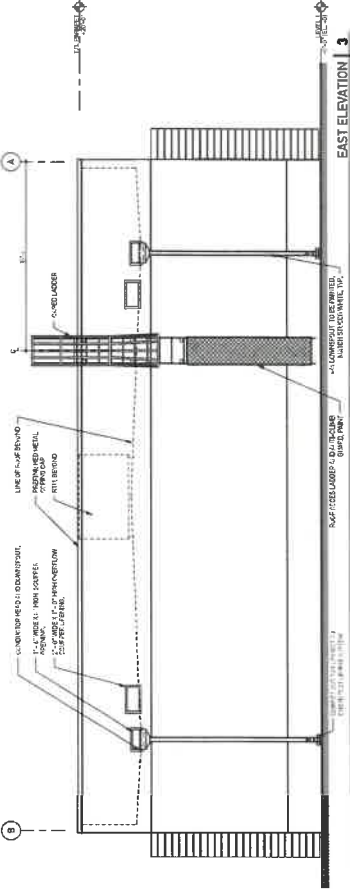
090 - Waste Resources. 2 Waste - Recyclables Collection and Loading Area Inspection Not Satisfied

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

090 - Waste Resources. 3 Waste Reporting Form and Receipts Not Satisfied

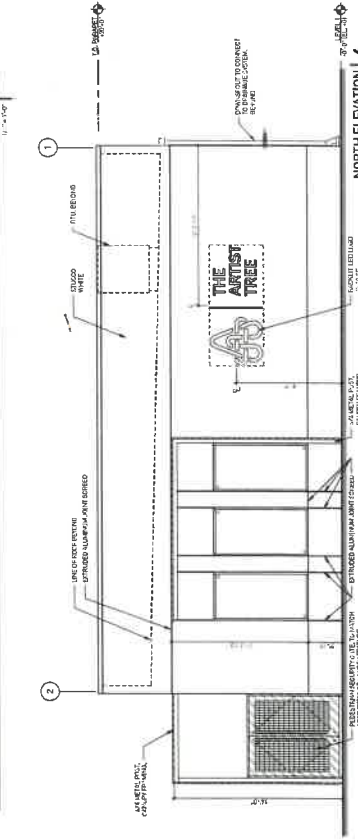
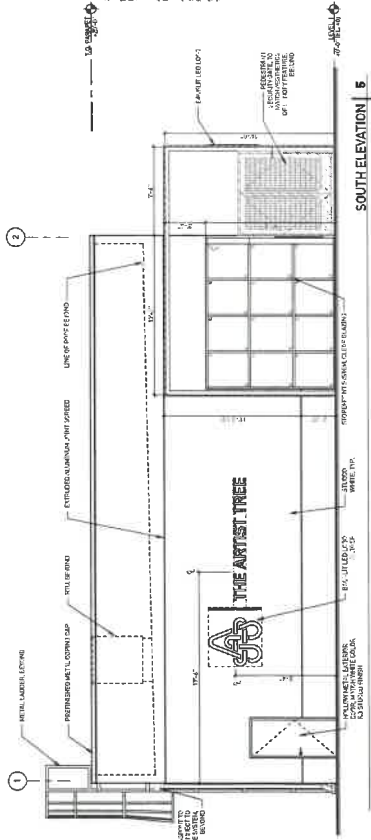
Prior to final building inspection, evidence (i.e., waste reporting form along with receipts or other types of verification) to demonstrate project compliance with the approved Waste Recycling Plan (WRP) shall be presented by the project proponent to the Planning Division of the Riverside County Department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

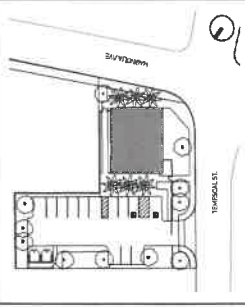
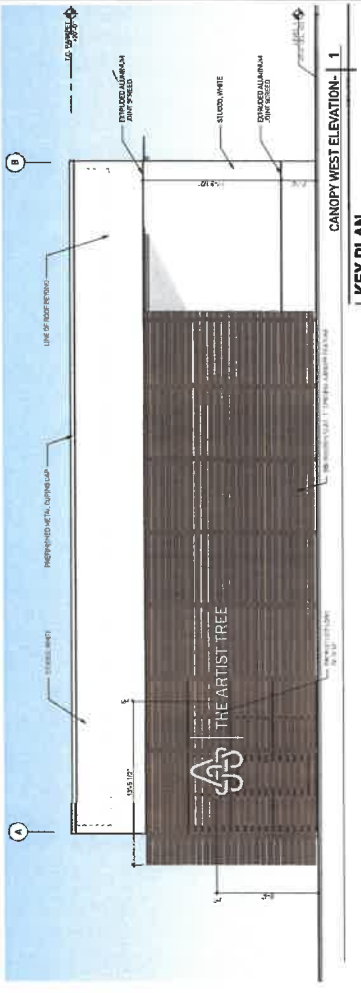
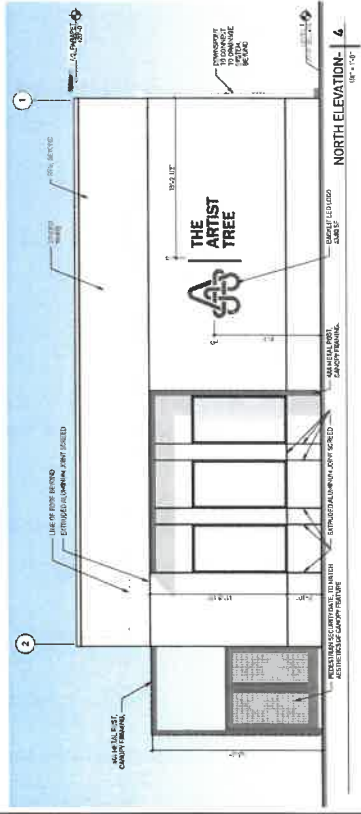
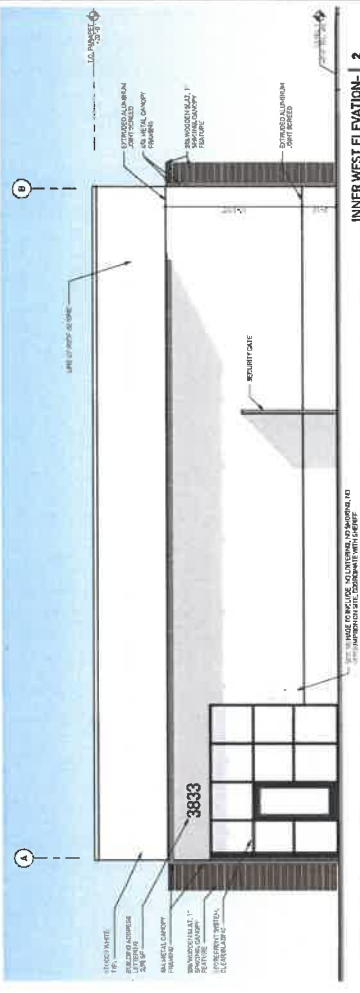
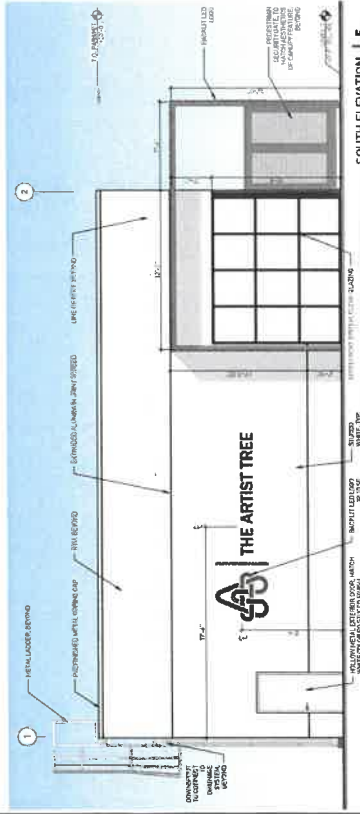
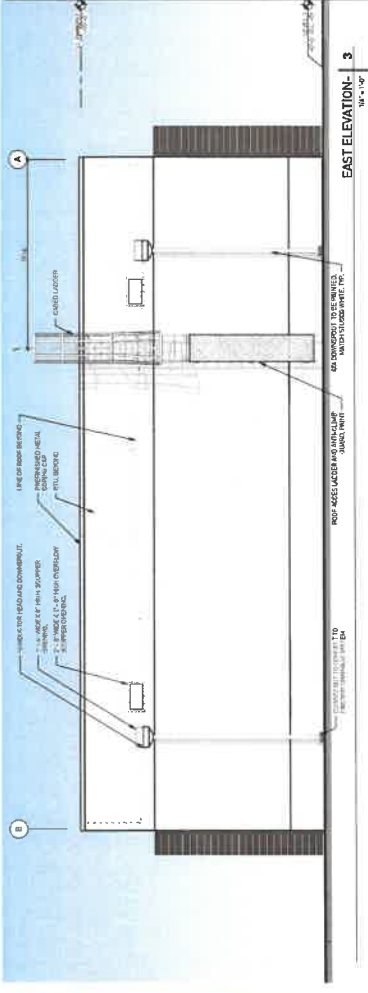




CONDITIONAL USE PERMIT: 10/03/19

1. METAL BEARING COLLABORATIVE  
 2. METAL BEARING COLLABORATIVE  
 3. METAL BEARING COLLABORATIVE  
 4. METAL BEARING COLLABORATIVE  
 5. METAL BEARING COLLABORATIVE  
 6. METAL BEARING COLLABORATIVE  
 7. METAL BEARING COLLABORATIVE  
 8. METAL BEARING COLLABORATIVE  
 9. METAL BEARING COLLABORATIVE  
 10. METAL BEARING COLLABORATIVE





CONDITIONAL USE PERMIT: 10/03/19

A3.11

PROJECT NUMBER: 1718A  
ELEVATIONS  
ELEVATIONS  
COLORS

THE ARTIST TREE  
CORONA CANNABIS RETAIL  
3833 SOUTH TEMPERAL STREET  
CORONA, CALIFORNIA 92707



THE ARTIST TREE

REDT  
DESIGN  
ARCHITECTURE  
BRING IDEAS TO LIFE

345 East Third Street  
Long Beach, CA 90802  
Tel: 562-595-1900  
www.redtdesign.com



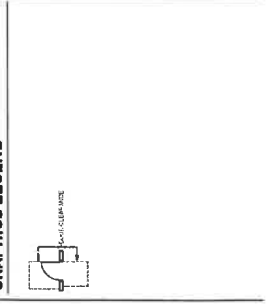
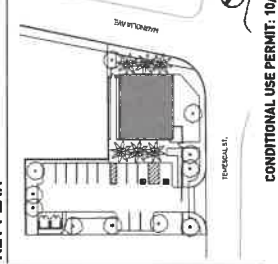
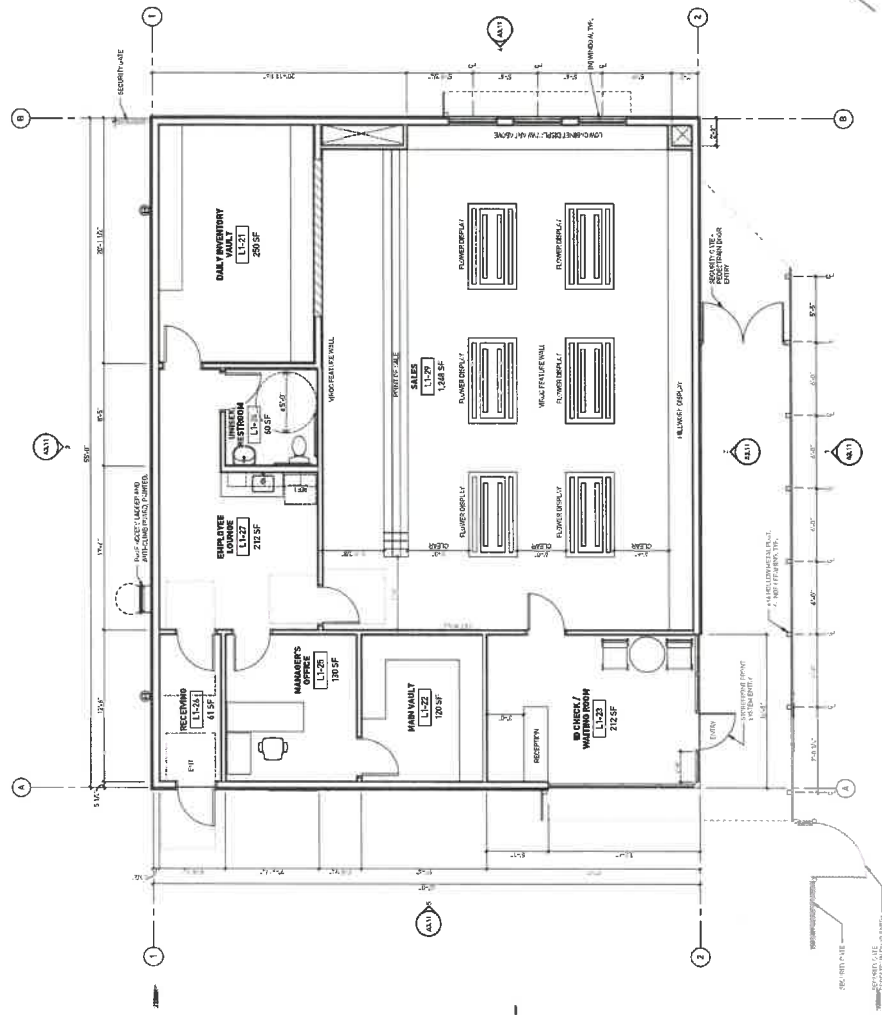
**FLOOR PLAN 1**

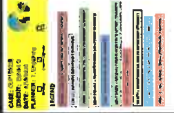
1/8" = 1'-0"

**KEY PLAN**

**GRAPHICS LEGEND**

GENERAL NOTES:  
1. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF THE EXISTING STRUCTURE.  
2. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL FOUNDATION FOOTINGS AND PILES.  
3. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL FOUNDATION WALLS.  
4. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL FOUNDATION SLABS.  
5. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL FOUNDATION BEAMS.  
6. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL FOUNDATION COLUMNS.  
7. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL FOUNDATION WALLS AND BEAMS.  
8. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL FOUNDATION SLABS AND BEAMS.  
9. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL FOUNDATION COLUMNS AND BEAMS.  
10. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL FOUNDATION WALLS AND BEAMS.



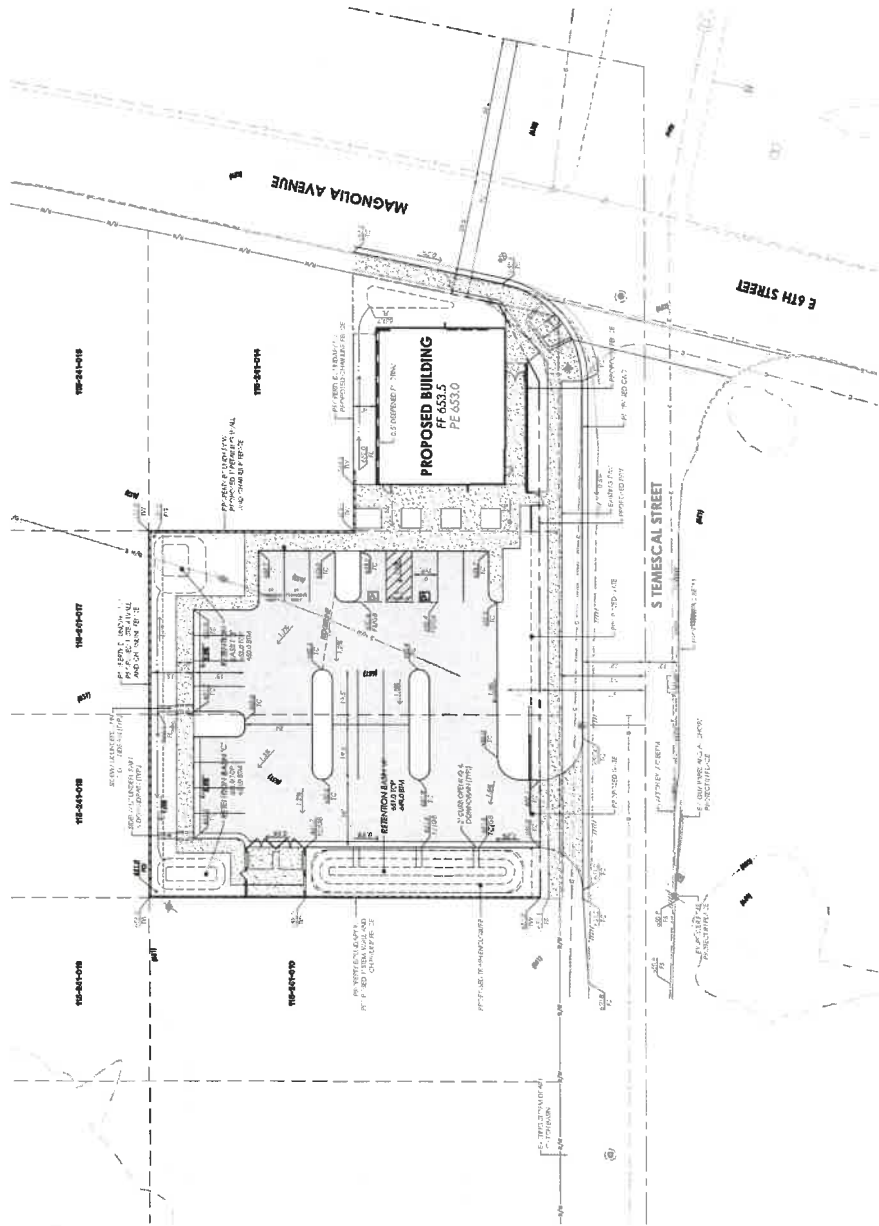


IN THE UNINCORPORATED AREA OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

## CONDITIONAL USE PERMIT PRELIMINARY GRADING PLAN

EXHIBIT DATE: OCTOBER 3, 2017

| NO.   | DATE  | DESCRIPTION | BY/ISSUED |
|---|---|-------------|-----------|
| <b>REVISIONS</b>  |   |             |           |
| <b>DATA TABLE</b>   |   |             |           |
| APPLICANT:  | THE ARBETTREIN, LLC   |             |           |
| ADDRESS:  | VALLEY VILLAGE, CALIFORNIA 91107  |             |           |
| CONTACT:  | MECH KAHNIN   |             |           |
| PHONE:  | (916) 467-0044  |             |           |
| OWNER:  | THE ARBETTREIN, LLC   |             |           |
| ADDRESS:  | 4300 EAST PACIFIC COAST HIGHWAY, SUITE 210<br>LONG BEACH, CALIFORNIA 90804  |             |           |
| PHONE:  | (562) 583-8070  |             |           |
| OWNER:  | MSA CONSULTING, INC.  |             |           |
| ADDRESS:  | 5300 EAST PACIFIC COAST HIGHWAY, SUITE 210<br>LONG BEACH, CALIFORNIA 90804  |             |           |
| PHONE:  | (562) 583-8070  |             |           |
| ASSIGNER:   | RIVERSIDE COUNTY  |             |           |
| ASSIGNMENT NUMBER:  | 17-316-001, 17-316-002, 17-316-003  |             |           |
| LEGAL DESCRIPTION:  | THE LAND REFERRED TO HEREIN IS PART OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS: A CERTAIN PARCEL OF LAND, MORE OR LESS, IN THE CITY AND COUNTY OF RIVERSIDE, CALIFORNIA, AS SHOWN IN MAP NUMBER 000813, PAGE 08 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. |             |           |
| EXCEPTING FROM LOT IS THE REQUIREMENT FORBIDDEN HERETOBY GRANTED TO THE COUNTY OF RIVERSIDE, CALIFORNIA, BY THE RIVERSIDE COUNTY BOARD OF SUPERVISORS AND RIVERSIDE COUNTY OFFICIALS AND RECORDS AS SHOWN IN MAP NUMBER 000813, PAGE 08 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. |   |             |           |
| DATE OF TOPOGRAPHY:   | JULY 11, 2017   |             |           |
| ASSIGNER'S SCALE NUMBER:  | 1"=30'0"  |             |           |
| ASSIGNER'S DATE:  | AUGUST 28, 2008   |             |           |
| LEGAL DESCRIPTION:  | VERY HIGH LIQUEFILLABLE   |             |           |
| LEGAL DESCRIPTION:  | VERY HIGH LIQUEFILLABLE   |             |           |



#### PRELIMINARY LATHTWORK

EXISTING: 300 CY

REMOVED: 300 CY

#### LATHTWORK ASSUMPTIONS

USE FINAL SURFACE WITH 10% GRADE

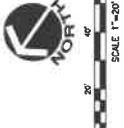
USE STANDARD FACTORS FACTORS:

#### LEGEND

- EXISTING GRADE
- PROPOSED GRADE
- PROPOSED SIDEWALK
- PROPOSED DRIVEWAY
- PROPOSED DRIVEWAY
- PROPOSED DRIVEWAY
- PROPOSED DRIVEWAY
- PROPOSED DRIVEWAY
- PROPOSED DRIVEWAY
- PROPOSED DRIVEWAY
- PROPOSED DRIVEWAY

#### ABBREVIATIONS

- AS: ASBESTOS
- BR: BRICK
- CL: CLAY
- CM: CONCRETE
- CS: CEMENT STONE
- DM: DARK
- FC: FIRE CLAY
- F: FLOOR
- GR: GRAVEL
- IC: INSULATION
- IS: IRON
- LD: LEAD
- LS: LIME STONE
- MS: MASONRY
- NS: NON-SLIP
- OS: ORE
- PC: PORTLAND CEMENT
- PP: POLYPROPYLENE
- PT: PORTLAND TEMENT
- RE: REINFORCING EMBEDMENT
- RO: ROOF
- ST: STEEL
- TR: TRUSS
- UT: UNDERGROUND
- WC: WOOD





**MSA CONSULTING, INC.**  
PLANNING • CIVIL ENGINEERING • LAND SURVEYING  
10000 Boshart Drive, San Diego, CA 92123  
PH: (619) 444-1111 FAX: (619) 444-1112

SHEET 1 OF 1 SHEETS

IN THE UNINCORPORATED AREA OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

| NO.   | DATE | DESCRIPTION | REVISIONS |
|---|------|-------------|-----------|
| <p style="text-align: center;"><b>DATA TABLE</b></p>  |      |             |           |
| <p>PROJECT: THE ARTIST TREE TR. UC.</p>   |      |             |           |
| <p>LAND OFFICE: 15222 AEWY STREET, CORONA, CALIFORNIA 92709</p>   |      |             |           |
| <p>OWNER: MESH CANANI</p>   |      |             |           |
| <p>ADDRESS: 15222 AEWY STREET, CORONA, CALIFORNIA 92709</p>   |      |             |           |
| <p>EXISTING PREPARE: J&amp;S CONSULTING INC. (RVA, SVL, UNL)</p>  |      |             |           |
| <p>FORWARDER: J&amp;S CONSULTING INC. (RVA, SVL, UNL)</p>   |      |             |           |
| <p>TEL: (951) 240-4200</p>  |      |             |           |
| <p>LAND USE DESCRIPTION: M</p>  |      |             |           |
| <p>ACREAGE: 0.1205</p>  |      |             |           |
| <p>PERCENTAGE: 100%</p>   |      |             |           |
| <p>PARKING AREA (21 SPACES): 1,483 SF</p>   |      |             |           |
| <p>PARKING AREA (10 SPACES): 1,168 SF</p>   |      |             |           |
| <p>SHED AREA: 6,700 SF</p>  |      |             |           |
| <p>SHED AREA: 1,408 SF</p>  |      |             |           |
| <p>SHED AREA: 46,750 SF</p>   |      |             |           |
| <p>DESIGN DESCRIPTION:</p>  |      |             |           |
| <p>LARGE CANOPY TREES PROPOSED TO BE PLANTED ALONG THE STREET AND ALONG THE SIDE OF THE BUILDING. THE TREES WILL BE PLANTED IN A MANNER THAT PROVIDES SHADAGE TO THE BUILDING AND THE SIDE OF THE STREET.</p> |      |             |           |
| <p>LANDSCAPE AND ARCHITECTURE: J&amp;S CONSULTING INC. (RVA, SVL, UNL)</p>  |      |             |           |

| WATER CALCULATION                          |  |
|--|--|
| Riverside County Ordinance 888             | 1. Maximum Annual Water Allowance (gal/yr) |
| ARTIST TREE - CORONA                       | 100,000                                    |
| MSA CONSULTING                             | 100,000                                    |
| 1. Maximum Annual Water Allowance (gal/yr) | 200,000                                    |
| 2. Estimated Annual Water Use (gal/yr)     | 15,000                                     |
| 3. Estimated Annual Water Use (gal/yr)     | 15,000                                     |
| 4. Estimated Annual Water Use (gal/yr)     | 15,000                                     |



PLANT SCHEDULE

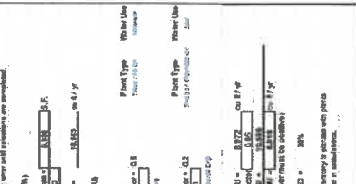
| TREE | SIZE    | HEIGHT | SPACING   | PLACEMENT | NOTES    |
|------|---------|--------|-----------|-----------|----------|
| 1    | 4" DBH  | 10 FT  | 10' x 10' | 1         | PLANTING |
| 2    | 6" DBH  | 15 FT  | 10' x 10' | 2         | PLANTING |
| 3    | 8" DBH  | 20 FT  | 10' x 10' | 3         | PLANTING |
| 4    | 10" DBH | 25 FT  | 10' x 10' | 4         | PLANTING |
| 5    | 12" DBH | 30 FT  | 10' x 10' | 5         | PLANTING |

DATA TABLE

| NO.   | DATE | DESCRIPTION | REVISIONS |
|---|------|-------------|-----------|
| <p style="text-align: center;"><b>DATA TABLE</b></p>  |      |             |           |
| <p>PROJECT: THE ARTIST TREE TR. UC.</p>   |      |             |           |
| <p>LAND OFFICE: 15222 AEWY STREET, CORONA, CALIFORNIA 92709</p>   |      |             |           |
| <p>OWNER: MESH CANANI</p>   |      |             |           |
| <p>ADDRESS: 15222 AEWY STREET, CORONA, CALIFORNIA 92709</p>   |      |             |           |
| <p>EXISTING PREPARE: J&amp;S CONSULTING INC. (RVA, SVL, UNL)</p>  |      |             |           |
| <p>FORWARDER: J&amp;S CONSULTING INC. (RVA, SVL, UNL)</p>   |      |             |           |
| <p>TEL: (951) 240-4200</p>  |      |             |           |
| <p>LAND USE DESCRIPTION: M</p>  |      |             |           |
| <p>ACREAGE: 0.1205</p>  |      |             |           |
| <p>PERCENTAGE: 100%</p>   |      |             |           |
| <p>PARKING AREA (21 SPACES): 1,483 SF</p>   |      |             |           |
| <p>PARKING AREA (10 SPACES): 1,168 SF</p>   |      |             |           |
| <p>SHED AREA: 6,700 SF</p>  |      |             |           |
| <p>SHED AREA: 1,408 SF</p>  |      |             |           |
| <p>SHED AREA: 46,750 SF</p>   |      |             |           |
| <p>DESIGN DESCRIPTION:</p>  |      |             |           |
| <p>LARGE CANOPY TREES PROPOSED TO BE PLANTED ALONG THE STREET AND ALONG THE SIDE OF THE BUILDING. THE TREES WILL BE PLANTED IN A MANNER THAT PROVIDES SHADAGE TO THE BUILDING AND THE SIDE OF THE STREET.</p> |      |             |           |
| <p>LANDSCAPE AND ARCHITECTURE: J&amp;S CONSULTING INC. (RVA, SVL, UNL)</p>  |      |             |           |

WATER CALCULATION

| Riverside County Ordinance 888             |         |
|--|---------|
| ARTIST TREE - CORONA                       | 100,000 |
| MSA CONSULTING                             | 100,000 |
| 1. Maximum Annual Water Allowance (gal/yr) | 200,000 |
| 2. Estimated Annual Water Use (gal/yr)     | 15,000  |
| 3. Estimated Annual Water Use (gal/yr)     | 15,000  |
| 4. Estimated Annual Water Use (gal/yr)     | 15,000  |



LEGEND (SEE IMAGE BOARD FOR DESIGN INTENTION PHOTOS)

- ① CMU WALL
- ② STEEL FENCE
- ③ ARTIST TREE LOGO FORMED BY GREEN TRELLIS
- ④ STEEL PICKET VEHICULAR GATE

STATEMENT: PRIOR TO PROJECT CONSTRUCTION I AGREE TO SUBMIT A COMPLETE LANDSCAPE PLAN TO THE CITY OF CORONA IN ACCORDANCE WITH THE REQUIREMENTS OF APPLICABLE ORDINANCES, INCLUDING BUT NOT LIMITED TO ORDINANCE NO. 8973, ORDINANCE 348, ORDINANCE 440, PROJECT CONDITIONS OF APPROVAL AND IN SUBSTANTIAL ACCORDANCE WITH THE CITY OF CORONA'S LANDSCAPE PLAN STANDARDS AND SPECIFICATIONS. THE ORDINANCES RE REFERRED PLANS MAY BE SUBJECT TO CHANGE.

MSA CONSULTING, INC.  
 15222 AEWY STREET  
 CORONA, CALIFORNIA 92709  
 TEL: (951) 240-4200  
 WWW.MSACONSULTING.COM

PLANT SCHEDULE

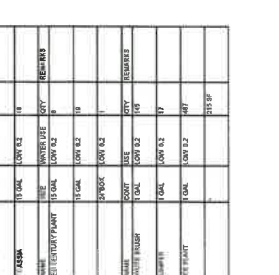
| TREE | SIZE    | HEIGHT | SPACING   | PLACEMENT | NOTES    |
|------|---------|--------|-----------|-----------|----------|
| 1    | 4" DBH  | 10 FT  | 10' x 10' | 1         | PLANTING |
| 2    | 6" DBH  | 15 FT  | 10' x 10' | 2         | PLANTING |
| 3    | 8" DBH  | 20 FT  | 10' x 10' | 3         | PLANTING |
| 4    | 10" DBH | 25 FT  | 10' x 10' | 4         | PLANTING |
| 5    | 12" DBH | 30 FT  | 10' x 10' | 5         | PLANTING |

DATA TABLE

| NO.   | DATE | DESCRIPTION | REVISIONS |
|---|------|-------------|-----------|
| <p style="text-align: center;"><b>DATA TABLE</b></p>  |      |             |           |
| <p>PROJECT: THE ARTIST TREE TR. UC.</p>   |      |             |           |
| <p>LAND OFFICE: 15222 AEWY STREET, CORONA, CALIFORNIA 92709</p>   |      |             |           |
| <p>OWNER: MESH CANANI</p>   |      |             |           |
| <p>ADDRESS: 15222 AEWY STREET, CORONA, CALIFORNIA 92709</p>   |      |             |           |
| <p>EXISTING PREPARE: J&amp;S CONSULTING INC. (RVA, SVL, UNL)</p>  |      |             |           |
| <p>FORWARDER: J&amp;S CONSULTING INC. (RVA, SVL, UNL)</p>   |      |             |           |
| <p>TEL: (951) 240-4200</p>  |      |             |           |
| <p>LAND USE DESCRIPTION: M</p>  |      |             |           |
| <p>ACREAGE: 0.1205</p>  |      |             |           |
| <p>PERCENTAGE: 100%</p>   |      |             |           |
| <p>PARKING AREA (21 SPACES): 1,483 SF</p>   |      |             |           |
| <p>PARKING AREA (10 SPACES): 1,168 SF</p>   |      |             |           |
| <p>SHED AREA: 6,700 SF</p>  |      |             |           |
| <p>SHED AREA: 1,408 SF</p>  |      |             |           |
| <p>SHED AREA: 46,750 SF</p>   |      |             |           |
| <p>DESIGN DESCRIPTION:</p>  |      |             |           |
| <p>LARGE CANOPY TREES PROPOSED TO BE PLANTED ALONG THE STREET AND ALONG THE SIDE OF THE BUILDING. THE TREES WILL BE PLANTED IN A MANNER THAT PROVIDES SHADAGE TO THE BUILDING AND THE SIDE OF THE STREET.</p> |      |             |           |
| <p>LANDSCAPE AND ARCHITECTURE: J&amp;S CONSULTING INC. (RVA, SVL, UNL)</p>  |      |             |           |

WATER CALCULATION

| Riverside County Ordinance 888             |         |
|--|---------|
| ARTIST TREE - CORONA                       | 100,000 |
| MSA CONSULTING                             | 100,000 |
| 1. Maximum Annual Water Allowance (gal/yr) | 200,000 |
| 2. Estimated Annual Water Use (gal/yr)     | 15,000  |
| 3. Estimated Annual Water Use (gal/yr)     | 15,000  |
| 4. Estimated Annual Water Use (gal/yr)     | 15,000  |



PLANT SCHEDULE

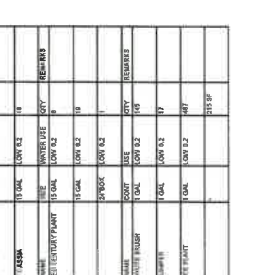
| TREE | SIZE    | HEIGHT | SPACING   | PLACEMENT | NOTES    |
|------|---------|--------|-----------|-----------|----------|
| 1    | 4" DBH  | 10 FT  | 10' x 10' | 1         | PLANTING |
| 2    | 6" DBH  | 15 FT  | 10' x 10' | 2         | PLANTING |
| 3    | 8" DBH  | 20 FT  | 10' x 10' | 3         | PLANTING |
| 4    | 10" DBH | 25 FT  | 10' x 10' | 4         | PLANTING |
| 5    | 12" DBH | 30 FT  | 10' x 10' | 5         | PLANTING |

DATA TABLE

| NO.   | DATE | DESCRIPTION | REVISIONS |
|---|------|-------------|-----------|
| <p style="text-align: center;"><b>DATA TABLE</b></p>  |      |             |           |
| <p>PROJECT: THE ARTIST TREE TR. UC.</p>   |      |             |           |
| <p>LAND OFFICE: 15222 AEWY STREET, CORONA, CALIFORNIA 92709</p>   |      |             |           |
| <p>OWNER: MESH CANANI</p>   |      |             |           |
| <p>ADDRESS: 15222 AEWY STREET, CORONA, CALIFORNIA 92709</p>   |      |             |           |
| <p>EXISTING PREPARE: J&amp;S CONSULTING INC. (RVA, SVL, UNL)</p>  |      |             |           |
| <p>FORWARDER: J&amp;S CONSULTING INC. (RVA, SVL, UNL)</p>   |      |             |           |
| <p>TEL: (951) 240-4200</p>  |      |             |           |
| <p>LAND USE DESCRIPTION: M</p>  |      |             |           |
| <p>ACREAGE: 0.1205</p>  |      |             |           |
| <p>PERCENTAGE: 100%</p>   |      |             |           |
| <p>PARKING AREA (21 SPACES): 1,483 SF</p>   |      |             |           |
| <p>PARKING AREA (10 SPACES): 1,168 SF</p>   |      |             |           |
| <p>SHED AREA: 6,700 SF</p>  |      |             |           |
| <p>SHED AREA: 1,408 SF</p>  |      |             |           |
| <p>SHED AREA: 46,750 SF</p>   |      |             |           |
| <p>DESIGN DESCRIPTION:</p>  |      |             |           |
| <p>LARGE CANOPY TREES PROPOSED TO BE PLANTED ALONG THE STREET AND ALONG THE SIDE OF THE BUILDING. THE TREES WILL BE PLANTED IN A MANNER THAT PROVIDES SHADAGE TO THE BUILDING AND THE SIDE OF THE STREET.</p> |      |             |           |
| <p>LANDSCAPE AND ARCHITECTURE: J&amp;S CONSULTING INC. (RVA, SVL, UNL)</p>  |      |             |           |

WATER CALCULATION

| Riverside County Ordinance 888             |         |
|--|---------|
| ARTIST TREE - CORONA                       | 100,000 |
| MSA CONSULTING                             | 100,000 |
| 1. Maximum Annual Water Allowance (gal/yr) | 200,000 |
| 2. Estimated Annual Water Use (gal/yr)     | 15,000  |
| 3. Estimated Annual Water Use (gal/yr)     | 15,000  |
| 4. Estimated Annual Water Use (gal/yr)     | 15,000  |



PLANT SCHEDULE

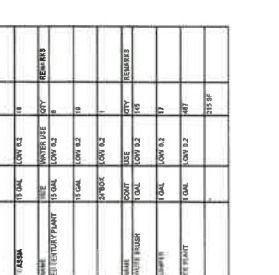
| TREE | SIZE    | HEIGHT | SPACING   | PLACEMENT | NOTES    |
|------|---------|--------|-----------|-----------|----------|
| 1    | 4" DBH  | 10 FT  | 10' x 10' | 1         | PLANTING |
| 2    | 6" DBH  | 15 FT  | 10' x 10' | 2         | PLANTING |
| 3    | 8" DBH  | 20 FT  | 10' x 10' | 3         | PLANTING |
| 4    | 10" DBH | 25 FT  | 10' x 10' | 4         | PLANTING |
| 5    | 12" DBH | 30 FT  | 10' x 10' | 5         | PLANTING |

DATA TABLE

| NO.   | DATE | DESCRIPTION | REVISIONS |
|---|------|-------------|-----------|
| <p style="text-align: center;"><b>DATA TABLE</b></p>  |      |             |           |
| <p>PROJECT: THE ARTIST TREE TR. UC.</p>   |      |             |           |
| <p>LAND OFFICE: 15222 AEWY STREET, CORONA, CALIFORNIA 92709</p>   |      |             |           |
| <p>OWNER: MESH CANANI</p>   |      |             |           |
| <p>ADDRESS: 15222 AEWY STREET, CORONA, CALIFORNIA 92709</p>   |      |             |           |
| <p>EXISTING PREPARE: J&amp;S CONSULTING INC. (RVA, SVL, UNL)</p>  |      |             |           |
| <p>FORWARDER: J&amp;S CONSULTING INC. (RVA, SVL, UNL)</p>   |      |             |           |
| <p>TEL: (951) 240-4200</p>  |      |             |           |
| <p>LAND USE DESCRIPTION: M</p>  |      |             |           |
| <p>ACREAGE: 0.1205</p>  |      |             |           |
| <p>PERCENTAGE: 100%</p>   |      |             |           |
| <p>PARKING AREA (21 SPACES): 1,483 SF</p>   |      |             |           |
| <p>PARKING AREA (10 SPACES): 1,168 SF</p>   |      |             |           |
| <p>SHED AREA: 6,700 SF</p>  |      |             |           |
| <p>SHED AREA: 1,408 SF</p>  |      |             |           |
| <p>SHED AREA: 46,750 SF</p>   |      |             |           |
| <p>DESIGN DESCRIPTION:</p>  |      |             |           |
| <p>LARGE CANOPY TREES PROPOSED TO BE PLANTED ALONG THE STREET AND ALONG THE SIDE OF THE BUILDING. THE TREES WILL BE PLANTED IN A MANNER THAT PROVIDES SHADAGE TO THE BUILDING AND THE SIDE OF THE STREET.</p> |      |             |           |
| <p>LANDSCAPE AND ARCHITECTURE: J&amp;S CONSULTING INC. (RVA, SVL, UNL)</p>  |      |             |           |

WATER CALCULATION

| Riverside County Ordinance 888             |         |
|--|---------|
| ARTIST TREE - CORONA                       | 100,000 |
| MSA CONSULTING                             | 100,000 |
| 1. Maximum Annual Water Allowance (gal/yr) | 200,000 |
| 2. Estimated Annual Water Use (gal/yr)     | 15,000  |
| 3. Estimated Annual Water Use (gal/yr)     | 15,000  |
| 4. Estimated Annual Water Use (gal/yr)     | 15,000  |



PLANT SCHEDULE

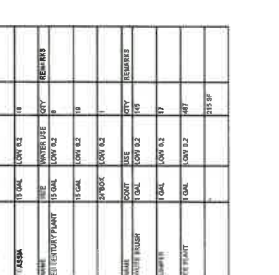
| TREE | SIZE    | HEIGHT | SPACING   | PLACEMENT | NOTES    |
|------|---------|--------|-----------|-----------|----------|
| 1    | 4" DBH  | 10 FT  | 10' x 10' | 1         | PLANTING |
| 2    | 6" DBH  | 15 FT  | 10' x 10' | 2         | PLANTING |
| 3    | 8" DBH  | 20 FT  | 10' x 10' | 3         | PLANTING |
| 4    | 10" DBH | 25 FT  | 10' x 10' | 4         | PLANTING |
| 5    | 12" DBH | 30 FT  | 10' x 10' | 5         | PLANTING |

DATA TABLE

| NO.   | DATE | DESCRIPTION | REVISIONS |
|---|------|-------------|-----------|
| <p style="text-align: center;"><b>DATA TABLE</b></p>  |      |             |           |
| <p>PROJECT: THE ARTIST TREE TR. UC.</p>   |      |             |           |
| <p>LAND OFFICE: 15222 AEWY STREET, CORONA, CALIFORNIA 92709</p>   |      |             |           |
| <p>OWNER: MESH CANANI</p>   |      |             |           |
| <p>ADDRESS: 15222 AEWY STREET, CORONA, CALIFORNIA 92709</p>   |      |             |           |
| <p>EXISTING PREPARE: J&amp;S CONSULTING INC. (RVA, SVL, UNL)</p>  |      |             |           |
| <p>FORWARDER: J&amp;S CONSULTING INC. (RVA, SVL, UNL)</p>   |      |             |           |
| <p>TEL: (951) 240-4200</p>  |      |             |           |
| <p>LAND USE DESCRIPTION: M</p>  |      |             |           |
| <p>ACREAGE: 0.1205</p>  |      |             |           |
| <p>PERCENTAGE: 100%</p>   |      |             |           |
| <p>PARKING AREA (21 SPACES): 1,483 SF</p>   |      |             |           |
| <p>PARKING AREA (10 SPACES): 1,168 SF</p>   |      |             |           |
| <p>SHED AREA: 6,700 SF</p>  |      |             |           |
| <p>SHED AREA: 1,408 SF</p>  |      |             |           |
| <p>SHED AREA: 46,750 SF</p>   |      |             |           |
| <p>DESIGN DESCRIPTION:</p>  |      |             |           |
| <p>LARGE CANOPY TREES PROPOSED TO BE PLANTED ALONG THE STREET AND ALONG THE SIDE OF THE BUILDING. THE TREES WILL BE PLANTED IN A MANNER THAT PROVIDES SHADAGE TO THE BUILDING AND THE SIDE OF THE STREET.</p> |      |             |           |
| <p>LANDSCAPE AND ARCHITECTURE: J&amp;S CONSULTING INC. (RVA, SVL, UNL)</p>  |      |             |           |

WATER CALCULATION

| Riverside County Ordinance 888             |         |
|--|---------|
| ARTIST TREE - CORONA                       | 100,000 |
| MSA CONSULTING                             | 100,000 |
| 1. Maximum Annual Water Allowance (gal/yr) | 200,000 |
| 2. Estimated Annual Water Use (gal/yr)     | 15,000  |
| 3. Estimated Annual Water Use (gal/yr)     | 15,000  |
| 4. Estimated Annual Water Use (gal/yr)     | 15,000  |



PLANT SCHEDULE

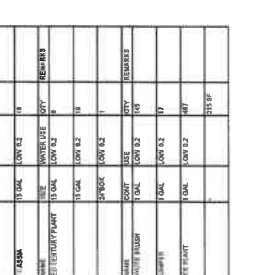
| TREE | SIZE    | HEIGHT | SPACING   | PLACEMENT | NOTES    |
|------|---------|--------|-----------|-----------|----------|
| 1    | 4" DBH  | 10 FT  | 10' x 10' | 1         | PLANTING |
| 2    | 6" DBH  | 15 FT  | 10' x 10' | 2         | PLANTING |
| 3    | 8" DBH  | 20 FT  | 10' x 10' | 3         | PLANTING |
| 4    | 10" DBH | 25 FT  | 10' x 10' | 4         | PLANTING |
| 5    | 12" DBH | 30 FT  | 10' x 10' | 5         | PLANTING |

DATA TABLE

| NO.   | DATE | DESCRIPTION | REVISIONS |
|---|------|-------------|-----------|
| <p style="text-align: center;"><b>DATA TABLE</b></p>  |      |             |           |
| <p>PROJECT: THE ARTIST TREE TR. UC.</p>   |      |             |           |
| <p>LAND OFFICE: 15222 AEWY STREET, CORONA, CALIFORNIA 92709</p>   |      |             |           |
| <p>OWNER: MESH CANANI</p>   |      |             |           |
| <p>ADDRESS: 15222 AEWY STREET, CORONA, CALIFORNIA 92709</p>   |      |             |           |
| <p>EXISTING PREPARE: J&amp;S CONSULTING INC. (RVA, SVL, UNL)</p>  |      |             |           |
| <p>FORWARDER: J&amp;S CONSULTING INC. (RVA, SVL, UNL)</p>   |      |             |           |
| <p>TEL: (951) 240-4200</p>  |      |             |           |
| <p>LAND USE DESCRIPTION: M</p>  |      |             |           |
| <p>ACREAGE: 0.1205</p>  |      |             |           |
| <p>PERCENTAGE: 100%</p>   |      |             |           |
| <p>PARKING AREA (21 SPACES): 1,483 SF</p>   |      |             |           |
| <p>PARKING AREA (10 SPACES): 1,168 SF</p>   |      |             |           |
| <p>SHED AREA: 6,700 SF</p>  |      |             |           |
| <p>SHED AREA: 1,408 SF</p>  |      |             |           |
| <p>SHED AREA: 46,750 SF</p>   |      |             |           |
| <p>DESIGN DESCRIPTION:</p>  |      |             |           |
| <p>LARGE CANOPY TREES PROPOSED TO BE PLANTED ALONG THE STREET AND ALONG THE SIDE OF THE BUILDING. THE TREES WILL BE PLANTED IN A MANNER THAT PROVIDES SHADAGE TO THE BUILDING AND THE SIDE OF THE STREET.</p> |      |             |           |
| <p>LANDSCAPE AND ARCHITECTURE: J&amp;S CONSULTING INC. (RVA, SVL, UNL)</p>  |      |             |           |

WATER CALCULATION

| Riverside County Ordinance 888             |         |
|--|---------|
| ARTIST TREE - CORONA                       | 100,000 |
| MSA CONSULTING                             | 100,000 |
| 1. Maximum Annual Water Allowance (gal/yr) | 200,000 |
| 2. Estimated Annual Water Use (gal/yr)     | 15,000  |
| 3. Estimated Annual Water Use (gal/yr)     | 15,000  |
| 4. Estimated Annual Water Use (gal/yr)     | 15,000  |



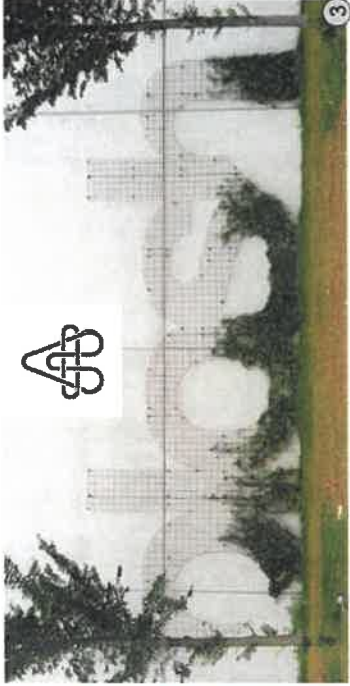
PLANT SCHEDULE

| TREE | SIZE    | HEIGHT | SPACING   | PLACEMENT | NOTES    |
|------|---------|--------|-----------|-----------|----------|
| 1    | 4" DBH  | 10 FT  | 10' x 10' | 1         | PLANTING |
| 2    | 6" DBH  | 15 FT  | 10' x 10' | 2         | PLANTING |
| 3    | 8" DBH  | 20 FT  | 10' x 10' | 3         | PLANTING |
| 4    | 10" DBH | 25 FT  | 10' x 10' | 4         | PLANTING |
| 5    | 12" DBH | 30 FT  | 10' x 10' | 5         | PLANTING |

DATA TABLE

| NO.  | DATE | DESCRIPTION | REVISIONS |
|--|------|-------------|-----------|
| <p style="text-align: center;"><b>DATA TABLE</b></p>             |      |             |           |
| <p>PROJECT: THE ARTIST TREE TR. UC.</p>                          |      |             |           |
| <p>LAND OFFICE: 15222 AEWY STREET, CORONA, CALIFORNIA 92709</p>  |      |             |           |
| <p>OWNER: MESH CANANI</p>  |      |             |           |
| <p>ADDRESS: 15222 AEWY STREET, CORONA, CALIFORNIA 92709</p>      |      |             |           |
| <p>EXISTING PREPARE: J&amp;S CONSULTING INC. (RVA, SVL, UNL)</p> |      |             |           |
| <p>FORWARDER: J&amp;S CONSULTING INC. (RVA, SVL, UNL)</p>        |      |             |           |
| <p>TEL: (951) 240-4200</p>                                       |      |             |           |
| <p>LAND USE DESCRIPTION: M</p>                                   |      |             |           |
| <p>ACREAGE: 0.1205</p>   |      |             |           |
| <p>PERCENTAGE: 100%</p>  |      |             |           |
| <p>PARKING AREA (21 SPACES): 1,483 SF</p>                        |      |             |           |
| <p>PARKING AREA (10 SP</p>                                       |      |             |           |

**ELEMENTS**

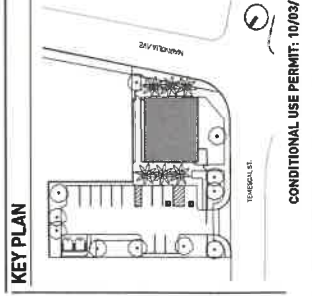
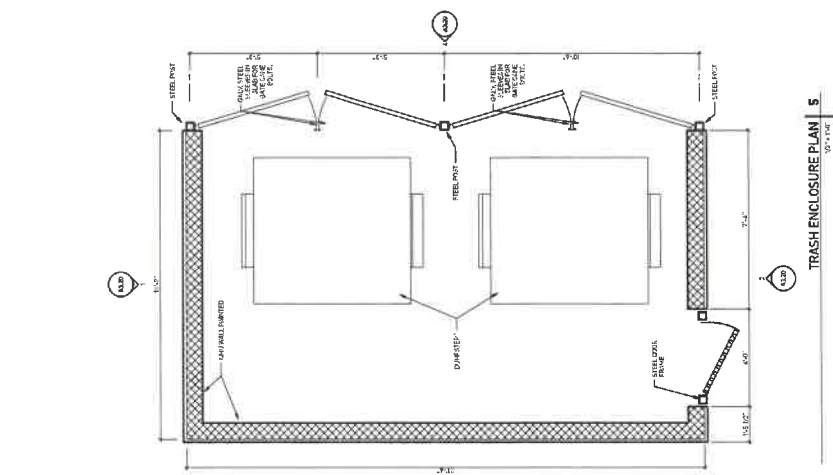
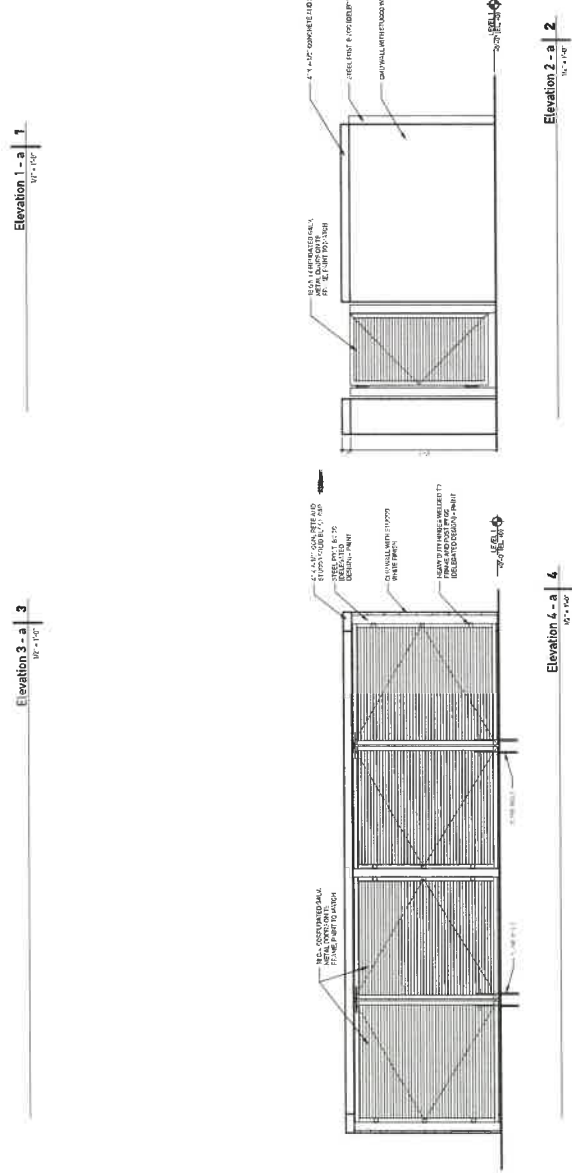
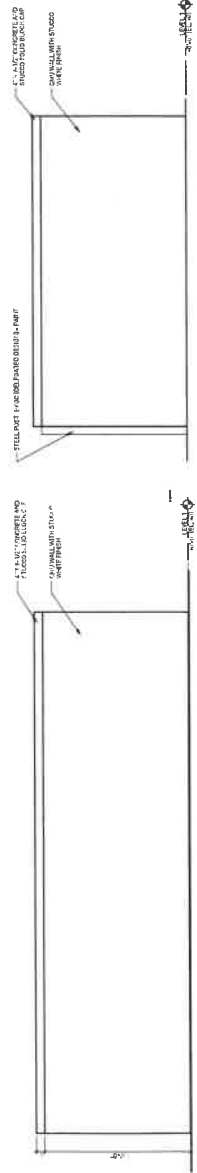


**PLANTING**

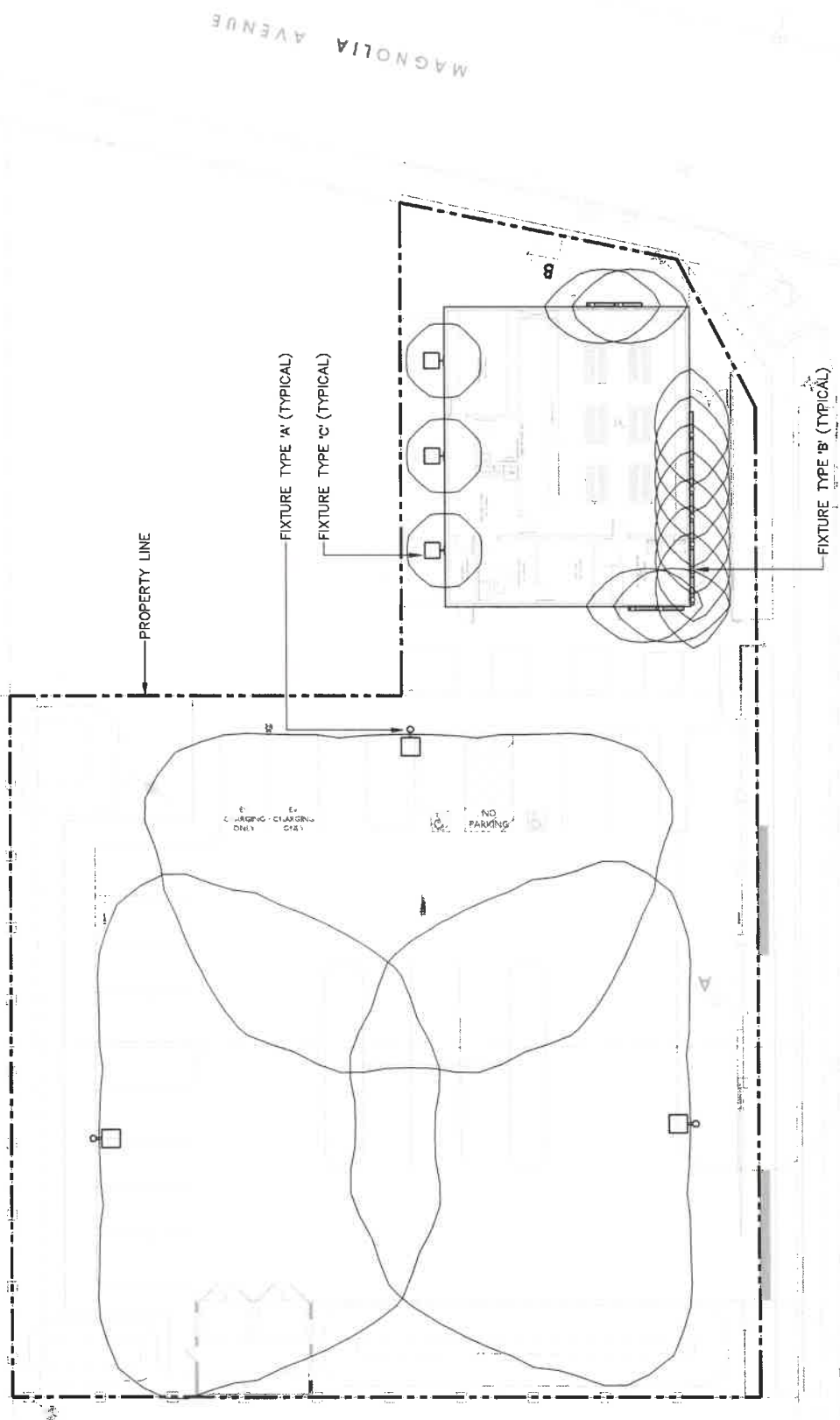




| REVISIONS & DATE | DATE |
|------------------|------|
|                  |      |
|                  |      |
|                  |      |
|                  |      |
|                  |      |
|                  |      |
|                  |      |
|                  |      |
|                  |      |
|                  |      |



CONDITIONAL USE PERMIT: 10/03/19



MAGNOLIA AVENUE

TEMESCAL STREET

**THE ARTIST TREE IV**  
CORONA, CA



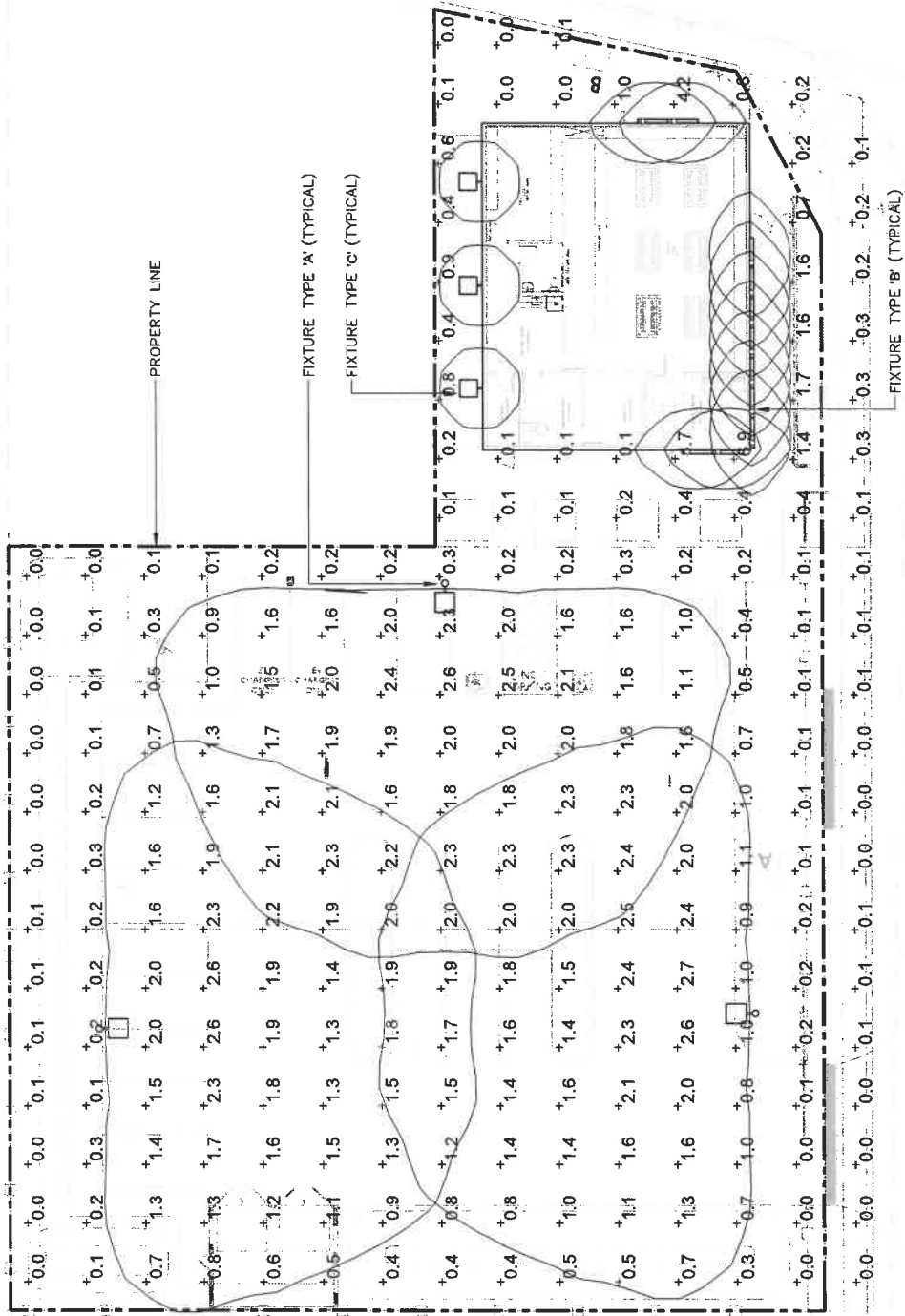
engineering consultants  
3148 Mainway Drive, Suite 200, San Diego, CA 92121  
Phone: 619.444.1100  
www.rtmeng.com

SITE LIGHTING PLAN

Sheet: **E1.0**

JANUARY 29, 2020

SCALE= 1"=10'-0"



MAGNOLIA AVENUE

LEMESCAL STREET

**THE ARTIST TREE IV**  
CORONA, CA



SITE PHOTOMETRIC PLAN

Sheet E1.1

JANUARY 29, 2020

SCALE= 1"=10'-0"

LIGHT FIXTURE CUTSHEET

Sheet E1.2




3476 QUARRY AVENUE, SUITE 200 PALM BEACH, CA 94711

THE ARTIST TREE IV

CORONA, CA

**LINEALUCE MINI**



The Linealuce Mini is a compact, wall-mounted lighting fixture. It is designed for use in a variety of applications, including residential, commercial, and industrial settings. The fixture is available in several finishes and is compatible with a wide range of light sources.

**FEATURES:**

- Compact design
- Available in multiple finishes
- Compatible with various light sources
- Easy installation

**INSTALLATION:**

Mounting: The fixture is mounted to a wall using the provided mounting hardware. The mounting surface should be clean, dry, and free of any loose material.

Wiring: The fixture is wired to a standard AC power source. The wiring should be done in accordance with the applicable electrical code.

**OPERATION:**

The fixture is controlled by a standard on/off switch. The fixture is designed to operate at a voltage of 120V AC.


**RESETTING:**

The fixture can be reset by pressing the reset button on the back of the fixture.

LIGHTING FIXTURE TYPE 'B' (MOUNT @ 13'-6" A.F.F.)

**EMLIGHTING**

**Altitude**



The Altitude lighting fixture is a modern, wall-mounted lighting fixture. It is designed for use in a variety of applications, including residential, commercial, and industrial settings. The fixture is available in several finishes and is compatible with a wide range of light sources.

**FEATURES:**

- Modern design
- Available in multiple finishes
- Compatible with various light sources
- Easy installation

**INSTALLATION:**

Mounting: The fixture is mounted to a wall using the provided mounting hardware. The mounting surface should be clean, dry, and free of any loose material.

Wiring: The fixture is wired to a standard AC power source. The wiring should be done in accordance with the applicable electrical code.

**OPERATION:**


The fixture is controlled by a standard on/off switch. The fixture is designed to operate at a voltage of 120V AC.

**RESETTING:**

The fixture can be reset by pressing the reset button on the back of the fixture.

LIGHTING FIXTURE TYPE 'A' (MOUNT @ 25'-0" A.F.F.)

**PRO WALL**



The Pro Wall lighting fixture is a modern, wall-mounted lighting fixture. It is designed for use in a variety of applications, including residential, commercial, and industrial settings. The fixture is available in several finishes and is compatible with a wide range of light sources.

**FEATURES:**

- Modern design
- Available in multiple finishes
- Compatible with various light sources
- Easy installation

**INSTALLATION:**

Mounting: The fixture is mounted to a wall using the provided mounting hardware. The mounting surface should be clean, dry, and free of any loose material.

Wiring: The fixture is wired to a standard AC power source. The wiring should be done in accordance with the applicable electrical code.

**OPERATION:**

The fixture is controlled by a standard on/off switch. The fixture is designed to operate at a voltage of 120V AC.

**RESETTING:**

The fixture can be reset by pressing the reset button on the back of the fixture.

LIGHTING FIXTURE TYPE 'C' (MOUNT @ 8'-0" A.F.F.)





**COUNTY OF RIVERSIDE  
TRANSPORTATION AND LAND MANAGEMENT AGENCY**

Juan C. Perez  
Agency Director



05/28/20, 8:33 am

CUP190029

**ADVISORY NOTIFICATION DOCUMENT**

The following notifications are included as part of the recommendation of approval for CUP190029. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

**Advisory Notification**

**Advisory Notification. 1                    AND - Preamble**

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plan CUP190029 and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

**Advisory Notification. 2                    AND - Project Description & Operational Limits**

Conditional Use Permit No. 190029 (CUP190029) is a proposal for a new 2,500 square foot building as a Storefront for a retail cannabis business with off-street parking and landscaping improvements on 0.57 acres. Business operational requirements are stipulated in Development Agreement No. 1900018 (DA1900018).

**Advisory Notification. 3                    AND - Exhibits**

The development of the premises shall conform substantially with that as shown on the following APPROVED EXHIBIT(S)

- Exhibit A (Site Plan), dated 01/30/2020.
- Exhibit B (Elevations), dated 04/01/2020.
- Exhibit C (Floor Plans), dated 10/03/2019.
- Exhibit D (Conceptual Grading Plan), dated 10/03/2019.
- Exhibit E (Conceptual Landscaping and Irrigation Plans), Sheet 1-2, dated 04/01/2020.
- Exhibit F (Trash Enclosure), dated 10/03/2019
- Exhibit G (Site Lighting Plan) , Sheet 1-3, dated 01/29/2020

**Advisory Notification. 4                    AND - Federal, State & Local Regulation Compliance**

1. Compliance with applicable Federal Regulations, including, but not limited to:
  - National Pollutant Discharge Elimination System (NPDES)
  - Clean Water Act
  - Migratory Bird Treaty Act (MBTA)

## ADVISORY NOTIFICATION DOCUMENT

### Advisory Notification

#### Advisory Notification. 4                    AND - Federal, State & Local Regulation Compliance (cont.)

2. Compliance with applicable State Regulations, including, but not limited to:
  - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
  - Government Code Section 66020 (90 Days to Protest)
  - Government Code Section 66499.37 (Hold Harmless)
  - State Subdivision Map Act
  - Native American Cultural Resources, and Human Remains (Inadvertent Find)
  - School District Impact Compliance
  
3. Compliance with applicable County Regulations, including, but not limited to:
  - Ord. No. 348 (Land Use Planning and Zoning Regulations)
  - Ord. No. 413 (Regulating Vehicle Parking)
  - Ord. No. 421 (Excavation Covering & Swimming Pool Safety)
  - Ord. No. 457 (Building Requirements)
  - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program) {Geographically based}
    - Ord. No. 484 (Control of Blowing Sand) {Geographically based on soil type}
    - Ord. No. 625 (Right to Farm) {Geographically based}
    - Ord. No. 655 (Regulating Light Pollution) {Geographically based}
    - Ord. No. 671 (Consolidated Fees)
    - Ord. No. 787 (Fire Code)
    - Ord. No. 847 (Regulating Noise)
    - Ord. No. 857 (Business Licensing)
    - Ord. No. 859 (Water Efficient Landscape Requirements)
    - Ord. No. 915 (Regulating Outdoor Lighting)
    - Ord. No. 916 (Cottage Food Operations)
    - Ord. No. 925 (Prohibiting Marijuana Cultivating)
    - Ord. No. 927 (Regulating Short Term Rentals)
    - Ord. No. 928 (Clarifying County Prohibition on Mobile Marijuana Dispensaries and Deliveries)
  
4. Mitigation Fee Ordinances
  - Ord. No. 659 Development Impact Fees (DIF)
  - Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
  - Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)

### BS-Plan Check

#### BS-Plan Check. 1                    Gen - Custom

#### BUILDING AND SAFETY COMMENTS

To assist in providing an expeditious review, please cloud all corrections on revised exhibit. Items labeled as "Corrections" must be addressed prior to entitlement approval. Items labeled as "Notifications" are for your information only and are not required for entitlement approval. Include a comment response list

## ADVISORY NOTIFICATION DOCUMENT

### BS-Plan Check

#### BS-Plan Check. 1

#### Gen - Custom (cont.)

addressing each correction on the comment list. Thank You.

CORRECTIONS: None

NOTIFICATIONS:

CODE/ORDINANCE REQUIREMENTS:

The applicant shall obtain the required building permit(s) from the building department prior to any construction on the property. All building plans and supporting documentation shall comply with current adopted California Building Codes, Riverside County Ordinances regulations in effect at the time of building plan submittal and fee payment to the Building Department. All Building Department plan submittal and fee requirements shall apply.

NOTE: The new updated 2019 California Building Codes will be in effect as of January 1st 2020, as mandated by the state of California. Any building plan and fee payment submitted to the building department on or after January 1st, 2020 will be subject to the new updated California Building Code(s).

PERMIT ISSUANCE:

Per section 105.1 (2019 California Building Code, CBC): Where any owner or authorized agent intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert, or replace any electrical, gas, mechanical, or plumbing system, the regulation of which is governed by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.

The applicant shall obtain the required building permit(s) from the building department prior to any construction or placement of any building, structure or equipment on the property.

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

At no time shall the approval of the planning case exhibit allow for the construction or use of any building, structure, or equipment. In residential applications, each separate structure will require a separate building permit.

Plan Info

Plans prepared, stamped and signed by a design professional (California licensed Architect, or California Licensed Engineer) may not be altered with hand drawn information. The jurisdictional plan review and/or inspection staff is unable to determine when such information has been placed, and if in fact either the design professional or applicable park authority has in fact approved the added information.

All added structural components, cabinets/counter, or utility additions shall be included within the printed designed plans.

ACCESSIBLE PATH OF TRAVEL:

1- Please provide a revised site plan to indicate the required continuous accessible paved path of travel.

The accessible path of travel details shall include;

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

The Accessible path of travel shall:

1. Connect to the public R.O.W.

# ADVISORY NOTIFICATION DOCUMENT

## BS-Plan Check

### BS-Plan Check. 1

### Gen - Custom (cont.)

- 2. Connect to all building(s).
- 3. Connect to all accessible parking loading/unloading areas.
- 4. Connect to accessible sanitary facilities.
- 5. Connect to areas of public accommodation.

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

2- Relocate the ADA parking to comply with the following:

Parking spaces complying with 11B- 502 (Parking Spaces) that serve a particular building or facility shall be located on the shortest accessible route from parking to an entrance

3-Where parking serves more than one accessible entrance, parking spaces complying with 11B-502 (Parking Spaces) shall be dispersed and located on the shortest accessible route to the accessible entrances.

#### EV PARKING:

Revise the site plan to show the required designated EV parking per CGC.

#### DISABLED ACCESS GUIDELINE:

EVCS are not considered parking spaces by the code. In addition, the required accessible parking spaces shall not double as required EVCS. 11B-208.1.

#### Required Number of Accessible EVCS

Where EVCS are provided for public use or common use, accessible EVCS shall be provided in accordance with the table below. (11B-228.3.1) (11B-228.3.2) (11B-228.3.2.1)

#### Electric Vehicle Charging Stations for Public Use and Common Use

#### Total Number of EVCS at a Facility<sup>1</sup> Minimum Number (by type) of Accessible EVCS Required

Van Accessible Standard Accessible Ambulatory

1 to 4 1 0 0

5 to 25 1 1 0

26 to 50 1 1 1

51 to 75 1 2 2

76 to 100 1 3 3

101 and over 1, plus 1 for each 300, or fraction thereof, over 100 3, plus 1 for each 60, or fraction thereof, over 100 3, plus 1 for each 50, or fraction thereof, over 100.

#### EV PARKING:

Revise the site plan to show the required designated EV parking per CGC.

#### DISABLED ACCESS:

EVCS are not considered parking spaces by the code. In addition, the required accessible parking spaces shall not double as required EVCS. 11B-208.1.

#### Required Number of Accessible EVCS

Where EVCS are provided for public use or common use, accessible EVCS shall be provided in accordance

## ADVISORY NOTIFICATION DOCUMENT

### BS-Plan Check

#### BS-Plan Check. 1                      Gen - Custom (cont.)

with the table below. (11B-228.3.1) (11B-228.3.2) (11B-228.3.2.1)

Electric Vehicle Charging Stations for Public Use and Common Use

#### EVCS Locations

Accessible EVCS that serve a particular building or facility shall be located on an accessible route to an accessible entrance. (11B-812.5.1) (11B-812.5.1)

Where EVCS do not serve a particular building or facility, accessible EVCS shall be located on an accessible route to an accessible pedestrian entrance of the EV charging facility. (11B-812.5.1) (11B-812.5.1)

Vehicle spaces and access aisles shall be designed so that persons using them are not required to travel behind vehicle spaces or parking spaces other than the vehicle space in which their vehicle has been left to charge. (11B-812.5.4)

### General

#### General. 1                                      General – Business Licensing

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.

#### General. 2                                      General – Causes for Revocation

In the event the use hereby permitted under this permit is found:

(a) to be in violation of the terms and conditions of this permit; and/or,

(b) to have been obtained by fraud or perjured testimony; and/or,

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

then this permit shall be subject to revocation procedures.

#### General. 3                                      General – Ceased Operations

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

#### General. 4                                      General – Hold Harmless

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

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of

## ADVISORY NOTIFICATION DOCUMENT

### General

#### General. 4    General – Hold Harmless (cont.)

the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the project or its associated environmental documentation; and,

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

(a) and (b) above are hereinafter collectively referred to as "LITIGATION."

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

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

Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the Project, applicant/permittee shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). Applicant/permittee shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. To the extent such costs are not recoverable under the California Public Records Act from the records requestor, applicant/permittee agrees that deposits under this section may also be used to cover staff time incurred by the COUNTY to compile, review, and redact records in response to a Public Records Act request made by a petitioner in any legal challenge to the Project when the petitioner is using the Public Records Act request as a means of obtaining the administrative record for LITIGATION purposes. Within ten (10) days of written notice from COUNTY, applicant/permittee shall make such additional deposits.

#### General. 5    General – Human Remains

If human remains are found on this site, the developer/permit holder or any successor in interest shall comply with State Health and Safety Code Section 7050.5.

#### General. 6    General – Review Fees

Any subsequent submittals required by these conditions of approval, including but not limited to grading plan, building plan, or mitigation and 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.

## **ADVISORY NOTIFICATION DOCUMENT**

**General**

**General. 6                                      General – Review Fees (cont.)**

671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

**General. 7                                      General – Unanticipated Resources**

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

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

All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be convened between the developer, the project archaeologist\*\*, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc) for the cultural resource. Resource evaluations shall be limited to nondestructive analysis. Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished.

\* A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other.

\*\* If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the significance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary.

**Planning**

**Planning. 1                                      015 PLANNING**

**Landscape Requirement**

This condition applies to both onsite and offsite (ROW) landscaping:

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

## ADVISORY NOTIFICATION DOCUMENT

### Planning

#### Planning. 1 **015 PLANNING (cont.)**

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.

#### Planning. 2 **Gen - Required Parcel Merger**

Prior to Grading the applicant shall obtain County approval, and shall record a Parcel Merger for the project site which consists of APNs 115-241-011, 115-241-012, 115-241-030.

#### Planning. 3 **General - A. Application Requirements**

At the time of filing the application for a Commercial Cannabis Activity on a form provided by the Planning Department, the applicant shall also provide the applicable fee for processing the land use permit application. All entitlement fees shall be paid in full, prior to operating the cannabis business.

#### Planning. 4 **General - B. State License Required**

Obtain and maintain during the life of the Commercial Cannabis Activity the applicable California license issued pursuant to California Business and Professions Code Sections 19300.7 or 26050(a) as may be amended from time to time.

#### Planning. 5 **General - C. Suspension, Revocation, or Termination of State License**

Suspension of a license issued by the State of California, or by any State licensing authority, shall immediately suspend the ability of a Commercial Cannabis Activity to operate within the County until the State, or its respective State licensing authority, reinstates or reissues the State license. Revocation or termination of a license by the State of California, or by any State licensing authority, will also be grounds to revoke or terminate any conditional use permit granted to a Commercial Cannabis Activity pursuant to this Article.

#### Planning. 6 **General - D. Health and Safety**

Commercial Cannabis Activities shall at all times be operated in such a way as to ensure the health, safety, and welfare of the public. Commercial Cannabis Activities shall not create a public nuisance or adversely affect the health or safety of the nearby residents, businesses or employees working at the Commercial Cannabis Activity by creating dust, glare, heat, noise, noxious gasses, odor, smoke, traffic, vibration, unsafe conditions or other impacts, or be hazardous due to the use or storage of materials, processes, products, and runoff of water, pesticides or wastes.

#### Planning. 7 **General - E. Development Agreement**



# ADVISORY NOTIFICATION DOCUMENT

## Planning

### **Planning. 7                                  General - E. Development Agreement (cont.)**

No approval required by this ordinance shall be given for any permit for a Commercial Cannabis Activity unless the Board of Supervisors prior to or concurrently with approves a development agreement, pursuant to Section 18.26b of this ordinance, setting forth the terms and conditions under which the Commercial Cannabis Activity will operate in addition to the requirements of this ordinance, all other local ordinances and regulations, state law and such other terms and conditions that will protect and promote the public health, safety and welfare. No use or operation under any permit for a Commercial Cannabis Activity shall be allowed to begin until the development agreement is effective.

### **Planning. 8                                  General - F. Nuisance Odors**

All Commercial Cannabis Activities shall be sited and operated in a manner that prevents Cannabis nuisance odors from being detected offsite. All Commercial Cannabis Activities shall provide a sufficient odor absorbing ventilation and exhaust system so that odor generated inside the Commercial Cannabis Activity that is distinctive to its operation is not detected outside of the operation’s facility, anywhere on adjacent lots or public rights-of-way, on or about the exterior or interior common area walkways, hallways, breezeways, foyers, lobby areas, or any other areas available for use by common tenants or the visiting public, or within any other unit located inside the same building as the Commercial Cannabis Activity. In order to control nuisances such as odors, humidity and mold, Commercial Cannabis Activities shall install and maintain at the minimum, the following equipment, or any other equipment that can be proven to be an equally or more effective method or technology to control these nuisances:

1. An exhaust air filtration system with odor control that prevents internal odors from being emitted externally;
2. An air system that creates negative air pressure between the Commercial Cannabis Activities’ interior and exterior, so that the odors generated by the Commercial Cannabis Activity are not detectable on the outside of the Commercial Cannabis Activity.

### **Planning. 9                                  General - G. Commercial Cannabis Activity Operator Qualifications**

1. All operators and all employees of a Commercial Cannabis Activity must be 21 years of age or older.
2. Operators shall be subject to background checks.
3. Permits for Commercial Cannabis Activities shall not be granted for operators with felony convictions, as specified in subdivision (c) of Section 667.5 of the Penal Code and subdivision (c) of Section 1192.7 of the Penal Code.
4. Applicants providing false or misleading information in the permitting process will result in rejection of the application or nullification or revocation of any permit granted pursuant to this Article.

### **Planning. 10                                 General - H. Relocation of a Permitted Commercial Cannabis Activity**

In the event the permittee or successor in interest vacates and relocates the Commercial Cannabis Activity to a new location, a new conditional use permit will need to be granted by the County in



## ADVISORY NOTIFICATION DOCUMENT

### Planning

#### Planning. 16

#### General - N. Security - Part 1 (cont.)

4. Except for Live Cannabis Plants being cultivated at a cultivation facility and limited amounts of Cannabis for display purposes, all Cannabis and Cannabis Products shall be stored in a secured and locked structure and in a secured and locked safe room, safe, or vault, and in a manner as to prevent diversion, theft, and loss.

5. 24 hour security surveillance cameras to monitor all entrances and exits to a Commercial Cannabis Activity, all interior spaces within the Commercial Cannabis Activity that are open and accessible to the public, and all interior spaces where Cannabis, cash or currency is being stored for any period of time on a regular basis. The permittee for a Commercial Cannabis Activity shall be responsible for ensuring that the security surveillance camera's footage is accessible. Video recordings shall be maintained for a minimum of 90 days, and shall be made available to the County upon request.

#### Planning. 17

#### General - N. Security - Part 2

6. Sensors shall be installed to detect entry and exit from all secure areas.

7. Panic buttons shall be installed in all Commercial Cannabis Activities.

8. Any bars installed on the windows or the doors of a Commercial Cannabis Activity shall be installed only on the interior of the building.

9. Security personnel must be licensed by the State of California Bureau of Security and Investigative Services.

10. A Commercial Cannabis Activity shall have the capability to remain secure during a power outage and all access doors shall not be solely controlled by an electronic access panel to ensure locks are not released during a power outage.

11. A Commercial Cannabis Activity shall cooperate with the County and, upon reasonable notice to the Commercial Cannabis Activity, allow the County to inspect or audit the effectiveness of the security plan for the Commercial Cannabis Activity.

12. The permittee for a Commercial Cannabis Activity shall notify the Riverside County Sheriff's Department immediately after discovering any of the following:

a. Significant discrepancies identified during inventory.

b. Diversion, theft, loss, or any criminal activity involving the Commercial Cannabis Activity or any agent or employee of the Commercial Cannabis Activity.

c. The loss or unauthorized alteration of records related to Cannabis, registering qualifying patients, primary caregivers, or employees or agents of the Commercial Cannabis Activity.

## ADVISORY NOTIFICATION DOCUMENT

### Planning

#### Planning. 17 General - N. Security - Part 2 (cont.)

d. Any other breach of security.

13. Firearms shall not be permitted at a Commercial Cannabis Activity by an owner, manager, employee, volunteer or vendor other than those individuals authorized as a State Licensed Security Personnel.

14. Cannabis or Cannabis Products shall not be stored outside at any time.

#### Planning. 18 General - O. Permit and License Posting

The permittee shall post or cause to be posted at the Commercial Cannabis Activity all required County and State permits and licenses to operate. Such posting shall be in a central location, visible to the patrons, and in all vehicles that deliver or transport Cannabis.

#### Planning. 19 General - P. Signage

Signage for a Commercial Cannabis Activity shall comply with the following:

1. In addition to the requirements set forth in this section and California Business and Professions Code section 26152 as may be amended, business identification signage for a Commercial Cannabis Activity shall comply with Section 19.4 of this ordinance.

2. No Commercial Cannabis Activity shall advertise by having a person or device holding a sign or an air dancer sign advertising the activity to passersby, whether such person, device or air dancer is on the lot of the Commercial Cannabis Activity or elsewhere including, but not limited to, the public right-of-way.

3. No Commercial Cannabis Activity shall publish or distribute advertising or marketing that is attractive to children.

4. No Commercial Cannabis shall advertise or market Cannabis or Cannabis Products on motor vehicles.

5. Except for advertising signs inside a licensed Premises and provided that such advertising signs do not advertise or market Cannabis or Cannabis Products in a manner intended to encourage persons under 21 years of age to consume Cannabis or Cannabis Products, no Commercial Cannabis Activity shall advertise or market Cannabis or Cannabis Products on an advertising sign within 1,000 feet of a Child Day Care Center, a K-12 school, a public park or a Youth Center.

6. No signs placed on the lot of a Commercial Cannabis Activity shall obstruct any entrance or exit to the building or any window.

7. Each entrance to a Commercial Cannabis Activity shall be visibly posted with a clear and legible notice indicating that smoking, ingesting, or otherwise consuming Cannabis on the lot of the Commercial Cannabis Activity is prohibited.

8. Signage shall not be directly illuminated, internally or externally.

**ADVISORY NOTIFICATION DOCUMENT**

**Planning**

**Planning. 19    General - P. Signage (cont.)**

9. No banners, flags, billboards, or other prohibited signs may be used at any time.

**Planning. 20    General - Q. Records**

1. Each owner and permittee of a Commercial Cannabis Activity shall maintain clear and adequate records and documentation demonstrating that all Cannabis or Cannabis Products have been obtained from and are provided to other permitted and licensed Cannabis operations. The County shall have the right to examine, monitor, and audit such records and documentation, which shall be made available to the County upon written request.

2. Each owner and permittee of a Commercial Cannabis Activity shall maintain a current register of the names and contact information, including name, address, and telephone number, of anyone owning or holding an ownership interest in the Commercial Cannabis Activity, and of all the officers, managers, employees, agents and volunteers currently employed or otherwise engaged by the Commercial Cannabis Activity. The County shall have the right to examine, monitor, and audit such records and documentation, which shall be made available to the County upon request.

3. All Commercial Cannabis Activities shall maintain an inventory control and reporting system that accurately documents the present location, amounts, and descriptions of all Cannabis and Cannabis Products for all stages of the growing and production or manufacturing, laboratory testing and distribution processes until purchase by or distribution to a qualified patient, primary caregiver for medical purpose or an adult 21 years of age or older who qualifies to purchase adult-use Cannabis.

**Planning. 21    General - R. Water**

All Commercial Cannabis Activities shall obtain a 'Will Serve' letter from the applicable water purveyor, indicating agreement to supply water for the Commercial Cannabis Activity. The letter shall include the activity proposed and any improvements required for service. For Commercial Cannabis Activities where water service is not available, conditions from the Department of Environmental Health for a permitted onsite, in-ground well will be required for the conditional use permit. Irrigation and domestic water supplies shall not include water transported by vehicle from off-site sources.

**Planning. 22    General - S. Waste Water**

All Commercial Cannabis Activities shall obtain a 'Will Serve' letter from the applicable sanitary sewer purveyor, indicating agreement to supply sewer for the Commercial Cannabis Activity. The letter shall include the activity proposed and any improvements required for service. For Commercial Cannabis Activities where sewer service is not available, conditions from the Department of Environmental Health will be required for the conditional use permit. Where sanitary sewer is not available, the applicant shall obtain clearance from the appropriate regional water quality control board.

**Planning. 23    General - T. Parking**

Parking shall be provided in accordance with Section 18.12 of this ordinance.

## ADVISORY NOTIFICATION DOCUMENT

### Planning

**Planning. 24**    **General - U. Visibility (cont.)**

**Planning. 24**    **General - U. Visibility**

In no case shall Live Cannabis Plants be visible from a public or private road, sidewalk, park or common public viewing area.

**Planning. 25**    **General - V. Hazardous Materials**

All Commercial Cannabis Activities that utilize hazardous materials shall comply with applicable hazardous waste generator, Riverside County Ordinance No. 615, and hazardous materials handling, Riverside County Ordinance No. 651, requirements and maintain any applicable permits for these programs from the Riverside County Fire Department, the Riverside County Department of Environmental Health, the Riverside County Department of Waste Resources and the Agricultural Commissioner.

**Planning. 26**    **General - W. Compliance with Local and State Laws and Regulations**

1. All Commercial Cannabis Activities shall comply with all applicable local and State laws, ordinances and regulations related to, but not limited to, the following: the California Environmental Quality Act, California Building Code, California Fire Code, Riverside County Ordinance No. 787, Riverside County Ordinance No. 457, Riverside County Ordinance No. 657, Riverside County Ordinance No. 745, Airport Land Use Compatibility Plans, weights and measures regulations, track and trace requirements, pesticide use, water quality, storm water discharge and the grading of land.

2. All buildings and structures, including greenhouse, hoop structures, or other similar structures shall comply with all applicable Building, Fire, and Safety laws and regulations. All buildings and structures shall be reviewed by the Riverside County Building and Safety Department in accordance with the California Building Code and Riverside County Ordinance No. 457 and by the Riverside County Fire Department in accordance with Riverside County Ordinance No. 787 and the California Fire Code.

**Planning. 27**    **General - X. Material Alterations to Premises**

No physical change, alteration, or modification shall be made to a Premises without first obtaining the appropriate approvals from the County, including but not limited a substantial conformance or revised permit and all other necessary permits. Alterations or modifications requiring approval include, without limitation: (i) the removal, creation, or relocation of a common entryway, doorway, passage, or a means of public entry or exit, when such common entryway, doorway, or passage alters or changes limited-access areas within the Premises; (ii) the removal, creation, addition, or relocation of a Cultivation Area; (iii) or the addition or alteration of a water supply. The requirement of this Section is in addition to compliance with any other applicable State or local law or regulation pertaining to approval of building modifications, zoning, and land use requirements. In the event that the proposed modification requires a new or modified conditional use permit such permit must be obtained prior to issuance of building permits.

**Planning. 28**    **General - Y. Multiple Commercial Cannabis Activities**

# **ADVISORY NOTIFICATION DOCUMENT**

## **Planning**

### **Planning. 28 General - Y. Multiple Commercial Cannabis Activities (cont.)**

Multiple Commercial Cannabis Activities may be allowed on the same lot provided the proposed activities are allowed in the zone classification and meet all requirements in this Article and State Law.

### **Planning. 29 General Planning - Demolition of Existing Residential Structure**

Prior to grading permit, the applicant shall demolish the existing residential structure on the project site.

## **Planning-All**

### **Planning-All. 1 Cannabis Retail Operations - 1**

Entrances into the retail location of the Cannabis Retailer shall be separate from the reception area and locked at all times with entry strictly controlled. An electronic or mechanical entry system shall be utilized to limit access and entry to the retail location.

### **Planning-All. 2 Cannabis Retail Operations - 10**

Cannabis Retailers shall not distribute any Cannabis or Cannabis Product unless such products are labeled and in a tamper-evident package in compliance with the California Business and Professions Code and any additional rules promulgated by a licensing authority.

### **Planning-All. 3 Cannabis Retail Operations - 11**

Cannabis Retailers shall not provide free samples of any type, including Cannabis Products, to any person and shall not allow any person to provide free samples on the Cannabis Retailer’s lot.

### **Planning-All. 4 Cannabis Retail Operations - 12**

Deliveries shall be conducted in accordance with California Business and Professions Code Section 26090 or as may be amended and all state regulations pertaining to delivery of Cannabis Products.

### **Planning-All. 5 Cannabis Retail Operations - 13**

Cannabis or Cannabis Products shall not be sold or delivered by any means or method to any person within a motor vehicle.

### **Planning-All. 6 Cannabis Retail Operations - 14**

Cannabis Retailers shall not include a drive-in, drive-through or walk up window where retail sales of Cannabis or Cannabis Products are sold to persons or persons within or about a motor vehicle.

### **Planning-All. 7 Cannabis Retail Operations - 2**

Cannabis Retailers may include the sale of Medical Cannabis, requiring an M-License from the State. Cannabis Retailers selling only Medical Cannabis shall verify consumers who enter the Premises are at least 18 years of age and that they hold a valid Physician’s Recommendation.

## ADVISORY NOTIFICATION DOCUMENT

### Planning-All

**Planning-All. 8 Cannabis Retail Operations - 3 (cont.)**

**Planning-All. 8 Cannabis Retail Operations - 3**

Cannabis Retailers may include the sale of Adult Use Cannabis, requiring an A-license from the State. Cannabis Retailers selling only Adult Use Cannabis shall verify that consumers who enter the Premises are at least 21 years of age.

**Planning-All. 9 Cannabis Retail Operations - 4**

A Cannabis Retailers may include the sale of both Medical and Adult use Cannabis requiring both an A-License and an M-License from the State. All Cannabis Retailers selling both Medical and Adult Use Cannabis shall verify that consumers who enter the premises are at least 18 years of age and that they hold a valid Physician's Recommendation or are at least 21 years of age.

**Planning-All. 10 Cannabis Retail Operations - 5**

Display areas shall include the smallest amount of Cannabis and Cannabis Products reasonably anticipated to meet sales during operating hours.

**Planning-All. 11 Cannabis Retail Operations - 6**

Cannabis and Cannabis Products not in the display area shall be maintained in a locked secure area.

**Planning-All. 12 Cannabis Retail Operations - 7**

Not more than 10% of the Cannabis Retailer floor area, up to a maximum of 50 square feet, shall be used for the sale of incidental goods such as, but not limited to, clothing, posters, or non-cannabis goods.

**Planning-All. 13 Cannabis Retail Operations - 8**

Restroom facilities shall be locked and under the control of the Cannabis Retailer.

**Planning-All. 14 Cannabis Retail Operations - 9**

Cannabis Retailers shall ensure that all Cannabis and Cannabis Products held for sale by the Cannabis Retailer are cultivated, manufactured, transported, distributed, and tested by California licensed and permitted facilities that are in full conformance with State and local laws and regulations.

### Transportation

**Transportation. 1 RCTD - GENERAL**

1. With respect to the conditions of approval for the referenced tentative exhibit, 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



## ADVISORY NOTIFICATION DOCUMENT

### Transportation

#### Transportation. 1 RCTD - GENERAL (cont.)

to be resubmitted for further consideration. The County of Riverside applicable 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.

2. The Project shall submit a preliminary soils and pavement investigation report addressing the construction requirements within the road right-of-way.

3. A signing and striping plan is required for this project. The Project shall be responsible for any additional paving and/or striping removal caused by the striping plan or as approved by the Director of Transportation.

4. Alterations to natural drainage patterns shall require protecting downstream properties by means approved by the Transportation Department.

5. If the Transportation Department allows the use of streets for drainage purposes, the 10-year discharge shall be contained in the top of curb or asphalt concrete dikes, and the 100-year discharge shall be contained in the street right-of-way.

6. The Project shall install street name sign in accordance with County Standard No. 816 and as directed by the Transportation Department.

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

8. All centerline intersections shall be at 90 degrees, plus or minus 5 degrees.

9. The project shall comply with the most current ADA requirements. ADA ramps shall be constructed at all 4 legs of 4-way intersections per draft Standard No. 403, sheets 1 through 7 of Ordinance 461 and as directed by the Director of Transportation.

10. The Project shall obtain approval of street improvement plans from the Transportation Department. Improvement plans shall be based upon a design profile extending a minimum of 300 feet beyond the project limits.

11. 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.

### Waste Resources

#### Waste Resources. 1 Waste - General

Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be

## ADVISORY NOTIFICATION DOCUMENT

### Waste Resources

#### Waste Resources. 1

#### Waste - General (cont.)

disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division.

AB 341 focuses on increased commercial waste recycling as a method to reduce greenhouse gas (GHG) emissions. The regulation requires businesses and organizations that generate four or more cubic yards of waste per week and multifamily units of 5 or more, to recycle. A business shall take at least one of the following actions in order to reuse, recycle, compost, or otherwise divert commercial solid waste from disposal:

- Source separate recyclable and/or compostable material from solid waste and donate or self-haul the material to recycling facilities.
- Subscribe to a recycling service with their waste hauler.
- Provide recycling service to their tenants (if commercial or multi-family complex).
- Demonstrate compliance with the requirements of California Code of Regulations Title 14.

For more information, please visit:

[www.rivcowm.org/opencms/recycling/recycling\\_and\\_compost\\_business.html#mandatory](http://www.rivcowm.org/opencms/recycling/recycling_and_compost_business.html#mandatory)

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

The use of mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries is recommended.

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.

AB 1826 requires businesses and multifamily complexes to arrange for organic waste recycling services. Those subject to AB 1826 shall take at least one of the following actions in order to divert organic waste from disposal:

- Source separate organic material from all other recyclables and donate or self-haul to a permitted organic waste processing facility.
- Enter into a contract or work agreement with gardening or landscaping service provider or refuse hauler to ensure the waste generated from those services meet the requirements of AB 1826.




**APPLICATION FOR LAND USE AND DEVELOPMENT**

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the use permit type and number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

**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, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

(If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the use permit is ready for public hearing.)

|  |   |
|--|---|
| <u>Walid Zafari</u>                      |  |
| <u>PRINTED NAME OF PROPERTY OWNER(S)</u> | <u>SIGNATURE OF PROPERTY OWNER(S)</u>   |
| <u> </u>                                 | <u> </u>  |
| <u>PRINTED NAME OF PROPERTY OWNER(S)</u> | <u>SIGNATURE OF PROPERTY OWNER(S)</u>   |

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 applicant 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 this application, the applicant 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.

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): APN: 115-241-011, -012, & -030

Approximate Gross Acreage: 0.56 AC.

General location (nearby or cross streets): North of Magnolia Ade, South of Etelle St. East of Temescal St, West of Moody St.

**APPLICATION FOR LAND USE AND DEVELOPMENT**

**PROJECT PROPOSAL:**

Describe the proposed project.

The project scope proposes to build a 2,500 sf cannabis retail dispensary on the property with supporting site and landscape improvements. For more information please refer to attached project description.

Identify the applicable Ordinance No. 348 Section and Subsection reference(s) describing the proposed land use(s): \_\_\_\_\_

Number of existing lots: 3

| EXISTING Buildings/Structures: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |             |        |         |                      |                                     |                  |
|--|-------------|--------|---------|----------------------|-------------------------------------|------------------|
| No.*   | Square Feet | Height | Stories | Use/Function         | To be Removed                       | Bldg. Permit No. |
| 1  | 740         | 10 ft  | 1       | Residential Building | <input checked="" type="checkbox"/> |                  |
| 2  |             |        |         |                      | <input type="checkbox"/>            |                  |
| 3  |             |        |         |                      | <input type="checkbox"/>            |                  |
| 4  |             |        |         |                      | <input type="checkbox"/>            |                  |
| 5  |             |        |         |                      | <input type="checkbox"/>            |                  |
| 6  |             |        |         |                      | <input type="checkbox"/>            |                  |
| 7  |             |        |         |                      | <input type="checkbox"/>            |                  |
| 8  |             |        |         |                      | <input type="checkbox"/>            |                  |
| 9  |             |        |         |                      | <input type="checkbox"/>            |                  |
| 10   |             |        |         |                      | <input type="checkbox"/>            |                  |

Place check in the applicable row, if building or structure is proposed to be removed.

| PROPOSED Buildings/Structures: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |             |        |         |                 |
|--|-------------|--------|---------|-----------------|
| No.*   | Square Feet | Height | Stories | Use/Function    |
| 1  | 2,500       |        | 1       | Cannabis Retail |
| 2  |             |        |         |                 |
| 3  |             |        |         |                 |
| 4  |             |        |         |                 |
| 5  |             |        |         |                 |
| 6  |             |        |         |                 |
| 7  |             |        |         |                 |
| 8  |             |        |         |                 |
| 9  |             |        |         |                 |
| 10   |             |        |         |                 |

| PROPOSED Outdoor Uses/Areas: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |             |              |
|--|-------------|--------------|
| No.*   | Square Feet | Use/Function |
| 1  |             |              |
| 2  |             |              |
| 3  |             |              |
| 4  |             |              |
| 5  |             |              |

**APPLICATION FOR LAND USE AND DEVELOPMENT**

|    |  |  |
|----|--|--|
| 6  |  |  |
| 7  |  |  |
| 8  |  |  |
| 9  |  |  |
| 10 |  |  |

\* Match to Buildings/Structures/Outdoor Uses/Areas identified on Exhibit "A".

Check this box if additional buildings/structures exist or are proposed, and attach additional page(s) to identify them.)

Related cases filed in conjunction with this application:

Approved Cannabis RFP (CAN 190055). A Development Agreement will also accompany the processing of this CUP.

Are there previous development applications filed on the subject property: Yes  No

If yes, provide Application No(s). Approved RFP for Retail Cannabis - CAN190055  
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) \_\_\_\_\_ EIR 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 signed copy(ies): \_\_\_\_\_

Is the project located within 1,000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resources Code, and within an urbanized area as defined by Government Code Section 65944? Yes  No

Is this an application for a development permit? Yes  No

If the project located within either the Santa Ana River/San Jacinto Valley watershed, the Santa Margarita River watershed, or the Whitewater River watershed, check the appropriate checkbox below.

*If not known, please refer to [Riverside County's Map My County website](#) to determine if the property is located within any of these watersheds (search for the subject property's Assessor's Parcel Number, then select the "Geographic" Map Layer – then select the "Watershed" sub-layer)*

If any of the checkboxes are checked, click on the adjacent hyperlink to open the applicable Checklist Form. Complete the form and attach a copy as part of this application submittal package.

[Santa Ana River/San Jacinto Valley](#)

[Santa Margarita River](#)

[Whitewater River](#)

**APPLICATION FOR LAND USE AND DEVELOPMENT**

If the applicable Checklist has concluded that the application requires a preliminary project-specific Water Quality Management Plan (WQMP), such a plan shall be prepared and included with the submittal of this application.

**HAZARDOUS WASTE AND SUBSTANCES STATEMENT**

The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to Section 65962.5 of the Government Code. Accordingly, the project applicant is required to submit a signed statement that contains the following information:

Name of Applicant: THE ARTIST TREE IV LLC

Address: 12322 Hesby Street

Phone number: 310.447.4064

Address of site (street name and number if available, and ZIP Code): Northeast corner of Temescal St and Magnolia Ave.

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: APN: 115-241-011, -012, -030

Specify any list pursuant to Section 65962.5 of the Government Code: \_\_\_\_\_

Regulatory Identification number: \_\_\_\_\_

Date of list: \_\_\_\_\_

Applicant:  Date 9/24/19

**HAZARDOUS MATERIALS DISCLOSURE STATEMENT**

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

1. Compliance will be needed with the applicable requirements of Section 25505 and Article 2 (commencing with Section 25531) of Chapter 6.95 of Division 20 of the Health and Safety Code or the requirements for a permit for construction or modification from the air pollution control district or air quality management district exercising jurisdiction in the area governed by the County. Yes  No

2. The proposed project will have more than a threshold quantity of a regulated substance in a process or will contain a source or modified source of hazardous air emissions. Yes  No

I (we) certify that my (our) answers are true and correct.

Owner/Authorized Agent (1)  Date 9/24/19

Owner/Authorized Agent (2) \_\_\_\_\_ Date 9/24/19

## **APPLICATION FOR LAND USE AND DEVELOPMENT**

---

**This completed application form, together with all of the listed requirements provided on the Land Use and Development Application Filing Instructions Handout, are required in order to file an application with the County of Riverside Planning Department.**

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\Land Use and Development Condensed application.docx  
Created: 04/29/2015 Revised: 08/03/2018





# RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.  
Assistant TLMA Director

## APPLICATION FOR DEVELOPMENT AGREEMENT

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

### APPLICATION INFORMATION

Applicant Name: THE ARTIST TREE IV LLC

Contact Person: Mitch Kahan E-Mail: mitch@theartisttree.com

Mailing Address: 12322 Hesby Street

Valley Village Ca 91607  
City State ZIP

Daytime Phone No: ( 310 ) 447-4064

Fax No: (      )                     

Engineer/Representative Name: MSA Consulting, Inc.

Contact Person: Paul DePalatis & Chris Brizuela E-Mail: pdepalatis@msaconsultinginc.com;  
cbrizuela@msaconsultinginc.com

Mailing Address: 34200 Bob Hope Drive

Rancho Mirage Ca 92270  
City State ZIP

Daytime Phone No: ( 760 ) 320-9811

Fax No: (      )                     

Property Owner Name: Walid Zafari

Contact Person: Walid Zafari E-Mail: wzafari@gmail.com

Mailing Address: 1238 W 6th Street

Corona CA 92882  
City State ZIP

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

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

*"Planning Our Future... Preserving Our Past"*

**APPLICATION FOR DEVELOPMENT AGREEMENT**

**DESCRIBE APPLICANT'S INTEREST IN THE PROPERTY:**

Applicant is leasing the property from Walid Zafari for purposes of building an adult use retail cannabis store.

**\*NOTE:** ATTACH DOCUMENTATION VERIFYING THE APPLICANT'S INTEREST AND AUTHORIZATION TO APPLY ON BEHALF OF THE OWNER (See Section 104 of Exhibit "A" of Resolution No. 2012-047).

The Artist Tree IV LLC

PRINTED NAME OF APPLICANT

As Manager of The Artist Tree IV LLC

SIGNATURE OF APPLICANT

**DESCRIBE OWNER'S INTEREST IN THE PROPERTY:**

Walid Zafari is the 100% owner of the property.

Walid Zafari

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the General Plan Amendment type and number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): APN: 115-241-011, -012, & -030

Approximate Gross Acreage: 0.56 AC.

General location (nearby or cross streets): North of Magnolia Ave, South of Estelle St., East of Temescal St, West of Moody St.

**This completed application form, together with all of the listed requirements provided on the Development Agreement Application Filing Instructions Handout, are required in order to file an application with the County of Riverside Planning Department.**

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-1070 DA Condensed Application.docx  
Created: 07/06/2015 Revised: 07/30/2018



# COUNTY OF RIVERSIDE TRANSPORTATION AND LAND MANAGEMENT AGENCY



Juan C. Perez  
Director of Transportation and Land Management Agency

Patricia Romo  
Transportation Director,  
Transportation Department

Charissa Leach, P.E.  
Assistant TLMA Director  
Planning Department

Mike Lara  
Building Official,  
Building & Safety Department

Hector Viray  
Code Enforcement Official,  
Code Enforcement Department

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

### TO BE COMPLETED BY APPLICANT:

This agreement is by and between the County of Riverside, hereafter "County of Riverside",  
and The Artist Tree IV LLC hereafter "Applicant" and Walid Zafari "Property Owner".

#### Description of application/permit use:

Conditional Use Permit (CUP) and Development Agreement (DA) applications for the new construction of a proposed cannabis retail use located at the Northeast corner of Temescal St and Magnolia Ave in the unincorporated community of Home Gardens.

If your application is subject to Deposit-based Fee, the following applies

### Section 1. Deposit-based Fees

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

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

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

- D. This Agreement shall only be executed by an authorized representative of the Applicant and the Property Owner. The person(s) executing this Agreement represents that he/she has the express authority to enter into this agreement on behalf of the Applicant and/or Property Owner.
- E. This Agreement is not assignable without written consent by the County of Riverside. The County of Riverside will not consent to assignment of this Agreement until all outstanding costs have been paid by Applicant.
- F. Deposit statements, requests for deposits or refunds shall be directed to Applicant at the address identified in Section 4.

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

**Section 4. Applicant and Owner Information**

**1. PROPERTY INFORMATION:**

Assessors Parcel Number(s): APN: 115-241-011, -012, & -030

Property Location or Address:

Northeast corner of Temescal St and Magnolia Ave in the unincorporated community of Home Gardens.

**2. PROPERTY OWNER INFORMATION:**

Property Owner Name: Walid Zafari Phone No.: (714) 234-8484

Firm Name: \_\_\_\_\_ Email: wzafari@gmail.com

Address: 1238 W 6th Street  
Corona CA 92882

**3. APPLICANT INFORMATION:**

Applicant Name: The Artist Tree IV LLC (Contact: Mitch Kahan) Phone No.: 310.447.4064

Firm Name: \_\_\_\_\_ Email: mitch@theartisttree.com

Address (if different from property owner)  
12322 Hesby Street  
Valley Village, Ca 91607

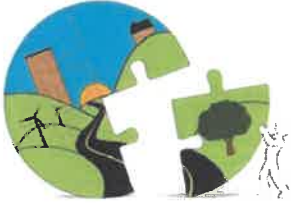
**4. SIGNATURES:**

Signature of Applicant:  Date: 9/24/19  
Print Name and Title: Mitchell Kahan as Manager of The Artist Tree IV LLC

Signature of Property Owner:  Date: 9/24/19  
Print Name and Title: Walid Zafari

Signature of the County of Riverside, by \_\_\_\_\_ Date: \_\_\_\_\_  
Print Name and Title: \_\_\_\_\_

|   |                         |
|---|-------------------------|
| <b>FOR COUNTY OF RIVERSIDE USE ONLY</b> |                         |
| Application or Permit (s)#: _____       |                         |
| Set #: _____                            | Application Date: _____ |



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E,  
Assistant TLMA Director

## INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

The owner(s) of the property, at their own expense, agree to defend, indemnify and hold harmless the County of Riverside and its agents, officers, and employees from and against any lawsuit, claim, action, or proceeding (collectively referred to as "proceeding") brought against the County of Riverside, its agents, officers, attorneys and employees to attack, set aside, void, or annul the County's decision to approve any tentative map (tract or parcel), revised map, map minor change, reversion to acreage, conditional use permit, public use permit, surface mining permit, WECS permit, hazardous waste siting permit, temporary outdoor event permit, plot plan, substantial conformance, revised permit, variance, setback adjustment, general plan amendment, specific plan, specific plan amendment, specific plan substantial conformance, zoning amendments, and any associated environmental documents. This defense and indemnification obligation shall include, but not limited to, damages, fees and/or costs awarded against the County, if any, and cost of suit, attorney's fees and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by applicant, property owner, the County, and/or the parties initiating or bringing such proceeding.

  
Walid zafari (Sep 28, 2019)

Property Owner(s) Signature(s) and Date

Walid Zafari

Printed Name of Owner

*If the property is owned by multiple owners, the paragraph above must be signed by each owner. Attach additional sheets of this page, if necessary.*

*If the property owner is a corporate entity, Limited Liability Company, partnership or trust, the following documentation must also be submitted with this application:*

- *If the property owner is a limited partnership, provide a copy of the LP-1, LP-2 (if an amendment) filed with the California Secretary of State.*
- *If the property owner is a general partnership, provide a copy of the partnership agreement documenting who has authority to bind the general partnership and to sign on its behalf.*
- *If the property owner is a corporation, provide a copy of the Articles of Incorporation and/or a corporate resolution documenting which officers have authority to bind the corporation and to sign on its behalf. The corporation must also be in good standing with the California Secretary of State.*
- *If the property owner is a trust, provide a copy of the trust certificate.*

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

Desert Office • 77-588 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 • Fax (760) 863-7040

"Planning Our Future... Preserving Our Past"

## **INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS**

- *If the property owner is a Limited Liability Corporation, provide a copy of the operating agreement for the LLC documenting who has authority to bind the LLC and to sign on its behalf.*

*If the signing entity is also a corporate entity, Limited Liability Company, partnership or trust, the above documentation must also be submitted with this application. For any out of State legal entities, provide documentation showing registration with the California Secretary of State.*

*In addition to the above, provide a copy of a Preliminary Title Report for the property subject to this application. The Preliminary Title Report must be issued by a title company licensed to conduct business in the State of California and dated less than six months prior to the date of submittal of this application. The Assistant TLMA Director may waive the requirement for a Preliminary Title Report if it can be shown to the satisfaction of the Assistant TLMA Director that the property owner(s) has owned the property consistently for at least the last five years.*

*If the application is for a plot plan for a Wireless Communication Facility, the property owner(s) and the cellular service provider must sign the indemnification paragraph above. If the application is for a plot plan for a wireless communication co-location, only the co-locating service provider needs to sign the indemnification paragraph above.*






# Artist Tree CUP Indemnification Agreement Draft

Final Audit Report

2019-09-29

|                 |  |
|-----------------|--|
| Created:        | 2019-09-24                                   |
| By:             | Lauren Fontein (lfontein@gmail.com)          |
| Status:         | Signed                                       |
| Transaction ID: | CBJCHBCAABAA_qPexyplRf6LOgIk8K3Mj2IO6Xz80ptL |

## "Artist Tree CUP Indemnification Agreement Draft" History

-  Document created by Lauren Fontein (lfontein@gmail.com)  
2019-09-24 - 7:13:41 PM GMT- IP address: 76.80.196.154
-  Document emailed to Walid zafari (wzafari@gmail.com) for signature  
2019-09-24 - 7:13:54 PM GMT
-  Email viewed by Walid zafari (wzafari@gmail.com)  
2019-09-24 - 7:14:07 PM GMT- IP address: 66.249.84.185
-  Document e-signed by Walid zafari (wzafari@gmail.com)  
Signature Date: 2019-09-29 - 1:58:02 AM GMT - Time Source: server- IP address: 104.10.31.107
-  Signed document emailed to Lauren Fontein (lfontein@gmail.com) and Walid zafari (wzafari@gmail.com)  
2019-09-29 - 1:58:02 AM GMT

## NOTICE OF PUBLIC HEARING

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider a proposed project in the vicinity of your property, as described below:

**CONDITIONAL USE PERMIT NO. 190029 and DEVELOPMENT AGREEMENT NO. 1900018 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures) – Applicant: The Artist Tree IVA, LLC – Engineer/Representative: MSA Consulting c/o Chris Brizula – Second Supervisorial District – East Corona Zoning District – Temescal Canyon Area Plan: Community Development: Commercial Retail (CD-CR) – Location: Northerly of Magnolia Avenue, southerly of Etelle Street, easterly of Temescal Street, and westerly of Moody Street – 0.57 Net Acres – Zoning: Existing: General Commercial (C-1/C-P) – **REQUEST:** Development Agreement No. 1900018 (DA1900018) would impose a term of 10 years and will grant the applicant vesting rights to develop the Project in accordance with the terms of DA No. 1900018 and Conditional Use Permit No. 190029 (CUP190029) and will provide community benefits to the Temescal Canyon Area. CUP190029 proposes to construct a 2,500 sq. ft. building as a storefront for a retail cannabis business with supporting site and landscaping improvements. The Project site includes three contiguous parcels.

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.  
DATE OF HEARING: **JUNE 3, 2020**  
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER  
BOARD CHAMBERS, 1ST FLOOR  
4080 LEMON STREET, RIVERSIDE, CA 92501

Pursuant to Executive Order N-25-20, this meeting will be conducted by teleconference and at the Place of Hearing, as listed above. Public access to the meeting location will be allowed, but limited to comply with the Executive Order. Information on how to participate in the hearing will be available on the Planning Department website at: <https://planning.rctlma.org/>.

For further information regarding this project please contact the Project Planner Rob Gonzalez at (951) 955-9549 or email at [rgonzalez@rivco.org](mailto:rgonzalez@rivco.org), or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

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

The case file for the proposed project is available for review via email by contacting the project planner. Please contact the project planner regarding additional viewing methods.

Any person wishing to comment on the proposed project may submit their comments in writing by mail or email, or by phone between the date of this notice and the public hearing; or, may appear and be heard at the time and place noted above. Please note that access to the meeting is limited. All comments received prior to the public hearing will be submitted to the Planning Commission for consideration, in addition to any oral testimony, before making a decision on the proposed project. All correspondence received before and during the meeting will be distributed to the Planning Commission, and all correspondence received will be retained for the official record.

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 Commission at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:  
RIVERSIDE COUNTY PLANNING DEPARTMENT  
Attn: Rob Gonzalez  
P.O. Box 1409, Riverside, CA 92502-1409



**PROPERTY OWNERS CERTIFICATION FORM**

I, VINNIE NGUYEN certify that on May 06, 2020,

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

APN (s) or case numbers CUP190029 for

Company or Individual's Name RCIT - GIS,

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.

TITLE: GIS Analyst

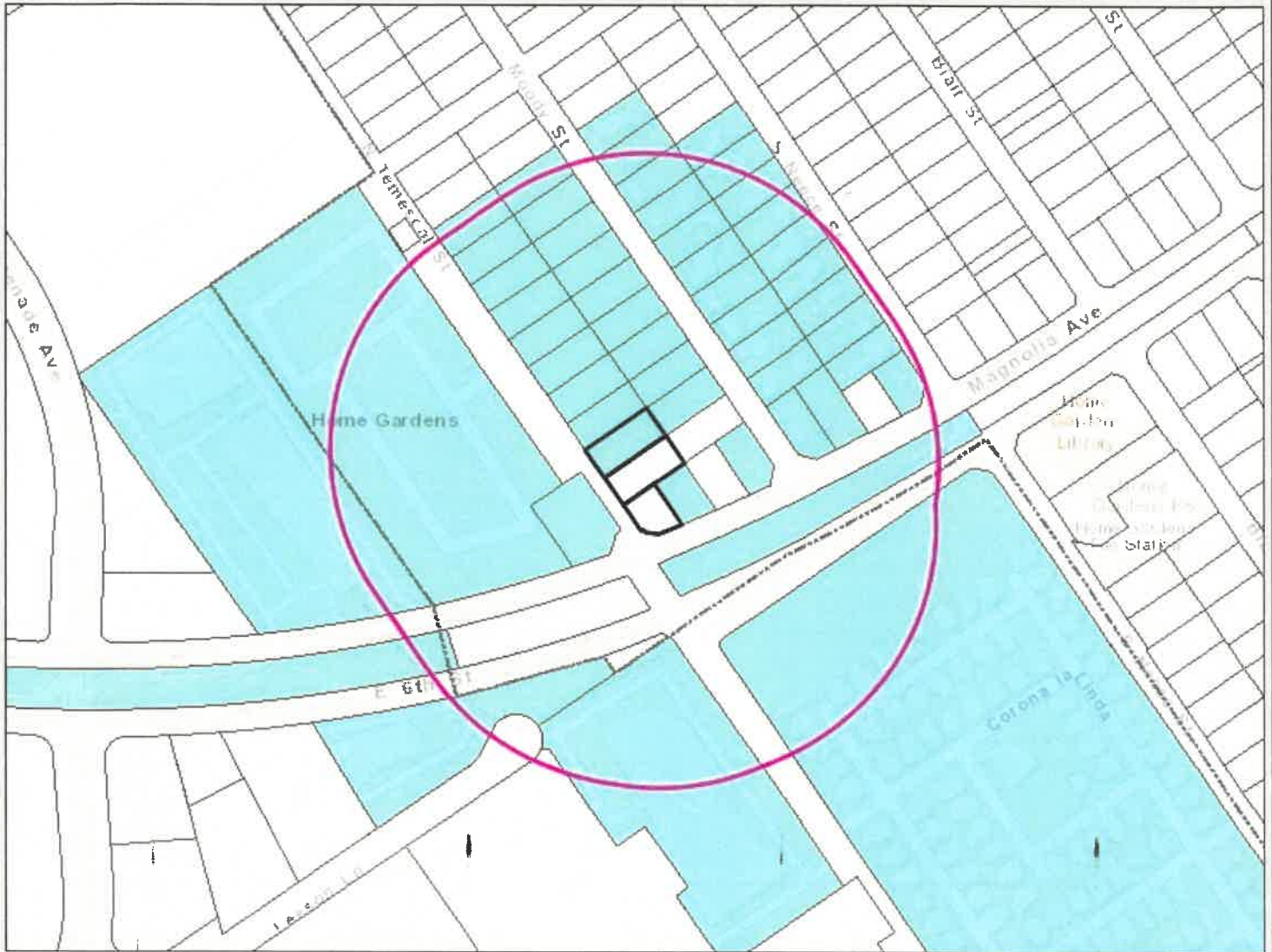
ADDRESS: 4080 Lemon Street 9<sup>TH</sup> Floor

Riverside, Ca. 92502

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

# Riverside County GIS Mailing Labels

CUP190029 ( 600 feet buffer )



### Legend

-  County Boundary
-  Cities
-  Parcels
-  World Street Map

### Notes



0 376

752 Feet

**\*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... 5/6/2020 1:50:42 PM

© Riverside County RCIT

107040006  
KORNHAUSER REAL ESTATE  
3707 W GARDEN GROVE BLV  
ORANGE CA 92868

107050001  
SOUTHERN PACIFIC TRANSPORTATION CO  
1700 FARNAM ST 10TH FL S  
OMAHA NE 68102

107050034  
CORONA LA LINDA ASSOC  
320 N PARK VISTA ST  
ANAHEIM CA 92806

107320014  
MISSION RUBBER CO INC  
P O BOX 1839  
CORONA CA 92878

115210007  
FITZGERALD FAMILY TRUST  
4675 MARMIAN WAY  
RIVERSIDE CA 92506

115210009  
SHEPARD FUNDING  
33761 SHANNON LN  
SAN JUAN CAPO CA 92675

115210020  
COUNTY OF RIVERSIDE  
P O BOX 1180  
RIVERSIDE CA 92502

115210033  
DEG PROP  
280 BARRANCA PKY  
IRVINE CA 92606

115241003  
HECTOR ESQUIVEL  
3961 TEMESCAL ST  
CORONA CA 92879

115241004  
NICOLAS ROMO  
3951 TEMESCAL ST  
CORONA CA 92879

115241005  
PABLO SOTO CATALAN  
3929 TEMESCAL ST  
CORONA CA 92879

115241006  
FLORES ANGEL L & ALEIDA A REVOC TRUST  
3915 TEMESCAL ST  
CORONA CA 92879

115241007  
JOE VARGAS  
19425 QUEBEC AVE  
CORONA CA 92881

115241008  
PHILIP MATHEW MIRAMONTES  
3889 TEMESCAL ST  
CORONA CA 92879

115241009  
SOCORRO IMELDA VAZQUEZ  
3871 TEMESCAL ST  
CORONA CA 92879

115241010  
SOCORRO IMELDA VAZQUEZ  
3871 S TEMESCAL ST  
CORONA CA 92879

115241011  
WALID ZAFARI  
16885 VALLEY SPRING DR  
RIVERSIDE CA 92503

115241014  
RAYMOND U. CASAREZ  
PO BOX 2404  
CORONA CA 92879

115241018  
ENRIQUEZ RALPH C SR ESTATE OF  
12018 CENTRAL AVE  
CHINO CA 91710

115241019  
BRYAN J. GRANADOS  
3868 MOODY ST  
CORONA CA 92879

115241020  
CHARLES PARRA  
3888 MOODY ST  
CORONA CA 92879

115241021  
ALEJANDRO R. ALMADA  
P O BOX 254  
NORCO CA 92860

115241022  
HOME EXPO FINANCIAL INC  
23580 ALESSANDRO BLVD  
MORENO VALLEY CA 92552

115241023  
MIGUEL ANGEL AYALA OCAMPO  
3926 MOODY ST  
CORONA CA 92879

115241024  
CARLOS R. GANDARILLA  
3940 MOODY ST  
CORONA CA 92879

115241025  
CAROL CADENA  
3950 MOODY ST  
CORONA CA 92879

115241026  
BARRON MARIA FAMILY TRUST DTD 3/24/2018  
3964 MOODY ST  
CORONA CA 92879

115241029  
RAYMOND U. CASAREZ  
P O BOX 2404  
CORONA CA 92879

115242003  
VENUSTIANO CASTELAN  
3961 MOODY ST  
CORONA CA 92879

115242004  
PIROUZ LAVASONY  
46 ALMOND TREE LANE  
IRVINE CA 92613

115242005  
JOEL F. AVITIA  
3941 MOODY ST  
CORONA CA 92879

115242006  
PHIL BERMAN  
19 CARNELIAN  
IRVINE CA 92614

115242007  
SALVADOR DENIZ  
2325 LIME ST  
LONG BEACH CA 90806

115242008  
ROBERTO GARCIA  
3893 MOODY ST  
CORONA CA 92897

115242009  
GEORGINA ALDAMA  
3885 MOODY ST  
CORONA CA 92879

115242010  
EFREN MEDINA VILLA  
3871 MOODY ST  
CORONA CA 92879

115242011  
LUCILLE ARELLANO  
3865 MOODY ST  
CORONA CA 92879

115242012  
MARK A. SAYEGH  
4165 ROBBY CIR  
CORONA CA 92881

115242017  
LUIS GOMEZ  
18921 J & J LN  
YORBA LINDA CA 92886

115242018  
MARIO G. MARTINEZ  
10248 SELKIRK  
RIVERSIDE CA 92505

115242019  
RAMON MORA  
3864 NEECE ST  
CORONA CA 92879

115242020  
JOSE S. HUANTE  
3872 NEECE ST  
CORONA CA 92879

115242021  
FILIBERTO DUARTE  
3888 NEECE ST  
CORONA CA 92879

115242022  
KERRI ROSS MAHONEY  
3898 NEECE ST  
CORONA CA 92879

115242023  
MANUEL F. MORENO  
3910 NEECE ST  
CORONA CA 92879

115242024  
ANTONIO GALVAN  
3926 NEECE ST  
CORONA CA 92879

115242025  
MOONEY INV  
718 MOONEY DR  
MONTEREY PARK CA 91755

115242030  
HIM  
12321 MAGNOLIA AVE NO D  
RIVERSIDE CA 92507

115242031  
HIM  
12321 MAGNOLIA AVE NO D  
RIVERSIDE CA 92503

115242032  
NIELS T. SORENSEN  
4545 ALLSTATE DR  
RIVERSIDE CA 92501

Western Municipal Water District  
14205 Meridian Parkway  
Riverside, CA 92518

Southern California Edison  
P.O. Box 800  
Rosemead, CA 91770

Southern California Gas Co.  
P.O. Box 1626  
Monterey Park Ca 91754-8626

City of Corona  
400 S. Vicentia Ave.  
Corona, CA 92882

2nd District Supervisor Office  
4080 Lemon Street  
5th Floor  
Riverside, CA 92501

Corona-Norco Unified School District  
Attn: Business Services  
2820 Clark Ave  
Norco, CA 92860

Applicant (CUP190029):  
The Artist Tree IV, LLC.  
C/O Mitch Kahan  
12322 Hesby Street  
Valley Village, CA 91607

Engineer (CUP190029)  
MSA Consulting, Inc.  
C/O Christopher Brizuela  
34200 Bob Hope Drive  
Rancho Mirage, CA 92270

Owner of Property (CUP190029)  
Walid Zafari  
1238 6th Street  
Corona, CA 92882

Kirkland West  
Habitat Defense Council  
PO Box 7821  
Laguna Niguel, Ca, 92607-7821

Richard Drury  
Komalpreet Toor  
Lozeau Drury, LLP  
1939 Harrison Street, Suite 150  
Oakland, CA 94612





# RIVERSIDE COUNTY PLANNING DEPARTMENT

**Charissa Leach, P.E.**  
Assistant TLMA 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, 12th Floor  
P. O. Box 1409  
Riverside, CA 92502-1409

38686 El Cerrito Road  
Palm Desert, CA 92201

Project Title/Case No.: CUP190029

Project Location: North Of Magnolia Avenue, West Temescal Street, And East Of Moody Street. (APN: 115-241-011, 115-241-012, 115-241-030).

Project Description: Conditional Use Permit No. 190029 (CUP190029). proposes a 2,500 square foot building as a storefront for a retail cannabis business with off-street parking and landscaping improvements. The project is proposed on three contiguous parcels located on the northeast corner of Temescal Street and Magnolia Street.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Applicant & Address: The Artist Tree.

Exempt Status: (Check one)

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

Reasons why project is exempt: The proposed project is covered by Article 19 – Categorical Exemptions, Section 15303 (C) (New Construction or Conversion of Small Structures). This section specifically exempts construction and location of new, small facilities or structures. Examples of this exemption include but are not limited to, a store or similar structure not involving the use of significant amounts of hazardous substances, and not exceeding 2,500 square feet in floor areas.

Rob Gonzalez (951) 955-9549  
County Contact Person Phone Number

\_\_\_\_\_  
Signature Title Date

Project Planner April 28, 2020

Date Received for Filing and Posting at OPR: \_\_\_\_\_  
Revised: 04/28/2020: Y:\Planning Case Files-Riverside office\PP26197\DH-PC-BOS Hearings\DH-PC\PP26197 NOE.docx

Please charge deposit fee case#: ZEA No.42996 ZCFW No. 6364- County Clerk Posting Fee  
**FOR COUNTY CLERK'S USE ONLY**



**COUNTY OF RIVERSIDE  
PLANNING DEPARTMENT  
STAFF REPORT**

**Agenda Item No.**

**4 . 8**

**Planning Commission Hearing: June 3, 2020**

**PROPOSED PROJECT**

**Case Number(s):** DA1900010 and CUP190017

**Applicant(s):** Lakewise Solutions, LLC

**CEQA Exempt** Section No. 15303 (C)

**Area Plan:** Elsinore

**Representative(s):** KWC Engineers

**Zoning Area/District:** Lakeland Village District

Jo Howard

**Supervisory District:** First District

**Project Planner:** Mina Morgan

**Project APN(s):** 381-251-025

  
Charissa Leach, P.E.  
Assistant TLMA Director

**PROJECT DESCRIPTION AND LOCATION**

**Conditional Use Permit No 190017 (CUP190017)** is a proposal for a new 1,800 square-foot cannabis retail business on 0.29 acre lot with parking and landscaping. Currently, the subject site contains an existing retail building that will be demolished and replaced by the proposed 1,800 square-foot building.

**Development Agreement No. 1900010 (DA1900010)** sets forth the terms and conditions under which the Commercial Cannabis Activity of CUP190017 will operate in addition to the requirements established under Ordinance No. 348, and all other local ordinances and regulations, state law and such other terms and conditions. DA1900010 has a term of 10 years and grants the applicant vesting rights to develop the Project and provide community benefits to the Elsinore Area.

The project site is located north of Kniffen Avenue, south of Grand Avenue, east of Deeble Entrance, and west of Maiden Lane.

The above is hereinafter referred to as "the Project or Project".

**PROJECT RECOMMENDATION**

**STAFF RECOMMENDATIONS:**

**CONTINUE OFF-CALENDAR**

## NOTICE OF PUBLIC HEARING

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider a proposed project in the vicinity of your property, as described below:

**CONDITIONAL USE PERMIT NO. 190017 and DEVELOPMENT AGREEMENT NO. 1900010 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15303(C) (New Construction or Conversion of Small Structures) – CEQ190089 – Applicant: Healthy Desert Enterprise, LLC – First Supervisorial District – Lakeland Village District – Elsinore Area Plan: Commercial Retail (CR) – Location: Northerly of Kniffen Avenue, easterly of Deeble Entrance, southerly of Grands Avenue, and westerly of Maiden Lane – 0.29 Acres – Zoning: General Commercial (C-1/C-P) – **REQUEST:** Development Agreement No. 1900010 (DA1900010) is a proposal whereby the applicant enters into a development agreement with the County of Riverside, has a term of 10 years, will grant the applicant vesting rights to develop the Project in accordance with the terms of DA1900010 and Conditional Use Permit No. 190017 (CUP190017) and will provide community benefits to the Elsinore Area. CUP190017 is a proposal for a new 1,800 sq. ft. cannabis retail business on 0.29 acre lot with parking and landscaping.

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.  
DATE OF HEARING: **JUNE 3, 2020**  
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER  
BOARD CHAMBERS, 1ST FLOOR  
4080 LEMON STREET, RIVERSIDE, CA 92501

Pursuant to Executive Order N-25-20, this meeting will be conducted by teleconference and at the Place of Hearing, as listed above. Public access to the meeting location will be allowed, but limited to comply with the Executive Order. Information on how to participate in the hearing will be available on the Planning Department website at: <https://planning.rctlma.org/>.

For further information regarding this project please contact the Project Planner Mina Morgan at (951) 955-6035 or email at [mimorgan@rivco.org](mailto:mimorgan@rivco.org), or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

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

The case file for the proposed project is available for review via email by contacting the project planner. Please contact the project planner regarding additional viewing methods.

Any person wishing to comment on the proposed project may submit their comments in writing by mail or email, or by phone between the date of this notice and the public hearing; or, may appear and be heard at the time and place noted above. Please note that access to the meeting is limited. All comments received prior to the public hearing will be submitted to the Planning Commission for consideration, in addition to any oral testimony, before making a decision on the proposed project. All correspondence received before and during the meeting will be distributed to the Planning Commission, and all correspondence received will be retained for the official record.

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 Commission at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:  
RIVERSIDE COUNTY PLANNING DEPARTMENT  
Attn: Mina Morgan  
P.O. Box 1409, Riverside, CA 92502-1409