



RIVERSIDE COUNTY PLANNING DEPARTMENT

9:00 A.M.

SEPTEMBER 2, 2020

**Planning
Commissioners
2020**

1st District
Carl Bruce
Shaffer
Vice-Chairman

2nd District
David Leonard

3rd District
Gary Thornhill

4th District
Bill Sanchez

5th District
Eric Kroencke
Chairman

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

Legal Counsel
Michelle Clack
Chief Deputy
County Counsel

AGENDA
REGULAR MEETING
RIVERSIDE COUNTY PLANNING COMMISSION

COUNTY ADMINISTRATIVE CENTER
First Floor Board Chambers
4080 Lemon Street, Riverside, CA 92501
<https://planning.rctlma.org/>

NOTICE

Pursuant to Government Code Section 54953(b) and Executive Order N-25-20, this meeting will be conducted by teleconference only. PUBLIC ACCESS TO THE MEETING LOCATION WILL NOT BE AVAILABLE FOR THIS MEETING. PUBLIC COMMENTS WILL BE ACCEPTED REMOTELY.

Any person wishing to speak must complete a "Speaker Identification Form" at least 24 hours in advance. To submit your request to speak remotely please visit: planning.rctlma.org/Speak and complete the electronic form. You will receive an email confirming your request that will provide further instructions. Additional information is available on the Planning Department website.

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. Requests should be made at least 72 hours prior to the scheduled meeting.

CALL TO ORDER:

SALUTE TO THE FLAG – ROLL CALL

- 1.0 CONSENT CALENDAR: 9:00 a.m. or as soon as possible thereafter (Presentation available upon Commissioners' request)**
 - 1.1 FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 36467** – Applicant: San Pedro Farms – Rancon, LLC – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 Du/Ac) – High Density Residential (HDR) (8-14 Du/Ac) – Commercial, Schools, Parks, and Open Space as reflected in the Specific Plan No. 293 Land Use Plan – Location: Easterly of Leon Road, northerly of Holland Road, and westerly of Eucalyptus Road – Zoning: Specific Plan (SP) – Approved Project Description: A Schedule "A" subdivision of 158.87 acres into 422 lots, 382 residential lots, one (1) school site, one (1) commercial lot, one (1) RV/boat storage lot, one (1) HOA recreation area, three (3) park lots, one (1) open space (21.02 acres), 12 basin/swale lots and 20 private open space lots – **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 36467, extending the expiration date to November 15, 2022. Project Planner: Rob Gonzalez at (951) 955-9549 or email at rgonzalez@rivco.org.
 - 1.2 FIRST EXTENSION OF TIME REQUEST FOR TENTATIVE TRACT MAP NO. 36517** – Applicant: Beresford Properties, LLC – Engineer/Representative: Kenneth Kai Chang – First Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Rural: Rural Mountainous (R-RM) (10 Acre Min.) – Location: Northerly of De Luz Road, southerly of Rancho California Road, easterly of Via Bolero Road, and westerly of Calle Corveta – 63.19 acres – Zoning: Residential Agricultural – 5 Acres Minimum (R-A-5) – Approved Project Description: A Schedule "D" subdivision of 70.5 acres into 14 residential lots with a minimum lot size of 5 acres – **REQUEST:** First Extension of Time for Tentative Tract Map No. 36517, extending the expiration date to July 25, 2023. Project Planner: Rob Gonzalez at (951) 955-9549 or email at rgonzalez@rivco.org.
 - 1.3 ADOPTION OF THE REVISED 2020 PLANNING COMMISSION CALENDAR** – Changing the meeting location and start time for the September 23, 2020 from the desert area to be heard at 9:30 a.m. to Riverside at 9:00 a.m. to be heard on the First Floor Board Chambers in the County Administration Center.

- 1.4 PLOT PLAN WIRLESS NO. 180003 and VARIANCE NO. 190007 – RECIEVE AND FILE** – Intent to adopt a Negative Declaration (CEQ180029) – Applicant: Smartlink c/o Alisha Strasheim on behalf of AT&T – Engineer/Representative: Smartlink c/o Alisha Strasheim – First Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan: Community Development: Medium High Density Residential (CD: MHDR) – Location: North of Camino Terraza, west of Jameson Rd., and south of Clay Canyon Dr. – 44.23 gross acres – Zoning: Specific Plan No. 176 “Wildrose” (SP176) – **REQUEST:** Plot Plan No. 180003 is a proposal to construct a 100 foot mono-eucalyptus, including twelve (12) antennas, thirty-six (36) RRUs, one (1) two foot microwave antenna, six (6) surge protectors approximately 50 feet southwest from an 18 x 20 foot lease area with an equipment shelter on a 44.23 overall parcel. The total project lease area is 870 sqft. The equipment shelter lease area includes one (1) GPS antenna attached to the shelter, one (1) utility H-frame with security lighting, and one (1) 30kw diesel generator; surrounded by a six foot high chain link fence with slats and landscaping. Variance No. 190007 is a proposal for a modification to the height requirement established through Section 19.410.C of Ordinance No. 348 which states disguised wireless communication facilities in residential zone classifications shall not exceed fifty (50) feet. The variance application requests to exceed the fifty (50’) foot height requirement to allow for the proposed one hundred (100’) foot disguised communications tower. APN: 282-210-049 and 050. Project Planner: Tim Wheeler at 951-955-6060 or email twheeler@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.
NONE
- 4.0 PUBLIC HEARING – NEW ITEMS:** 9:00 a.m. or as soon as possible thereafter
- 4.1 TENTATIVE TRACT MAP NO. 36288 MINOR CHANGE NO. 1 – No New Environmental Document Required** – EA41176 – Applicant/Owner: Meadow Vista Holdings, LLC – Engineer Representative: Pangaea Land Consultants, Inc. – Third Supervisorial District – Highway 79 Policy Area – Harvest Valley/Winchester Area Plan – Land Use Designation: Public Facilities (PF) – Location: Northerly of Domenigoni Parkway, easterly of La Ventana Road, westerly of Leon Road, southerly of Winchester Hills Drive – Zoning: Winchester Hills Specific Plan (SP293, Area 19) – **REQUEST:** A modification to approved Tentative Tract Map No. 36288 to modify internal streets within the subdivision from private to public streets. As a result of this modification the right of way width will increase from 50 feet to 56 feet to meet the current County of Riverside Ordinance No. 461 Standard No. 105 for Local Streets. The result of changing from private to public streets will require the adjustment of right-of-ways, centerlines, lot lines, and selected pad elevations. The number of lots will remain as originally approved, 72 residential lots and two (2) lots for water quality basins, and the minimum lot size will continue to be met. The map remains as a Schedule “A” subdivision and is comprised of 10 gross acres. Project Planner: Deborah Bradford at (951) 955-6646 or email at dbradfor@rivco.org.
- 4.2 CONDITIONAL USE PERMIT NO. 200008 – No New Environmental Document Required** – CEQ200030 – Applicant: Tom Gregg (Platinum Collision Center) – Third Supervisorial District – Rancho California Area – Southwest Area Plan: Community Development: Commercial Retail (CD-CR) – Location: Northerly of Benton Road, southerly of Thompson Road, easterly of Winchester Road, and westerly of Leon Road – 14.06 gross acres – Zoning: Specific Plan No. 106 (Dutch Village) – **REQUEST:** The proposal is a request to allow for the operation of a 22,365 sq. ft. collision center facility on Parcels 11 and 15 of the French Valley Common Shopping Center (PPT180016 & PM37399). The 22,365 sq. ft. facility includes approximately 2,780 sq. ft. of office space and approximately 19,585 sq. ft. of shop area. Office uses will include customer reception and waiting area, claims processing, and managerial and accounting functions. Operations within the shop area include disassembly, body repair, parts storage, light mechanical repair and painting of vehicles. Parcel 15 will be utilized for drop off of customer’s vehicles and all associated parking. This area will be conducted in a screened parking area and secured by an 8-foot tall metal fence with mesh material for screening, and accessible with rolling gates. In addition a separate four-bay enclosure is proposed at the southeastern corner of Parcel 15 and will be for washing and detailing repaired vehicles. This enclosure will be approximately 10 feet in height and will be constructed of fully grouted CMU wall and painted to match the building. Access to the site will be obtained via Benton Road from a private driveway at the westerly side of the French Valley Commons project. Project Planner: Deborah Bradford at (951) 955-6646 or email at dbradfor@rivco.org.
- 4.3 PLOT PLAN NO. 190008 – Intent to Certify an Environmental Impact Report** – CEQ190017 – Applicant: Barker Logistics, LLC – Engineer/Representative: SDH Associates – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan: Community Development: Business Park (CD-BP) – Location: Northerly of Placentia Street, easterly of Patterson Avenue, westerly of Harvill Avenue, and southerly of Walnut Street – 29.71 Acres – Zoning: Manufacturing – Service Commercial (M-SC) – Industrial Park (I-P) – **REQUEST:** The Plot Plan is a proposal for the

construction and operation of a total of 683,000 sq. ft. warehouse/distribution/manufacturing development on 30.19-acres. Project Planner: Russell Brady at (951) 955-3025 or email at rbrady@rivco.org.

- 4.4 **CHANGE OF ZONE NO. 2000006 and PLOT PLAN NO. 200002 – Intent to Adopt a Mitigated Negative Declaration** – CEQ200006 – Applicant: Placentia Logistics, LLC – Engineer/Representative: SDH Engineering – First Supervisorial District – North Perris Area – Mead Valley Area Plan: Community Development: Business Park (CD-BP) – Location: Northerly of Placentia Avenue, westerly of Harvill Avenue, southerly of Rider Street, and easterly of Patterson Avenue – 11.8 gross acres – Existing Zoning: Light-Agriculture One Acre Min. (A-1-1) – Rural Residential – One Acre Min (R-R-1) – Manufacturing Service Commercial (M-SC) – Proposed Zoning: Manufacturing Service Commercial (M-SC) – **REQUEST: Change of Zone No. 2000006** is a proposal to change the zoning to four (4) existing parcels located within the project site, comprising 3.9 acres, from Rural Residential, One Acre Minimum (R-R-1) and Light Agriculture, One Acre Minimum (A-1-1) to Manufacturing-Service Commercial (M-SC). **Plot Plan No. 200002** is a proposal to construct a 255,685 sq. ft., concrete tilt up building with a maximum height of 48'3" for a tilt-up warehousing facility on 11.28 acres. Approximately 10,000 sq. ft. of office space is proposed at ground level and on a mezzanine in the southerly corner of the building. Project Planner: Rob Gonzalez at (951) 955-9549 or email at rgonzalez@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: September 2, 2020

PROPOSED PROJECT

Case Number(s):	TR36467E01	Applicant(s):	San Pedro Farms
Area Plan:	Harvest Valley/Winchester		Rancon, LLC. C/O Dan Long
Zoning Area/District:	Winchester Area		
Supervisory District:	Third District		
Project Planner:	Rob Gonzalez		
APN:	466-350-018		

Charissa Leach, P.E.
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 a Schedule "A" subdivision of 158.87 acres into 422 lots: 382 residential lots, 1 school site, 1 commercial lot, 1 RV/boat storage lot, 1 HOA recreation area, 3 park lots, 1 natural open space (21.02 acres), 12 basin/swale lots and 20 private open space lots.

PROJECT RECOMMENDATION

APPROVAL of the **FIRST EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 36467**, extending the expiration date to November 15, 2022, 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

Tract Map No. 36467 was originally approved by the Planning Commission on July 20, 2016. It proceeded and was adopted by the Board of Supervisors, along with Specific Plan No. 293S7, and Change of Zone No. 7825 on November 15, 2016.

The First Extension of Time application was received on November 6, 2019, ahead of the November 15, 2019 expiration date. The applicant and the County discussed conditions of approval and reached consensus on July 15, 2020.

The County Planning Department, as part of the review of this Extension of Time request, recommends the addition of ten (10) 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 indicating the acceptance of the ten (10) 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.

The 1st extension would grant 3 years and the remaining number of years available to extend this tentative map after this approval would be 3 years. If a future 2nd EOT is submitted, the map could be extended to November 15, 2025.

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 November 15, 2022. 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:

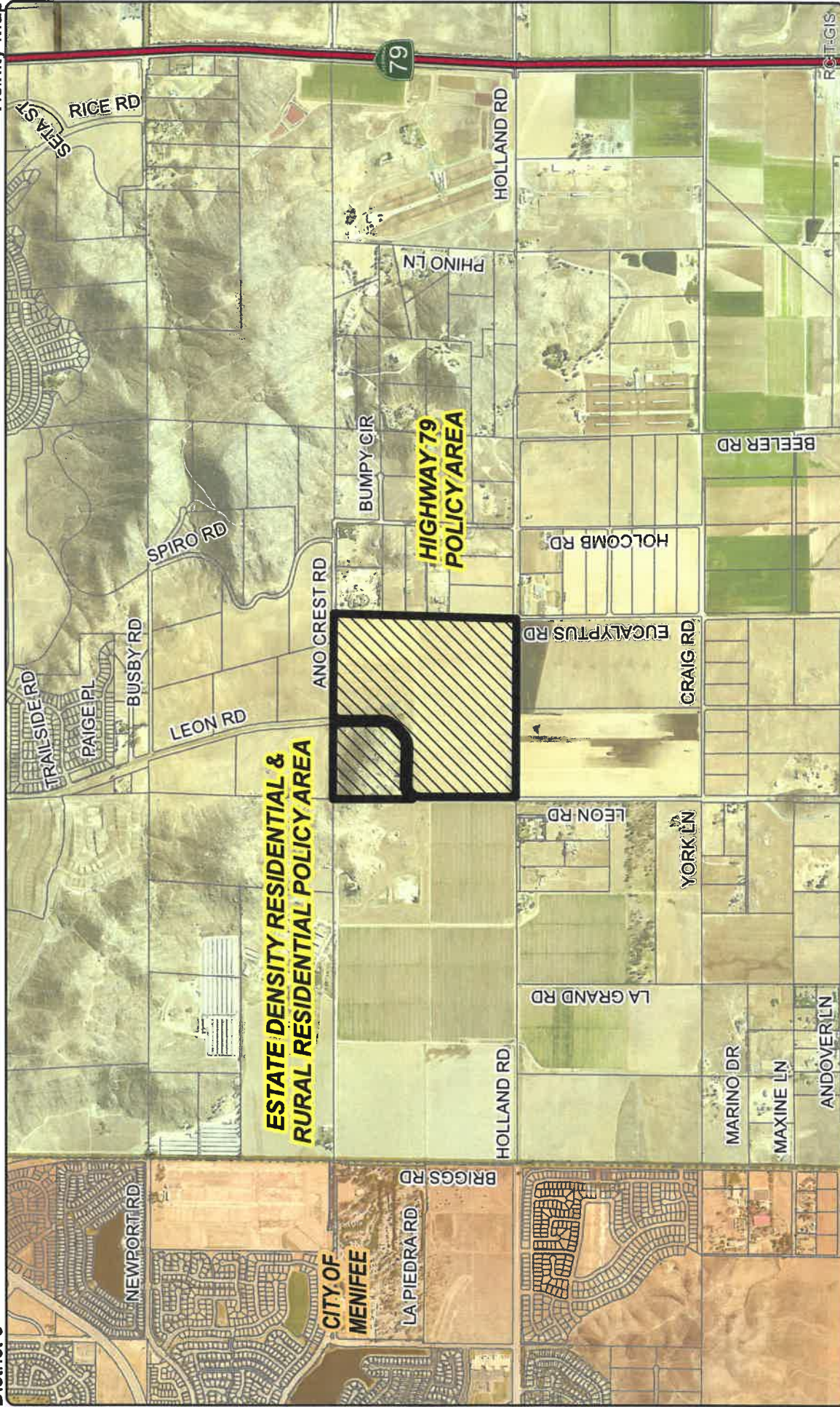
Extension of Time Findings

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.

RIVERSIDE COUNTY PLANNING DEPARTMENT
TR36467E01
VICINITY/POLICY AREAS

Supervisor: Washington
 District 3

Date Drawn: 07/29/2020
 Vicinity Map



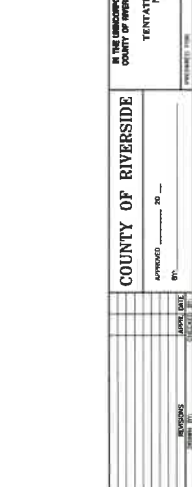
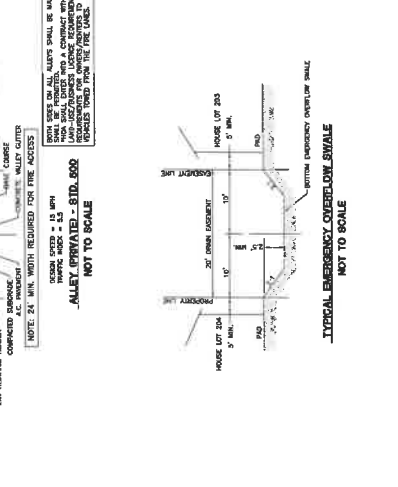
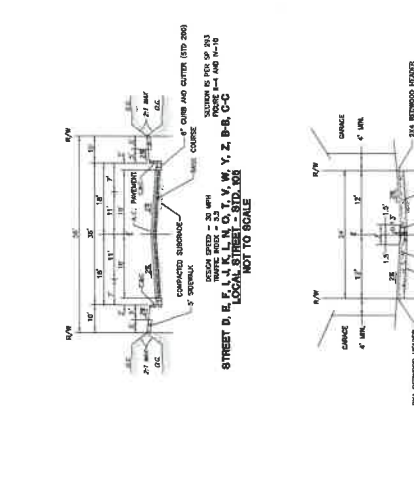
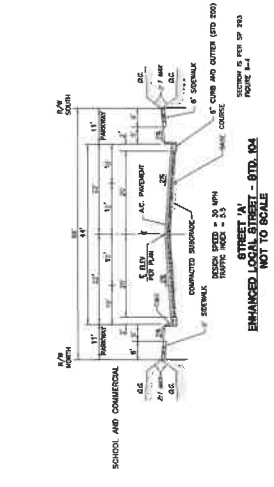
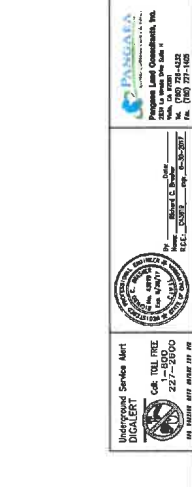
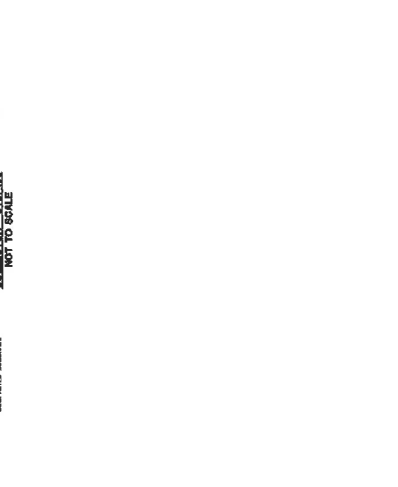
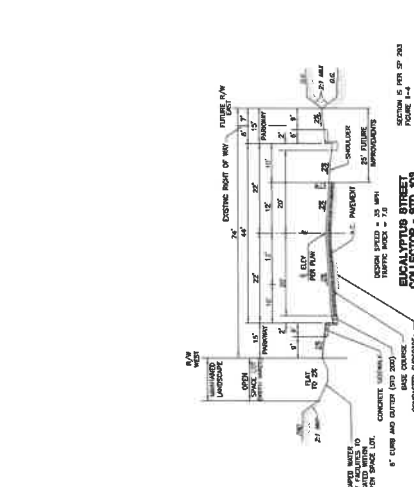
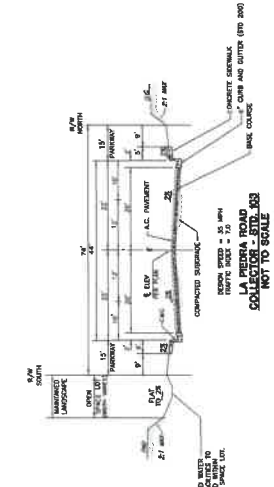
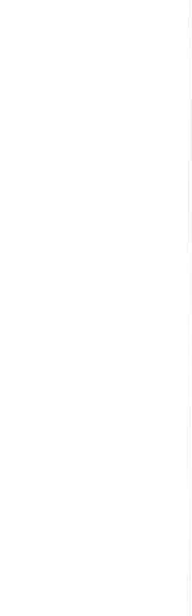
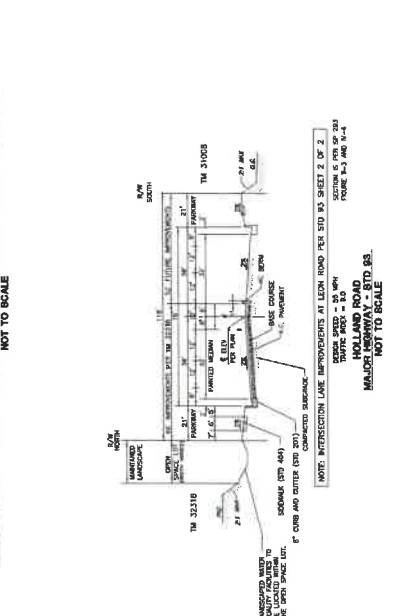
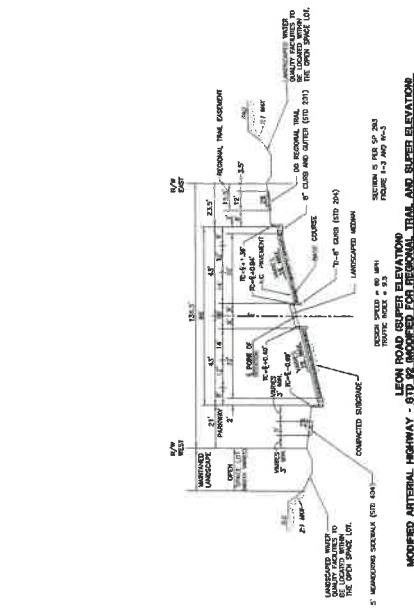
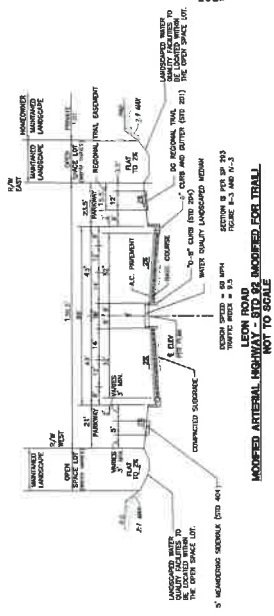
Zoning Area: Winchester

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2004, the County of Riverside adopted a new General Plan for the County. The County has since updated the General Plan and the County has since adopted a new General Plan. The County has since updated the General Plan and the County has since adopted a new General Plan. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-5204, Western County or in Palm Desert at (760)864-8777 (Eastern County) or Website: <http://www.riverside.ca.gov>

COUNTY OF RIVERSIDE TENTATIVE TRACT MAP NO. 36467



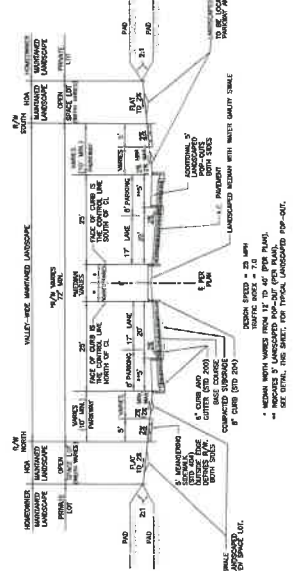
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		COUNTY OF RIVERSIDE TENTATIVE TRACT MAP No. 36467 SHEET 2 OF 6	
UNDERGROUND SERVICE METER CAR-TILL FREE 227-5500 227-5500		PANSALSA 227-5500 227-5500 227-5500	
IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA			
APPROVED: _____ DATE: _____			

COUNTY OF RIVERSIDE TENTATIVE TRACT MAP NO. 36467

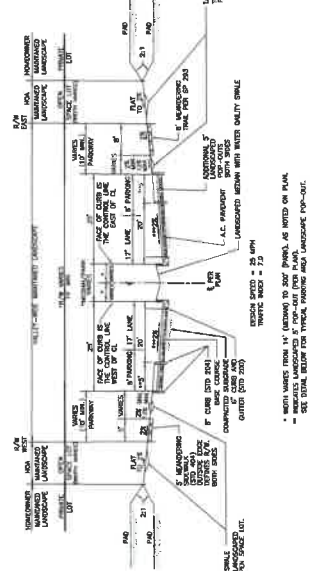
PROCESSED BY: PAVAN LAM CONSULTANTS INC. PROJECT NO.: 17-12-432

DATE: 07/27/2011
PROJECT: TRACT MAP NO. 36467



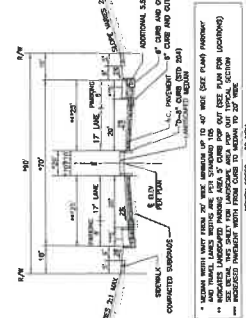
NOTE: STREET 'B' MEASURING SIDEWALK & DELINEATION OF LANDSCAPE MAINTENANCE
SIDEWALK SHALL BE 10' WIDE WITH 1" SLOPE TO DRAINAGE. LANDSCAPE MAINTENANCE SHALL BE 10' WIDE WITH 1" SLOPE TO DRAINAGE. LANDSCAPE MAINTENANCE SHALL BE 10' WIDE WITH 1" SLOPE TO DRAINAGE. LANDSCAPE MAINTENANCE SHALL BE 10' WIDE WITH 1" SLOPE TO DRAINAGE.

STREET 'B' COLLECTOR - STD. 83.5' WOODDED STREET SLOPE, PARKING POP-OUT, A. ADDED, MEDIAN
NOT TO SCALE

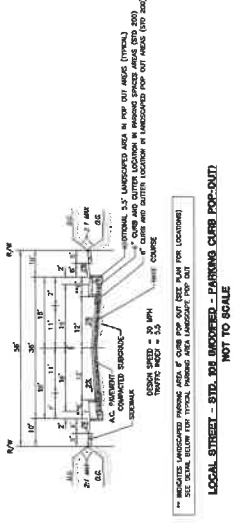


NOTE: STREET 'C' MEASURING SIDEWALK & DELINEATION OF LANDSCAPE MAINTENANCE
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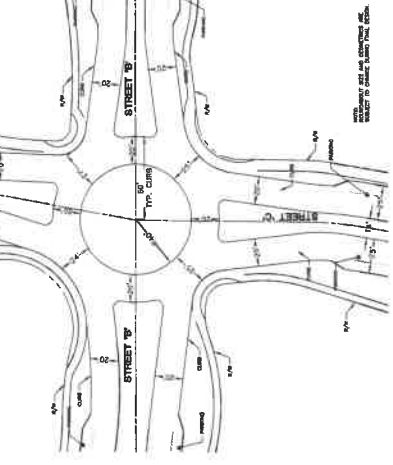
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NOT TO SCALE



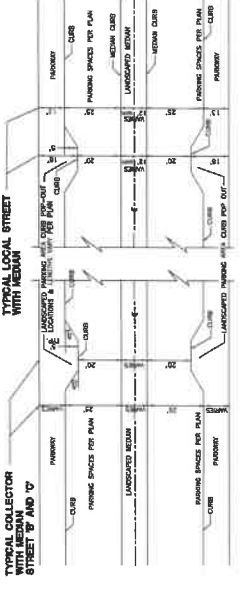
STREET 'C' LOCAL STREET - WITH NO MEDIAN PARKING AREA, CURB POP-OUT
NOT TO SCALE



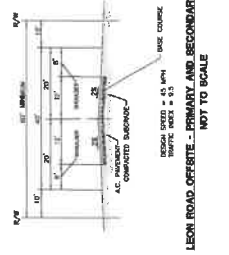
LOCAL STREET - STD. 83.5' WOODDED - PARKING CURB POP-OUT
NOT TO SCALE



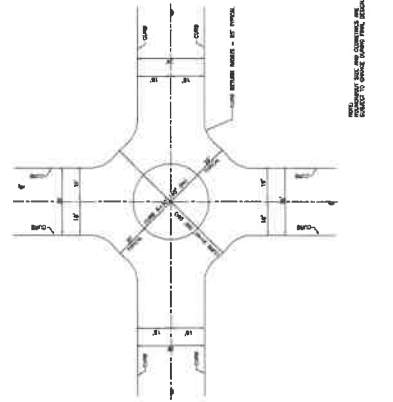
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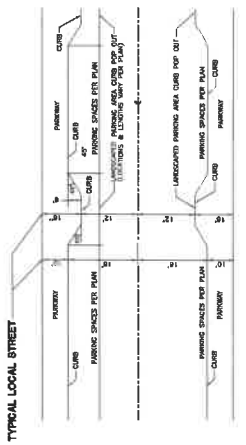
DETAIL - COLLECTOR WITH MEDIAN AND LOCAL STREET WITH MEDIAN PARKING AREA, CURB POP-OUT
NOT TO SCALE



LEON ROAD OFFSETS - PRIMARY AND SECONDARY ACCESS
NOT TO SCALE



ROUNDABOUT AT THE INTERSECTION OF LOCAL STREETS (SEE PLAN FOR LOCATIONS)
NOT TO SCALE



DETAIL - LOCAL STREET WITH NO MEDIAN PARKING AREA, CURB POP-OUT
NOT TO SCALE

Underground Services Alert
DANGER! Call Before You Dig
800-4-A-DIG
227-2600

PAVANSEA
Pavane Land Consultants, Inc.
10000 Valley View Drive, Suite 100
San Diego, CA 92126
Tel: (619) 771-1100
Fax: (619) 771-1108

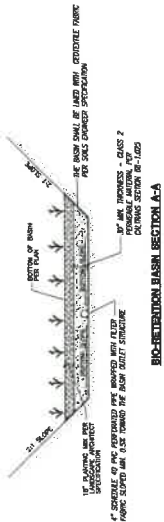
APPROVED: _____ DATE: _____
PROJECT NO.: 17-12-432

SHEET 3 OF 3

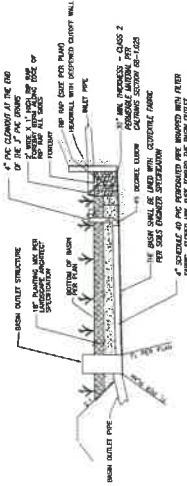
TENTATIVE TRACT MAP
NO. 36467

COUNTY OF RIVERSIDE
COUNTY OF RIVERSIDE, CALIFORNIA

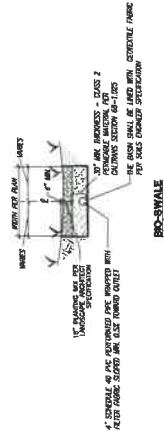
COUNTY OF RIVERSIDE TENTATIVE TRACT MAP NO. 36467



RBC-RETENTION BASIN SECTION A-A
NOT TO SCALE



RBC-RETENTION BASIN SECTION B-B
NOT TO SCALE



RBC-SWALE
NOT TO SCALE

Underground Service Alert
CALL BEFORE YOU DIG
OR CALL 811
1-800-4-A-SHIELD
FOR MORE INFORMATION VISIT
WWW.CALL811.COM

STATE ENGINEER
DEPARTMENT OF WATER RESOURCES
STATE OF CALIFORNIA

PROJECT NO. 100-105001-001
DATE: 01/15/11

PANDAQA
LAND CONSULTANTS, INC.
4015 VAN DYKE AVENUE, SUITE 100
VAN DYKE, CALIFORNIA 91771
TEL: (909) 777-4422
FAX: (909) 777-1102

IN THE INCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE
TENTATIVE TRACT MAP
No. 36467

APPROVED BY _____ DATE _____ 20____

PROJECT DATE

PROJECT NO. 100-105001-001

DATE: 01/15/11

PROJECT: 100-105001-001

PROJECT: 100-105001-001

PROJECT: 100-105001-001

PROJECT: 100-105001-001

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PROJECT: 100-105001-001

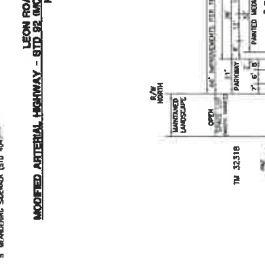
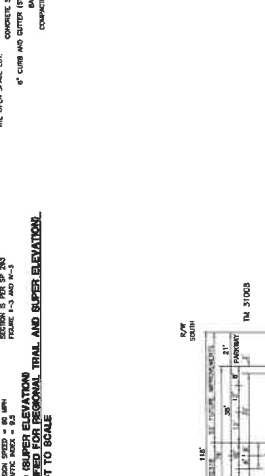
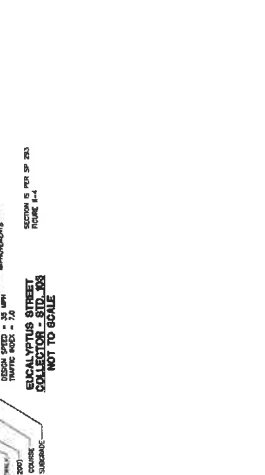
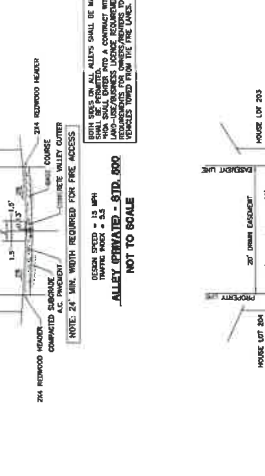
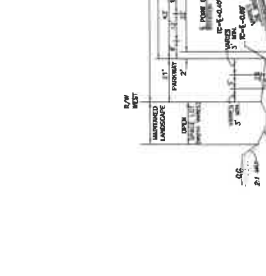
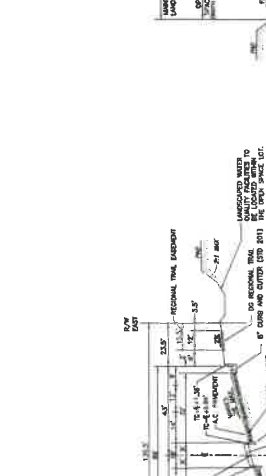
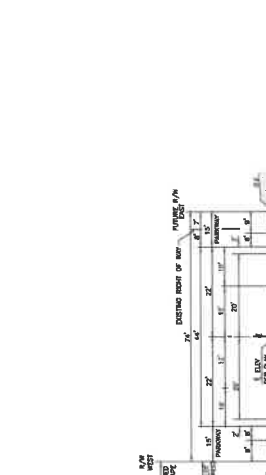
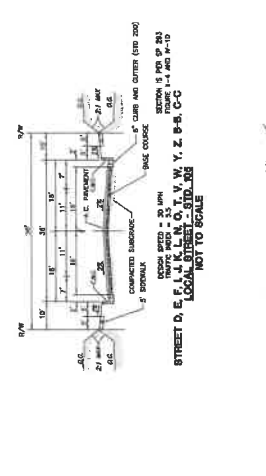
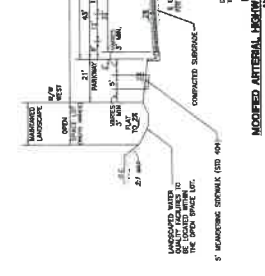
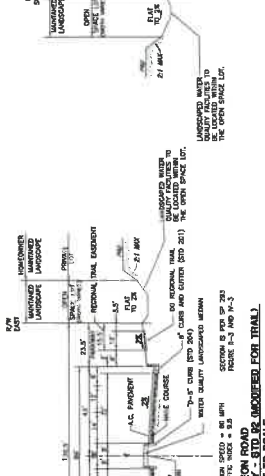
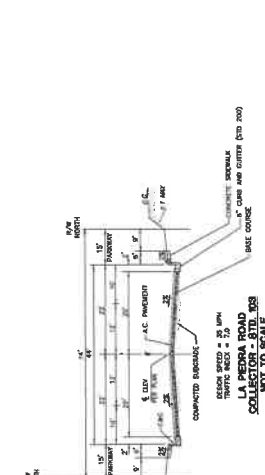
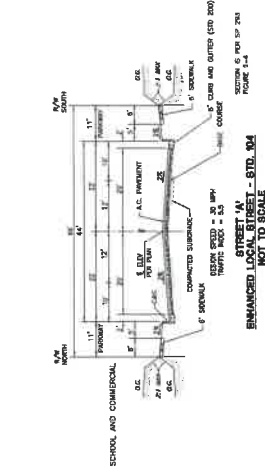
PROJECT: 100-105001-001

PROJECT: 100-105001-001

PROJECT: 100-105001-001

PROJECT: 100-105001-001

COUNTY OF RIVERSIDE TENTATIVE TRACT MAP NO. 36467



UNDEVELOPED SERVICE ALERT
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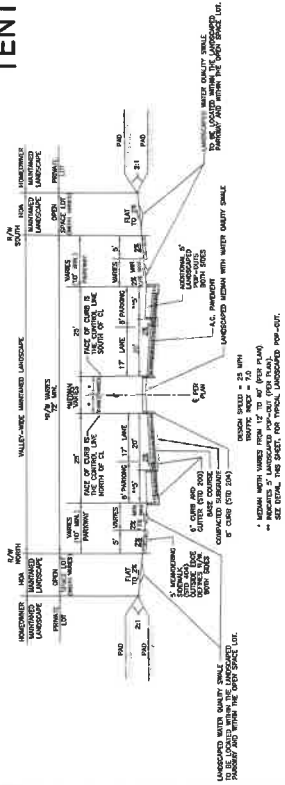
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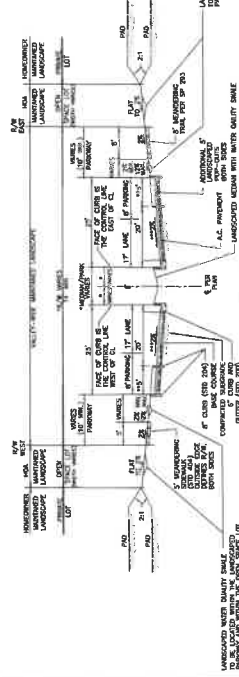
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<p>COUNTY OF RIVERSIDE</p>											
<p>IN THE INCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA</p>											
<p>TENTATIVE TRACT MAP No. 36467</p>											
<p>PLANNING AND DEVELOPMENT DEPARTMENT</p>											
<p>100 EAST STATE STREET, SUITE 100 RIVERSIDE, CALIFORNIA 92501 TEL: (951) 771-1100 FAX: (951) 771-1109</p>											

COUNTY OF RIVERSIDE TENTATIVE TRACT MAP NO. 36467



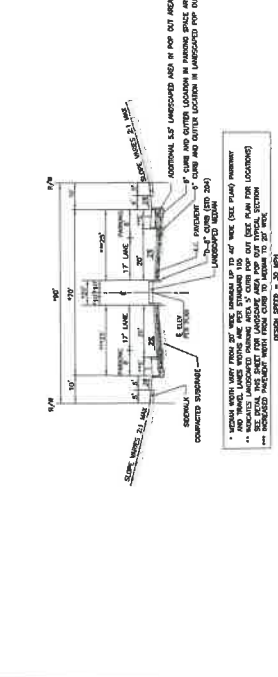
NOTE: STREET 'B' MEASURING SIDEWALK AND DELINEATION OF LANDSCAPE MAINTENANCE
 * MEASUREMENTS ARE TAKEN FROM THE INSIDE FACE OF THE SIDEWALK TO THE INSIDE FACE OF THE CURB OR FROM THE INSIDE FACE OF THE SIDEWALK TO THE INSIDE FACE OF THE CURB AND FROM THE INSIDE FACE OF THE SIDEWALK TO THE INSIDE FACE OF THE CURB. MEASUREMENTS ARE TAKEN FROM THE INSIDE FACE OF THE SIDEWALK TO THE INSIDE FACE OF THE CURB.
 ** MEASUREMENTS ARE TAKEN FROM THE INSIDE FACE OF THE SIDEWALK TO THE INSIDE FACE OF THE CURB AND FROM THE INSIDE FACE OF THE SIDEWALK TO THE INSIDE FACE OF THE CURB.

STREET 'B' - STD. 103. UNIMPROVED STREET SLOPE, PARKING POP-OUT, A ADDED MEDIAN
 NOT TO SCALE

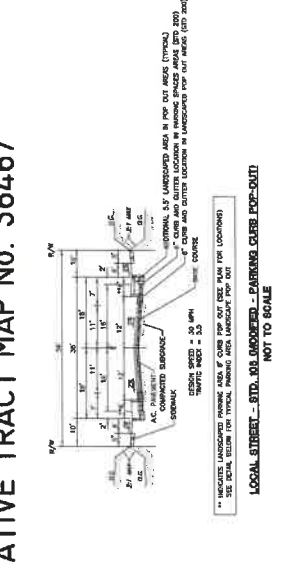


NOTE: STREET 'C' MEASURING SIDEWALK AND DELINEATION OF LANDSCAPE MAINTENANCE
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 ** MEASUREMENTS ARE TAKEN FROM THE INSIDE FACE OF THE SIDEWALK TO THE INSIDE FACE OF THE CURB AND FROM THE INSIDE FACE OF THE SIDEWALK TO THE INSIDE FACE OF THE CURB.

STREET 'C' - STD. 103. UNIMPROVED STREET SLOPE, PARKING POP-OUT, A ADDED MEDIAN
 NOT TO SCALE

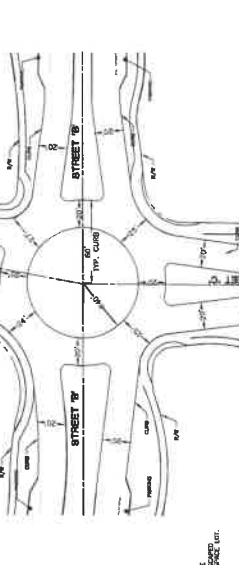


LOCAL STREET - STD. 105 UNIMPROVED PARKING AREA, CURB POP-OUT, A ADDED MEDIAN
 NOT TO SCALE



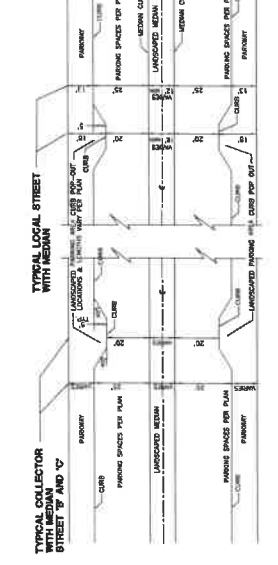
NOTE: LOCAL STREET - STD. 105 UNIMPROVED PARKING AREA, CURB POP-OUT
 * MEASUREMENTS ARE TAKEN FROM THE INSIDE FACE OF THE SIDEWALK TO THE INSIDE FACE OF THE CURB OR FROM THE INSIDE FACE OF THE SIDEWALK TO THE INSIDE FACE OF THE CURB. MEASUREMENTS ARE TAKEN FROM THE INSIDE FACE OF THE SIDEWALK TO THE INSIDE FACE OF THE CURB.
 ** MEASUREMENTS ARE TAKEN FROM THE INSIDE FACE OF THE SIDEWALK TO THE INSIDE FACE OF THE CURB AND FROM THE INSIDE FACE OF THE SIDEWALK TO THE INSIDE FACE OF THE CURB.

LOCAL STREET - STD. 105 UNIMPROVED - PARKING CURB POP-OUT
 NOT TO SCALE

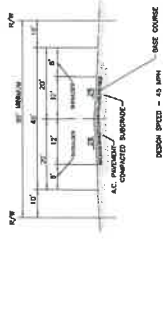


NOTE: LOCAL STREET - STD. 105 UNIMPROVED PARKING AREA, CURB POP-OUT
 * MEASUREMENTS ARE TAKEN FROM THE INSIDE FACE OF THE SIDEWALK TO THE INSIDE FACE OF THE CURB OR FROM THE INSIDE FACE OF THE SIDEWALK TO THE INSIDE FACE OF THE CURB. MEASUREMENTS ARE TAKEN FROM THE INSIDE FACE OF THE SIDEWALK TO THE INSIDE FACE OF THE CURB.
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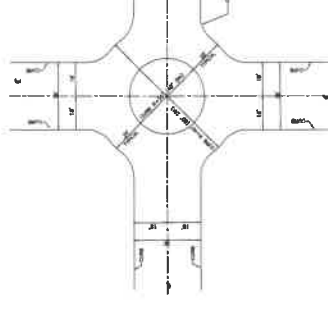
LOCAL STREET - STD. 105 UNIMPROVED - PARKING CURB POP-OUT
 NOT TO SCALE



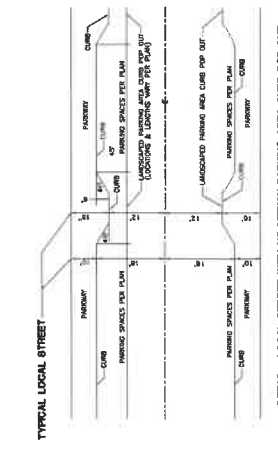
LOCAL STREET - STD. 105 UNIMPROVED - PARKING CURB POP-OUT
 NOT TO SCALE



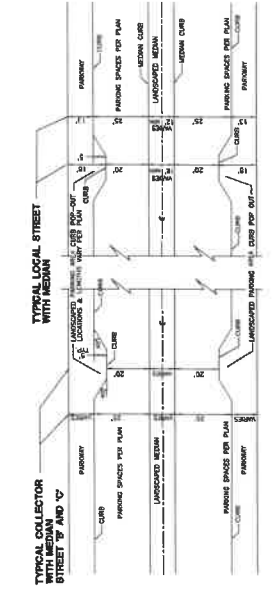
LEON ROAD OFFSITE - PRIMARY AND SECONDARY ACCESS
 NOT TO SCALE



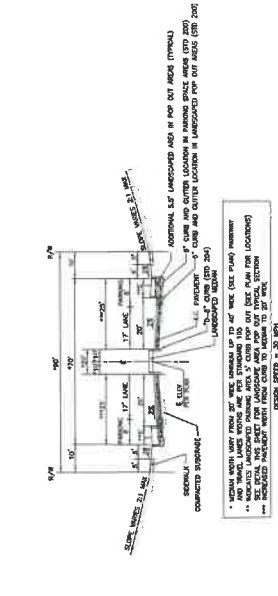
ROUNDABOUT AT THE INTERSECTION OF LOCAL STREET, LEBANON STREET AND TRAIL STREET
 NOT TO SCALE



TYPICAL LOCAL STREET
 NOT TO SCALE



TYPICAL COLLECTOR STREET WITH MEDIAN AND LOCAL STREET WITH MEDIAN PARKING AREA CURB POP-OUT
 NOT TO SCALE



TYPICAL LOCAL STREET WITH NO MEDIAN PARKING AREA CURB POP-OUT
 NOT TO SCALE

COUNTY OF RIVERSIDE

TENTATIVE TRACT MAP
No. 36467

SHEET 5 OF 8

APPROVED _____ 20__
BY _____

PREPARED BY _____

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

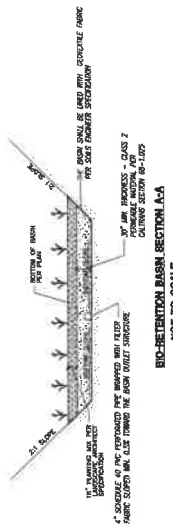
REGISTERED PROFESSIONAL ENGINEER
No. 15487

REVISED FEBRUARY 13, 2018

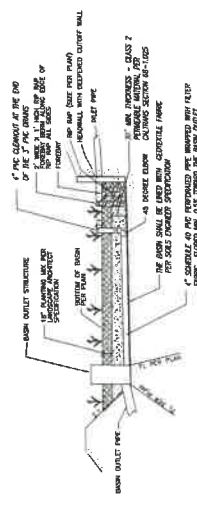
Unincorporated Services Alert!
 Unified 911
 Call 911 for
 Police, Fire, EMS, etc.
 227-2600
 We serve all areas in the

PASSALIA
 CIVIL ENGINEERING & ARCHITECTURE, INC.
 200 N. GARDEN AVENUE, SUITE 100
 RIVERSIDE, CA 92501
 TEL: (951) 521-4233
 FAX: (951) 521-1100

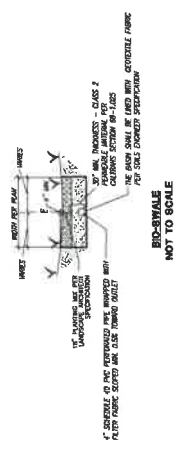
COUNTY OF RIVERSIDE TENTATIVE TRACT MAP No. 36467



BIO-RETENTION BASIN SECTION A-A
NOT TO SCALE



BIO-RETENTION BASIN SECTION B-B
NOT TO SCALE



BIO-SWALE
NOT TO SCALE

Underground Services Alert

 Call TOLL FREE
 1-800-4-A-HEAD
 1-800-427-5600
 For details visit www.usa.gov


 State of California
 Department of Industrial Relations
 400 R Street, Sacramento, CA 95833
 Tel: (916) 227-2300
 Fax: (916) 227-1100
 www.dir.ca.gov


 PANSATA
 1700 S. Main Street, Suite 100
 San Jose, CA 95128
 Tel: (408) 731-0123
 Fax: (408) 731-1100
 www.pansata.com

COUNTY OF RIVERSIDE
 TENTATIVE TRACT MAP
 No. 36467
 SHEET **4** of **8**
 APPROVED _____ BY _____
 PREPARED BY _____

COUNTY OF RIVERSIDE TENTATIVE TRACT MAP NO. 36467



TR 30976
APN: 466-340-019
PARCEL 2 PM 6957-58
ZONING S.P. 293

TR 30976
APN: 466-340-019
PARCEL 3 PM 6957-59
ZONING S.P. 293

TR 30976
APN: 466-340-019
PARCEL 4 PM 6957-60
ZONING S.P. 293

TR 30976
APN: 466-340-019
PARCEL 5 PM 6957-61
ZONING S.P. 293

APN: 466-350-013
PARCEL 1
PM 4150
ZONING
S.P. 293

APN: 466-350-015
PARCEL 3
PM 4150
ZONING
R-R

APN: 466-350-018
PARCEL 4
PM 4150
ZONING
R-R

APN: 466-350-005
PARCEL 1
PM 4282
ZONING
R-R

APN: 466-310-002
PARCEL 2
PM 4282
ZONING
R-R

APN: 466-310-002
PARCEL 2
PM 4282
ZONING
R-R

APN: 466-310-002
PARCEL 2
PM 4282
ZONING
R-R

APN: 466-310-002
PARCEL 2
PM 4282
ZONING
R-R

APN: 466-030-002
S.E. 1/2 OF S. 1/2
OF SEC. 6, T8S,
R. 16E,
ZONING A-12-1/2

APN: 466-030-002
S.E. 1/2 OF S. 1/2
OF SEC. 6, T8S,
R. 16E,
ZONING A-12-1/2

APN: 466-030-002
S.E. 1/2 OF S. 1/2
OF SEC. 6, T8S,
R. 16E,
ZONING A-12-1/2

APN: 466-030-002
S.E. 1/2 OF S. 1/2
OF SEC. 6, T8S,
R. 16E,
ZONING A-12-1/2

APN: 466-310-002
TR 31008
NW 1/2 OF N 1/2 OF SEC. 8
T6S R2W ZONING R-1

APN: 466-310-002
TR 31008
NW 1/2 OF N 1/2 OF SEC. 8
T6S R2W ZONING R-1

APN: 466-310-002
TR 31008
NW 1/2 OF N 1/2 OF SEC. 8
T6S R2W ZONING R-1

APN: 466-310-002
TR 31008
NW 1/2 OF N 1/2 OF SEC. 8
T6S R2W ZONING R-1

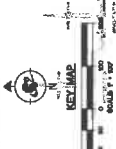
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TR 31008
NW 1/2 OF N 1/2 OF SEC. 8
T6S R2W ZONING R-1

APN: 466-310-002
TR 31008
NW 1/2 OF N 1/2 OF SEC. 8
T6S R2W ZONING R-1

APN: 466-310-002
TR 31008
NW 1/2 OF N 1/2 OF SEC. 8
T6S R2W ZONING R-1

APN: 466-310-002
TR 31008
NW 1/2 OF N 1/2 OF SEC. 8
T6S R2W ZONING R-1

LEGEND
 - DIRECTION OF PAD DRAINAGE
 [Symbol] LOT HAS GROUND ACCESS FROM A PUBLIC STREET (FROM LOT) [Symbol]
 [Symbol] LOT HAS GROUND ACCESS FROM AN ALLEY (FROM LOT)



IN THE JURISDICTION OF THE COUNTY OF RIVERSIDE, CALIFORNIA
 TENTATIVE TRACT MAP
 No. 36467

COUNTY OF RIVERSIDE
 APPROVED: _____
 DATE: _____

APN: 466-310-002
 TR 31008
 NW 1/2 OF N 1/2 OF SEC. 8
 T6S R2W ZONING R-1

Underground Service Alert
 DIGALERT
 1-800-4-A-SAFE
 1-800-4-727-2800
 27 27th St, Irvine, CA 92618



Passaglia
 Professional Land Development, Inc.
 100 S. 10th St.
 Los Angeles, CA 90012
 Tel: (213) 777-1888

APN: 466-310-002
 TR 31008
 NW 1/2 OF N 1/2 OF SEC. 8
 T6S R2W ZONING R-1

APN: 466-310-002
 TR 31008
 NW 1/2 OF N 1/2 OF SEC. 8
 T6S R2W ZONING R-1

APN: 466-310-002
 TR 31008
 NW 1/2 OF N 1/2 OF SEC. 8
 T6S R2W ZONING R-1

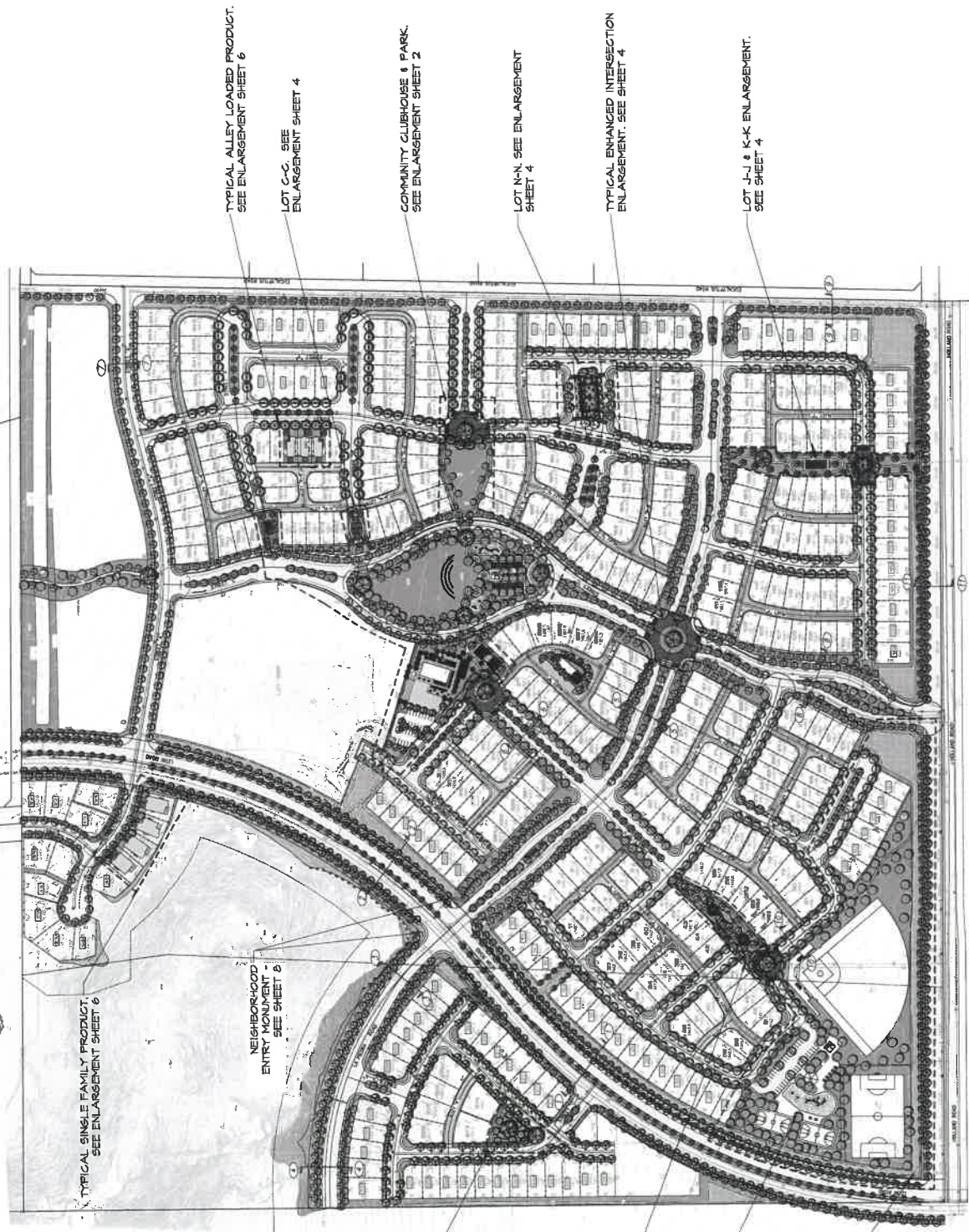
APN: 466-310-002
 TR 31008
 NW 1/2 OF N 1/2 OF SEC. 8
 T6S R2W ZONING R-1

APN: 466-310-002
 TR 31008
 NW 1/2 OF N 1/2 OF SEC. 8
 T6S R2W ZONING R-1

APN: 466-310-002
 TR 31008
 NW 1/2 OF N 1/2 OF SEC. 8
 T6S R2W ZONING R-1

APN: 466-310-002
 TR 31008
 NW 1/2 OF N 1/2 OF SEC. 8
 T6S R2W ZONING R-1

COUNTY OF RIVERSIDE TENTATIVE TRACT MAP NO. 36467



*SEE SHEETS 9 & 10 FOR FENCE & WALL PLANS

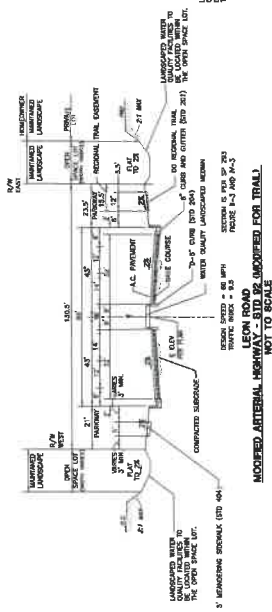




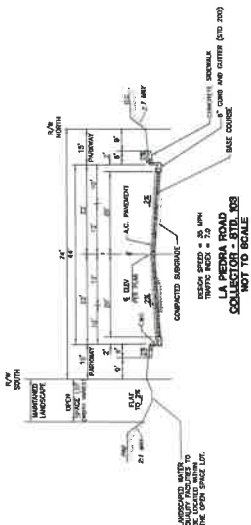
ARCHITECTURE & PLANNING
 1000 AVENUE 100, SUITE 1000
 COSTA MESA, CALIFORNIA 92626
 TEL: 714.440.1000 FAX: 714.440.1001
 WWW.GMP-ARCHITECTS.COM

COUNTY OF RIVERSIDE
 TENTATIVE TRACT MAP NO. 36467
 SHEET 1 OF 10
 APPROVED: _____ BY: _____
 PREPARED BY: _____

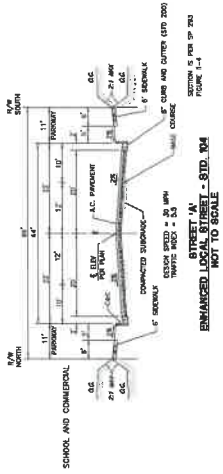
COUNTY OF RIVERSIDE TENTATIVE TRACT MAP NO. 36467



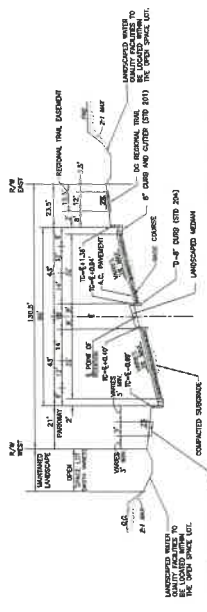
MODIFIED ARTERIAL HIGHWAY - STD. B MODIFIED FOR TRAIL
SECTION IS PER SP 203
FIGURE 1-1 AND 1-2
NOT TO SCALE



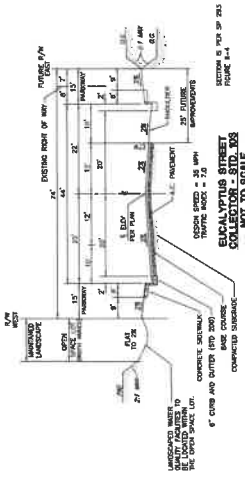
LA PEDRA ROAD COLLECTOR - STD. B3
SECTION IS PER SP 203
FIGURE 1-1
NOT TO SCALE



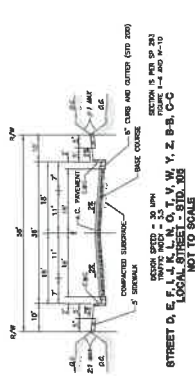
ENHANCED LOCAL STREET - STD. M4
SECTION IS PER SP 203
FIGURE 1-1
NOT TO SCALE



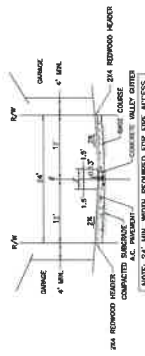
MODIFIED ARTERIAL HIGHWAY - STD. B SUPER ELEVATION
SECTION IS PER SP 203
FIGURE 1-1 AND 1-2
NOT TO SCALE



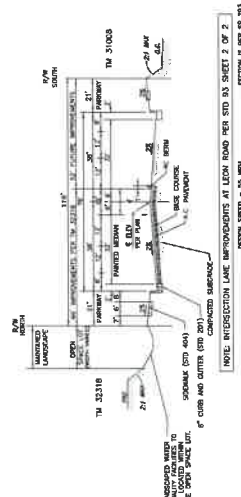
LOCAL ARTERIAL STREET COLLECTOR - STD. B3
SECTION IS PER SP 203
FIGURE 1-1
NOT TO SCALE



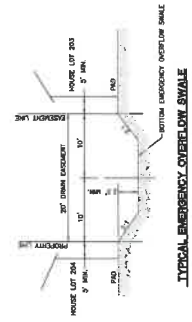
LOCAL STREET - STD. B3
SECTION IS PER SP 203
FIGURE 1-1 AND 1-2
NOT TO SCALE



ALLEY PRIVATE - STD. B99
SECTION IS PER SP 203
FIGURE 1-1
NOT TO SCALE



MAJOR ARTERIAL ROAD - STD. B8
SECTION IS PER SP 203
FIGURE 1-1 AND 1-2
NOT TO SCALE



TYPICAL EMERGENCY OVERFLOW SWALE
NOT TO SCALE

NOTE: ALL UTILITIES SHALL BE MARKED AS THE USER HAS NO RECORD. THE USER SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES WITH A CONTRACTOR PRIOR TO CONSTRUCTION. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL AGENCIES TO CONDUCT THE WORK TO BE PERFORMED FROM THE FIRE LINES.

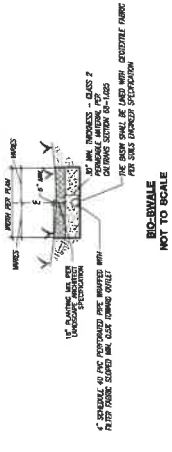
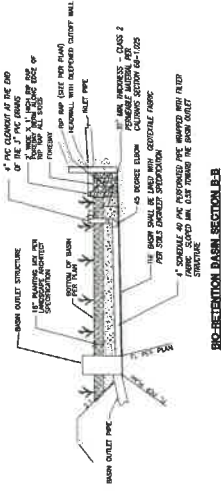
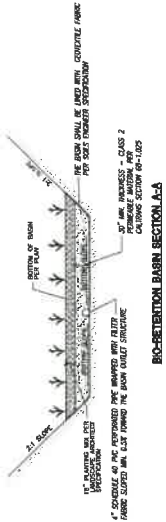
Underground Service Alert
CALL BEFORE YOU DIG
 800-THE-8-DIG
 1-800-4-A-DIG
 1-800-427-2800
 1-800-427-2800
 1-800-427-2800





COUNTY OF RIVERSIDE
 TENTATIVE TRACT MAP
 No. 36467
 SHEET 2 OF 8

APPROVED _____
 DATE OF ISSUE _____
 DATE OF REVISION _____
 REVISION _____
 PREPARED BY _____

PANGABA
 Planning and Construction, Inc.
 1000 N. GARDEN AVENUE, SUITE 200
 RIVERSIDE, CALIFORNIA 92507
 TEL: (951) 514-1100 FAX: (951) 514-1101

COUNTY OF RIVERSIDE TENTATIVE TRACT MAP NO. 36467



	COUNTY OF RIVERSIDE APPROVED: _____ BY: _____ DATE: _____	SHEET A OF 8	IN THE JURISDICTION OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA TENTATIVE TRACT MAP No. 36467
Underground Services Alert DIG ALERT  Call: TOLL FREE 1-800-487-4388 727-2600 For more info visit us at www.digalert.com	 Steven E. Baker No. 5093 Exp. 12/31/2012	 FANGALEA Planning and Development, Inc. 1000 N. G Street, Suite 200 Riverside, CA 92507 Tel: 951-717-1188	PREPARED BY: _____ CHECKED BY: _____ DATE: _____

COUNTY OF RIVERSIDE TENTATIVE TRACT MAP NO. 36467



TR 30076
APN: 468-340-019
PARCEL 2 PM 6907-58
ZONING S.P. 293

APN: 468-340-019
PARCEL 3 PM 6907-58
ZONING S.P. 293

APN: 468-350-013
PARCEL 1 PM 41190
ZONING S.P. 293

APN: 468-350-016
PARCEL 3 PM 41190
ZONING R-R

APN: 468-350-015
PARCEL 4 PM 41190
ZONING R-R

APN: 468-350-016
PARCEL 1 PM 4282
ZONING R-R

APN: 468-350-005
PARCEL 2 PM 4282
ZONING R-R

APN: 468-310-002
TR 31008
NW 1/2 OF N 1/2 OF SEC. 8
T6S R2W ZONING R-1

APN: 468-030-000
SE 1/2 OF S 1/2
OF SEC. 6, T6S,
R2W ZONING A-1-2-112

APN: 468-030-000
SE 1/2 OF S 1/2
OF SEC. 6, T6S,
R2W ZONING A-1-2-112

APN: 468-030-000
SE 1/2 OF S 1/2
OF SEC. 6, T6S,
R2W ZONING A-1-2-112

APN: 468-030-000
SE 1/2 OF S 1/2
OF SEC. 6, T6S,
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APN: 468-030-000
SE 1/2 OF S 1/2
OF SEC. 6, T6S,
R2W ZONING A-1-2-112

APN: 468-030-000
SE 1/2 OF S 1/2
OF SEC. 6, T6S,
R2W ZONING A-1-2-112

APN: 468-030-000
SE 1/2 OF S 1/2
OF SEC. 6, T6S,
R2W ZONING A-1-2-112

LEGEND

- DIRECTION OF PAD DRAINAGE
- LOT HAS GARAGE ACCESS FROM A PUBLIC STREET (FRONT LOT)
- LOT HAS GARAGE ACCESS FROM ALLEY (FRONT LOT)

KEY MAP

IN THE COUNTY OF RIVERSIDE, UNIVERSITY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
TENTATIVE TRACT MAP
No. 36467

COUNTY OF RIVERSIDE

APPROVED: _____ DATE: _____

APN: 468-310-002

TR 31008
NW 1/2 OF N 1/2 OF SEC. 8
T6S R2W ZONING R-1

PANAGOLA
Professional Land Consultants, Inc.
1000 N. MICHIGAN AVENUE, SUITE 200
ANN ARBOR, MI 48106-3432
PHONE: (734) 771-1465
FAX: (734) 771-1465

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24 HOURS A DAY
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SEAL
COUNTY OF RIVERSIDE
PLANNING AND PUBLIC WORKS DEPARTMENT
APPROVED: _____ DATE: _____

SEAL
COUNTY OF RIVERSIDE
PLANNING AND PUBLIC WORKS DEPARTMENT
APPROVED: _____ DATE: _____

SEAL
COUNTY OF RIVERSIDE
PLANNING AND PUBLIC WORKS DEPARTMENT
APPROVED: _____ DATE: _____

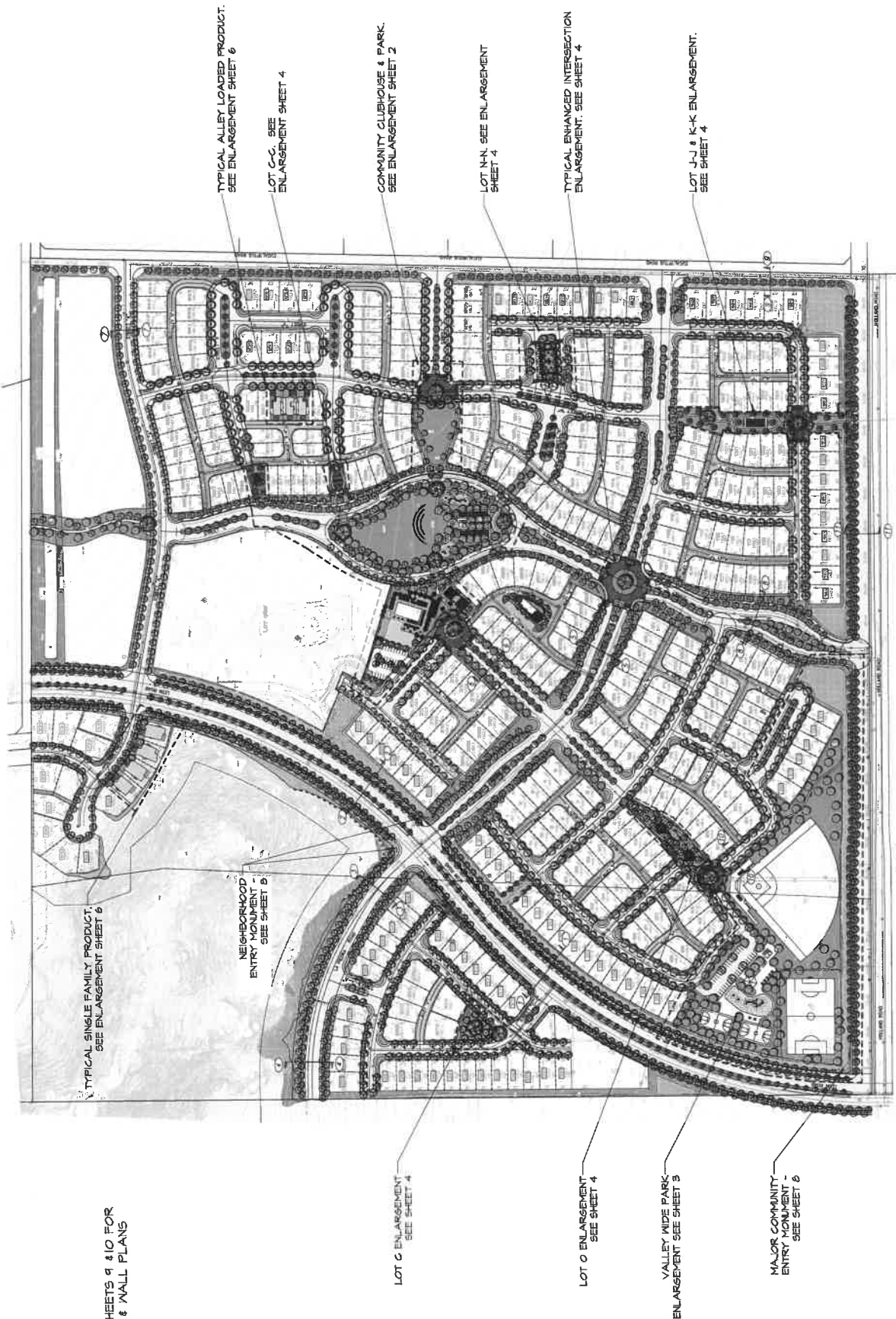
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PLANNING AND PUBLIC WORKS DEPARTMENT
APPROVED: _____ DATE: _____

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APPROVED: _____ DATE: _____

COUNTY OF RIVERSIDE TENTATIVE TRACT MAP NO. 36467

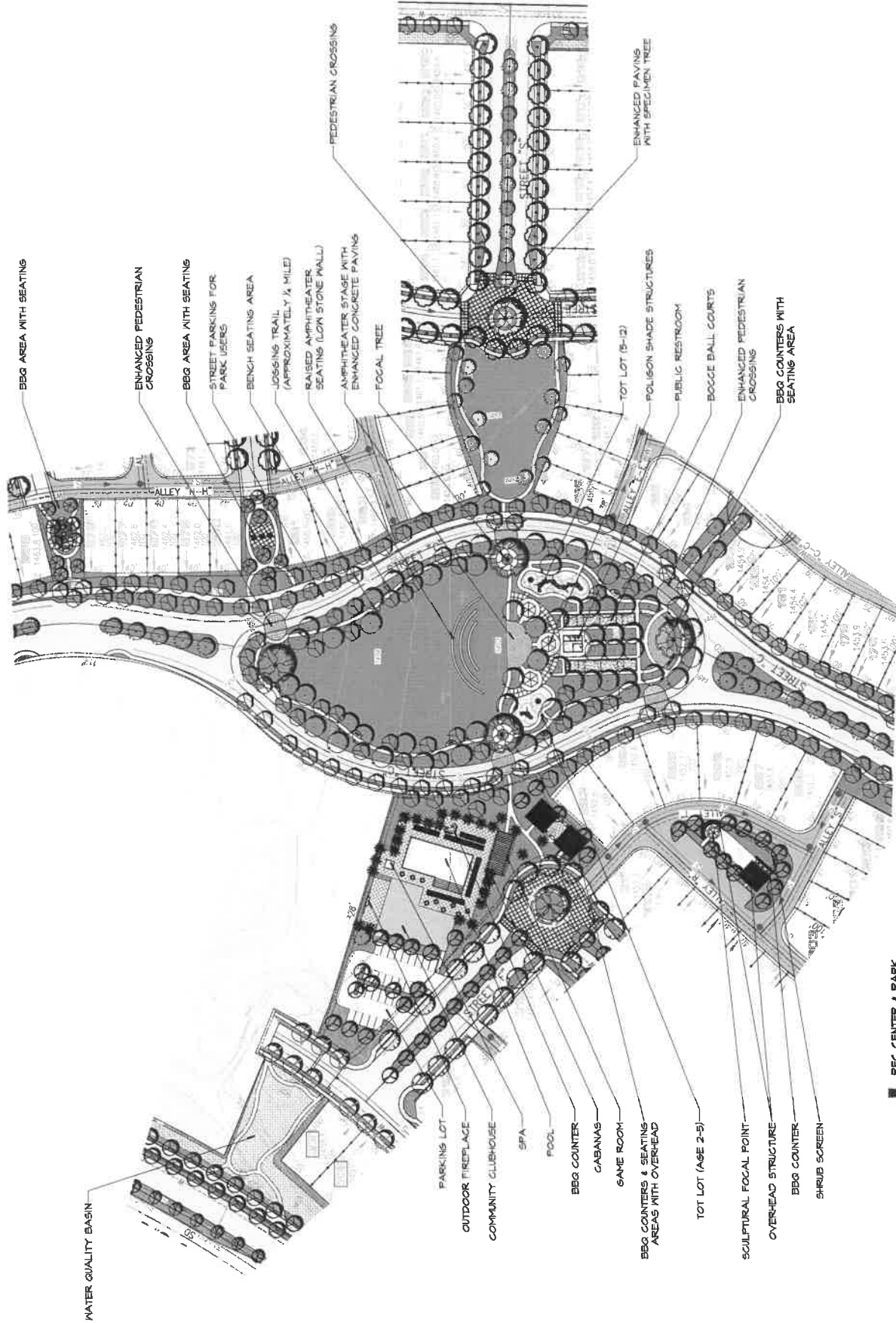


*SEE SHEETS 9 & 10 FOR FENCE & WALL PLANS



			GMP ARCHITECTURE & PLANNING	COUNTY OF RIVERSIDE TENTATIVE TRACT MAP No. 36467	SHEET 1 OF 10
J. ALAN REGISTERED PROFESSIONAL ENGINEER No. 12345 Exp. 12/31/2024					
APPROVED: _____ DATE: _____		COUNTY OF RIVERSIDE TENTATIVE TRACT MAP No. 36467			

COUNTY OF RIVERSIDE TENTATIVE TRACT MAP No. 36467



REG CENTER & PARK

REGISTERED ARCHITECT
FOR THE STATE OF CALIFORNIA
NO. 35152

REGISTERED PLANNER
FOR THE STATE OF CALIFORNIA
NO. 33000

DATE: 11/15/2011
DRAWN BY: [REDACTED]
CHECKED BY: [REDACTED]
SCALE: AS SHOWN

gmp
GOLDER MINNEAPOLIS PARTNERSHIP
ARCHITECTURE
& PLANNING

COUNTY OF RIVERSIDE
TENTATIVE TRACT MAP
NO. 36467

APPROVED: [REDACTED] 12/15/11

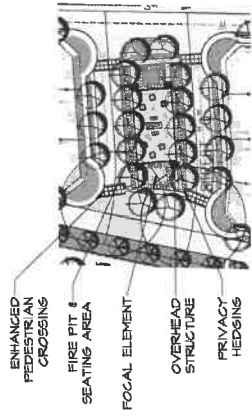
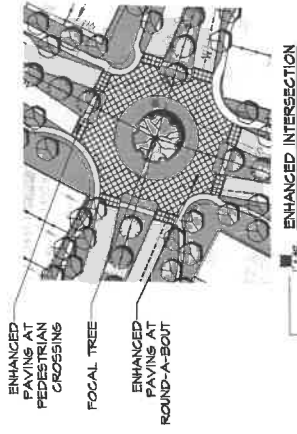
BY: [REDACTED]

THE ENGINEERING PROFESSION BOARD OF CALIFORNIA
COUNTY OF RIVERSIDE REGISTERED PROFESSIONAL ENGINEER
NO. 104447

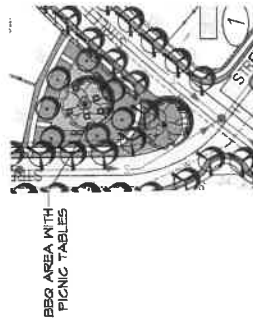
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BY: [REDACTED]

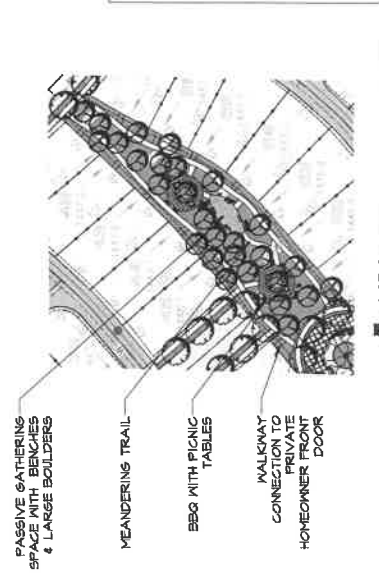
COUNTY OF RIVERSIDE TENTATIVE TRACT MAP NO. 36467



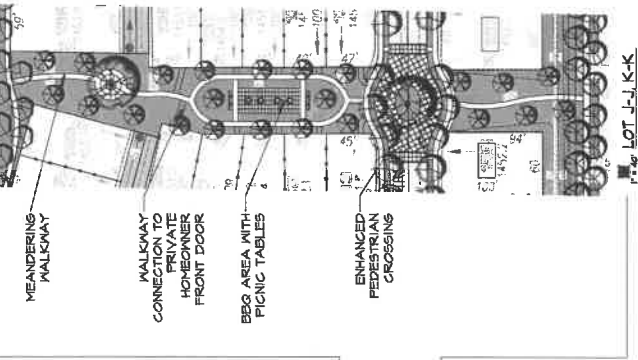
LOT N-N
LOT C-C



LOT C



LOT O



LOT J-J, K-K



COUNTY OF RIVERSIDE
TENTATIVE TRACT MAP
No. 36467

APPROVED: _____

COUNTY OF RIVERSIDE
TENTATIVE TRACT MAP
No. 36467

APPROVED: _____

SHEET 5
OF 10

DATE: 3/21/14

PROFESSIONAL ENGINEER
GREGORY J. SMITH
No. 42827

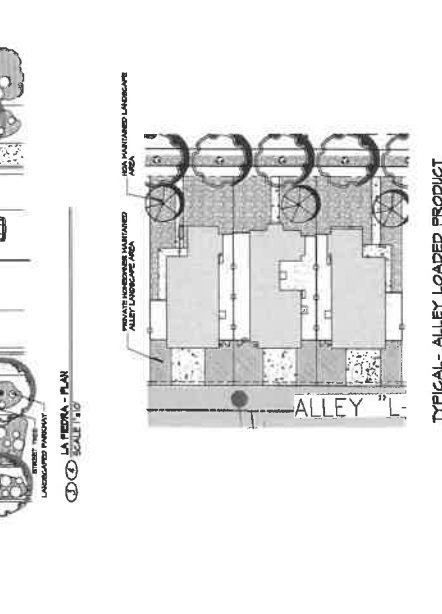
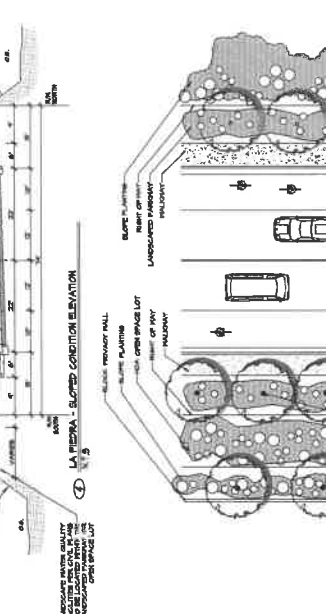
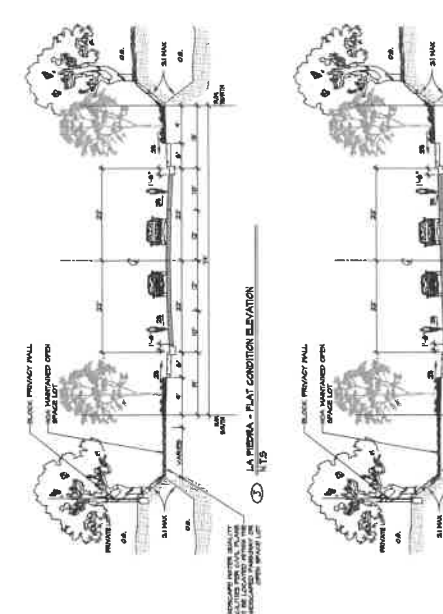
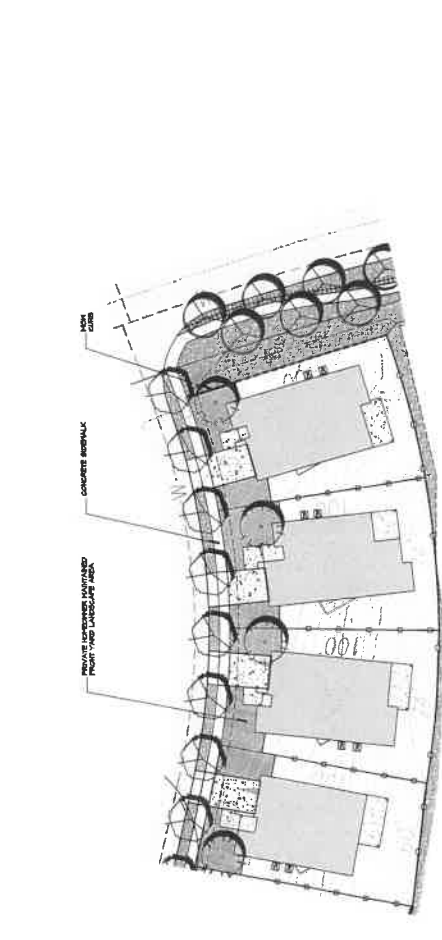
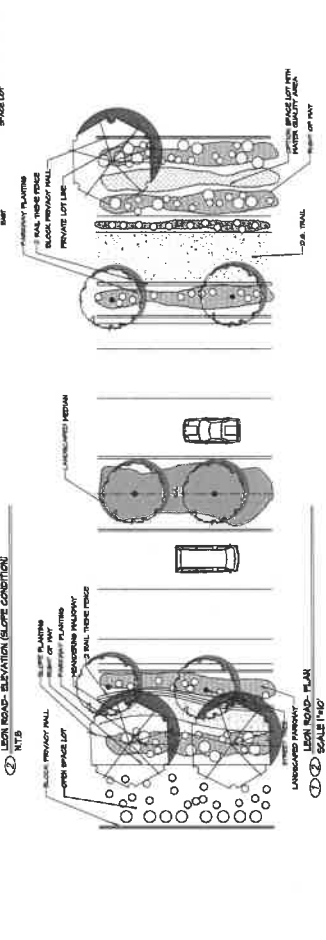
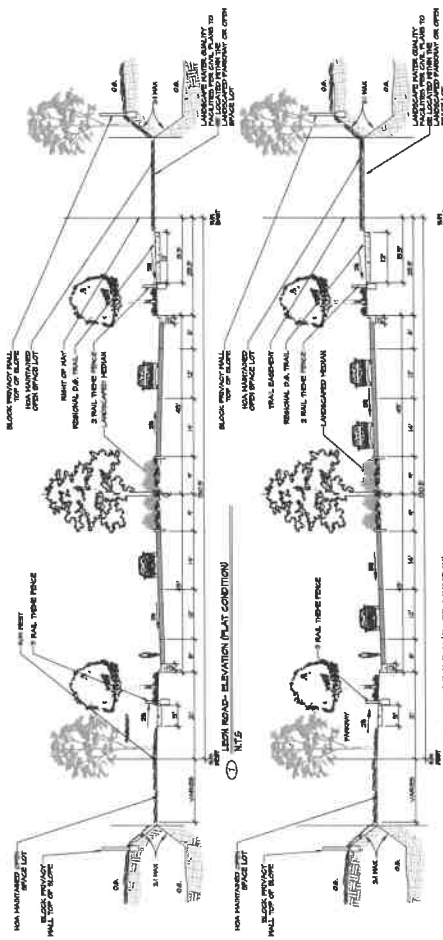
PROFESSIONAL ARCHITECT
GMP
No. 28207

PROFESSIONAL PLANNER
GMP
No. 28207

gmp

ARCHITECTURE & PLANNING

COUNTY OF RIVERSIDE TENTATIVE TRACT MAP NO. 36467

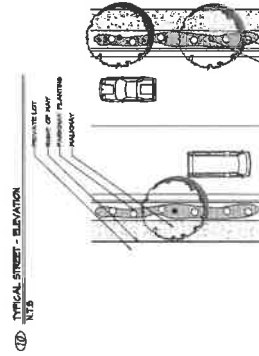
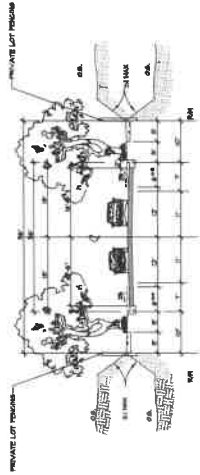


TYPICAL - ALLEY LOADED PRODUCT

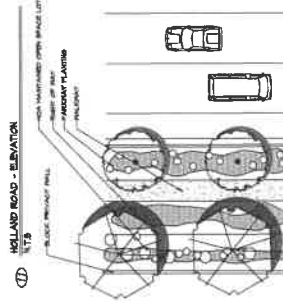
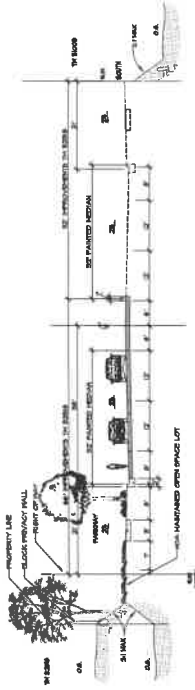
TYPICAL SINGLE FAMILY PRODUCT

COUNTY OF RIVERSIDE
 TENTATIVE TRACT MAP
 NO. 36467
 PREPARED BY: GMP
 ARCHITECTURE & PLANNING
 4455 JENSEN WAY, SUITE 100
 RIVERSIDE, CA 92504
 TEL: 951.514.8800
 FAX: 951.514.8801
 WWW.GMP-ARCHITECTURE.COM
 PROJECT NO. 2012-000000-0000-0000
 DATE: 08/20/2012
 SHEET NO. 12 OF 14
 COUNTY OF RIVERSIDE
 TENTATIVE TRACT MAP
 NO. 36467
 PREPARED BY: GMP
 ARCHITECTURE & PLANNING
 4455 JENSEN WAY, SUITE 100
 RIVERSIDE, CA 92504
 TEL: 951.514.8800
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 WWW.GMP-ARCHITECTURE.COM
 PROJECT NO. 2012-000000-0000-0000
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 SHEET NO. 12 OF 14

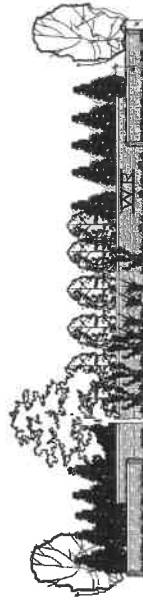
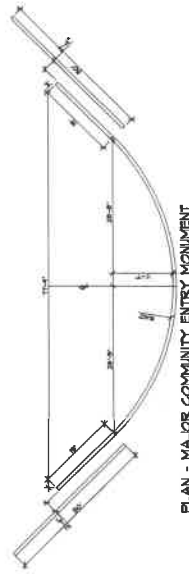
COUNTY OF RIVERSIDE TENTATIVE TRACT MAP NO. 36467



① TYPICAL STREET - PLAN
SCALE 1" = 10'



② HOLLAND ROAD - PLAN
SCALE 1" = 10'



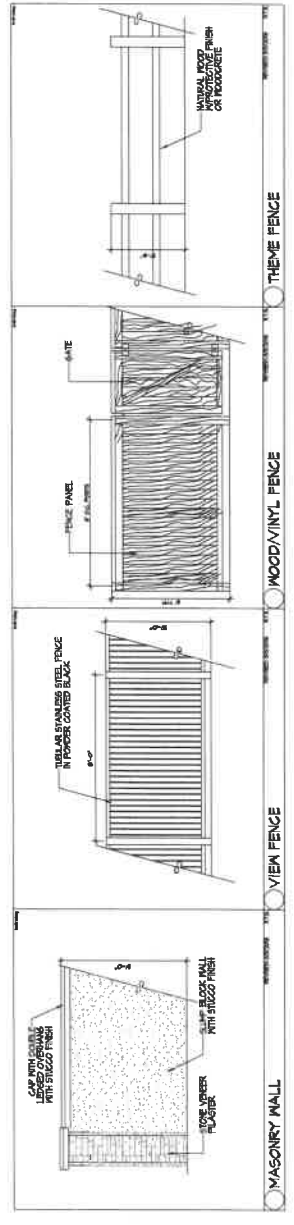
gmp GRIFFIN MORTON PETERSON & ASSOCIATES, INC. ARCHITECTURE & PLANNING 222 N. GARDEN ST., SUITE 200 ANAHEIM, CA 92801 TEL: 714.771.1100 FAX: 714.771.1101 WWW.GMP-ARCH.COM					
COUNTY OF RIVERSIDE APPROVED _____ BY _____ DATE _____			COUNTY OF RIVERSIDE APPROVED _____ BY _____ DATE _____		
SHEET 5 OF 10			TENTATIVE TRACT MAP No. 36467 PREPARED BY:		

COUNTY OF RIVERSIDE TENTATIVE TRACT MAP NO. 36467



- FENCING LEGEND**
- VINYLWOOD FENCE
 - MASONRY FENCE
 - VIEW FENCE
 - 2 RAIL THEME FENCE

*SEE DETAILS ON SHEET 10



IN THE JURISDICTION OF THE DEPARTMENT OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TENTATIVE TRACT MAP No. 36467

APPROVED _____ BY _____

DATE _____

PROJECT NO. _____

DATE _____

SCALE _____

BY _____

FOR RIVERSIDE AND RIVERSIDE COUNTY

gmp

LANDSCAPE ARCHITECTURE & PLANNING

1100 S. G ST., SUITE 100, RIVERSIDE, CA 92507

TEL: 951.514.1100 FAX: 951.514.1101

Extension of Time Environmental Determination

Project Case Number: TR36467E01
 Original E.A. Number: 42674
 Extension of Time No.: 1
 Original Approval Date: November 15, 2016
 Project Location: Easterly of Leon Road, northerly of Holland Road, and Westerly of Eucalyptus Road

Project Description: The first extension of time for a Schedule "A" subdivision of 158.87 acres into 422 lots, extending the expiration date to November 15, 2022.

On 7/27/2020, 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: _____
 Rob Gonzalez, Project Planner

Date: _____
 For Charissa Leach, Assistant TLMA Director



THE RANCON GROUP

41391 Kalmia Street, Suite 200 • Murrieta, CA 92562 Tel 951.696.0600 Fax 951.834.9801 www.rancongroup.com

July 15, 2020

To: Roberto Gonzalez
From: Dan Long
Re: Acceptance of EOT-1 Conditions of Approval for CASE TR36467E01

Mr. Gonzalez:

I am the applicant for the EOT Case TR36467E01. I accept the following conditions of approval associated with this Extension of Time Request.

1. Prior to Map Recordation

50-E-HEALTH.1 – EOT1 – REQ E HEALTH DOCUMENTS

50-PLANNING.1 – EOT1 – FINALIZE MOU FOR PARKS IN SP00293

50-PLANNING.2 – EOT1 – QUIMBY FEES (1)

50-TRANS.1 – EOT1 – FINAL ACCESS AND MAINT

2. Prior to Grading Permit Issuance

60-BS-GRADE.1 – EOT1 – REQ BMP SWPPP WQMP

60-TRANS.1 – EOT1 – FINAL WQMP FOR GRADING

3. Prior to Building Permit Issuance

80-TRANS.1 – EOT1 – WQMP AND MAINTENANCE

4. Prior to Building Final Inspection

90-BS-GRADE.1 – EOT1 – WQMP REQUIRED

90-PLANNING.1 – EOT1 – QUIMBY FEES (2)

90-TRANS.1 – EOT1 – WQMP COMP AND BNS REG

Regards,

Dan Long

Plan: TR36467E01

Parcel: 466350017

50. Prior To Map Recordation

E Health

050 - E Health. 1 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)

Planning

050 - Planning. 1 0050 - Planning – Finalize MOU for Parks in SP00293 ✓ Not Satisfied

Prior to recordation of the final map, finalization of the Memorandum of Understanding (MOU) for the Public Parks Implementation Agreement for Specific Plan No. 293 is required.

Satisfaction of this condition of approval can only be determined by the TLMA Director or TLMA Assistant Director.

050 - Planning. 2 Map - Quimby Fees (1) ✓ Not Satisfied

*Prior to Map Recordation, the land divider shall submit to the County Planning Department a duly and completely executed agreement with the Valley Wide Recreation and Parks District 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.

Transportation

050 - Transportation. 1 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 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. 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)

60. Prior To Grading Permit Issuance



**COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY**

Juan C. Perez
Agency Director



08/12/20, 3:33 pm

TR36467E01

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for TR36467E01. 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.

BS-Grade

BS-Grade. 1 0010-BS-Grade-MAP - 2:1 MAX SLOPE RATIO

Graded slopes shall be limited to a maximum steepness ratio of 2:1 (horizontal to vertical) unless otherwise approved.

BS-Grade. 2 0010-BS-Grade-MAP - DISTURBS NEED G/PMT

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

BS-Grade. 3 0010-BS-Grade-MAP - DRNAGE & TERRACING

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

BS-Grade. 4 0010-BS-Grade-MAP - DUST CONTROL

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

BS-Grade. 5 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. 6 0010-BS-Grade-MAP - FINISH GRADE

Finish grade shall be sloped to provide proper drainage away from all exterior foundation walls in accordance with

ADVISORY NOTIFICATION DOCUMENT

BS-Grade

BS-Grade. 6 **0010-BS-Grade-MAP - FINISH GRADE (cont.)**
the California Building Code and Ordinance 457.

BS-Grade. 7 **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. 8 **0010-BS-Grade-MAP - MANUFACTURED SLOPES**

Plant and irrigate all manufactured slopes equal to or greater than 3 feet in vertical height with drought tolerant grass or ground cover; slopes 15 feet or greater in vertical height shall also be planted with drought tolerant shrubs or trees in accordance with the requirements of Ordinance 457.

BS-Grade. 9 **0010-BS-Grade-MAP - MINIMUM DRNAGE GRADE**

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

BS-Grade. 10 **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. You are required to provide proof of WDID# and keep a current copy of the storm water pollution

ADVISORY NOTIFICATION DOCUMENT

BS-Grade

BS-Grade. 10 **0010-BS-Grade-MAP - NPDES INSPECTIONS (cont.)**

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.

BS-Grade. 11 **0010-BS-Grade-MAP - OBEY ALL GDG REGS**

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

BS-Grade. 12 **0010-BS-Grade-MAP - RETAINING WALLS**

Lots which propose retaining walls will require separate permits. They shall be obtained prior to the issuance of

ADVISORY NOTIFICATION DOCUMENT

BS-Grade

BS-Grade. 12 **0010-BS-Grade-MAP - RETAINING WALLS (cont.)**

any other building permits - unless otherwise approved by the Building and Safety Director. The walls shall be designed by a Registered Civil Engineer - unless they conform to the County Standard Retaining Wall designs shown on the Building and Safety Department form 284-197.

BS-Grade. 13 **0010-BS-Grade-MAP - SLOPE SETBACKS**

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

E Health

E Health. 1 **0010-E Health-USE - WATER AND SEWER SERVICE**

TR36467 is proposing potable water service and sanitary sewer service from EMWD. It is the responsibility of the developer to ensure that all requirements to obtain potable water service and sanitary sewer service are met with the appropriate purveyor(s) as well as all other applicable agencies.

Any existing onsite wastewater treatment system and/or onsite water well shall be properly removed or abandoned under permit with the Department of Environmental Health.

Fire

Fire. 1 **0010-Fire-MAP-#16-HYDRANT/SPACING**

Schedule A fire protection approved standard fire hydrants, (6"x4"x2 1/2") located one at each street intersection and spaced no more than 330 feet apart in any direction, with no portion of any lot frontage more than 165 feet from a hydrant. Minimum fire flow shall be 1500 GPM for 2 hour duration at 20 PSI.

Shall include perimeter streets at each intersection and spaced 1,000 feet apart.

Super fire hydrants (6x4x2-1/2x2-1/2) shall be located along the frontages of commercial lots and the park areas

Fire. 2 **0010-Fire-MAP-#50-BLUE DOT REFLECTORS**

ADVISORY NOTIFICATION DOCUMENT

Fire

Fire. 2 **0010-Fire-MAP-#50-BLUE DOT REFLECTORS (cont.)**

Blue retroreflective pavement markers shall be mounted on private streets, public streets and driveways to indicate location of fire hydrants. Prior to installation, placement of markers must be approved by the Riverside County Fire Department.

Flood

Flood. 1 **0010-Flood-MAP FLOOD HAZARD REPORT**

Tract 36467, amendment number 1, is a proposal to subdivide 160 acres into 381 multi-family residential lots, 1 school site, 1 commercial lot, 1 recreational vehicle and boar storage lot, 1 Homeowner's Recreation area, 3 park lots, 1 open space lot (21 acres), 12 basin/swale lots and 20 private open space lots in the Winchester area. The site is located at the northeast corner of Leon Road and Holland Road and is part of the Winchester Hills Specific Plan (SP 293 Amendment number 5). It is the District's understanding that Amendment number 6 to the Specific Plan will be processed soon.

This site receives substantial sheet flow runoff from a hilly watershed of approximately 322 acres from the north. A smaller watershed of approximately 115 acres drains from the north east to the eastern boundary of the project. The site drains in a southwesterly direction to an area with little or no drainage infrastructure. A drainage plan prepared by Artiga Civil Design, dated May 2007 was reviewed and approved by the District. This Drainage Plan proposes to construct a regional facility, the Holland Channel, which would collect storm runoff from the south valley and is identified in the specific plan. The Holland Channel is proposed to parallel along the south side of Holland Road, between Leon Road and Lindenberger Road. According to the Specific Plan, this project was required to build the Holland Channel from Leon Road to Lindenberger Road, as an adequate drainage outlet.

It is the District's understanding that the Transportation Department has reviewed and approved the Hydrology and Hydraulic Study and the Preliminary Water Quality Management Plan for Tract 36467. The Transportation Department will ultimately be maintaining the storm drain facilities consistent with Transportation Department standards and specifications.

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 1 0010-Flood-MAP FLOOD HAZARD REPORT (cont.)

However, if the District is to maintain any flood control facilities, the applicant/engineer must submit a written request to the District addressed to the General Manager-Chief Engineer, Attn: Chief of Planning Division. The request shall note the case number, location, brief description of the system (size and lengths) and include an exhibit that shows the proposed alignment. A copy of the improvement plans, grading plans, WQMP and any other necessary documentation along with supporting hydrologic and hydraulic calculations must be submitted to the District for review and approval. The plans must receive District approval prior to issuance of permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

Once the plans have been approved and the District is willing to maintain the proposed facility, then the following five (5) 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 rights-of-way to be conveyed to the District and secure those rights-of-way to the satisfaction of the District; and
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 approved and signed by the District's General Manager-Chief Engineer. The plans cannot be signed prior to execution of the agreement; and
4. All regulatory permits to be secured by the developer shall be submitted to the District for review. The terms of the regulatory permits shall be approved by the District prior to improvement plan approval, map recordation or finalization of the regulatory permits. Additionally, there shall be no unreasonable constraint upon the District's ability to operate and maintain the flood

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 1 0010-Flood-MAP FLOOD HAZARD REPORT (cont.)

control facility to protect public health and safety; and

5. The Developer shall construct a channel to convey tributary offsite and onsite flows at the intersection of Leon Road and Holland. The channel outlet would be located at Menifee Road if Tract 36467 development precedes tracts 31008 and 31229. The channel shall be designed to District standards. Prior to map recordation, plans for the facility must be approved, bonds posted, right to way acquired and agreements executed. Prior to the release of occupancy permits, the facility must be deemed substantially complete.

It should be noted that 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.

General

General. 1 0100-Planning-SP - PARK DISTRICT APPROVAL

To Whom it May Concern,

The purpose of this letter is to confirm that the County defers to the Valley-Wide Recreation and Park District with respect to the park-related conditions in the Winchester Hills specific plan (SP293).

SP293 has been revised a number of times; the area that it covers has had a number of property owners; and several tentative tract maps have been approved under SP293 with different, sometimes conflicting, park conditions.

Ultimately, implementation of the park conditions is overseen by Valley-Wide. Valley-Wide is the responsible agency for parks in the SP293 area and has expertise in the design and maintenance of parks and recreational facilities.

For these reasons, to clear any park condition on any of the tentative tract maps approved under SP293, the County requires a clearance letter from Valley-Wide indicating that the intent of the condition has been met. Valley-Wide

ADVISORY NOTIFICATION DOCUMENT

General

General. 1 **0100-Planning-SP - PARK DISTRICT APPROVAL (cont.)**

determines how the park conditions for SP293 and the implementing maps are best carried out and if those conditions have been satisfied.

To be accepted by the County, a clearance letter from Valley-Wide should indicate how the specific-plan and implementing-map conditions have been addressed and state clearly that the conditions have been satisfied to the satisfaction of Valley Wide.

Clarifying Valley-Wide's authority in this matter should help avoid confusion and miscommunication regarding park conditions on SP293 projects going forward.

Thank you for your effort to help SP293 be a success for county residents.

Sincerely,

Matt Straite, Principal Planner

Planning

Planning. 1 **0010-Planning-MAP - ADDENDUM EIR**

This implementing project has been reviewed in the context the EIR, which is associated with this SPECIFIC PLAN. The Planning Department has reviewed this project and its relationship to the EIR, and has found that no new environmental impacts have arisen since the certification of the EIR. Although the EIR adequately addressed the environmental impacts of the SPECIFIC PLAN as a whole, more detailed technical information (i.e. traffic studies, updated biological studies, etc.) have been required by the Planning Department and/or other COUNTY land development review departments in order to complete its environmental review. Therefore, an ADDENDUM to the previously certified EIR has been prepared in conjunction with this implementing application.

This condition shall be considered MET if an ADDENDUM to the EIR has been prepared. Alternatively, this condition shall be considered as NOT APPLICABLE if an ADDENDUM to the EIR is not required.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 2 0010-Planning-MAP - CC&R RES PRI COMMON AREA (cont.)

Planning. 2 0010-Planning-MAP - CC&R RES PRI COMMON AREA

The applicant shall notify the Planning Department that the following documents shall be submitted to the Office of County Counsel and submit said documents for review along with the current fee, which shall be subject to County Counsel approval:

1. A cover letter identifying the project for which approval is sought;
2. A signed and notarized declaration of covenants, conditions and restrictions;
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 Review if Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted for County Counsel review.

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 owners' association comprised of the owners of each individual lot or unit as tenants in common, c) provide for ownership of the common area by either the property owners' 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 the TENTATIVE MAP, attached hereto, and shall not sell or transfer the 'common area' or any part thereof, absent the prior written consent of the

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 2

0010-Planning-MAP - CC&R RES PRI COMMON AREA (cont.)

Planning Director 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 this 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."

Once approved by the Office of County Counsel, the declaration of covenants, conditions and restrictions shall be recorded the Planning Department with one copy retained for the case file, and one copy provided to the County Transportation Department - Survey Division.

Planning. 3

0010-Planning-MAP - CC&R RES PUB COMMON AREA

The applicant shall convey to the County fee simple title, to all common open space areas, free and clear of all liens, taxes, assessments, leases (recorded or unrecorded) and easement, except those easements which in the sole discretion of the County are acceptable. As a condition precedent to the County accepting title to such areas, the applicant shall notify the Planning Department that the following documents shall be submitted to the Office of the County Counsel and submit said documents for review along with the current fee, which shall be subject to County Counsel approval:

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 3

0010-Planning-MAP - CC&R RES PUB COMMON AREA (cont.)

1. A cover letter identifying the project for which approval is sought;
2. A signed and notarized declaration of covenants, conditions and restrictions;
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 Review of Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted for County Counsel review.

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 owners' association comprised of the owners of each individual lot or unit as tenants in common, and c) 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, if dormant, be activated, by incorporation or otherwise, at the request of the County of Riverside, and the property owners' association shall unconditionally accept from the County of Riverside, upon the County's demand, title to all or any part of the 'common area', more particularly described on the TENTATIVE MAP attached hereto. Such acceptance shall be through the president of the property owner's association, who shall be authorized to execute any documents required to facilitate transfer of the 'common area'. The decision to require activation of the property owners' association and the decision to require that the association unconditionally accept title to the 'common area' shall be at the sole discretion of the County of Riverside.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 3

0010-Planning-MAP - CC&R RES PUB COMMON AREA (cont.)

In the event that the 'common area', or any part thereof, is conveyed to the property owners' association, the association, thereafter, shall own such 'common area', shall manage and continuously maintain such 'common area', and shall not sell or transfer such 'common area' or any part thereof, absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. The property owners' association shall have the right to assess the owner 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 this 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."

Once approved by the Office of County Counsel, the declaration of covenants, conditions and restrictions shall be recorded by the Planning Department with one copy retained for the case file, and one copy provided to the County Transportation Department - Survey Division.

Planning. 4

0010-Planning-MAP - DURATION OF SP VALIDITY

The SPECIFIC PLAN that this project is a part of has a life span of twenty (20) years from the date of the adoption of the resolution adopting the SPECIFIC PLAN. Should the SPECIFIC PLAN not be substantially built out in that period of time, the project proponent shall file a specific plan

ADVISORY NOTIFICATION DOCUMENT**Planning****Planning. 4 0010-Planning-MAP - DURATION OF SP VALIDITY (cont.)**

amendment to be processed concurrently with this implementing proposal. (For the purposes of this condition, substantial buildout shall be defined as eighty percent (80%) of the maximum amount of dwelling units allowed by the SPECIFIC PLAN as most recently amended. The specific plan amendment will update the entire specific plan document to reflect current development requirements.

This condition shall be considered as NOT APPLICABLE if the implementing project has been filed within the above listed parameters, and shall be considered as MET if the specific plan amendment has been filed.

Planning. 5 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. 6 0010-Planning-MAP - GEO02447

County Geologic Report (GEO) No. 2447, submitted for Tract Map (TR36467) was prepared by GEOCON West, Inc., and is entitled: "Preliminary Geotechnical Investigation "San Pedro Farms Tract 36467 Winchester Area Riverside County, California", dated July 18, 2014 revised February 5, 2015.

GEO02447 concluded:

- 1.The site is not located on any known active, potentially active, or inactive fault traces.
- 2.The potential for liquefaction and seismically induced settlement occurring within the site soil is not a design consideration.
- 3.Existing granular sandy soil layers within the older alluvium will likely possess a "very low" to "low" expansion potential.
- 4.Landslide hazard to the site is not a design consideration.
- 5.Inundation from a seiche occurring in Diamond Valley

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 6 0010-Planning-MAP - GEO02447 (cont.)

Reservoir is a design consideration

6.The risk associated with tsunamis to be negligible.

7.Site soils will generally have a poor infiltration characteristics and will not be suitable for infiltration of storm water.

GEO02447 recommended:

1.Site preparation should begin with the removal of deleterious material, debris, buried trash and vegetation.

2.Any undocumented fill encountered and the upper three feet of alluvium within the limits of grading should be removed to expose competent fill or dense older alluvium.

3.Water should not be allowed to flow down slopes, construction of earth berms, lined v-ditches or similar are recommended.

4.Due to limited areal extent of the perched rock, it may be most economical to remove the perched boulders during grading thus eliminating potential rock fall hazard.

GEO No. 2447 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes.

GEO No. 2447 is hereby accepted for Planning purposes.

Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County upon application for grading and/or building permits.

Planning. 7 0010-Planning-MAP - IF HUMAN REMAINS FOUND

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resource Code section 5097.98. The County Coroner shall be notified of the find immediately. If the remains are determined to be prehistoric, the coroner shall notify the Native American Heritage Commission, which will determine and notify the appropriate NATIVE AMERICAN TRIBE who is the most likely descendent. The descendent shall inspect the site of the discovery and make a recommendation as to the appropriate mitigation. After the recommendations have been

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Planning

Planning. 7 **0010-Planning-MAP - IF HUMAN REMAINS FOUND (cont.)**

made, the land divider, a Native American Tribe representative, and a County representative shall meet to determine the appropriate mitigation measures and corrective actions to be implemented.

Planning. 8 **0010-Planning-MAP - LOW PALEO**

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

- 1.All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.
- 2.The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.
- 3.The applicant shall retain a qualified paleontologist approved by the County of Riverside.
- 4.The paleontologist shall determine the significance of the encountered fossil remains.
- 5.Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.
- 6.If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these

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Planning

Planning. 8 0010-Planning-MAP - LOW PALEO (cont.)

activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover the remains.

7. Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; placed in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. * Per the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet.

8. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

Planning. 9 0010-Planning-MAP - M/M PROGRAM (GENERAL)

The EIR prepared for the SPECIFIC PLAN imposes specific mitigation measures and monitoring requirements on the project. Certain conditions of the SPECIFIC PLAN and this implementing project constitute reporting/monitoring requirements for certain mitigation measures.

Planning. 10 0010-Planning-MAP - MM AQ-1

The project applicant shall comply with Mitigation Measure AQ-1 as set forth in the EIR Addendum:

ADVISORY NOTIFICATION DOCUMENT**Planning****Planning. 10 0010-Planning-MAP - MM AQ-1 (cont.)**

All construction equipment used on-site during project construction shall meet, at a minimum, USEPA Tier III certification requirements. As an alternative, the Applicant may opt to apply other available technologies to the construction equipment that would achieve a comparable reduction in NOx emissions to that of Tier III construction equipment. Where alternatives to USEPA Tier III are chosen for the proposed project, the Applicant shall be required to show evidence to the County that these alternative technologies would achieve comparable NOx emissions reductions that are no less than what could be achieved by Tier III construction equipment.

Planning. 11 0010-Planning-MAP - MM BIO-1

The applicant shall comply with Mitigation Measure BIO-1 as set forth in the EIR Addendum:

The applicant shall obtain any necessary agency permits for impacts to jurisdictional waters/wetlands from the California Department of Fish and Wildlife and Santa Ana Regional Water Quality Control Board. Impacts to jurisdictional wetlands shall be mitigated at no less than 1:1 ratio. Mitigation for both temporary and permanent impacts shall be accomplished by one or more of following options: offsite habitat restoration; purchase of credits from an in-lieu fee program; and/or purchase of credits from a mitigation bank.

Planning. 12 0010-Planning-MAP - MM BIO-2

The applicant shall comply with Mitigation Measure BIO-2 as set forth in the EIR Addendum:

Construction activities shall comply with the Standard Best Management Practices in Appendix C of the MSHCP. Specifically, exclusionary fencing shall be placed around designated Open Space in Planning Area 59.

Planning. 13 0010-Planning-MAP - MM GHG-1

The project applicant shall comply with Mitigation Measure GHG-1 as set forth in the EIR Addendum:

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Planning

Planning. 13 **0010-Planning-MAP - MM GHG-1 (cont.)**

For all residential units, ceilings and rafter roots shall be insulated between wood-framing members with insulation resulting in an installed thermal resistance of R-30 or greater for the insulation alone. Walls shall be insulated between framing members with insulation having an installed thermal resistance of not less than R-13 in 2x4 inch framing.

Planning. 14 **0010-Planning-MAP - MM GHG-10**

The project applicant shall comply with Mitigation Measure GHG-10 as set forth in the EIR Addendum:

All residential units constructed as part of the project and that include the following fixtures or appliances shall meet minimum standards of efficiency as defined below:

- Showerheads with a maximum flow rate of 2.0 gallons per minutes (gpm)
- Toilets with a maximum single flush of 1.5 gpm
- Faucets with a maximum flow rate of 1.28 gpm
- Dishwashers with a maximum use of 6 gallons per cycle.
- Washing machines with a water factor of less than 5.5

Planning. 15 **0010-Planning-MAP - MM GHG-11**

The project applicant shall comply with Mitigation Measure GHG-11 as set forth in the EIR Addendum:

All residential units with garages shall provide an electrical circuit and capacity in the garages for the installation of electric vehicle charging stations.

Planning. 16 **0010-Planning-MAP - MM GHG-12**

The project applicant shall comply with Mitigation Measure GHG-12 as set forth in the EIR Addendum:

All single-family residential units shall provide electrical outlets on the exterior of all building walls that allows for the use of electric landscaping equipment.

Planning. 17 **0010-Planning-MAP - MM GHG-13**

The project applicant shall comply with Mitigation Measure

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 17 **0010-Planning-MAP - MM GHG-13 (cont.)**

GHG-13 as set forth in the EIR Addendum:

All multi-family buildings will provide dedicated recycling bins separated by types of recyclables combined with instructions/education program explaining how to use the bins and the importance of recycling.

Planning. 18 **0010-Planning-MAP - MM GHG-14**

The project applicant shall comply with Mitigation Measure GHG-14 as set forth in the EIR Addendum:

All construction associated with the project shall recycle 60 percent of construction and demolition (C&D) debris.

Planning. 19 **0010-Planning-MAP - MM GHG-2**

The project applicant shall comply with Mitigation Measure GHG-2 as set forth in the EIR Addendum:

For all residential units, installed windows shall have an area weighted average U-factor no greater than 0.32 and a solar heat gain coefficient (SHGC) no greater than 0.25.

Planning. 20 **0010-Planning-MAP - MM GHG-3**

The applicant shall comply with Mitigation Measure GHG-3 as set forth in the EIR Addendum:

All residential units shall have an enhanced cool roof with a minimum Cool Roof Rating Council (CRRC) product ratings of 0.20 for aged solar reflectance of 0.20 and 0.75 for thermal emittance.

Planning. 21 **0010-Planning-MAP - MM GHG-4**

The applicant shall comply with Mitigation Measure GHG-4 as set forth in the EIR Addendum:

For all residential units, the supply-air and return-air ducts and plenums of a space heating and cooling systems within each residential unit shall either be insulated to a minimum installed level of R-6.0 or be enclosed entirely in directly conditioned space as confirmed through field verification and diagnostic testing.

ADVISORY NOTIFICATION DOCUMENT**Planning****Planning. 22 0010-Planning-MAP - MM GHG-5 (cont.)****Planning. 22 0010-Planning-MAP - MM GHG-5**

The project applicant shall comply with Mitigation Measure GHG-5 as set forth in the EIR Addendum:

All residential units shall have an Energy Factor of installed water heaters (other than booster water heaters, hot water dispensers, and mini-tank electric water heaters) of not less than 0.675.

Planning. 23 0010-Planning-MAP - MM GHG-6

The project applicant shall comply with Mitigation Measure GHG-6 as set forth in the EIR Addendum:

All rooms within the living space of each residential unit shall have daylight (through use of windows, solar tubes, skylights, etc.).

Planning. 24 0010-Planning-MAP - MM GHG-7

The project applicant shall comply with Mitigation Measure GHG-7 as set forth in the EIR Addendum:

For all residential units, at least 50 percent of in-unit fixtures shall be classified as high efficacy lighting defined as 40 lumens per watt for 15 watt or less fixtures; 50 lumens per watt for 15-40 watt fixtures, and 60 lumens per watt for fixtures greater than 40 watt.

Planning. 25 0010-Planning-MAP - MM GHG-8

The applicant shall comply with Mitigation Measure GHG-8 as set forth in the EIR Addendum:

The developer shall eliminate conventional turf from all landscaping. Warm season turf and/or low water plants are allowed provided it covers less than 50 percent of the required landscape area.

Planning. 26 0010-Planning-MAP - MM GHG-9

The project applicant shall comply with Mitigation Measure GHG-9 as set forth in the EIR Addendum:

ADVISORY NOTIFICATION DOCUMENT**Planning****Planning. 26** **0010-Planning-MAP - MM GHG-9 (cont.)**

Landscape irrigation installed on any residential lot shall use low precipitation spray heads (less than 0.75 inches/hr) or drip irrigation, and weather based irrigation control systems or moisture sensors that can reduce water use by 20 percent.

Planning. 27 **0010-Planning-MAP - MM NOISE-1**

The project applicant shall comply with Mitigation Measure NOISE-1 as set forth in the EIR Addendum:

Noise and groundborne vibration construction activities whose specific location on the project site may be flexible (e.g., operation of compressors and generators, cement mixing, general truck idling) shall be conducted as far as possible from the nearest noise- and vibration-sensitive land uses.

Planning. 28 **0010-Planning-MAP - MM NOISE-2**

The project applicant shall comply with Mitigation Measure NOISE-2 as set forth in the EIR Addendum:

Construction activities associated with the project shall, to the extent feasible, be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels. When the use of impact tools are necessary, they shall be hydraulically or electrically powered wherever possible to avoid noise associated with compressed air exhaust from pneumatically powered tools. Where use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used and external jackets on the tools themselves shall be used where feasible.

Planning. 29 **0010-Planning-MAP - MM NOISE-3**

The project applicant shall comply with Mitigation Measure NOISE-3 as set forth in the EIR Addendum:

The applicant shall locate stationary construction noise sources away from adjacent receptors, to the extent feasible, and ensure that they are muffled and enclosed within temporary sheds, incorporate insulation barriers, or

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Planning

Planning. 29 **0010-Planning-MAP - MM NOISE-3 (cont.)**
 other measures to the extent feasible.

Planning. 30 **0010-Planning-MAP - MM NOISE-4**

The project applicant shall comply with Mitigation Measure NOISE-4 as set forth in the EIR Addendum:

The Applicant shall designate a construction relations officer to serve as a liaison with surrounding residents and property owners who is responsible for responding to any concerns regarding construction noise and vibration. The liaison's telephone number(s) shall be prominently displayed at the project site. Signs shall also be posted at the project site that includes permitted construction days and hours.

Planning. 31 **0010-Planning-MAP - MM NOISE-5**

The project applicant shall comply with Mitigation Measure NOISE-5 as set forth in the EIR Addendum:

The applicant shall ensure that all new HVAC or mechanical equipment associated with the proposed Project be designed with adequate shielding (e.g., enclosure) or noise muffling devices and be located in either the rear or side of the new buildings where they would be maximally shielded from neighboring uses to the extent practicable.

Planning. 32 **0010-Planning-MAP - MM NOISE-6**

The project applicant shall comply with Mitigation Measure NOISE-6 as set forth in the EIR Addendum:

To ensure traffic noise levels at the new residences within the project boundary would be below 65 dBA CNEL, the Applicant shall:

- Construct seven-foot high masonry walls, as measured from the ground floor of the residential property, in front of the residences facing Holland Road and La Piedra Road.
- Construct six-foot high masonry walls, as measured from the ground floor of the residential property, in front of the residences facing Leon Road and Eucalyptus Road.

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Planning

Planning. 33 **0010-Planning-MAP - NO OFFSITE SIGNAGE (cont.)**

Planning. 33 **0010-Planning-MAP - NO OFFSITE SIGNAGE**

There shall be no offsite signage associated with this land division, except as otherwise provided by Ordinance No. 679.3 (Kiosk Program).

Planning. 34 **0010-Planning-MAP - NON-IMPLEMENTING MAPS**

A land division filed for the purposes of phasing or financing shall not be considered an implementing development application for the purposes of the Planning Department's conditions of approval.

Should this project be an application for phasing or financing, all of the other conditions in this implementing project with a prefix of "SP" will be considered as NOT APPLICABLE, and this condition shall be considered as MET. Should this project not be an application for phasing or financing, this condition shall be considered as NOT APPLICABLE.

Planning. 35 **0010-Planning-MAP - ORD 810 OPN SPACE FEE**

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 810 has been established to set forth policies, regulations and fees related to the funding and acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this Ordinance.

The fee shall be paid for each residential unit to be constructed within this land division.

In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 36 **0010-Planning-MAP - ORD NO. 659 (DIF) (cont.)**

Planning. 36 **0010-Planning-MAP - ORD NO. 659 (DIF)**

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and construction of facilities necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

The fee shall be paid for each residential unit to be constructed within this land division. In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

Planning. 37 **0010-Planning-MAP - PA PROCEDURES**

The planning areas for which this land division application is located must be legally defined. Any of the following procedures may be used in order to legally define these planning areas:

1. The project proponent has processed a FINAL CHANGE OF ZONE MAP concurrent with the SPECIFIC PLAN which legally defined these planning areas. 2. The project proponent shall file a change of zone application along with a legal description defining the boundaries of the planning area affected by this land division application. The applicant will not be changing the allowed uses or standards within the existing zone but will merely be providing an accurate legal description of the affected planning area. The change of zone shall be approved and adopted by the Board of Supervisors.

Planning. 38 **0010-Planning-MAP - PDA04858R1 ACCEPTED**

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 38 **0010-Planning-MAP - PDA04858R1 ACCEPTED (cont.)**

County Archaeological Report (PDA) No. 4858 submitted for this project (TR36467) was prepared by ESA and is entitled:

"Phase I Cultural Resource Assessment for the San Pedro Farms Project, Winchester Hills Specific Plan Area, Riverside County, California," dated May 2014. This report was not accepted by the County Archaeologist and report comments (request for revisions) were requested and sent to the consultant July 21, 2014.

These comments were addressed and the report was accepted July 25, 2014.

These documents are herein incorporated as a part of the record for project.

Planning. 39 **0010-Planning-MAP - PDA04870**

County Archaeological Report (PDA) No. 4870 submitted for this project (TR36467) was prepared by Monica Strauss and Matthew Gonzalez of ESA and is entitled: "Draft Work Plan for Phase II Archaeological Resources Investigations for Resources P-33-11250, P-33-11254, and a Portion of P-33-21021 for the San Pedro Farms Project, Winchester Hills Specific Plan Area, Riverside County, California," dated September, 2014.

This report was received on September 04, 2014 and accepted by the County Archaeologist on September 08, 2014.

Phase II testing is required as described elsewhere in this conditions set.

This document is herein incorporated as a part of the record for project.

Planning. 40 **0010-Planning-MAP - PDA04890R1 ACCEPTED**

County Archaeological Report (PDA) No. 4890 submitted for this project (TR36467) was prepared by ESA and is entitled:

"Phase II Archaeological Resources Investigations for Resources P-33-11250, P-33-11254, and a Portion of P-33-21021 for the San Pedro Farms Project, Winchester Hills Specific Plan Area, Riverside County, California", dated November 2014.

This report was not accepted by the County Archaeologist and report comments (request for revisions) were requested and sent to the consultant.

Revised County Archaeological Report (PDA) No. 4890r1

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 40 **0010-Planning-MAP - PDA04890R1 ACCEPTED (cont.)**

submitted for this same project, prepared by the same aforementioned company and individual and bearing the same title, is dated May 2015. This report was received on May 29, 2015 and accepted by the County Archaeologist on the same day.

(PDA) No 4890r1 concludes that P-33-011250, -011254, and the prehistoric component of site P-33-021021, are not individually eligible for listing in the California Register, nor do they appear to qualify as contributors to the California Register-eligible archaeological district, P-33-014370.

(PDA) No 4890r1 recommends that an archaeological monitor and a Native American monitor be retained to closely monitor all ground-disturbing activities within 100 feet of the resources. These documents are herein incorporated as a part of the record for project.

Planning. 41 **0010-Planning-MAP - PROJECT LOCATION EXHIBIT**

The applicant shall provide to the Planning Department an 8 1/2" x 11" exhibit showing where in the SPECIFIC PLAN this project is located.

This condition shall be considered MET once the applicant provides the Planning Department with the required information. This condition may not be DEFERRED.

Planning. 42 **0010-Planning-MAP - RES. DESIGN STANDARDS**

The development standards for Planning Areas 60 and 61 shall be the same as those standards identified in the Specific Plan Zoning Ordinance, which lists exceptions and replacements to Article VI., Section 6.2 of Ordinance 348 that include the following:

- a. The maximum height of any building is 35 feet and shall not exceed two stories.
- b. Lot area shall not be less than 4,000 square feet.
- c. The minimum average width of each lot is 40 feet. Areas used as access for flag lots shall have a minimum width of 20 feet.
- d. The minimum frontage of a lot shall be forty-feet (40'), except that lots fronting on knuckles or cul-de-sacs may

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Planning

Planning. 42 0010-Planning-MAP - RES. DESIGN STANDARDS (cont.)

have a minimum frontage of thirty feet (30'). Lot frontage and minimum width may be measured at the building setback in accordance with zone development standards.

e. The front yard setback shall not be less than 15 feet.

For lots with side-entry garages, the front yard setback may be reduced to 10 feet.

f. The side yard setback is 5 feet. For zero-lot line designs, the alternate side yard shall not be less than ten feet. The minimum streetside yard setback is 10 feet.

g. The minimum rear yard setback is 10 feet. If a garage is accessed via an alley, the minimum garage setback is 3 feet. A garage cannot be set back from an alley greater than 5 feet, unless it exceeds 18 feet.

h. No more than 70% of the lot shall be covered by structure for lots with one story buildings. No more than 60% of the lot shall be covered by structure for lots with two story buildings.

The development standards for Planning Area 58 shall be the same as those standards identified in the Specific Plan Zoning Ordinance, which lists exceptions and replacements to Article VI., Section 6.2 of Ordinance 348 that include the following:

a. The maximum height of any building is 35 feet and shall not exceed two stories.

b. Lot area shall not be less than 4,000 square feet.

c. The minimum average width of each lot is 40 feet. Areas used as access for flag lots shall have a minimum width of 20 feet.

d. The minimum frontage of a lot shall be forty-feet (40'), except that lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty feet (30'). Lot frontage and minimum width may be measured at the building setback in accordance with zone development standards.

e. The front yard setback shall not be less than 15 feet.

For lots with side-entry garages, the front yard setback may be reduced to 10 feet.

f. The side yard setback is 5 feet. For zero-lot line designs, the alternate side yard shall not be less than ten feet. The minimum streetside yard setback is 10 feet.

g. The minimum rear yard setback is 10 feet. If a garage is accessed via an alley, the minimum garage setback is 3

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 42 0010-Planning-MAP - RES. DESIGN STANDARDS (cont.)

feet. A garage cannot be set back from an alley greater than 5 feet, unless it exceeds 18 feet.

h. No more than 70% of the lot shall be covered by structure for lots with one story buildings. No more than 60% of the lot shall be covered by structure for lots with two story buildings.

Planning. 43 0010-Planning-MAP - SUBMIT FINAL DOCUMENTS

Fifteen (15) copies of the final SPECIFIC PLAN and EIR documents (SP/EIR) documents shall be submitted to the Planning Department for distribution. The documents shall include all the items listed in the condition titled "SP - Documents". The final SP/EIR documents shall be distributed in the following fashion:

- Building and Safety Department 1 copy
- Department of Environmental Health 1 copy
- Fire Department 1 copy
- Flood Control and Water Conservation 1 copy
- Transportation Department 1 copy
- County Planning Department in Riverside 1 copy
- Riverside County Planning Department in Indio 2 copies
- in Murrieta 2 copies
- Executive Office - CSA Administrator 2 copies
- Clerk of the Board of Supervisors 1 copy

Any and all remaining documents shall be kept with the Planning Department in Riverside, or as otherwise determined by the Planning Director.

This condition cannot be DEFERRED or considered as NOT APPLICABLE.

Planning. 44 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. 45 0010-Planning-MAP - UNANTICIPATED RESOURCES

"The developer/permit holder or any successor in interest

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 45 0010-Planning-MAP - UNANTICIPATED RESOURCES (cont.)

shall comply with the following for the life of this permit:

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

- 1)All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist**, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find.
- 2)The developer shall call the County Archaeologist immediately upon discovery of the cultural resource to convene the meeting.
- 3)At the meeting with the aforementioned parties, the significance of the discoveries shall be discussed and a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.
- 4)Further ground disturbance shall not resume within the area of the discovery until a meeting has been convened with the aforementioned parties and a decision is made, with the concurrence of the County Archaeologist, as to the appropriate mitigation measures.

* A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to sacred or cultural importance.

** If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the value/importance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary."

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 46 0010-Planning-MAP- MAP ACT COMPLIANCE (cont.)

Planning. 46 0010-Planning-MAP- MAP ACT COMPLIANCE

This land division shall comply with the State of California Subdivision Map Act and to all requirements of County Ordinance No. 460, Schedule A, unless modified by the conditions listed herein.

Planning. 47 0010-Planning-MAP- REQUIRED MINOR PLANS

For each of the below listed items, a minor plot plan application shall be submitted and approved by 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.

1. Final Site Development Plan for each phase of development.
2. Model Home Complex Plan shall be filed and approved for each phase if models change between phases. A final site of development plot plan must be approved prior to approval, or concurrent with a Model Home Complex Plan.
3. Landscaping Plan for typical front yard/slopes/open space. These three plans may be applied for separately for the whole tract or for phases.
4. Landscaping plans totally in the road right-of-Way shall be submitted to the Transportation Department only.
5. Each phase shall have a separate wall and fencing plan.
6. Entry monument and gate entry plan.

NOTE: The requirements of the above plot plans may be accomplished as one, or, any combination of multiple plot plans required by these conditions of approval. However, each requirement shall be cleared individually with the applicable plot plan condition of approval in the "PRIOR TO BUILDING PERMIT" (80 series) conditions.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 48 **0010-Planning-STKP- OFF-HIGHWAY VEHICLE USE (cont.)**

Planning. 48 **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.

Planning. 49 **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 - DEFINITIONS**

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Tract Map No. 36467 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Tract Map No. 36467, Amended No. 1, dated 10/28/2015.

FINAL MAP = Final Map or Parcel Map for the TENTATIVE MAP whether recorded in whole or in phases.

Planning-All. 3 **0010-Planning-All-MAP - HOLD HARMLESS**

ADVISORY NOTIFICATION DOCUMENT

Planning-All

Planning-All. 3

0010-Planning-All-MAP - HOLD HARMLESS (cont.)

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 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.

Planning-All. 4

0010-Planning-All-MAP- PROJECT DESCRIPTION

The land division hereby permitted is a Schedule "A" subdivision of 158.89 gross acres into 423 lots, consisting of 381 single-family residential detached lots (4,000 sq. ft., 5,000 sq. ft. and 6,000 sq. ft. minimums), 1 multi-family residential lot (7.3 acres), 1 school site lot 1 commercial lot, 1 RV/boat storage lot, 1 HOA recreation area, 3 lots for parks, 2 natural open space lots, 12 basin/swale lots, and 20 private open space lots. There are 16.4 acres of streets within the subdivision.

ADVISORY NOTIFICATION DOCUMENT

Regional Parks and Open Space

Regional Parks and Open Space. 1 0010-Regional Parks and Open Space-MAP - MAINTENANCE MECHANISM

The applicant shall submit a maintenance plan for parks, trails and all open space as identified in the tract map for review and approval to the Riverside County Regional Park and Open-Space District.

Regional Parks and Open Space. 2 0010-Regional Parks and Open Space-MAP - PARK AND TRAIL PLAN

The applicant shall provide park and trail plans to the Riverside County Regional Park and Open-Space District for review and approval.

Regional Parks and Open Space. 3 0010-Regional Parks and Open Space-MAP - TRAIL GRADING

The applicant/owner and/or his designee shall cause the grading to be completed for all trails prior to the completion of Phase I construction.

Transportation

Transportation. 1 0010-Transportation-MAP - 100 YEAR SUMP OUTLET

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

Transportation. 2 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. 3 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

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 3 0010-Transportation-MAP - DRAINAGE 1 (cont.)

- no building, obstructions, or encroachments by landfills are allowed". The protection shall be as approved by the Transportation Department.

Transportation. 4 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 subdivider shall provide adequate drainage facilities and/or appropriate easements as approved by the Transportation Department.

Transportation. 5 0010-Transportation-MAP - INCREASED RUNOFF

The development of this site will adversely impact downstream property owners by increasing the rate and volume of flood flows. To mitigate this impact, the developer has proposed drainage facilities in the site design. Although final design of the drainage facilities will not be required until the improvement plan stage of this development, the applicant's engineer has submitted a preliminary hydrology and hydraulics study that indicates that the general configuration and location of the proposed drainage facilities are sufficient to mitigate the impacts of the development.

The final design of the drainage facilities will conform to the increased runoff criteria of the Plan Check Policies and Guidelines and Flood Control Manual.

The two storm drain facilities which outlet near the southeast boundary of the tract appear to divert approximately 18 acres of drainage. These outlets don't currently directly connect to the "future" Holland Channel and are therefore subject to increased runoff criteria. In Final Drainage Study, the Final Hydrology and Hydraulics Report must show that the timeline of Holland Channel Construction is going to align with accepting the diversions from the project site. Otherwise, an undeveloped condition analysis will be required for these diversions.

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 6 0010-Transportation-MAP - OFF-SITE PHASE (cont.)

Transportation. 6 0010-Transportation-MAP - OFF-SITE PHASE

Should the applicant choose to phase any portion of this project, said applicant shall provide off-site access roads to County maintained roads as approved by the Transportation Department.

Transportation. 7 0010-Transportation-MAP - OWNER MAINTENANCE NOTICE

The subdivider shall record sufficient documentation to advise purchasers of any lot within the subdivision that the owners of individual lots are responsible for the maintenance of the drainage facility within the drainage easements shown on the final map.

Transportation. 8 0010-Transportation-MAP - PERP DRAINAGE PATTERNS

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

Transportation. 9 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.

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 10 **0010-Transportation-MAP - TS/CONDITIONS (cont.)**

Transportation. 10 **0010-Transportation-MAP - 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 a minimum of Level of Service 'C', except that Level of Service 'D' may be allowed in community development areas at intersections of any combination of secondary highways, major highways, arterials, urban arterials, expressways or state highways and ramp intersections.

The study indicates that it is possible to achieve adequate levels of service for the following intersections based on the traffic study assumptions.

I-215 Southbound Ramps (NS) at:
Newport Road (EW)

I-215 Northbound Ramps (NS) at:
Newport Road (EW)

Antelope Road (NS) at:
Newport Road (EW)

Menifee Road (NS) at:
Newport Road (EW)

Leon Road (NS) at:
Domenigoni Parkway (EW)

Rice Road (NS) at:
Domenigoni Parkway (EW)

SR-79 (Winchester Road) (NS) at:
Domenigoni Parkway (EW)

Leon Road (NS) at:
Holland Road (EW)
Scott Road (EW)

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 10

0010-Transportation-MAP - TS/CONDITIONS (cont.)

SR-79 (Winchester Road) at:
Simpson Road (EW)
Olive Street (EW)

Leon Road (NS) at:
Project Street "A" (EW)
La Piedra Road (EW)

Project Street "B" (NS) at:
Holland Road (EW)

As such, the proposed project is consistent with this General Plan policy.

The associated conditions of approval incorporate mitigation measures identified in the traffic study, which are necessary to achieve or maintain the required level of service.

Transportation. 11

0010-Transportation-MAP- TUMF CREDIT AGREEMENT

If the applicant/developer is constructing a "TUMF" facility as a condition of approval for this project and will be seeking "TUMF" credits and/or reimbursements for the "TUMF" improvements built with this project, the applicant shall enter into a "TUMF Improvement and Credit Agreement" with the Transportation Department prior to the first building permit issuance as directed by the Director of Transportation. Please contact (951) 955-6800 for additional information.

Transportation. 12

0010-Transportation-MAP-BMP MAINTENANCE & INSPECTN

Unless an alternate viable maintenance entity is established, the Covenants, Conditions and Restrictions (CC&Rs) for the development's Home/Property Owners Association (HOA/POA) shall contain provisions for all structural best management practices (BMPs) to be inspected, and if required, cleaned no later than October 15 each year. The CC&Rs shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of the CC&Rs shall be submitted to the Transportation Department for review and approval prior to the recordation of the map.

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 12 0010-Transportation-MAP-BMP MAINTENANCE & INSPECTN (cont.)

-OR -

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

Transportation. 13 0010-Transportation-MAP-CREDIT/REIMBURSEMENT 4 IMP

In order to receive any fee credit or reimbursement for improvements, the project proponent shall contact the Transportation Department and enter into an agreement for fee credit or reimbursement prior to advertising. All work shall be preapproved by and shall comply with the requirements of the Transportation Department and the public contracts code in order to be eligible for fee credit or reimbursement.

To enter into an agreement, please contact our Funding Programs group at (951) 955-1667.

For more information regarding the public work bidding requirements please visit the following link:
<http://rctlma.org/trans/Land-Development/Funding-Programs/Road-and-Bridge-Benefit-District-RBBD/Public-Works-Bidding-Requirements>.

Transportation. 14 0010-Transportation-MAP-SBMT FNL WQMP=PRLMNRV SMR

In compliance with the currently effective Municipal Stormwater Permit issued by the Santa Ana Regional Water Quality Control Board [Order No. R8-2013-0024, et seq.], and beginning January 1, 2005, all projects that 1) are located within the drainage boundary (watershed) of the Santa Ana River; and 2) require discretionary approval by the County of Riverside must comply with the Water Quality Management Plan (WQMP) for Urban Runoff. The WQMP addresses post-development water quality impacts from new development and significant redevelopment projects. The WQMP provides detailed guidelines and templates to assist

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 14 0010-Transportation-MAP-SBMT FNL WQMP=PRLMNRV SMR (cont.)

the applicant in completing the necessary documentation and calculations. These documents are available on-line at: www.rcflood.org/npdes.

To comply with the WQMP, applicants must prepare and submit a "Project Specific" WQMP. At a minimum, the WQMP must: a) identify the post-project pollutants associated with the development proposal together with any adverse hydrologic impacts to receiving waters; b) identify site-specific mitigation measures or Best Management Practices (BMPs) for the identified impacts including site design, source control and treatment control post-development BMPs; and c) identify a sustainable funding and maintenance mechanism for the aforementioned BMPs. A template for this report is included as 'Exhibit A' in the WQMP.

The applicant has submitted a report that meets the criteria for a Preliminary Project Specific WQMP (see Flood Hazard Report). However, in order to meet the requirements of a Final Project Specific WQMP, it shall be prepared in substantial conformance to the Preliminary Project Specific WQMP. Also, the applicant should note that, if the project requires a Section 401 Water Quality certification, the Regional Water Quality Control Board may require additional water quality impact mitigation measures.

Transportation. 15 0010-Transportation-MAP-WQMP ESTABLISH MAINT ENTITY

This project proposes BMP facilities that will require maintenance by a public agency or homeowners association. To ensure that the public is not unduly burdened with future costs, prior to final approval or recordation of this subdivision, the Transportation Department will require an acceptable financial mechanism to be implemented to provide for maintenance of the project's site design, source control and treatment control BMPs in perpetuity. This may consist of a mechanism to assess individual benefiting property owners, or other means as approved by the Transportation Department. The BMPs must be shown on the project's grading plans and any other improvement plans the selected maintenance entity may require.

Plan: TR36467E01

Parcel: 466350017

50. Prior To Map Recordation

E Health

050 - E Health. 1 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- ECS MITIGATING NOTES Not Satisfied

The following notes shall be placed on the ECS Map per the mitigation for the development of the tract:

All single family residence for this tract development shall not exceed a building height of 29 feet

Cul-de-sac's or barricades shall be installed at La Piedra and A-A Street and Street E and F per the approved Amended #1 exhibit dated 7-14-15

Homes 41-45, 51-57, 129-138, 186-190, 288-292 shall provide for a minimum 5' walkway to the structure from a public street (opposite of the alley side of the home)

HOA/CC&R shall mark, identify and maintain all designated fire lane areas designated and approved by the fire department
The HOA/CCR's shall enter into and maintain a contract with a licensed and legal towing company to ensure that all interested parties be provided the ability to contact said towing service to have any vehicles removed.
All areas shall be marked appropriately for the towing company to ensure they are above to enforce the compliance

050 - Fire. 2 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

Plan: TR36467E01

Parcel: 466350017

50. Prior To Map Recordation

Fire

050 - Fire. 2 0050-Fire-MAP-#004-ECS-FUEL MODIFICATION (cont.) Not Satisfied

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 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. 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-#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.

Flood

050 - Flood. 1 0050-Flood-MAP FLOOD CLEARANCE AND ACCPT Not Satisfied

If the acceptance and maintenance of any flood control facilities is required to be performed by the District, then the applicant/engineer must submit a written request to the District addressed to the General Manager-Chief Engineer, Attn: Chief of Planning Division. The request shall note the case number, location, brief description of the system (size and lengths) and include an exhibit that shows the proposed alignment.

A copy of the improvement plans, grading plans, and any other necessary documentation along with supporting hydrologic and hydraulic calculations must be submitted to

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Flood

050 - Flood. 1 0050-Flood-MAP FLOOD CLEARANCE AND ACCPT (cont.) Not Satisfied

the District for review. The plans must receive District approval prior to issuance of permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

Once the plans have been approved and the District is willing to maintain the proposed facility, then five (5) 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 rights-of-way to be conveyed to the District and secure those rights-of-way to the satisfaction of the District; and
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 approved and signed by the District's General Manager-Chief Engineer. The plans cannot be signed prior to execution of the agreement; and
4. All regulatory permits to be secured by the developer shall be submitted to the District for review. The terms of the regulatory permits shall be approved by the District prior to improvement plan approval, map recordation or finalization of the regulatory permits. There shall be no unreasonable constraint upon the District's ability to operate and maintain the flood control facility to protect public health and safety; and
5. The Developer shall construct a channel to convey tributary offsite and onsite flows at the intersection of Leon Road and Holland. The channel outlet would be located at Menifee Road if Tract 36467 development precedes tracts 31008 and 31229. The channel shall be designed to District standards. Prior to map recordation, plans for the facility must be approved, bonds posted, right to way acquired and agreements executed. Prior to the release of occupancy permits, the facility must be deemed substantially complete.

The engineer/developer will need to submit proof of flood control facility bonds and a certificate of insurance to

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50. Prior To Map Recordation

Flood

050 - Flood. 1 0050-Flood-MAP FLOOD CLEARANCE AND ACCPT (cont.) Not Satisfied
the District's Inspection section before a pre-construction meeting can be scheduled.

Planning

050 - Planning. 1 0050 - Planning – Finalize MOU for Parks in SP00293 Not Satisfied
Prior to recordation of the final map, finalization of the Memorandum of Understanding (MOU) for the Public Parks Implementation Agreement for Specific Plan No. 293 is required.

Satisfaction of this condition of approval can only be determined by the TLMA Director or TLMA Assistant Director.

050 - Planning. 2 0050 - Planning – Finalize MOU for Parks in SP00293 Not Satisfied
Prior to recordation of the final map, finalization of the Memorandum of Understanding (MOU) for the Public Parks Implementation Agreement for Specific Plan No. 293 is required.

Satisfaction of this condition of approval can only be determined by the TLMA Director or TLMA Assistant Director.

050 - Planning. 3 0050-Planning-MAP - ANNEX TO PARK DISTRICT Not Satisfied
The land divider shall submit written proof to the County Planning Department - Development Review Division that the subject property has been annexed to County Service Area No. 146.

050 - Planning. 4 0050-Planning-MAP - CC&R RES CSA COM. AREA Not Satisfied
The land divider shall convey to the County fee simple title, to all common open space areas, free and clear of all liens, taxes, assessments, leases (recorded and unrecorded) and easement, except those easements which in the sole discretion of the County are acceptable. As a condition precedent to the County accepting title to such areas, 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 review and approval, 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 (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

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

Not Satisfied

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 of the current hourly fee for Review of Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted to the Office of the County Counsel 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 owners' association comprised of the owners of each individual lot or unit as tenants in common, and c) 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, if dormant, be activated, by incorporation or otherwise, at the request of the County of Riverside, and the property owner's association shall unconditionally accept from the County of Riverside, upon the County's demand, title to all or any part of the 'common area', more particularly described on Exhibit 'A', attached hereto. The decision to require activation of the property owners' association and the decision to require that the association unconditionally accept title to the 'common area' shall be at the sole discretion of the County of Riverside.

In the event that the 'common area', or any part thereof, is conveyed to the property owners' association, the association, thereafter, shall own such 'common area',

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050 - Planning. 4 0050-Planning-MAP - CC&R RES CSA COM. AREA (cont.) Not Satisfied

shall manage and continuously maintain such 'common area', and shall not sell or transfer such 'common area', or any part thereof, absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. The property owners' association shall have the right to assess the owner 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."

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. 5 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:

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Planning

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

Not Satisfied

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. 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'

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050 - Planning. 5 0050-Planning-MAP - CC&R RES POA COM. AREA (cont.) Not Satisfied
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."

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. 6 0050-Planning-MAP - COMMON AREA MAINTENANCE Not Satisfied
PRIOR TO MAP RECORDATION, the following procedures for common area maintenance procedures shall be complied with:

a. A permanent master maintenance organization shall be established for the specific plan area, to assume ownership and maintenance responsibility for all common recreation,

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050 - Planning. 6 0050-Planning-MAP - COMMON AREA MAINTENANCE (con Not Satisfied

open space, circulation systems and landscaped areas. The organization may be public or private. Merger with an area-wide or regional organization shall satisfy this condition provided that such organization is legally and financially capable of assuming the responsibilities for ownership and maintenance. If the organization is a private association then neighborhood associations shall be established for each residential development, where required, and such associations may assume ownership and maintenance responsibility for neighborhood common areas.

b. Unless otherwise provided for in these conditions of approval, common open areas shall be conveyed to the maintenance organization as implementing development is approved or any subdivision as recorded.

c. The maintenance organization shall be established prior to or concurrent with the recordation of the first land division. d. The common areas to be maintained by the master maintenance organization shall include, but not be limited to, the park areas, expanded parkways, trails, and water quality features.

050 - Planning. 7 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. 8 0050-Planning-MAP - ECS NOTE RIGHT-TO-FARM Not Satisfied

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

"Lot Nos. 357-366, 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,

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50. Prior To Map Recordation

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050 - Planning. 8 0050-Planning-MAP - ECS NOTE RIGHT-TO-FARM (cont.) Not Satisfied

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 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. 9 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. 10 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. 11 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. 12 0050-Planning-MAP - INFRASTR. PARTICIPATION Not Satisfied

Prior to map recordation, the Owner, Applicant, or their successors-in-interest shall provide verification with performance requirements for their fair share of CFD and Non-CFD infrastructure. Details of these performance requirements are detailed within the SPECIFIC PLAN (Section II, Page 37)

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Planning

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0050-Planning-MAP - INFRASTR. PARTICIPATION (cont.)

Not Satisfied

Each Owner, Applicant, or their successors-in-interest plans to develop the Property as one or more separate development projects pursuant to the adopted Specific Plan 293 within the Winchester Ranch. While the Properties are to be included in Community Facilities Districts ("CFD") to be established by the County and authorized to fund certain infrastructure improvements and/or capital improvement fees through the levy of annual special taxes and issuance of bonds secured by such Special Taxes, the improvements to be financed pursuant to these Agreements for the Non-CFD Improvements will not be financed through a CFD. Non-CFD items include but are not limited to the following; sewer, water, reclaimed water, storm drain, utilities, streets, parks, right of way and fees as more specifically described within Specific Plan 293A5, Section II, Page 37, item number 3.

The estimated cost of each CFD and Non-CFD Improvement shall be allocated among the Property Owners according to each individual Benefit Area for each set of Improvements. The costs will be established by the Programs Manager via agreed to cost allocations for each specific area and through Cost Sharing Agreements. Some or all of the Improvements are required for the proposed development of the Projects and deem it mutually beneficial for the efficient, reliable and timely completion of the Improvements to allocate responsibility for the design, permitting and construction of these Improvements among the Owners, to allocate the costs of both CFD and Non-CFD Improvements among the Owners and to require security for each Owner's funding obligation relating to said Improvements as more specifically described within Specific Plan 293A5, Section II, Page 37, item number 3. Those Properties that receive a direct benefit from said infrastructure within their individual benefit area and that are located within Specific Plan 293 shall meet the performance requirements stated herein.

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0050-Planning-MAP - PA 28B PARK AGREEMENT

Not Satisfied

Prior to map recordation, a Regional Building Permit-Park Fee Agreement for the 32.7 Acre Regional Park (PA28b) shall be required amongst the Property Owners within this Specific Plan 293 along with Valley-Wide Recreation and Parks District, and its assigns ("VWRPD") as more specifically described within Specific Plan 293A5, Section II, Page 38, item number 4.

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Planning

050 - Planning. 14 0050-Planning-MAP - PARK AGENCY REQUIRED Not Satisfied

PRIOR TO MAP RECORDATION of any subdivision, or other residential development application, all portions of this implementing project not currently within the boundaries of the Valley-Wide Recreation and Park District shall be annexed into the Valley-Wide Recreation and Park District or a similar entity such as a County Service Area/District that has been designated by the Board of Supervisors, pursuant to Section 10.35(G) of Ordinance No. 460, to receive park dedications and fees. Documentation of said annexation shall be provided to the Planning Department.

This condition shall be considered as NOT APPLICABLE if Valley-Wide Recreation and Parks District is unwilling or unable to annex the property in question.

050 - Planning. 15 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. 16 0050-Planning-MAP - REQUIRED APPLICATIONS Not Satisfied

No FINAL MAP shall record until Specific Plan No. 293S7 have been approved and adopted by the Board of Supervisors and has been made effective. This land division shall conform with the development standards of the designations and/or zones ultimately applied to the property.

050 - Planning. 17 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 4,000 square feet net.
- C. All lot sizes and dimensions on the FINAL MAP shall be

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50. Prior To Map Recordation

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050 - Planning. 17 0050-Planning-MAP - SURVEYOR CHECK LIST (cont.) Not Satisfied
in conformance with the development standards of the
SP 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. 18 Map - Quimby Fees (1) Not Satisfied

*Prior to Map Recordation, the land divider shall submit to the County Planning Department a duly and
completely executed agreement with the Valley Wide Recreation and Parks District 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.

Regional Parks and Open Space

050 - Regional Parks and Op 0050-Regional Parks and Open Space-MAP - OFFER OF DE Not Satisfied

Prior to, or in conjunction with the recordation of the
project map, the applicant shall offer the Regional Trail
easement(s) shown on the map for dedication and listed
below to Riverside County Regional Park and Open-Space
District or County managed Landscape and Lighting
Maintenance District for trails purposes. Said easements
will offered on behalf of the vested interest of the
citizens of Riverside County and will not become part of
the District's maintained trail system.

On Leon Road from Ano Crest Road to Holland Road per County
of Riverside Regional Park and Open Space District
Parks-4001 along the west side of Leon Road.

On Eucalyptus Road from Ano Crest Road to Holland Road per
County of Riverside Regional Park and Open Space District
Parks-3002 along the west side of Eucalyptus Road.

050 - Regional Parks and Op 0050-Regional Parks and Open Space-MAP - TRAIL MAINTEN Not Satisfied

The applicant shall enter into a trail maintenance
agreement with the Regional Park and Open-Space District,
or form or annex into an existing County managed Landscape
Lighting Maintenance District accepting trails maintenance
as approved by the Riverside County Planning Department for

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Regional Parks and Open Space

050 - Regional Parks and Open Space-0050-Regional Parks and Open Space-MAP - TRAIL MAINTENANCE Not Satisfied
the maintenance of the all regional trail(s) identified on the project. The applicant, or successors-in-interest or assignees, shall be responsible for the maintenance of said trails and easement areas such time as the maintenance is taken over by the appropriate maintenance District or entity. The applicant must provide a letter of agreement to the Planning department and the Park District (if other than the District) that trail maintenance will be provided.

Transportation

050 - Transportation. 1 0050-Transportation-MAP - ACCESS RESTRICTION/SUR Not Satisfied
Lot access shall be restricted on Leon Road, Holland Road, La Piedra Road and Eucalyptus Road and so noted on the final map.

050 - Transportation. 2 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 application 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.
- (2) Trails.
- (3) Streetlights.
- (4) Traffic signals located on Leon Road at project street B, Leon Road at La Piedra Road, and Leon Road at Holland Road.
- (5) Graffiti abatement of walls and other permanent structures.
- (6) 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

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Transportation

050 - Transportation. 2 0050-Transportation-MAP - ANNEX L&LMD/OTHER DIST (cc Not Satisfied
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, IID or other electric provider.

050 - Transportation. 3 0050-Transportation-MAP - ASSESSMENT DIST 1 Not Satisfied

Should this project lie within any assessment/benefit district, the applicant shall, prior to recordation, make application for and pay for their reapportionment of the assessments or pay the unit fees in the benefit district.

050 - Transportation. 4 0050-Transportation-MAP - CONSTRUCT RAMP Not Satisfied

Ramps shall be constructed at 4-way intersections and "T" intersections per Standard No. 403, sheets 1 through 7 of Ordinance 461.

050 - Transportation. 5 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. 6 0050-Transportation-MAP - DEDICATION SL1 Not Satisfied

Leon Road is designated Arterial Highway and shall be improved with 86 foot full-width AC pavement and 8" concrete curb and gutter within a 130.5' full-width dedicated right-of-way in accordance with County Standard No. 92. Sheet 1 of 2. (86'/130.5') (Modified to accommodate a regional trail.)

NOTE: 1. A 5' meandering sidewalk shall be constructed within the 21' parkway per Standard No. 404.

2. A raised landscaped median shall be constructed at the centerline of the street.

3. As Leon Road approaches La Piedra Road, County Standard No. 92, Sheet 2 of 2 shall apply to accommodate the right-turn lane.

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Transportation

050 - Transportation. 6

0050-Transportation-MAP - DEDICATION SL1 (cont.)

Not Satisfied

4. A 12' regional DG trail shall be provided within a 23.5' parkway (east side).

Holland Road is designated Major Highway and shall be improved with 44 foot half-width AC pavement and 8" concrete curb and gutter within a 66' full-width dedicated right-of-way in accordance with County Standard No. 93. (44'/66')

NOTE: 1. A 5' meandering sidewalk shall be constructed within the 21' parkway per Standard No. 404.

2. As Holland Road approaches Leon Road, County Standard No. 93, Sheet 2 of 2 shall apply to accommodate the right-turn lane.

La Piedra Road shall be improved with 44 foot full-width AC pavement and 6" concrete curb and gutter within a 74 full-width dedicated right-of-way in accordance with County Standard No. 103. (44'/74')

NOTE: A 6' sidewalk shall be constructed 9' adjacent to curb face within the 15' parkway.

Street "A" shall be improved with 44 foot full-width AC pavement and 6" concrete curb and gutter within a 66' full-width dedicated right-of-way in accordance with County Standard No. 104. (44'/66')

NOTE: A 6' sidewalk shall be constructed adjacent to the right-of-way line within the 11' parkway.

Street "B" shall be improved with a minimum 50 foot full-width AC pavement and 6" concrete curb and gutter within a minimum 72' full-width dedicated right-of-way. The outside edge of sidewalk defines the right-of-way line.

NOTE: 1. A 5' meandering sidewalk shall be constructed adjacent to the right-of-way line within a minimum 10' parkway.

2. A raised landscaped median with width ranging from 12' to 40' shall be constructed at the street centerline.

3. Refer to the approved tentative map for pop-out street design.

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50. Prior To Map Recordation

Transportation

050 - Transportation. 6

0050-Transportation-MAP - DEDICATION SL1 (cont.)

Not Satisfied

Street "C" shall be improved with a minimum 50 foot full-width AC pavement and 8" concrete curb and gutter within a minimum 74' full-width dedicated right-of-way. The outside edge of sidewalk defines the right-of-way line.

NOTE: 1. A 5' meandering sidewalk shall be constructed adjacent to the right-of-way line within a minimum 10' parkway.

2. A raised landscaped median with width ranging from 14' to 300' shall be constructed at the street centerline.

3. Refer to the approved tentative map for pop-out street design.

Streets "G, H, M, P, R, S, U, X, and A-A" shall be improved with a minimum 36 foot full-width AC pavement and 6" concrete curb and gutter within a minimum 56' full-width dedicated right-of-way.

NOTE: 1. A 5' sidewalk shall be constructed adjacent to the right-of-way line within a 10' parkway.

2. A raised landscaped median with width ranging from 20' to 40' shall be constructed at the street centerline.

3. Refer to the approved tentative map for pop-out street design.

All interior streets shall be improved with a minimum 36 foot full-width AC pavement and 6" concrete curb and gutter within a 56' full-width dedicated right-of-way in accordance with County Standard No. 105, Section A. (36'/56')

NOTE: 1. A 5' sidewalk shall be constructed adjacent to the right-of-way line within the 10' parkway.

2. Refer to the approved tentative map for pop-out street design.

Alleys (private easement and privately maintained) shall be improved with 24 foot AC pavement within a 24' full-width easement. The easement shall provide the offer of dedication for public utility purposes along with the right of ingress and egress for emergency vehicles.

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50. Prior To Map Recordation

Transportation

050 - Transportation. 6 0050-Transportation-MAP - DEDICATION SL1 (cont.) Not Satisfied

050 - Transportation. 7 0050-Transportation-MAP - ENTRY STREETS Not Satisfied

Entry streets that include a raised median and connect to General Plan Highways shall provide a minimum of 20' of AC pavement between the curbs and provide 15' parkways consistent with County Draft Standard No. 806. The raised median shall be a minimum of 10' in width.

050 - Transportation. 8 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. 9 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. 10 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 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.

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50. Prior To Map Recordation

Transportation

050 - Transportation. 11 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 Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No. 1000 or No. 1001. For projects within Imperial Irrigation District (IID) use IID's pole standard.

050 - Transportation. 12 0050-Transportation-MAP - OFF-SITE ACCESS 2 Not Satisfied

The landowner/developer shall provide/acquire sufficient public off-site rights-of-way to provide for one paved access road to a paved and maintained road. Said access road shall be constructed with a minimum 32' of A.C. pavement within a 60' dedicated right-of-way in accordance with County Standard No. 106, Section A (32'/60'), at a grade and alignment as approved by the Transportation Department. Should the applicant fail to provide/acquire said off-site right-of-way, the map shall be returned for redesign. The applicant shall provide the appropriate environmental clearances for said off-site improvements prior to recordation or the signature of any street improvement plans.

Said off-site access road shall be the northerly extension of Leon Road to Domenigoni Parkway.

050 - Transportation. 13 0050-Transportation-MAP - OFFSITE EASEMENT 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 Transportation Department 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.

050 - Transportation. 14 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.

050 - Transportation. 15 0050-Transportation-MAP - PART-WIDTH SL1 Not Satisfied

Eucalyptus Street is designated Collector Street and shall be improved with 34 foot part-width AC pavement and 6" concrete curb and gutter within a 52' part-width dedicated right-of-way in accordance with County Standard No. 103.

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50. Prior To Map Recordation

Transportation

050 - Transportation. 15 0050-Transportation-MAP - PART-WIDTH SL1 (cont.) Not Satisfied
(34'/52')

NOTE: A 5' sidewalk shall be constructed adjacent to the curb.

050 - Transportation. 16 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. 17 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. 18 0050-Transportation-MAP - SOUTHWEST R&BBD/TUMF Not Satisfied

Prior to the recordation of the final map, or any phase thereof, the project proponent shall pay fees in accordance with Zone E4 of the Southwest Road and Bridge Benefit District and shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of recordation, pursuant to Board Policy (dated May 25, 2004) and Ordinance 824.

050 - Transportation. 19 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. 20 0050-Transportation-MAP - SUBMIT PLANS Not Satisfied

The project specific Final WQMP, improvement 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 Transportation Department for review and approval. The Final WQMP and plans must receive Transportation Department approval prior to recordation. All submittals shall be date stamped by a registered engineer.

050 - Transportation. 21 0050-Transportation-MAP - TS/DESIGN Not Satisfied

The project proponent shall be responsible for the design

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50. Prior To Map Recordation

Transportation

050 - Transportation. 21 0050-Transportation-MAP - TS/DESIGN (cont.) Not Satisfied
of traffic signal(s) at the intersections of:

Signals not eligible for fee credit:

- I-215 Southbound Off-Ramp (NS) at Newport Road (EW)
(signal timing optimization)
- Antelope Road (NS) at Newport Road (EW) (signal timing
optimization and modification)
- Menifee Road at Newport Road (signal modification)
- Domenigoni Parkway (NS) at SR-79 (Winchester Road)
(signal timing optimization)
- Leon Road (NS) at Project Street "B" (EW)

Signals eligible for fee credit if installed in the
ultimate location:

- Leon Road (NS) at Scott Road (EW)
- Leon Road (NS) at Holland Road (EW)
- Leon Road (NS) at La Piedra Road (EW)

or as approved by the Transportation Department.

For improvements eligible for fee credit, the project
proponent shall contact the Transportation Department and
enter into an agreement for signal mitigation fee credit or
reimbursement prior to start of construction of the signal.

All work shall be pre-approved by and shall comply with
the requirements of the Transportation Department and the
public contract code in order to be eligible for fee credit
or reimbursement.

050 - Transportation. 22 0050-Transportation-MAP - TS/GEOMETRICS Not Satisfied

The intersection of Antelope Road (NS) at Newport Road (EW)
is signalized and shall be improved to provide the
following geometrics:

- Northbound: two left-turn lanes, one through lane, one
right-turn lane
 - Southbound: two left-turn lanes, one through lane, one
right-turn lane with overlap
 - Eastbound: two left-turn lanes, two through lanes, one
right-turn lane
 - Westbound: one left-turn lane, three through lanes
- NOTE: The eastbound left-turn lane shall be prohibited
from U-turn movements.

The intersection of Menifee Road (NS) at Newport Road (EW)
is signalized and shall be improved to provide the
following geometrics:

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50. Prior To Map Recordation

Transportation

050 - Transportation. 22 0050-Transportation-MAP - TS/GEOMETRICS (cont.) Not Satisfied

Northbound: one left-turn lane, two through lanes, one right-turn lane

Southbound: one left-turn lane, two through lanes, one right-turn lane with overlap

Eastbound: one left-turn lane, three through lanes

Westbound: one left-turn lane, two through lanes, one right-turn lane

NOTE: The eastbound left-turn lane shall be prohibited from U-turn movements.

The intersection of Leon Road (NS) at Scott Road (EW) shall be signalized and improved to provide the following geometrics:

Northbound: one left-turn lane, one through lane

Southbound: one left-turn lane, one through lane

Eastbound: one left-turn lane, one shared through/right-turn lane

Westbound: one left-turn lane, one through lane

The intersection of Leon Road (NS) at Holland Road (EW) shall be signalized and improved to provide the following geometrics:

Northbound: one left-turn lane, one through lane

Southbound: one left-turn lane, one through lane

Eastbound: one left-turn lane, one shared through/right-turn lane

Westbound: one left-turn lane, one through lane, one right-turn lane

The intersection of Leon Road (NS) at Project Street "A" (EW) shall be improved to provide the following geometrics:

Northbound: one left-turn lane, two through lanes

Southbound: one left-turn lane, two through lanes

Eastbound: one left-turn lane, one shared through/right-turn lane - stop controlled

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

The intersection of Leon Road (NS) at La Piedra Road (EW) shall be signalized and improved to provide the following geometrics:

Northbound: one left-turn, two through lanes

Southbound: one left-turn lane, two through lanes

Eastbound: one left-turn lane, one shared

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50. Prior To Map Recordation

Transportation

050 - Transportation. 22 0050-Transportation-MAP - TS/GEOMETRICS (cont.) Not Satisfied
 through/right-turn lane
 Westbound: one left-turn lane, one shared
 through/right-turn lane

The intersection of Project Street "C" (NS) at Holland Road (EW) shall be signalized and improved to provide the following geometrics:

- Northbound: N/A
- Southbound: one left-turn lane, one right-turn lane
- Eastbound: one left-turn lane, one shared through/right-turn lane
- Westbound: one through lane, one right-turn lane

The intersection of Project Street "C" (NS) at Project Street "B" (EW) shall be improved with a modern roundabout design in accordance with federal and state design standards. As an alternative, a traditional intersection may be used in-lieu of a modern roundabout.

The intersections of Project Street "F" and Project Street "G", Project Street "P" and Project Street "S", and Street "L" shall be improved with a traffic circle design. As an alternative, a traditional intersection may be used in-lieu of a traffic circle.

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. 23 0050-Transportation-MAP - TUMF CREDIT AGREEMENT Not Satisfied

If the applicant/developer is constructing a "TUMF" facility as a condition of approval for this project and will be seeking "TUMF" credits and/or reimbursements for the "TUMF" improvements built with this project, the applicant shall enter into a "TUMF Improvement and Credit Agreeet" with the Transportation Department prior to the first building permit issuance as directed by the Director of Transportation. Please contact (951) 955-6800 for additional information.

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50. Prior To Map Recordation

Transportation

050 - Transportation. 24 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. 25 0050-Transportation-MAP - WQMP MAINT DETERMINATION Not Satisfied

The project proponent shall contact the Transportation Department to determine the appropriate entity that will maintain the BMPs identified in the project specific WQMP. This determination shall be documented in the project specific WQMP.

In first submittal of the Final WQMP, Applicant shall specific LID BMP design details, x-sections, and BMP design worksheets showing that sufficient volume is provided in each LID BMP for all tributary areas including the proposed and improved roadways. Additionally, storm drain information shall be included and underdrain layout shall be in compliance with Appendix B of the County's LID BMP Design Handbook.

In first submittal of the Final WQMP, Applicant shall submit a project-specific document that is in general conformance with the approved Preliminary WQMP.

In first submittal of the Final WQMP, Applicant shall submit a landscape plan detailing all fencing and plant species and/or grasses proposed within the UD BMPs. The proposed species shall be consistent for use with any slopes proposed within the facilities.

In first submittal of the Final WQMP, Applicant shall submit a copy of the site's utility plan to verify that no proposed utilities or light structures, if applicable, will be located within the proposed LID BMPs.

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50. Prior To Map Recordation

Transportation

050 - Transportation. 26 0050-Transportation-MAP - WQMP RQMT ON FINAL MAP Not Satisfied

A notice of the WQMP requirements shall be placed on the final map under the surveyor notes. The exact wording of the note shall be as follows:

NOTICE OF WQMP REQUIREMENTS:

"A final project specific Water Quality Management Plan (WQMP) may be required prior to issuance of a grading or building permit. If required, the WQMP shall be consistent with the requirements of the County of Riverside's Municipal Stormwater Permit which are in effect at the time the grading or building permit is issued. The WQMP shall be submitted to the Transportation Department for review and approval."

050 - Transportation. 27 0050-Transportation-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 Transportation Department for review and approval.

050 - Transportation. 28 0050-Transportation-MAP-DEDICATIONS/ACCEPTANCE/SL Not Satisfied

The applicant shall provide two offsite access roads from the project site to a publicly maintained road to the satisfaction of Transportation.

If there were previously dedicated public roads and utility easements but not accepted by the County, and if acceptance of said roads and easement is needed to satisfy this requirement, the applicant shall file a separate application to the County of Riverside, Office of the County Surveyor, for the acceptance of the existing dedications by resolution. All costs incurred to satisfy this condition shall be paid by the applicant.

050 - Transportation. 29 0050-Transportation-MAP-ONSITE EASEMENT FINAL MAP Not Satisfied

Onsite drainage facilities located outside the 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 - Transportation. 30 EOT1 - FINAL ACCESS AND MAINT Not Satisfied

Prior to the map recordation, the applicant shall submit a Water Quality Management Plan (WQMP)

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50. Prior To Map Recordation

Transportation

050 - Transportation. 30 EOT1 - FINAL ACCESS AND MAINT (cont.) Not Satisfied
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. 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)

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 0060-BS-Grade-MAP - AG GRADING TO CODE Not Satisfied

Prior to issuance of a grading permit the previously agriculturally graded portions of the site shall be brought to code including but not limited to all access roads, pads and existing drainage system. All portions of the site included as part of this development shall be evaluated and designed to meet current requirements. This may require the need for additional permits, department or agency clearances, reports and studies.

060 - BS-Grade. 2 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. 3 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. 4 0060-BS-Grade-MAP - GEOTECH/SOILS RPTS Not Satisfied

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 4 0060-BS-Grade-MAP - GEOTECH/SOILS RPTS (cont.) 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. 5 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. 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.

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. 7 0060-BS-Grade-MAP - NOTRD OFFSITE LTR Not Satisfied

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

060 - BS-Grade. 8 0060-BS-Grade-MAP - NPDES/SWPPP Not Satisfied

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 8 0060-BS-Grade-MAP - NPDES/SWPPP (cont.) 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 .

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. 9 0060-BS-Grade-MAP - OFFSITE 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 - 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.

060 - BS-Grade. 11 0060-BS-Grade-MAP - SWPPP REVIEW 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. 12 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

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 12 0060-BS-Grade-MAP- BMP CONST NPDES PERMIT (cont.) Not Satisfied

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. 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)

E Health

060 - E Health. 1 0060-E Health-ESA PHASE I REPORT REQUIRED Not Satisfied

PRIOR TO THE ISSUANCE OF A GRADING PERMIT, an Environmental Site Assessment (ESA) Phase I report shall be submitted to the Department of Environmental Health, Environmental Cleanup Program (ECP) for review and approval. Applicable review fees shall apply. For further information, please contact ECP at (951) 955-8982.

Fire

060 - Fire. 1 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 and terrain.
- c) non flammable walls along common boundaries between rear yards and open space.

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60. Prior To Grading Permit Issuance

Fire

060 - Fire. 1 0060-Fire-MAP-#004 FUEL MODIFICATION (cont.) Not Satisfied

- 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 FLOOD CLEARANCE AND ACCEPT Not Satisfied

If the acceptance and maintenance of any flood control facilities is required to be performed by the District, then the applicant/engineer must submit a written request to the District addressed to the General Manager-Chief Engineer, Attn: Chief of Planning Division. The request shall note the case number, location, brief description of the system (size and lengths) and include an exhibit that shows the proposed alignment.

A copy of the improvement plans, grading plans, and any other necessary documentation along with supporting hydrologic and hydraulic calculations must be submitted to the District for review. The plans must receive District approval prior to issuance of permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

Once the plans have been approved and the District is willing to maintain the proposed facility, then five (5) 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 rights-of-way to be conveyed to the District and secure those rights-of-way to the satisfaction of the District; and
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

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60. Prior To Grading Permit Issuance

Flood

060 - Flood. 1 0060-Flood-MAP FLOOD CLEARANCE AND ACCEPT (cont. Not Satisfied

3. Plans for the facility must be approved and signed by the District's General Manager-Chief Engineer. The plans cannot be signed prior to execution of the agreement; and

4. All regulatory permits to be secured by the developer shall be submitted to the District for review. The terms of the regulatory permits shall be approved by the District prior to improvement plan approval, map recordation or finalization of the regulatory permits. There shall be no unreasonable constraint upon the District's ability to operate and maintain the flood control facility to protect public health and safety; and

5. The Developer shall construct a channel to convey tributary offsite and onsite flows at the intersection of Leon Road and Holland. The channel outlet would be located at Menifee Road if Tract 36467 development precedes tracts 31008 and 31229. The channel shall be designed to District standards. Prior to map recordation, plans for the facility must be approved, bonds posted, right to way acquired and agreements executed. Prior to the release of occupancy permits, the facility must be deemed substantially complete.

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.

Planning

060 - Planning. 1 0060-Planning-MAP - BUILDING PAD GRADING Not Satisfied

All grading for any proposed new dwellings and/or accessory buildings shall occur within the approved building pad sites shown on the TENTATIVE MAP.

060 - Planning. 2 0060-Planning-MAP - CULTURAL RESOURCE PROF. 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 be included in the pre-grade meetings to provide Construction Worker Cultural

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60. Prior To Grading Permit Issuance

Planning

- 060 - Planning. 2 0060-Planning-MAP - CULTURAL RESOURCE PROF. (cont. Not Satisfied
- Resources Sensitivity Training including the establishment of set guidelines for ground disturbance in sensitive areas with the grading contractors and special interest monitors. A sign-in sheet for attendees of this training shall be included in the Phase IV Monitoring Report. The Project Archaeologist shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Project Monitor shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the special interest monitors. The developer/permit holder shall submit a fully executed copy of the contract and a wet-signed copy of the Monitoring Plan to the Riverside County Planning Department to ensure compliance with this condition of approval.
- 060 - Planning. 3 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. 4 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, and fuel modification zones, as identified on the TENTATIVE MAP.
- 060 - Planning. 5 0060-Planning-MAP - MM BIO-1 JURISD WATERS Not Satisfied
- The applicant shall comply with Mitigation Measure BIO-1 as set forth in the EIR Addendum:
- The applicant shall obtain any necessary agency permits for impacts to jurisdictional waters/wetlands from the California Department of Fish and Wildlife and Santa Ana Regional Water Quality Control Board. Impacts to jurisdictional wetlands shall be mitigated at no less than a 1:1 ratio. Mitigation for both temporary and permanent impacts shall be accomplished by one or more of following options: offsite habitat restoration; purchase of credits

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Planning

060 - Planning. 5 0060-Planning-MAP - MM BIO-1 JURISD WATERS (cont.) Not Satisfied
from an In-lieu fee program; and/or purchase of credits
from a mitigation bank.

060 - Planning. 6 0060-Planning-MAP - MM BIO-2 MSHCP CONST BMP Not Satisfied
The applicant shall comply with Mitigation Measure BIO-1 as
set forth in the EIR Addendum:

Construction activities shall comply with the Standard Best
Management Practices in Appendix C of the MSHCP.
Specifically, exclusionary fencing shall be placed around
designated Open Space in Planning Area 59.

060 - Planning. 7 0060-Planning-MAP - NATIVE AMERICAN MONITOR Not Satisfied
Prior to the issuance of grading permits, the
developer/permit applicant shall enter into a contract with
a Tribal monitor(s) from the Pechanga and/or Soboba Native
American Tribe(s) who, at the tribe's discretion, shall be
on-site during ground disturbing activities. The developer
shall submit a copy of a signed contract between the Tribes
and the developer/permit holder for the monitoring of the
project, and which addresses the treatment of cultural
resources, to the Planning Department and the County
Archaeologist. The Native American Monitor(s) shall have
the authority to temporarily divert, redirect or halt the
ground disturbance activities to allow recovery of cultural
resources. Native American groups shall be given a minimum
notice of two weeks that a monitor is required. If a
monitor is not available, work may continue without the
monitor. The Project Archaeologist shall include in the
Phase IV Archaeological Monitoring report any concerns or
comments that the monitor has regarding the project and
shall include as an appendix any written correspondence or
reports prepared by the Native American monitor.

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

3) The developer/permit applicant shall not be required to
further pursue any agreement for Native American monitoring
of this project if after 60 days from the initial attempt
to secure an agreement the developer/permit applicant,
through demonstrable good faith effort, has been unable to
secure said agreement from the Tribe. A good faith effort
shall consist of no less than 3 written attempts from the
developer/permit applicant to the tribe to secure the

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060 - Planning. 7 0060-Planning-MAP - NATIVE AMERICAN MONITOR (cont.) Not Satisfied

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 of collected cultural items be preferred, it shall not occur until after the Phase IV monitoring report has been submitted to the Riverside County Archaeologist. Should curation be preferred, the developer/permit applicant is responsible for all costs and the repository and curation method shall be described in the Phase IV monitoring report. .

060 - Planning. 8 0060-Planning-MAP - PALEO M/M PROGRAM Not Satisfied

PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall enter into an agreement with a qualified paleontologist. This agreement shall include, but not be limited to, the preliminary mitigation and monitoring procedures to be implemented during the process of grading. A copy of said agreement shall be submitted to the Planning Department. No grading permits will be issued unless the preliminary mitigation and monitoring procedures as described in the EIR are substantially complied with.

060 - Planning. 9 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.

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Planning

060 - Planning. 10 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. 11 0060-Planning-MAP - REQUIRED APPLICATIONS Not Satisfied

No grading permits shall be issued until Specific Plan No. SP00293S7 has been approved and adopted by the Board of Supervisors and been made effective.

060 - Planning. 12 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. Said fee shall be calculated on the approved development project which is anticipated to be 158.87 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.

060 - Planning. 13 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.

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Planning

060 - Planning. 13 0060-Planning-MAP - SLOPE GRADING TECHNIQUES (con Not Satisfied

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.

Planning-EPD

060 - Planning-EPD. 1 0060-Planning-EPD-EPD - BUOW 30-DAY PRECON Not Satisfied

Pursuant to Objectives 5, 6, and 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing 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 (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. 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.

060 - Planning-EPD. 2 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 September 15th). If habitat must be cleared during the nesting season or disturbances occur within 500 feet, 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

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Planning-EPD

060 - Planning-EPD. 2 0060-Planning-EPD-EPD - MBTA SURVEY (cont.) Not Satisfied

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 or building permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds a MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading or building permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from them 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 or building 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 to EPD for review, documenting the results of the survey.

Regional Parks and Open Space

060 - Regional Parks and Op 0060-Regional Parks and Open Space-MAP - TRAIL PLAN A Not Satisfied

Prior to or in conjunction with the issuance of grading permits, the applicant must have submitted its trail(s) exhibit/plan to the Regional Park and Open-Space District and received approval of said plan. The trails exhibit/plan shall show the trail(s) with all topography, grading, ADA compliance, fencing, cross sections, signage, pavement markings, street crossings signage, bollards (if applicable) and landscaping and irrigation.

060 - Regional Parks and Op 0060-Regional Parks and Open Space-MAP - TRAIL PLAN A Not Satisfied

Prior to or in conjunction with the issuance of grading permits, the applicant must have submitted its trail(s) exhibit/plan to the Regional Park and Open-Space District and received approval of said plan. The trails exhibit/plan shall show the trail(s) with all topography, grading, ADA compliance, fencing, cross sections, signage, pavement markings, street crossings signage, bollards (if applicable) and landscaping and irrigation.

The following shall be shown on the plans:

Provide painted equestrian crossings on the west side of Leon Road at the Street "D" and La Piedra Road. Also provide painted equestrian crossings including signage and

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60. Prior To Grading Permit Issuance

Regional Parks and Open Space

060 - Regional Parks and Open Space-0060-Regional Parks and Open Space-MAP - TRAIL PLAN A Not Satisfied
raised crossing walk signal button.

Provide painted equestrian crossings on the west side of Street "A", Street "B", and Street "S." Also provide painted equestrian crossings including signage and raised crossing walk signal button.

Transportation

060 - Transportation. 1 0060-Transportation-MAP - CREDIT/REIMBURSEMENT Not Satisfied

In order to receive any fee credit or reimbursement for improvements, the project proponent shall contact the Transportation Department and enter into an agreement for fee credit or reimbursement prior to advertising. All work shall be preapproved by and shall comply with the requirements of the Transportation Department and the public contracts code in order to be eligible for fee credit or reimbursement.

To enter into an agreement, please contact our Funding Programs group at (951) 955-1667.

For more information regarding the public work bidding requirements please visit the following link:
<http://rctlma.org/trans/Land-Development/Funding-Programs/Road-and-Bridge-Benefit-District-RBBD/Public-Works-Bidding-Requirements>.

060 - Transportation. 2 0060-Transportation-MAP - PHASING Not Satisfied

If the tract is built in phases, each phase shall be protected from the 1 in 100 year tributary storm flows.

060 - Transportation. 3 0060-Transportation-MAP - SUBMIT FINAL WQMP Not Satisfied

A copy of the approved project specific WQMP shall be submitted to the Transportation Department along with the grading plans, final map, Environmental Constraint Sheet, BMP improvement plans and any other necessary documentation with supporting hydrologic and hydraulic calculations to the Transportation Department for review and approval. The BMPs identified in the approved project specific WQMP shall be shown on the grading plans, where applicable.

060 - Transportation. 4 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

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70. Prior To Grading Final Inspection

Planning

070 - Planning. 1 0070-Planning-MAP - CURATION OF COLLECTIONS (cont.) Not Satisfied

anied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility identifying that archaeological materials have been received and that all fees have been paid.

070 - Planning. 2 0070-Planning-MAP - PHASE IV REPORT Not Satisfied

Prior To Grading Permit Final (Archaeological Monitoring/Phase IV Report Submittal): The developer/holder shall prompt the Project Archaeologist to submit one (1) wet-signed paper copy and (1) CD of a Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The County Archaeologist shall review the report to determine adequate compliance with the approved conditions of approval. Upon determining the report is adequate, the County Archaeologist shall clear this condition

Regional Parks and Open Space

070 - Regional Parks and Opæ 0070-Regional Parks and Open Space-MAP - TRAIL GRADE Not Satisfied

Prior to final grading inspection, the applicant is required to have graded the proposed project site in accordance with the grading plan and comply with conditions of the Regional Park and Open-Space District's approval exhibit/trail plan.

070 - Regional Parks and Opæ 0070-Regional Parks and Open Space-MAP - TRAIL GRADE Not Satisfied

Prior to the issuance of final grading inspection, the Regional Park and Open-Space District, in conjunction with a representative from Riverside County Department of Building and Safety Grading Division, shall inspect the proposed project site in order to ensure that the trail grading meets the County standards as determined by the Park District and in conjunction with the Building and Safety Department Grading Division.

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

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80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 0080-BS-Grade-MAP - NO B/PMT W/O G/PMT (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 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.

E Health

080 - E Health. 1 0080-E Health-USE - WATR/SEWR WILL SERVE Not Satisfied

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

Fire

080 - Fire. 1 0080-Fire-MAP - BUILDING PLAN HEIGHT Not Satisfied

Provide a copy of building plans showing the building elevations to ensure the building height does not exceed

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80. Prior To Building Permit Issuance

Fire

080 - Fire. 1 0080-Fire-MAP - BUILDING PLAN HEIGHT (cont.) Not Satisfied
29'

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

Flood

080 - Flood. 1 0080-Flood-MAP FLOOD CLEARANCE AND ACCEPT Not Satisfied

If the acceptance and maintenance of any flood control facilities is required to be performed by the District, then the applicant/engineer must submit a written request to the District addressed to the General Manager-Chief Engineer, Attn: Chief of Planning Division. The request shall note the case number, location, brief description of the system (size and lengths) and include an exhibit that shows the proposed alignment.

A copy of the improvement plans, grading plans, and any other necessary documentation along with supporting hydrologic and hydraulic calculations must be submitted to the District for review. The plans must receive District approval prior to issuance of permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

Once the plans have been approved and the District is willing to maintain the proposed facility, then five (5) items must be accomplished prior to recordation of the

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80. Prior To Building Permit Issuance

Flood

080 - Flood. 1 0080-Flood-MAP FLOOD CLEARANCE AND ACCEPT (cont. Not Satisfied
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 rights-of-way to be conveyed to the District and secure those rights-of-way to the satisfaction of the District; and
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 approved and signed by the District's General Manager-Chief Engineer. The plans cannot be signed prior to execution of the agreement; and
4. All regulatory permits to be secured by the developer shall be submitted to the District for review. The terms of the regulatory permits shall be approved by the District prior to improvement plan approval, map recordation or finalization of the regulatory permits. There shall be no unreasonable constraint upon the District's ability to operate and maintain the flood control facility to protect public health and safety; and
5. The Developer shall construct a channel to convey tributary offsite and onsite flows at the intersection of Leon Road and Holland. The channel outlet would be located at Menifee Road if Tract 36467 development precedes tracts 31008 and 31229. The channel shall be designed to District standards. Prior to map recordation, plans for the facility must be approved, bonds posted, right to way acquired and agreements executed. Prior to the release of occupancy permits, the facility must be deemed substantially complete.

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.

Planning

080 - Planning. 1 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

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 1 0080-Planning-MAP - CONFORM FINAL SITE PLAN (cont.) Not Satisfied
Plan of Development.

080 - Planning. 2 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 nd GATES PLAN condition of approval shall be cleared individually.

080 - Planning. 3 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. 4 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

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 4 0080-Planning-MAP - FINAL SITE PLAN (cont.)
Department), along with the current fee.

Not Satisfied

Subdivision development shall conform to the approved plot plan and shall conform to the Design and Landscape Guidelines in the Specific Plan.

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 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 15 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

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 4 0080-Planning-MAP - FINAL SITE PLAN (cont.) Not Satisfied

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. 5 0080-Planning-MAP - MMS GHG Not Satisfied

The applicant shall comply with Mitigation Measures GHG-1, 2, 3, 4, 5, 6, 7, 11, 12, 13, and 14 as set forth in the EIR Addendum:

GHG-1 - For all residential units, ceilings and rafter roofs shall be insulated between wood-framing members with insulation resulting in an installed thermal resistance of R-30 or greater for the insulation alone. Walls shall be insulated between framing members with insulation having an installed thermal resistance of not less than R-13 in 2x4 inch framing.

GHG-2 - For all residential units, installed windows shall have an area weighted average U-factor no greater than 0.32 and a solar heat gain coefficient (SHGC) no greater than 0.25.

GHG-3 - All residential units shall have an enhanced cool roof with a minimum Cool Roof Rating Council (CRRC) product ratings of 0.20 for aged solar reflectance of 0.20 and 0.75 for thermal emittance.

GHG-4 - For all residential units, the supply-air and return-air ducts and plenums of a space heating and cooling systems within each residential unit shall either be insulated to a minimum installed level of R-6.0 or be enclosed entirely in directly conditioned space as confirmed through field verification and diagnostic testing.

GHG-5 - All residential units shall have an Energy Factor

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 5 0080-Planning-MAP - MMS GHG (cont.) Not Satisfied

of installed water heaters (other than booster water heaters, hot water dispensers, and mini-tank electric water heaters) of not less than 0.675.

GHG-6 - All rooms within the living space of each residential unit shall have daylight (through use of windows, solar tubes, skylights, etc.)

GHG-8 - The developer shall eliminate conventional turf from all landscaping. Warm season turf and/or low water plants are allowed provided it covers less than 50 percent of the required landscape area.

GHG-11 - All residential units with garages shall provide an electrical circuit and capacity in the garages for the installation of electric vehicle charging stations.

GHG-12 - All single-family residential units shall provide electrical outlets on the exterior of all building walls that allows for the use of electric landscaping equipment.

GHG-13 - All multi-family buildings will provide dedicated recycling bins separated by types of recyclables combined with instructions/education program explaining how to use the bins and the importance of recycling.

GHG-14 - All construction associated with the project shall recycle 60 percent of construction and demolition (C&D) debris.

080 - Planning. 6 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

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 6 0080-Planning-MAP - MODEL HOME COMPLEX (cont.) Not Satisfied
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 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 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.

080 - Planning. 7 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. 8 0080-Planning-MAP - SCHOOL MITIGATION Not Satisfied
Impacts to the Menifee Union and Perris Union High School District shall be mitigated in accordance with California State law.

080 - Planning. 9 0080-Planning-MAP - SCHOOL MITIGATION Not Satisfied
PRIOR TO BUILDING PERMITS, impacts to the Menifee Union and Perris Union High School District shall be mitigated in accordance with state law.

080 - Planning. 10 0080-Planning-MAP - UNDERGROUND UTILITIES Not Satisfied

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 10 0080-Planning-MAP - UNDERGROUND UTILITIES (cont.) Not Satisfied
All utility extensions within a lot shall be placed underground.

080 - Planning. 11 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 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. Side yard gates are required on one side of the front yard and shall be constructed of wrought iron, vinyl, or tubular steel. Side and rear yard faencing shall be vinyl,

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Planning

080 - Planning. 11 0080-Planning-MAP - Walls/Fencing Plans (cont.) Not Satisfied

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.

G. 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 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.

K. Residential lots bordering Leon Road shall construct a seven (7) foot high block wall for noise attenuation purposes from traffic noise on Leon Road.

Planning-EPD

080 - Planning-EPD. 1 0080-Planning-EPD-MAP - BUOW 30-DAY PRECON Not Satisfied

Pursuant to Objectives 5, 6, and 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing 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 (March 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine

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80. Prior To Building Permit Issuance

Planning-EPD

080 - Planning-EPD. 1 0080-Planning-EPD-MAP - BUOW 30-DAY PRECON (cont.) Not Satisfied
appropriate type of relocation (active or passive) and translocation sites. 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.

080 - Planning-EPD. 2 0080-Planning-EPD-MAP - 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 September 15th). If habitat must be cleared during the nesting season or disturbances occur within 500 feet, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading or building permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds a MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading or building permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from them 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 or building 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 to EPD for review, documenting the results of the survey.

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

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Transportation

080 - Transportation. 1 0080-Transportation-MAP - ANNEX L&LMD/OTHER DIST (cc Not Satisfied

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.

(2) Trails.

(3) Streetlights.

(4) Traffic signals located on Leon Road at project street B, Leon Road at La Piedra Road, and Leon Road at Holland Road.

(5) Graffiti abatement of walls and other permanent structures.

(6) Street sweeping.

080 - Transportation. 2 0080-Transportation-MAP - ESTABLISH MAINT ENTITY Not Satisfied

The project proponent shall begin the process of establishing the maintenance entity identified in the approved project specific WQMP.

080 - Transportation. 3 0080-Transportation-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.

080 - Transportation. 4 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.

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 4 EOT1 - WQMP AND MAINTENANCE (cont.) Not Satisfied
(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

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:

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

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90. Prior to Building Final Inspection

BS-Grade

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

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90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 7 0090-BS-Grade-MAP - WQMP BMP REGISTRATION (cont.) Not Satisfied

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 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 - 5' WALKWAYS Not Satisfied

Schedule a fire department final inspection to verify the following lots have a 5' walkway to the front of the properties for fire department access:

lots 41 through 45, 51 through 57, 129 through 138, 186 through 190, and 288 through 292.

090 - Fire. 2 0090-Fire-MAP - BUILDING FINAL INSPECTIO Not Satisfied

Schedule a fire department final inspection to verify fire lane exhibit and signage for towing areas

090 - Fire. 3 0090-Fire-MAP - HOA/CC&R'S Not Satisfied

Submit two copies of the HOA/CC&R'S to the Fire Department for review and approval of the required signage for the enforcement of the designated fire lane areas and the contact with a licensed/authorized towing company to enforce the designated fire lane areas

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90. Prior to Building Final Inspection

Fire

090 - Fire. 3 0090-Fire-MAP - HOA/CC&R'S (cont.) Not Satisfied

090 - Fire. 4 0090-Fire-MAP - VERIFY MITIGATING CONDIT 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.

INSPECTION LINE 951-955-5282

*SHALL ALSO INSPECT THE BARRICADE/CUL-DE-SAC REQUIREMENTS AND ALL OTHER SPECIAL CONDITIONS LISTED AS MITIGATED MEASURES

090 - Fire. 5 0090-Fire-PC-#45-FIRE LANES Not Satisfied

Applicant/developer shall submit 2 sets of the overall site plan to the Fire Department for review and approval of the designated fire lanes.
The exhibit shall also include the special marking/signage for the contracted tow company to enforce the designated areas

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.

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

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

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90. Prior to Building Final Inspection

Flood

090 - Flood. 2 0090-Flood-MAP FACILITY COMPLETION (cont.) Not Satisfied

The District will not release occupancy permits for any residential lot within the map or phase within the map prior to the District's acceptance of the drainage system for operation and maintenance.

090 - Flood. 3 0090-Flood-MAP FLOOD CLEARANCE AND ACCEPT Not Satisfied

If the acceptance and maintenance of any flood control facilities is required to be performed by the District, then the applicant/engineer must submit a written request to the District addressed to the General Manager-Chief Engineer, Attn: Chief of Planning Division. The request shall note the case number, location, brief description of the system (size and lengths) and include an exhibit that shows the proposed alignment.

A copy of the improvement plans, grading plans, and any other necessary documentation along with supporting hydrologic and hydraulic calculations must be submitted to the District for review. The plans must receive District approval prior to issuance of permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

Once the plans have been approved and the District is willing to maintain the proposed facility, then five (5) 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 rights-of-way to be conveyed to the District and secure those rights-of-way to the satisfaction of the District; and
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 approved and signed by the District's General Manager-Chief Engineer. The plans cannot be signed prior to execution of the agreement; and
4. All regulatory permits to be secured by the developer shall be submitted to the District for review. The terms of the regulatory permits shall be approved by the District prior to improvement plan approval, map recordation or

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90. Prior to Building Final Inspection

Flood

090 - Flood. 3 0090-Flood-MAP FLOOD CLEARANCE AND ACCEPT (cont. Not Satisfied
finalization of the regulatory permits. There shall be no unreasonable constraint upon the District's ability to operate and maintain the flood control facility to protect public health and safety; and

5. The Developer shall construct a channel to convey tributary offsite and onsite flows at the intersection of Leon Road and Holland. The channel outlet would be located at Menifee Road if Tract 36467 development precedes tracts 31008 and 31229. The channel shall be designed to District standards. Prior to map recordation, plans for the facility must be approved, bonds posted, right to way acquired and agreements executed. Prior to the release of occupancy permits, the facility must be deemed substantially complete.

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.

Planning

090 - Planning. 1 0090-Planning-MAP - BLOCK WALL ANTIGRAFFITI Not Satisfied
The land divider/permit holder shall construct decorative block walls with antigraffiti coating. The walls shall be subject to the approval of the County Department of Building and Safety. An anti-graffiti coating shall be provided on all block walls, and written verification from the developer shall be provided to both the TLMA - Land Use Division, and the Development Review Division.

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 accordance with the approved final site development plans.

090 - Planning. 4 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 EIR No. 380.

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90. Prior to Building Final Inspection

Planning

090 - Planning. 4 0090-Planning-MAP - MITIGATION MONITORING (cont.) Not Satisfied

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

090 - Planning. 5 0090-Planning-MAP - MMS GHG Not Satisfied

The applicant shall comply with Mitigation Measures GHG-7, 9, and 10 as set forth in the EIR Addendum:

GHG-7 - For all residential units, at least 50 percent of in-unit fixtures shall be classified as high efficacy lighting defined as 40 lumens per watt for 15 watt or less fixtures; 50 lumens per watt for 15-40 watt fixtures, and 60 lumens per watt for fixtures greater than 40watt.

GHG-9 - Landscape irrigation installed on any residential lot shall use low precipitation spray heads (less than 0.75 inches/hr) or drip irrigation, and weather based irrigation control systems or moisture sensors that can reduce water use by 20 percent.

GHG-10 - All residential units constructed as part of the project and that include the following fixtures or appliances shall meet minimum standards of efficiency as defined below:

- Showerheads with a maximum flow rate of 2.0 gallons per minutes (gpm)
- Toilets with a maximum single flush of 1.5 gpm
- Faucets with a maximum flow rate of 1.28 gpm
- Dishwashers with a maximum use of 6 gallons per cycle

090 - Planning. 6 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 158.87 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

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90. Prior to Building Final Inspection

Planning

090 - Planning. 6 0090-Planning-MAP - SKR FEE CONDITION (cont.) Not Satisfied
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.

090 - Planning. 7 0090-Planning-MAP- ROLL-UP GARAGE DOORS Not Satisfied
All residences shall have automatic roll-up garage doors.

090 - Planning. 8 Map - Quimby Fees (2) Not Satisfied
The permittee shall present certification to the Department of Building and Safety that payment of parks and recreation fees and/or dedication of land for park use in accordance with Section 10.35 of Ordinance No. 460 has taken place. Said certification shall be obtained from the Valley Wide Recreation and Park District.

Regional Parks and Open Space

090 - Regional Parks and Open Space 0090-Regional Parks and Open Space-MAP - TRAIL CONST Not Satisfied
Prior to the issuance of the 210 occupancy permit, the applicant shall complete construction of the trail(s) with all requirements of the trail exhibit/plan being met. The applicant will coordinate a final inspection with the Regional Park and Open-Space District or its representative.

090 - Regional Parks and Open Space 0090-Regional Parks and Open Space-MAP - TRAIL MAINTENANCE Not Satisfied
Prior to the issuance of the 210 occupancy permit, the applicant shall provide written documentation to the Riverside County Planning Department and Regional Park and Open-Space District that the trail maintenance mechanism is in place.

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.

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90. Prior to Building Final Inspection

Transportation

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

- 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.
- 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 - BMP - EDUCATION Not Satisfied

The Applicant shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of stormwater quality to all initial residents. The Applicant may obtain NPDES Public

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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 2 0090-Transportation-MAP - BMP - EDUCATION (cont.) Not Satisfied

Educational Program materials from the Transportation Department's NPDES Section via website: www.rcflood.org/npdes. Please provide Project number, number of units and location of development. Note that there is a five-day minimum processing period requested for all orders. The Applicant must provide to the Transportation Department's PLAN CHECK Department a notarized affidavit stating that the distribution of educational materials to the tenants is assured prior to the issuance of occupancy permits.

090 - Transportation. 3 0090-Transportation-MAP - BMP MAINT & INSPECTION Not Satisfied

Unless an alternate viable maintenance entity is established, the CC&R's for the development's Home/Property Owners Association (HOA/POA) shall contain provisions for all structural best management practices (BMPs) to be inspected, and if required, cleaned no later than October 15 each year. The CC&R's shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of the CC&R's shall be submitted to the Transportation Department for review and approval.

-OR

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

090 - Transportation. 4 0090-Transportation-MAP - FACILITY COMPLETION Not Satisfied

The Transportation Department will not release occupancy permits for any residential lot within the map or phase within the map prior to the Transportation Department's acceptance of the drainage system for operation and maintenance.

090 - Transportation. 5 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.

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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 5 0090-Transportation-MAP - LANDSCAPING (cont.) Not Satisfied

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. For projects within Imperial Irrigation District (IID) use (IID's) pole standard. 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 construction of traffic signal(s) at the intersections of:

Signals not eligible for fee credit:

- I-215 Southbound Off-Ramp (NS) at Newport Road (EW) (signal timing optimization)
- Antelope Road (NS) at Newport Road (EW) (signal timing optimization and modification)
- Menifee Road at Newport Road (signal modification)
- Domenigoni Parkway (NS) at SR-79 (Winchester Road) (signal timing optimization)
- Leon Road (NS) at Project Street "B" (EW)

Signals eligible for fee credit if installed in the ultimate location:

- Leon Road (NS) at Scott Road (EW)
- Leon Road (NS) at Holland Road (EW)
- Leon Road (NS) at La Piedra Road (EW)

or as approved by the Transportation Department.

For improvements eligible for fee credit, the project proponent shall contact the Transportation Department and enter into an agreement for signal mitigation fee credit or reimbursement prior to start of construction of the signal.

All work shall be pre-approved by and shall comply with the requirements of the Transportation Department and the public contract code in order to be eligible for fee credit or reimbursement.

090 - Transportation. 8 0090-Transportation-MAP - TS/INTERCONNECT Not Satisfied

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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 8 0090-Transportation-MAP - TS/INTERCONNECT (cont.) Not Satisfied

The project proponent shall be required to interconnect the traffic signals on Leon Road (NS) at La Piedra Road (EW) and at Holland Road (EW).

or as approved by the Transportation Department.

090 - Transportation. 9 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. 10 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. 11 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.



COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME REPORT

Agenda Item No.:

1.2

Planning Commission Hearing: September 2, 2020

PROPOSED PROJECT

Case Number(s): TR36517E01

Area Plan: Southwest

Zoning Area/District: Rancho California Area

Supervisory District: First District


Project Planner: Rob Gonzalez

APN: 935-370-007, 935-370-009
935-370-005, 935-370-008

Applicant(s):

Berestford Properties, LLC.

C/O Kenneth Chang



Charissa Leach, P.E.
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 a final map to subdivide a Schedule "D" subdivision to create 14 single family residential lots with a minimum lot size of 5 acres on 70.5 gross acres.

PROJECT RECOMMENDATION

APPROVAL of the **FIRST EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 36517**, extending the expiration date to July 25, 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

Tract Map No. 36517 was originally approved by the Planning Commission on Jun 21, 2017. It proceeded and was adopted by the Board of Supervisors on July 25, 2017.

The First Extension of Time was received June March 31, 2020, ahead of the expiration date of July 25, 2020. The applicant and the County discussed conditions of approval and reached consensus on July 24, 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 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.

The 1st extension would grant 3 years and the remaining number of years available to extend this tentative map after this approval would be 3 years. If a future 2nd EOT is submitted, the map could be extended to July 25, 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 July 25, 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:

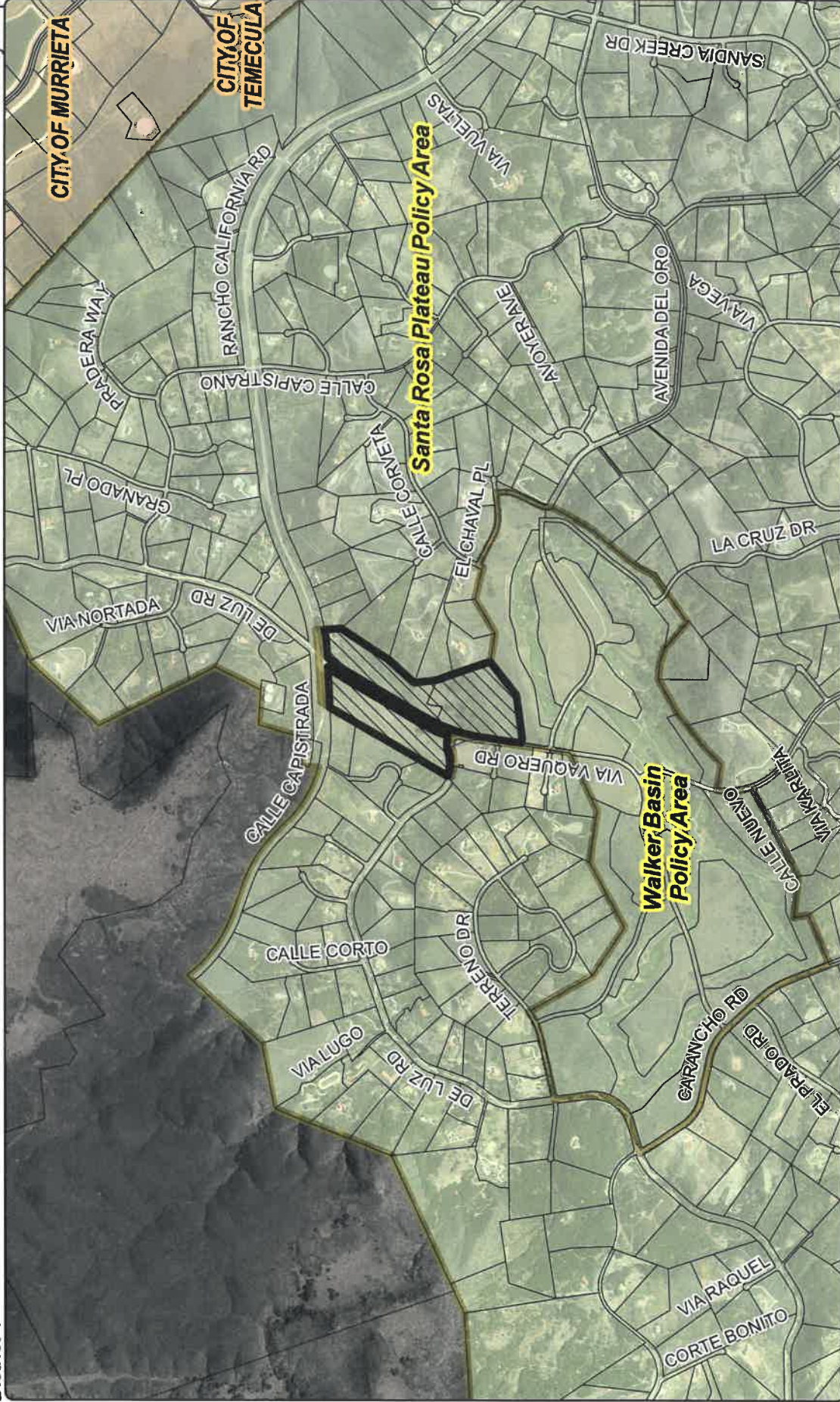
Extension of Time Findings

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.

**RIVERSIDE COUNTY PLANNING DEPARTMENT
TR36517
VICINITY/POLICY AREAS**

Supervisor: Jeffries
District 1

Date Drawn: 04/08/2016
Vicinity Map



Zoning Area: Rancho California

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing for land use designations for unincorporated Riverside County parcels. The new General Plan may contain additional types of land use designations. For more information, please contact the Riverside County Planning Department, 400 East Street, Riverside at 951-955-5000. Western Council is in full compliance with the Riverside County General Plan. Contact: Public Development (951)955-5477. Riverside County or Website: <http://www.riverside.ca.gov>

Extension of Time Environmental Determination

**Project Case
Number:**

TR36517E01

Original E.A. Number: 42595

Extension of Time No.: First Extension of Time

Original Approval Date: July 25, 2017

Project Location: Northerly of Via Vaquero Road, split in the east and west by De Luz Road, and southerly of Rancho California Road

Project Description: The First Extension of Time for a Schedule D subdivision to create 14 single family residential lots with a minimum lot size of 5 acres on 70.5 gross acres

On July 24, 2020, 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: _____
Rob Gonzalez, Project Planner

Date: _____
For Charissa Leach, Assistant TLMA Director

Gonzalez, Roberto

From: Kenneth Kai Chang <kennethkaichang@yahoo.com>
Sent: Friday, July 24, 2020 8:37 AM
To: Gonzalez, Roberto
Cc: Ruby Eric
Subject: Re: FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO.36517E01

CAUTION: This email originated externally from the **Riverside County** email system.
DO NOT click links or open attachments unless you recognize the sender and know the content is safe.

Mr. Rob Gonzalez
TLMA Planning Department,

The required conditions outlined in your eMail of July 23 below is acceptable to us.

Kenneth Kai Chang
Manager
BERESFORD PROPERTIES, LLC

Sent from my iPad

On Jul 23, 2020, at 4:15 PM, Gonzalez, Roberto <RGonzalez@rivco.org> wrote:

Hello Kenneth,

I just sent you the email below which outlines that standard conditions that are applied to EOTs. Please review the conditions and let me know if you accept them. We will need a memo which states you accept these conditions.

Sincerely,

Rob Gonzalez, MURP
Urban Regional Planner II
TLMA's Planning Department
County of Riverside
4080 Lemon Street – 12th Floor
Riverside, CA 92501

Email Address: rgonzalez@rivco.org
Desk#: (951) 955-9549 | MS#59549

If you are contacting me in regard to a case, please include the entitlement or permit number in the subjectline or anywhere within the message body.

I currently work a 9/80 work schedule, off every other Friday.

Due to the COVID-19 Pandemic, I am currently telecommuting on Tuesdays and Thursdays until 9/7/2020.

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.

From: Gonzalez, Roberto
Sent: Thursday, July 23, 2020 4:05 PM
To: kennethkaichang@yahoo.com
Subject: FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO.36517E01

Hello Kenneth Chang,

The County Planning Department has determined it necessary to recommend 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.

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.

Sincerely,

Rob Gonzalez, MURP

Urban Regional Planner II
TLMA's Planning Department
County of Riverside
4080 Lemon Street – 12th Floor
Riverside, CA 92501

Email Address: rgonzalez@rivco.org

Desk#: (951) 955-9549 | MS#59549

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**COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY**

Juan C. Perez
Agency Director



08/12/20, 3:32 pm

TR36517E01

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for TR36517E01. 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.

BS-Grade

BS-Grade. 1 0010-BS-Grade-MAP - 2:1 MAX SLOPE RATIO

Graded slopes shall be limited to a maximum steepness ratio of 2:1 (horizontal to vertical) unless otherwise approved.

BS-Grade. 2 0010-BS-Grade-MAP - DISTURBS NEED G/PMT

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

BS-Grade. 3 0010-BS-Grade-MAP - DRNAGE & TERRACING

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

BS-Grade. 4 0010-BS-Grade-MAP - DUST CONTROL

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

BS-Grade. 5 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. 6 0010-BS-Grade-MAP - FINISH GRADE

Finish grade shall be sloped to provide proper drainage away from all exterior foundation walls in accordance with

ADVISORY NOTIFICATION DOCUMENT

BS-Grade

BS-Grade. 6 **0010-BS-Grade-MAP - FINISH GRADE (cont.)**

the California Building Code and Ordinance 457.

BS-Grade. 7 **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. 8 **0010-BS-Grade-MAP - MANUFACTURED SLOPES**

Plant and irrigate all manufactured slopes equal to or greater than 3 feet in vertical height with drought tolerant grass or ground cover; slopes 15 feet or greater in vertical height shall also be planted with drought tolerant shrubs or trees in accordance with the requirements of Ordinance 457.

BS-Grade. 9 **0010-BS-Grade-MAP - MINIMUM DRAINAGE GRADE**

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

BS-Grade. 10 **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. You are required to provide proof of WDID# and keep a current copy of the storm water pollution

ADVISORY NOTIFICATION DOCUMENT

BS-Grade

BS-Grade. 10 0010-BS-Grade-MAP - NPDES INSPECTIONS (cont.)

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.

BS-Grade. 11 0010-BS-Grade-MAP - OBEY ALL GDG REGS

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

BS-Grade. 12 0010-BS-Grade-MAP - RETAINING WALLS

Lots which propose retaining walls will require separate permits. They shall be obtained prior to the issuance of

ADVISORY NOTIFICATION DOCUMENT

BS-Grade

BS-Grade. 12 0010-BS-Grade-MAP - RETAINING WALLS (cont.)

any other building permits - unless otherwise approved by the Building and Safety Director. The walls shall be designed by a Registered Civil Engineer - unless they conform to the County Standard Retaining Wall designs shown on the Building and Safety Department form 284-197.

BS-Grade. 13 0010-BS-Grade-MAP - SLOPE SETBACKS

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

E Health

E Health. 1 0010-E Health-ENV CLEANUP PROGRAMS-COMMENTS

Based on the information provided in the "Phase I Environmental Site Assessment, Tentative Tract 36517" prepared by LOR Geotechnical Group, Inc. dated October 17, 2013 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. As with any real property, if previously unidentified contamination is discovered at the site, assessment, investigation, and/or cleanup may be required.

E Health. 2 0010-E Health-INDUSTRIAL HYGIENE-COMMENTS

Based upon the information provided, a noise study is not required. However, the project shall be required to comply with the following:

1. Facility-related noise, as projected to any portion of any surrounding property containing a "sensitive receiver, habitable dwelling, hospital, school, library, or nursing home", must not exceed the following worst-case noise levels: 45 dB(A) - 10 minute noise equivalent level ("leq"), between the hours of 10:00 p.m. to 7:00 a.m. (nighttime standard) and 65 dB(A) - 10 minute leq, between 7:00 a.m. and 10:00 p.m. (daytime standard).
2. Whenever a construction site is within one-quarter (1/4) of a mile of an occupied residence or residences, no construction activities shall be undertaken between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September and between the hours of 6:00 p.m. and

ADVISORY NOTIFICATION DOCUMENT

E Health

E Health. 2 **0010-E Health-INDUSTRIAL HYGIENE-COMMENTS (cont.)**

7:00 a.m. during the months of October through May.
Exception to these standards shall be allowed only with the written consent of the building official.

For any questions, please contact the Department of Environmental Health, Office of Industrial Hygiene at (951) 955-8982.

E Health. 3 **0010-E Health-RCWD POTABLE WATER SERVICE**

All lots under Tract Map 36517 are proposing to receive potable water service from Rancho California Water District (RCWD). It is the responsibility of the developer to ensure that all requirements to obtain potable water service are met with RCWD as well as all other applicable agencies.

E Health. 4 **0010-E Health-TR 36517-ATU MINIMUM REQ'MENTS**

PROJECT DESCRIPTION

Tract Map 36517 is proposing to subdivide 70.5 gross acres into 14 residential lots with a minimum lot size of 5 acres. Per LOR Geotechnical Soils Percolation Report Project No. 32939.4 dated April 8, 2013, an Advanced Treatment Unit (ATU) system is proposed for each lot to address concerns in said report, involving soils percolation, shallow bedrock and/or groundwater.

BACKGROUND INFORMATION

Per email c/o Fisayo Oosibodu (San Diego Regional Water Quality Control Board - SDRWQCB) dated December 9, 2013, SDRWQCB has no objections to the proposed project and will be deferring regulation of the proposed systems to the County of Riverside, Department of Environmental Health.

ATU REQUIREMENTS

As the Professional of Record (i.e. individual or firm who is responsible for the soils percolation report), LOR Geotechnical shall be responsible for the proposed design of the ATU system for each subdivided lot.

The proposed ATU shall be installed by a Qualified Service Provider and be subjected to a Renewable Annual

ADVISORY NOTIFICATION DOCUMENT

E Health

E Health. 4 0010-E Health-TR 36517-ATU MINIMUM REQ'MENTS (cont.)

Operating Permit issued by the County of Riverside, Department of Environmental Health. Applicable annual fees shall apply.

PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, the applicant shall submit to the Department of Environmental Health (DEH) at least three copies of the detailed and contoured plot plan wet stamped and signed by the Profesional of Record, LOR Geotechnical, showing all required detail as specified in the DEH Technical Guidance Manual including but not limited to the ATU design specifications and location of each ATU component, etc.

If grading is proposed, all required detail shall be plotted on the Precise Grading Plan wet stamped and signed by LOR Geotechnical.

ADDITIONAL SOILS PERCOLATION TESTING MAY BE REQUIRED AT THE DISCRETION OF DEH FOR EACH LOT DUE TO GRADING AND/OR OTHER FEATURES THAT MAY ADVERSELY IMPACT THE LOCATION AND SITING OF THE ATU AND ITS WASTEWATER DISPERSAL FIELD.

The proposed ATU design shall comply with all State and Local Ordinances, Regulations and Standards including the DEH Technical Guidance Manual. All mininum setbacks shall be maintained.

The plan check process shall require a site evaluation to be conducted by DEH staff. The applicant shall ensure that the groundwater detection boring (4 inch perforated pipe installed at a depth that extends at least 10 feet below the proposed leach line trench bottom) is installed for DEH staff to evaluate. Moreover, the applicant shall ensure that the property is clearly identified with a durable placard indicating the site address or APN as well as ensure that all property corners are clearly staked or marked.

A floor plan showing all proposed bedrooms and plumbing fixture units shall be submitted to DEH to ensure proper ATU system sizing.

Applicable review fees shall apply.

ADVISORY NOTIFICATION DOCUMENT

E Health

E Health. 4

0010-E Health-TR 36517-ATU MINIMUM REQ'MENTS (cont.)

PRIOR TO FINAL BUILDING / OCCUPANCY

ATU installation inspection shall be conducted by DEH staff. Please note that a final signoff letter may also be required from the ATU Manufacturer and/or Professional of Record at the discretion of DEH.

A copy of the ATU's Qualified Service Provider maintenance contract shall be submitted to DEH for the case record.

The proposed ATU shall be recorded on the property deed.

The applicant shall complete an application for an ATU Renewable Operating Permit and pay applicable fees to DEH.

****Further requirements may apply pending review of all requested items****

Fire

Fire. 1

0010-Fire-MAP-#16-HYDRANT/SPACING

Schedule _ fire protection approved standard fire hydrants, (6"x4"x2 1/2") located one at each street intersection and spaced no more than 500 feet apart in any direction, with no portion of any lot frontage more than 250 feet from a hydrant. Minimum fire flow shall be 1000 GPM for 2 hour duration at 20 PSI. Shall include perimeter streets at each intersection and spaced 1,000 feet apart.

Fire. 2

0010-Fire-MAP-#50-BLUE DOT REFLECTORS

Blue retroreflective pavement markers shall be mounted on private streets, public streets and driveways to indicate location of fire hydrants. Prior to installation, placement of markers must be approved by the Riverside County Fire Department.

Flood

Flood. 1

0010-Flood-MAP DELINEATE FLOOD PLAIN

The area between the northern De Luz Road right of way line and a line 130-feet north of the centerline of De Luz Road

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 1 **0010-Flood-MAP DELINEATE FLOOD PLAIN (cont.)**

shall be delineated on the environmental constraint sheet (ECS) to accompany the final. The area shall be labeled "Approximate Flood Plain" and a note shall be placed on the ECS stating, "Except for driveway crossings, the approximate flood plain shall be kept free of all buildings and obstructions. Any fencing shall be 'rail' type. No chainlink fencing shall be allowed".

Flood. 2 **0010-Flood-MAP DELINEATE WATERCOURSE**

The watercourse that traverses Lot 4 and Lot 5 shall be delineated and labeled on the environmental constraint sheet (ECS) to accompany the final map. A note shall be placed on the ECS stating, "The watercourses must be kept free of all buildings and obstructions".

Flood. 3 **0010-Flood-MAP FLOOD HAZARD REPORT**

Tract 36517 is a proposal to subdivide and develop an approximately 70-acre site for large (5-acre minimum) single family residential lots. The site is located in the Walker Basin area of western Rancho California on the south side of Rancho California Road with De Luz Road dividing the project site.

The topography of the area is rolling hills with well-defined ridges and watercourses traversing the site. The pads are located on higher ground and may be subject to nuisance nature local runoff and should be free of ordinary flood hazard. However, a storm of unusual magnitude may cause some damage.

A drainage area of approximately 55-acres is tributary to the northerly property line between Lots 4 and 5. Offsite grading may have altered the natural drainage patterns of the area and while Rancho California Road may afford some protection from runoff from this watershed, during a large storm event, runoff can be expected to flow southwesterly through this area. The pads for these lots shown on the exhibit appear to be sufficiently elevated and should not be subject to flooding from these flows. The exhibit indicates vineyards will be grown in this low between the pads. Any grading in this area should not block these flows. The watercourse between Lots 4 and 5 shall be delineated and labeled on an environmental constraint sheet

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 3 **0010-Flood-MAP FLOOD HAZARD REPORT (cont.)**
(ECS).

The exhibit delineates a 'Proposed 100-year Flood Inundation Limit' on the north side of De Luz Road through lots 1 - 5. No calculations or supporting data was submitted to the District which determined this limit. The exhibit shows a small trapezoidal channel to convey storm runoff proposed along the north side of De Luz Road. This channel terminates in Lot 1 upstream of the property line to allow flows to return to the natural condition. Box culverts to convey flows under the driveway are proposed. Agricultural grading for vineyards are proposed on each lot. All of these factors may alter the flood plain. Unless a detailed study is submitted to determine the flood plain limits, the District recommends the area between the north right of way limits of De Luz Road and a line 130-feet north of the De Luz Road centerline be labeled "Approximate Flood Plain" on an ECS.

Lot 9 contains a water quality basin which provides mitigation for a majority of the development. Several bio-retention facilities are located adjacent to De Luz Road throughout the site. The District did not review the Water Quality Management Plan (WQMP) for this project. The Transportation Department is reviewing this document for compliance. Large lots are proposed with this subdivision so the Hydrological Conditions of Concern (HCOC) required for the WQMP provide sufficient mitigation for increased runoff on downstream properties and no additional increased runoff mitigation is required. There are no District maintained facilities proposed with this subdivision request. The (WQMP) and any drainage related issues, including maintenance responsibilities, will be reviewed and approved by the Transportation Department.

General

General. 1 **0100-Regional Parks and Open Space-MAP - TRAIL CONSTRUCTION**

Prior to the issuance of the 7th building permit, the applicant shall begin construction of the trail as shown on the exhibit/trail plan approved by the District. The applicant shall arrange for an inspection of the constructed trail with the Riverside County Regional Park

ADVISORY NOTIFICATION DOCUMENT

General

General. 1 **0100-Regional Parks and Open Space-MAP - TRAIL CONSTRUCTION (cont.)**
and Open-Space District.

General. 2 **0100-Regional Parks and Open Space-MAP - TRAIL CONSTRUCTION COMPL**

Prior to the issuance of the 7th building permit, the applicant shall complete construction of the trail(s) as shown on the exhibit/trail plan approved by the District and have scheduled an inspection with the District for its approval of the completed work.

General. 3 **0100-Regional Parks and Open Space-MAP - TRAIL MAINTENANCE MECHAN**

Prior to the issuance of the 7th building permit, the applicant shall provide written documentation to Riverside County Planning Department and the Regional Park and Open-Space District that a trail maintenance mechanism is in place.

Planning

Planning. 1 **0010-Planning-MAP - DESIGN GUIDELINES**

The project shall conform to Countywide Design Standards and Guidelines adopted January 13, 2004.

Planning. 2 **0010-Planning-MAP - DISCLOSE SPECIFIC PLAN**

The property owners must disclose to the purchaser that the property is part of a Specific Plan and required to comply with the Specific Plan Number 393.

Planning. 3 **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 can not 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:

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 3

0010-Planning-MAP - EXISTING SECOND UNITS (cont.)

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.

Planning. 4

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. 5

0010-Planning-MAP - GEO02334

County Geologic Report (GEO) No. 2334, submitted for this project (TR36517) was prepared by LOR Geotechnical Group, Inc. and is entitled: "Consolidated Report of Preliminary Geotechnical Investigations, De Luz Vineyard, Tentative Tract map No. 36517, South of the Intersection of Rancho California Road and De Luz Road, Santa Rosa Plateau Area, Riverside County, California", dated July 10, 2013. In addition, LOR prepared "Response to County of Riverside Review Comments County Geologic Report No. 2334, Prepared by Geopacifica Geotechnical Consultants, dated August 27, 2013", dated September 27, 2013. This document is herein incorporated as a part of GEO02334.

GEO02334 concluded:

- 1.No active or potentially active faults are known to exist at the subject site.
- 2.The probability of ground surface rupture occurring at the site is considered nil.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 5

0010-Planning-MAP - GEO02334 (cont.)

3.Any future development at the subject site should anticipate that moderate to large seismic events could occur very near the site.

4.The possibility of liquefaction at the site is considered nil.

5.The potential for the site to be affected by a seiche or tsunami is considered nil.

6.The potential for landslides to occur at or adjacent to the site is considered very low.

7.The rockfall potential appears to b very low.

8.The potential for settlement is considered low.

9.Preliminary calculations show adequate factors of safety for the preliminarily intended cut and fill slopes at the site.

GEO02334 recommended:

1.Fill slopes are to be constructed with keyways and benches into competent native material and compacted to at least 90 percent of the maximum dry density.

2.Provisions should be made to divert/redirect the drainage across Lot 10.

3.All cut slopes proposed for the project should be observed during construction by the project engineering geologist.

4.All undocumented fill and any loose alluvial and/or colluvial materials should be removed from structural areas and areas to receive engineered compacted fill.

GEO No. 2334 satisfies the requirement for a fault study for Planning/CEQA purposes. GEO No. 2334 is hereby accepted for Planning purposes. Engineering and other Uniform Building Code parameters were not included as a

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 5 0010-Planning-MAP - GEO02334 (cont.)

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 City upon application for grading and/or building permits.

Planning. 6 0010-Planning-MAP - IF HUMAN REMAINS FOUNDTE

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. states that 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 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 24 hours after being

ADVISORY NOTIFICATION DOCUMENT**Planning****Planning. 11** **0010-Planning-MAP - NOISE 4 (cont.)**

The Applicant shall locate stationary construction noise sources away from adjacent receptors, to the extent feasible, and ensure that they are muffled, and enclosed within temporary sheds, incorporate insulation barriers, or other similar measures to reduce noise.

Planning. 12 **0010-Planning-MAP - NOISE 5**

The Applicant shall designate a construction relations officer to serve as a liaison with surrounding residents and property owners who is responsible for responding to any concerns regarding construction noise and vibration. The liaison's telephone number(s) shall be prominently displayed at the project site. Signs shall also be posted at the project site that includes permitted construction days and hours.

Planning. 13 **0010-Planning-MAP - OFFSITE SIGNS ORD 679.4**

No offsite subdivision signs advertising this land division/development are permitted, other than those allowed under Ordinance No. 679.4. Violation of this condition of approval may result in no further permits of any type being issued for this subdivision until the unpermitted signage is removed.

Planning. 14 **0010-Planning-MAP - ORD 810 OPN SPACE FEE**

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 810 has been established to set forth policies, regulations and fees related to the funding and acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this Ordinance.

The fee shall be paid for each residential unit to be constructed within this land division.

In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 14 0010-Planning-MAP - ORD 810 OPN SPACE FEE (cont.)

However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

Planning. 15 0010-Planning-MAP - ORD NO. 659 (DIF)

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and construction of facilities necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

The fee shall be paid for each residential unit to be constructed within this land division. In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

Planning. 16 0010-Planning-MAP - PDA04838

County Archaeological Report (PDA) No. 4838 submitted for this project (TR36517) was prepared by ESA and is entitled: "Phase I Cultural Resources Assessment for Tentative Tract Map 36517, Riverside County, California", dated January 2014.

The document concluded that no cultural resources were identified within the project area.

The document concluded that due to the project area being covered in thick brush and non-native grasses, and because the project area is highly sensitive for cultural resources, an Archaeological and Native monitoring program should be implemented.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 16 **0010-Planning-MAP - PDA04838 (cont.)**

This document has been accepted and is herein incorporated as a part of the record for the project.

Planning. 17 **0010-Planning-MAP - PDP01498 ACCEPTED**

County Paleontological Report (PDP) No. 1498 submitted for this case (TR36517), was prepared by Dallas Pugh of ESA and is entitled: "Paleontological Resource Survey, De Luz Vineyards Property, Riverside County, California" dated October 10, 2013

PDP01498 concluded:

1.The project area is comprised of Recent (late Holocene) alluvial deposits overlying Mesozoic age bedrock. The paleontological sensitivity of the project area is low and discovery of "unique paleontological resources" during construction excavation is not anticipated.

PDP01498 recommended:

1.Immediate paleontological clearance is recommended, and no paleontological resource monitoring is recommended for the proposed project.

PDP01498 satisfies the requirement for a Paleontological Resources Assessment for this project (TR36517). PDP01498 is hereby accepted for TR36517.

Planning. 18 **0010-Planning-MAP - RES. DESIGN STANDARDS**

The design standards for the subdivision are as follows:

- a. Lots created by this map shall conform to the design standards of the R-A-5 zone.
- b. The front yard setback is 20 feet.
- c. The side yard setback is 5 feet.
- d. The rear yard setback is 10 feet, except where a rear yard abuts a street, then the setback shall be the same as the front yard setback, in accordance with Section 21.77 of Ordinance No. 348.
- f. The minimum average width of /each lot is 100 feet.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 21 **0010-Planning-MAP - UNANTICIPATED RESOURCES (cont.)**

(or other appropriate ethic/cultural group representative), and the Planning Director 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 Planning Director, 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.

Planning. 22 **0010-Planning-MAP- MAP ACT COMPLIANCE**

This land division shall comply with the State of California Subdivision Map Act and to all requirements of County Ordinance No. 460, Schedule D, unless modified by the conditions listed herein.

Planning. 23 **0010-Planning-MAP- REQUIRED MINOR PLANS**

For each of the below listed items, a minor plot plan application shall be submitted and approved by 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.

1. Final Site Development Plan for each phase of development.
3. Landscaping Plan for typical front yard/slopes/open space. These three plans may be applied for separately for the whole tract or for phases.
4. Landscaping plans totally in the road right-of-Way shall be submitted to the Transportation Department only.
5. Each phase shall have a separate wall and fencing plan.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 23 **0010-Planning-MAP- REQUIRED MINOR PLANS (cont.)**

6. Entry monument and gate entry plan.

NOTE: The requirements of the above plot plans may be accomplished as one, or, any combination of multiple plot plans required by these conditions of approval. However, each requirement shall be cleared individually with the applicable plot plan condition of approval in the "PRIOR TO BUILDING PERMIT" (80 series) conditions.

Planning. 24 **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.

Planning. 25 **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. 26 **0040-Planning-MAP - CONCEPTUAL PHASE GRADING**

Prior to the approval of an application for a division into units or phasing plan for the TENTATIVE MAP, a conceptual grading plan covering the entire TENTATIVE MAP shall be submitted to the County Planning Department for review and approval. The conceptual grading plan shall comply with the following:

- A. Techniques which will be used to prevent erosion and sedimentation during and after the grading process shall be depicted or documented.
- B. Approximate time frames for grading and areas which may be graded during the higher probability rain months of January through March shall be identified.

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Planning

Planning. 26 **0040-Planning-MAP - CONCEPTUAL PHASE GRADING (cont.)**

C. Preliminary pad and roadway elevations shall be depicted.

D. Areas where temporary grading occurs on any phase other than the one being graded for development at a particular time shall be identified.

The approved conceptual grading plan shall be provided to the Building and Safety Grading Division and shall be used as a guideline for subsequent detailed grading plans for individual units or phases of the TENTATIVE MAP.

Planning. 27 **0040-Planning-MAP - LOT ACCESS/UNIT PLANS**

Any proposed division into units or phasing of the TENTATIVE MAP shall provide for adequate vehicular access to all lots in each unit or phase, and shall substantially conform to the intent and purpose of the land division approval. No approval for any number of units or phases is given by this TENTATIVE MAP and its conditions of approval, except as provided by Section 8.3 (Division into Units) of Ordinance No. 460.

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

ADVISORY NOTIFICATION DOCUMENT

Planning-All

Planning-All. 2 0010-Planning-All-MAP - HOLD HARMLESS (cont.)

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 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.

Planning-All. 3 0010-Planning-All-MAP- DEFINITIONS

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Tract Map No. 36517 Shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Tract Map No. 36517 amended no. dated October 19, 2016.

FINAL MAP = Final Map or Parcel Map for the TENTATIVE MAP whether recorded in whole or in phases.

Planning-All. 4 0010-Planning-All-MAP- PROJECT DESCRIPTION

TENTATIVE TRACT MAP NO. 36517 - EA42595 - Applicant: Beresford Properties, LLC - Engineer: ESA Environmental Science Associates - First/First Supervisorial District -

ADVISORY NOTIFICATION DOCUMENT

Planning-All

Planning-All. 4 0010-Planning-All-MAP- PROJECT DESCRIPTION (cont.)

Rancho California Zoning Area - Southwest Area Plan -
Rural: Rural Mountainous (R: RM) (10 AC Min.) - Location:
Northerly of Via Vaquero Road, easterly and westerly of De
Luz Road, southerly of Rancho California Road, - 70.5
Gross Acres - Zoning: Residential Agricultural-5 Acre
Minimum (R-A-5) - REQUEST: The Tentative Tract proposes a
Schedule D subdivision of 70.5 gross acres into 14
residential lots with a minimum lot size of 5 acres - APNs:
935-370-005, 935-370-007, 935-370-009

Regional Parks and Open Space

Regional Parks and Open 0010-Regional Parks and Open Space-MAP - MIN REGIONAL TRAIL WIDTH Space. 1

Revise the proposed Regional Trail alignment on the tract
map and in the street sections with a 20' easement and 10'
decomposed granite Regional Trail outside of the
right-of-way for De Luz Road. The easement and trail shall
not be within the right-of-way and shall not be shown as a
separate lot.

Regional Parks and Open 0010-Regional Parks and Open Space-MAP - TRAIL GRADING Space. 2

The applicant/owner and/or his designee shall cause the
grading to be completed for all trails prior to the
completion of 7th house.

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

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Transportation

Transportation. 2 0010-Transportation-MAP - DRAINAGE 1 (cont.)

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.

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 subdivider shall provide adequate drainage facilities and/or appropriate easements as approved by the Transportation Department.

Transportation. 4 0010-Transportation-MAP - INCREASED RUNOFF

The development of this site will adversely impact downstream property owners by increasing the rate and volume of flood flows. To mitigate this impact, the developer has proposed drainage facilities in the site design. Although final design of the drainage facilities will not be required until the improvement plan stage of this development, the applicant's engineer has submitted a preliminary hydrology and hydraulics study that indicates that the general configuration and location of the proposed drainage facilities are sufficient to mitigate the impacts of the development.

The final design of the drainage facilities will conform to the increased runoff criteria of the Plan Check Policies and Guidelines and Flood Control Manual.

Transportation. 5 0010-Transportation-MAP - INCREASED RUNOFF CRIT

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 Transportation Department for review. The entire area of proposed

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 5 0010-Transportation-MAP - INCREASED RUNOFF CRIT (cont.)

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 events.

Low Loss rates will be determined using the following:

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

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

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Transportation

Transportation. 5 0010-Transportation-MAP - INCREASED RUNOFF CRIT (cont.)

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

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

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

A viable maintenance mechanism, acceptable to the County, should be provided for detention facilities. Generally, this would mean a maintenance CFD, CSA, landscape district, parks agency or commercial property owners association. Residential homeowners associations are discouraged.

***** Preliminary sizing may be based on the difference in runoff hydrograph volume between the "developed" condition and the "pre-developed" condition for the 24-hour duration event for the 10-year return frequency. Final design of the basin, including a complete hydrology study will not be required until the improvement plan stage of this development. The project may need modifications at the plan check stage in order to comply with the increased runoff criteria.

Transportation. 6 0010-Transportation-MAP - LC LANDSCAPE REQUIREMENT

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

- 1) Submit landscape and irrigation plans to the County Transportation Department for review and approval. Such plans shall be submitted as a Minor Plot Plan subject to the appropriate fees and inspections as determined by the County, comply with Ordinance No. 859 and be prepared in accordance with the County of Riverside Guide to California

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 6 0010-Transportation-MAP - LC LANDSCAPE REQUIREMENT (cont.)

Friendly Landscaping. Emphasis shall be placed on using plant species that are drought tolerant and low water using.

- 2)Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;
- 3)Ensure all landscaping is provided with a weather based irrigation controller(s) as defined by County Ordinance No. 859; and,
- 4)Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,

The developer/permit holder is responsible for the maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the Installation Inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

Transportation. 7 0010-Transportation-MAP - OWNER MAINT NOTICE

The subdivider shall record sufficient documentation to advise purchasers of any lot within the subdivision that the owners of individual lots are responsible for the maintenance of the drainage facility within the drainage easements shown on the final map.

Transportation. 8 0010-Transportation-MAP - PERP DRAINAGE PATTERNS

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

Transportation. 9 0010-Transportation-MAP - R-O-W EXCEEDS/VACATION

If the existing right-of-way along De Luz Road, Rancho California, and Glen Meadows Road exceeds that which is required for this project, the developer may submit a request for the vacation of said excess right-of-way. Said

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 9 **0010-Transportation-MAP - R-O-W EXCEEDS/VACATION (cont.)**

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.

Transportation. 10 **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.

Transportation. 11 **0010-Transportation-MAP - TS/EXEMPT**

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

Transportation. 12 **0010-Transportation-USE - LC LANDSCAPE SPECIES**

The developer/ permit holder/landowner shall use the County of Riverside's California Friendly Plant List when making plant selections. The list can be found at the following web site
<http://www.rctlma.org/planning/content/devproc/landscape/landscape.html>. Use of plant material with a "low" or "very low" water use designation is strongly encouraged.

Plan: TR36517E01

Parcel: 935370005

50. Prior To Map Recordation

Fire

050 - Fire. 1 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 B material as per the California Building Code.

050 - Fire. 2 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. 3 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. 4 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.

Flood

050 - Flood. 1 0050-Flood-MAP DELINEATE WC ON ECS Not Satisfied

The natural watercourse that traverses Lot 4 and Lot 5 shall be delineated and labeled on the environmental constraint sheet (ECS) to accompany the final map. A note shall be placed on the ECS stating, "The natural watercourse shall be kept free of buildings and obstructions".

050 - Flood. 2 0050-Flood-MAP SHOW FLOODPLAIN ON ECS Not Satisfied

Unless a detailed flood plain study is submitted for review and approval, the flood plain limits shall be the area between the northern De Luz Road right of way line and a line 130-feet north of the centerline of De Luz Road.

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Flood

050 - Flood. 2 0050-Flood-MAP SHOW FLOODPLAIN ON ECS (cont.) Not Satisfied

These lines shall be delineated on the environmental constraint sheet (ECS) to accompany the final. The area within these lines shall be labeled "Approximate Flood Plain" and a note shall be placed on the ECS stating, "Except for driveway crossings, the approximate flood plain shall be kept free of all buildings and obstructions. Any fencing shall be 'rail' type. No chainlink fencing shall be allowed".

050 - Flood. 3 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 - AG/DAIRY NOTIFICATION Not Satisfied

The land divider shall submit a detailed proposal for the notification of all initial and future purchasers of dwelling units within the subject project of the existence of dairies and/or other agricultural uses within the vicinity of the property and potential impacts resulting from those uses. Said notification shall be in addition to any notice required by Ordinance No. 625 (Riverside County Right-to-Farm Ordinance).

Said approved notification shall be provided to all initial and all future purchasers of dwelling units within the subject project.

050 - Planning. 2 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. 3 0050-Planning-MAP - ECS NOTE MAP CONSTRAINT Not Satisfied

The following Environmental Constraints Note shall be

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Planning

050 - Planning. 3 0050-Planning-MAP - ECS NOTE MAP CONSTRAINT (cont.) Not Satisfied
placed on the ECS:

"No permits allowing any grading, construction, or surface alterations shall be issued which effect the delineated constraint areas without further investigation and/or mitigation as directed by the County of Riverside Planning Department. This constraint affects lots as shown on the Environmental Constraints Sheet."

050 - Planning. 4 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. 5 0050-Planning-MAP - ECS NOTE NO FENCE WILDLF Not Satisfied

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

"Fencing, which restricts the movement of wildlife, shall not be allowed in the ildlife Corridor. Prohibited fencing includes, but is not limited to, chainlink, barbed-wire, and solid wood."

050 - Planning. 6 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. 7 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. 8 0050-Planning-MAP - FINAL MAP PREPARER Not Satisfied

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

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Planning

050 - Planning. 9 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. 10 0050-Planning-MAP- ANNEX DE LUZ CSD Not Satisfied

Prior to recordation of the final map, the property must be annexed into the De Luz Community District.

050 - Planning. 11 0050-Planning-MAP- CC&R RES POA COM. AREA Not Satisfied

If the applicant or the land divider decides to implement Codes Covenants & Restriction's this condition will apply:

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

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Planning

050 - Planning. 11 0050-Planning-MAP- CC&R RES POA COM. AREA (cont.) Not Satisfied

hourly fee for the Review of Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 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

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Planning

050 - Planning. 11 0050-Planning-MAP- CC&R RES POA COM. AREA (cont.) Not Satisfied
property owners' association Rules and Regulations, if
any, this Declaration shall control."

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. 12 0050-Planning-MAP- LC LANDSCAPE COMMON AREA 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 Planning Department shall clear this condition once a copy of the County Counsel approved CC&R's has been submitted to the Planning Department.

050 - Planning. 13 0050-Planning-MAP- QUIMBY FEES (1) Not Satisfied

If a district, agency pr other authority is created to

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Planning

050 - Planning. 13 0050-Planning-MAP- QUIMBY FEES (1) (cont.) Not Satisfied

collect Quimby Fees applicable to the project's area, the land divider shall submit to the County Planning Department - Development Review Division a duly and completely executed agreement with this Quimby Fee authorized organization 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 the County Ordinance No. 460. If no such organization or authority is in effect at map recordation, this condition shall not apply.

___ Recreation and Parks District][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.

050 - Planning. 14 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 20,000 square feet net.
- C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the R_A-5 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.

Planning-EPD

050 - Planning-EPD. 1 0050-Planning-EPD-EPD - EASEMENT FOR CSS CONSERV Not Satisfied

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Planning-EPD

050 - Planning-EPD. 1 0050-Planning-EPD-EPD - EASEMENT FOR CSS CONSERVATION Easements for CSS Conservation Area Not Satisfied

Prior to map recordation or grading permit issuance, whichever occurs first, the applicant shall provide EPD staff with proof of an executed donation agreement WITH the RCA (or other acceptable entity approved by EPD) that has been reviewed, approved, and recorded by the RCA for the coastal sage scrub conservation areas within Lots 11, 12, and 14 as shown on Tentative Tract Map 36517 dated October 19, 2016. The areas designated for conservation shall be accessible for the RCA, via easement or public road access, or as stipulated by the RCA in the donation agreement. The acreages for the coastal sage scrub conservation areas within Lots 11, 12, and 14 of TTM 36517 dated October 19, 2016 are as follows:

Lot 11: 0.6 acre

Lot 12: 0.2 acre

Lot 14: 0.4 acre

1.1 acres are proposed to occur offsite/adjacent/same ownership south of Lot 14

050 - Planning-EPD. 2 0050-Planning-EPD-EPD - ENVIR CONSTRAINTS SHEET Not Satisfied
Environmental Constraints Sheet (ECS)

The constrained areas will conform to the areas mapped as:

Riparian/Riverine Mitigation Area within Lots 1, 2, 3, 4, and 5 on TTM 36517 dated October 19, 2016 totaling 2.1 acres

CSS Habitat within Lots 11, 12, and 14 on TTM 36517 dated October 19, 2016

Lot 11: 0.6 acre

Lot 12: 0.2 acre

Lot 14: 0.4 acre

1.1 acres are proposed to occur offsite/adjacent/same ownership south of Lot 14

Existing Oak Trees to Remain on TTM 36517 dated October 19, 2016:

TTM 36517 Lots Requiring Oak Tree Preservation:

Lot 1: 19 trees proposed for preservation within the Riparian/Riverine Mitigation Area

Lot 2: None

Lot 3: None

Lot 4: None

Lot 5: None

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Planning-EPD

050 - Planning-EPD. 2 0050-Planning-EPD-EPD - ENVIR CONSTRAINTS SHEET (c Not Satisfied

Lot 6: 6 trees proposed for preservation

Lot 7: None

Lot 8: 2 trees proposed for preservation, 2 trees proposed for preservation just across the eastern Lot Line outside of Lot 8

Lot 9: 6 trees proposed for preservation

Lot 10: 1 tree proposed for preservation within Lot 10, 2 trees proposed for preservation just across the eastern Lot Line outside of Lot 10

Lot 11: 6 trees proposed for preservation

Lot 12: None within Lot 12, 2 trees proposed for preservation just across the eastern Lot Line outside of Lot 12

Lot 13: None

Lot 14: None

These areas shall be clearly mapped and labeled "Delineated Constraint Area (Riparian/Riverine Mitigation)" and "Delineated Constraint Area (CSS Conservation Area)" and "Delineation Constraint Area (Preserved Oak Trees)" on the Environmental Constraints Sheet to the satisfaction of the Environmental Programs Department.

The ECS Map must be stamped by the Riverside County Surveyor with the following notes.

"No disturbances shall occur within the boundaries of the constraint areas."

"Brush management to reduce fuel loads to protect urban uses (fuel modification zones) will not encroach into the constraint areas."

"The constraint areas shall be permanently fenced. The fencing shall provide a physical barrier to minimize unauthorized public access, illegal trespass, and dumping."

050 - Planning-EPD. 3 0050-Planning-EPD-EPD - OAK TREE PRESERVATION Not Satisfied

Oak Tree Preservation

Prior to map recordation, EPD staff shall review the final map to ensure that the existing oak trees planned for preservation and the oak tree mitigation areas are clearly mapped. The codes, covenants, and restrictions (CC&Rs) for the final map shall include language for the protection of onsite preserved oak trees and oak tree mitigation areas to EPD's satisfaction. Oak trees planned for preservation are mapped on Tentative Tract Map 36517 (October 19, 2016) and

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Planning-EPD

050 - Planning-EPD. 3 0050-Planning-EPD-EPD - OAK TREE PRESERVATION (cor Not Satisfied
shall be mapped on the final map as follows:

Lots Requiring Oak Tree Preservation:

Lot 1: 19 trees proposed for preservation within the
Riparian/Riverine Mitigation Area

Lot 2: None

Lot 3: None

Lot 4: None

Lot 5: None

Lot 6: 6 trees proposed for preservation

Lot 7: None

Lot 8: 2 trees proposed for preservation, 2 trees proposed
for preservation just across the eastern Lot Line outside
of Lot 8

Lot 9: 6 trees proposed for preservation

Lot 10: 1 tree proposed for preservation within Lot 10, 2
trees proposed for preservation just across the eastern Lot
Line outside of Lot 10

Lot 11: 6 trees proposed for preservation

Lot 12: None within Lot 12, 2 trees proposed for
preservation just across the eastern Lot Line outside of
Lot 12

Lot 13: None

Lot 14: None

050 - Planning-EPD. 4 0050-Planning-EPD-EPD - RIP/RIV EASEMENT Not Satisfied

Easement for Riparian/Riverine Mitigation Area #1

Prior to map recordation or grading permit issuance,
whichever occurs first, the applicant shall provide EPD
staff with proof of an executed donation agreement WITH the
RCA (or other acceptable entity approved by EPD) that has
been reviewed, approved, and recorded for the 2.1-acre
Mitigation Area #1 within Lots 1, 2, 3, 4, and 5 as shown
on Figure 3 within the Riparian/Riverine Mitigation Plan
(PDB06510) for HANS 2117 /TTM 36517 prepared by ESA dated
April 2017 and on Tentative Tract Map 36517 dated October
19, 2016. The area designated for conservation shall be
accessible for the RCA, via easement or public road access,
or as stipulated by the RCA in the donation agreement.

050 - Planning-EPD. 5 0050-Planning-EPD-EPD - RIP/RIV MITIGATION Not Satisfied

Riparian/Riverine Mitigation Area #1

Prior to map recordation, the 2.1-acre Riparian/Riverine
Mitigation Area #1 within Lots 1, 2, 3, 4, and 5 shall be
installed in accordance with the Riparian/Riverine

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50. Prior To Map Recordation

Planning-EPD

050 - Planning-EPD. 5 0050-Planning-EPD-EPD - RIP/RIV MITIGATION (cont.) Not Satisfied

Mitigation Plan (PDB06510) for HANS 2117 prepared by ESA dated April 2017 and address any comments EPD received from the Joint Project Review and DBESP review process. The 2.1-acre Riparian/Riverine Mitigation area is mapped on Tentative Tract Map 36517 dated October 19, 2016 and on Figure 3 of the Riparian/Riverine Mitigation Plan (PDB06510) for HANS 2117 prepared by ESA dated April 2017. Riparian/Riverine Mitigation Area #1 shall be installed in conjunction with the required Riverside County Transportation Department improvements along De Luz Road. EPD may require a site visit to verify that the mitigation has been installed.

Regional Parks and Open Space

050 - Regional Parks and Open Space-EPD 0050-Regional Parks and Open Space-MAP - OFFER OF DE Not Satisfied

Prior to, or in conjunction with the recordation of the project map, the applicant shall offer the Regional Trail easement(s) shown on the map for dedication to Riverside County Regional Park and Open-Space District or County managed Landscape and Lighting Maintenance District for trails purposes. Said easements will offered on behalf of the vested interest of the citizens of Riverside County and will not become part of the District's maintained trail system.

050 - Regional Parks and Open Space-EPD 0050-Regional Parks and Open Space-MAP - TRAIL MAINTEN Not Satisfied

The applicant shall enter into a trail maintenance agreement with the Regional Park and Open-Space District, or form or annex into an existing County managed Landscape Lighting Maintenance District accepting trails maintenance as approved by the Riverside County Planning Department for the maintenance of the all regional trail(s) identified on the project. The applicant, or successors-in-interest or assignees, shall be responsible for the maintenance of said trails and easement areas such time as the maintenance is taken over by the appropriate maintenance District or entity. The applicant must provide a letter of agreement to the Planning department and the Park District (if other than the District) that trail maintenance will be provided.

Survey

050 - Survey. 1 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

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Survey

050 - Survey. 1 0050-Survey-MAP - EASEMENT (cont.) Not Satisfied
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 application 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) Trails.

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, IID or other electric provider.

050 - Transportation. 2 0050-Transportation-MAP - COMPLY W/CSD RECOMM Not Satisfied

The landdivider shall comply with the De Luz Community Services District's recommendations as outlined in their letter dated July 31, 2013.

050 - Transportation. 3 0050-Transportation-MAP - CORNER CUT-BACK I/SUR Not Satisfied

All corner cutbacks shall be applied per Standard 805, Ordinance 461.

050 - Transportation. 4 0050-Transportation-MAP - DCSD MAINTAINED ROAD Not Satisfied

"A" Street is designated LOCAL ROAD and said road shall be

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Transportation

050 - Transportation. 4 0050-Transportation-MAP - DCSD MAINTAINED ROAD (cont) Not Satisfied
improved with 24' full-width AC pavement, 6" AC dike, 8'
D.G. walking trail, and 3' AC swale within the 60'
full-width dedicated right-of-way in accordance with De Luz
Community Service District (DCSD) Standard No. 102.
(24'/60')

NOTE: 1) Construct 8' D.G. walking trail adjacent to AC
dike as directed by the Director of
Transportation or by De Luz Community Services
District (DCSD) within the 18' parkway.

2) Construct a 3' wide AC swale as directed by the
Director of Transportation or by De Luz Community
Services District (DCSD) within the 18' parkway.

050 - Transportation. 5 0050-Transportation-MAP - DCSD MAINTAINED ROAD Not Satisfied

Glen Meadows Road along project boundary is designated
LOCAL ROAD and said road shall be improved with 26'
part-width AC pavement, (14' on the project side and 12' on
opposite side of the centerline), 6" AC dike (project
side), and 10' D.G. walking trail (project side), within a
60' full-width dedicated right-of-way in accordance with
County Standard No. 106, Section "B". (Modified for reduced
improvement from 28' AC to 26' AC pavement.)

NOTE: 1.) Construct a 10' D.G. walking trail adjacent to AC
dike as directed by the Director of
Transportation, and Park and Open Space District
within the 15' parkway.

2.) Construct a 3' wide AC swale as directed by the
Director of Transportation within the 15'
parkway.

050 - Transportation. 6 0050-Transportation-MAP - DRAINAGE EASEMENTS Not Satisfied

Drainage facilities not located within the road
right-of-way shall be contained within dedicated drainage
easements. For offsite drainage facilities, dedicated
drainage easements shall be obtained from the affected
property owner(s). Document(s) shall be recorded and a copy
submitted to the Transportation Department for review and
approval.

050 - Transportation. 7 0050-Transportation-MAP - EXISTING MAINTAINED Not Satisfied

Rancho California Road along project boundary is a paved
County maintained road designated LOCAL ROAD and said road

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Transportation

050 - Transportation. 7 0050-Transportation-MAP - EXISTING MAINTAINED (cont.) Not Satisfied

shall be improved with 28 foot full-width AC pavement, 6" AC dike, 10' D.G. walking trail (project side), and AC swale, match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Director of Transportation within the 60' full-width dedicated right-of-way in accordance with County Standard No. 106, Section "B", Ordinance 461. (Modified for reduced improvement from 32' AC pavement to 28' AC pavement.)

NOTE: 1.) Construct a 10' D.G. walking trail adjacent to AC dike as directed by the Director of Transportation, and Park and Open Space District within the 15' parkway.

2.) Construct a 5' wide AC swale as directed by the Director of Transportation within the 15' parkway.

De Luz Road along project boundary is a paved County maintained road designated LOCAL ROAD and said road shall be improved with 28 foot full-width AC pavement, 6" AC dike, 10' D.G. walking trail, and AC swale, match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Director of Transportation within the 60' full-width dedicated right-of-way in accordance with County Standard No. 106, Section "B", Ordinance 461. (Modified for reduced improvement from 32' AC pavement to 28' AC pavement.)

NOTE: 1.) Construct a 10' D.G. walking trail adjacent to AC dike as directed by the Director of Transportation, and Park and Open Space District within the 15' parkway.

2.) Construct a 4' high split wooden fence 5' from the right-of-way line or as directed by the Director of Transportation within the 15' parkway.

3.) Construct a 9' wide AC swale as directed by the Director of Transportation within the 15' parkway.

050 - Transportation. 8 0050-Transportation-MAP - FINAL WQMP Not Satisfied

This condition would apply when the final map is recorded prior to obtaining a grading permit. Prior to the map recordation, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water

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Transportation

- 050 - Transportation. 8 0050-Transportation-MAP - FINAL WQMP (cont.) Not Satisfied
Quality Board Order No. R9-2010-0016 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. The project is located in the Santa Margarita watershed. For any questions, please contact (951) 712-5494.
- 050 - Transportation. 9 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. 10 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. 11 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. 12 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. 13 0050-Transportation-MAP - VACATION/SUR Not Satisfied
The applicant by his/her design, is requesting a vacation/abandonment of the existing dedicated rights-of-way along De Luz Road, Rancho California Road,

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Transportation

050 - Transportation. 13 0050-Transportation-MAP - VACATION/SUR (cont.) Not Satisfied

and Glen Meadows Road. Accordingly, prior to the recordation of the final map, if an abandonment of the said rights-of-way cannot be utilized, the applicant shall have filed a separate application with the County Surveyor for a conditional vacation of said rights-of-way, and the Board of Supervisors shall have approved the vacation request. If the Board of Supervisors denies the vacation request, the tentative map as designed may not record. The applicant may, however, redesign the map utilizing the existing rights-of-way, and may then reprocess the map after paying all appropriate fees and charges.

050 - Transportation. 14 0050-Transportation-MAP - WQMP ACCESS AND MAINT Not Satisfied

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.

050 - Transportation. 15 0050-Transportation-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 Transportation Department for review and approval.

050 - Transportation. 16 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.

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 - DRAINAGE DESIGN Q100 Not Satisfied

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 2 0060-BS-Grade-MAP - DRNAGE DESIGN Q100 (cont.) 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. 3 0060-BS-Grade-MAP - GEOTECH/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. 4 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. 5 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.

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.

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 5 0060-BS-Grade-MAP - IMPORT/EXPORT (cont.) Not Satisfied

060 - BS-Grade. 6 0060-BS-Grade-MAP - LOT TO LOT DRN ESMT Not Satisfied

A recorded easement is required for lot to lot drainage. The applicant/developer shall provide evidence that a mechanism of maintenance for the lot to lot drainage easement has been obtained.

060 - BS-Grade. 7 0060-BS-Grade-MAP - NOTRD OFFSITE LTR Not Satisfied

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

060 - BS-Grade. 8 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 .

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. 9 0060-BS-Grade-MAP - OFFSITE 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 - 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

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 10 0060-BS-Grade-MAP - PRE-CONSTRUCTION MTG (cont.) Not Satisfied
Safety Department Environmental Compliance Division.

060 - BS-Grade. 11 0060-BS-Grade-MAP - RECORDED ESMT REQ'D Not Satisfied

In instances where the grading plan proposes drainage facilities on adjacent offsite property, the owner/ applicant shall provide a copy of the recorded drainage easement.

060 - BS-Grade. 12 0060-BS-Grade-MAP - SLOPE STABIL'TY ANLY Not Satisfied

A slope stability report shall be submitted and approved by the County Geologist and/or Building and Safety Engineer for all proposed cut or fill slopes over 30 feet in vertical height or cut slopes steeper than 2:1 (horizontal to vertical) - unless addressed in a previous report. Fill slopes shall not be steeper than 2:1 (horizontal to vertical).

060 - BS-Grade. 13 0060-BS-Grade-MAP - SWPPP REVIEW 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. 14 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.

Planning

060 - Planning. 1 0060-Planning-MAP - BUILDING PAD GRADING Not Satisfied

All grading for any proposed new dwellings and/or accessory buildings shall occur within the approved uilding pad sites shown on the TENTATIVE MAP.

060 - Planning. 2 0060-Planning-MAP - CRMP REQUIRED Not Satisfied

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 2 0060-Planning-MAP - CRMP REQUIRED (cont.) Not Satisfied

Prior to the issuance of a grading permit, a Cultural Resources Monitoring Plan shall be prepared by a qualified archaeologist. Based on the survey conditions and geoarchaeological review summarized in this report, the plan shall identify areas, such as ridge tops, saddles, and flats, where cultural resources survey shall be conducted after initial vegetation removal has occurred. The plan shall also identify the location and timing of cultural resources monitoring. The plan shall contain an allowance that the qualified archaeologist, based on observations of subsurface soil stratigraphy or other factors during initial grading, and in consultation with the Native American monitor and the lead agency, may reduce or discontinue monitoring as warranted if the archaeologist determines that the possibility of encountering archaeological deposits is low. The plan shall outline the appropriate measures to be followed in the event of unanticipated discovery of cultural resource during project implementation (including during the survey to occur following vegetation removal and monitoring during ground disturbing activities). The plan shall identify avoidance as the preferred manner of mitigating impacts to cultural resources. The plan shall establish the criteria utilized to evaluate the historic significance (per CEQA) of the discoveries, methods of avoidance consistent with CEQA Guidelines Section 15126.4(b)(3), as well as identify the appropriate data recovery methods and procedures to mitigate the effect of the project if avoidance of significant historical or unique archaeological resources is determined to be infeasible. The plan shall also include reporting of monitoring results within a timely manner, curation of artifacts and data at an approved facility, and dissemination of reports to local and state repositories, libraries, and interested professionals. The plan shall be submitted to the lead agency for review and approval prior to the issuance of a grading permit.

060 - Planning. 3 0060-Planning-MAP - CULTURAL PROFESSIONAL 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 be included in the pre-grade meetings to provide cultural/historical sensitivity training including the establishment of set

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 3 0060-Planning-MAP - CULTURAL PROFESSIONAL (cont.) Not Satisfied

guidelines for ground disturbance in sensitive areas with the grading contractors and special interest monitors. The Project Archaeologist shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Project Monitor shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the special interest monitors.

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

060 - Planning. 4 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. 5 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. 6 0060-Planning-MAP - HILLSIDE DEV. STANDARDS Not Satisfied

The land divider/permit holder shall cause grading plans to be prepared which conform to the Hillside Development Standards: all cut and/or fill slopes, or individual combinations thereof, which exceed ten feet in vertical height shall be modified by an appropriate combination of a special terracing (benching) plan, increase slope ratio (i.e., 3:1), retaining walls, and/or slope planting combined with irrigation.

060 - Planning. 7 0060-Planning-MAP - NATIVE MONITOR Not Satisfied

Native American Monitor

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 7 0060-Planning-MAP - NATIVE MONITOR (cont.) Not Satisfied

Prior to the issuance of grading permits, the developer/permit applicant shall enter into a contract with a Tribal monitor(s) from the appropriate Native American Tribe(s) who shall be required on-site during all ground disturbing activities. The developer shall submit a copy of a signed contract between the appropriate Tribe and the developer/permit holder for the monitoring of the project, and which addresses the treatment of cultural resources, to the Planning Department and the County Archaeologist. The Native American Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow recovery of cultural resources. Native American groups shall be given a minimum notice of two weeks that a monitor is required. If a monitor is not available, work may continue without the monitor. The Project Archaeologist shall include in the report any concerns or comments that the monitor has regarding the project and shall include as an appendix any written correspondence or reports prepared by the monitor.

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.

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

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.

060 - Planning. 8 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

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 8 0060-Planning-MAP - PLANNING DEPT REVIEW (cont.) Not Satisfied
 be reviewed for compliance with the approved tentative map.

060 - Planning. 9 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. 10 0060-Planning-MAP - SLOPE STABILTY RPRT Not Satisfied

Since manufactured slopes on the TENTATIVE MAP exceed 30 vertical feet. The land divider/permit holder shall cause a Slope Stability Report to be submitted to the County Engineering Geologist for [his/he]r review and approval. This report may be included as a part of a preliminary geotechnical report for the project site.

060 - Planning. 11 0060-Planning-MAP- CULTURAL SENSITIVITY Not Satisfied

Prior to issuance of a grading permit, an archaeologist and a Native American monitor shall be retained and contracted by the project proponent to conduct post-vegetation clearance survey and to monitor ground-disturbing activities in accordance with the Cultural Resources Monitoring Plan. The archaeologist shall work under the supervision of a qualified archaeologist. The Native American monitor shall be selected from the list of Native American groups demonstrating affiliation with the project area and demonstrating interest in the project. The monitoring shall be conducted as specified in the Cultural Resources Monitoring Plan.

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 12 0060-Planning-MAP- HMMP Not Satisfied

The project must complete a Habitat Mitigation and Monitoring Plan (HMMP) prior to the issuance of a grading permit and must include proof that the mitigation areas have been installed in accordance with the Habitat Mitigation and Monitoring Plan.

060 - Planning. 13 0060-Planning-MAP- INADVERTENT DISCOVERIES Not Satisfied

In the event of the discovery of historical or archaeological materials, the contractor shall immediately cease all work activities in the area (within approximately 100 feet) of the discovery. Prehistoric archaeological materials might include obsidian and chert flaked-stone tools (e.g., projectile points, knives, scrapers) or toolmaking debris; culturally darkened soil ("midden") containing heat-affected rocks, artifacts, or shellfish remains; and stone milling equipment (e.g., mortars, pestles, handstones, or milling slabs); and battered stone tools, such as hammerstones and pitted stones.

Historic-period materials might include stone or concrete footings and walls; filled wells or privies; and deposits of metal, glass, and/or ceramic refuse. After cessation of excavation, the contractor shall immediately contact the project proponent. The contractor shall not resume work until authorization is received.

In the event of an unanticipated discovery of archaeological materials during construction, the qualified archaeologist shall evaluate the significance of the materials prior to resuming any construction-related activities in the vicinity of the find. If the qualified archaeologist determines that the discovery constitutes a significant resource under CEQA, avoidance is the preferred manner of mitigation. In the event avoidance is demonstrated to be infeasible, the applicant shall coordinate with the qualified archaeologist and the lead agency to implement an archaeological data recovery program.

If potential human remains are encountered, the contractor shall halt work in the vicinity (within 100 feet) of the find and shall contact the Riverside County Coroner in accordance with Public Resources Code Section 5097.98 and Health and Safety Code Section 7050.5. If the Coroner determines the remains are Native American in origin, the Coroner shall contact the NAHC. As provided in Public Resources Code Section 5097.98, the NAHC shall identify the person or persons believed to be most likely descended from

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 13 0060-Planning-MAP- INADVERTENT DISCOVERIES (cont.) Not Satisfied
the deceased Native American. The most likely descendent shall be afforded the opportunity to provide recommendations concerning the future disposition of the remains and any associated grave goods as provided in PRC 5097.98.

060 - Planning. 14 0060-Planning-MAP- POST & BEAM FOUNDATIONS Not Satisfied
The land divider/permit holder shall cause grading plans to be prepared which reflect the utilization of post and beam foundations or the appropriate combination of split-level pads and post and beam foundations] when development is proposed on natural slopes of fifteen (15%) percent or greater measured over a horizontal distance of thirty (30) feet.

060 - Planning. 15 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.

Planning-EPD

060 - Planning-EPD. 1 0060-Planning-EPD-EPD - EASEMENT FOR CSS CONSERV\ Not Satisfied
Easements for CSS Conservation Area

Prior to map recordation or grading permit issuance, whichever occurs first, the applicant shall provide EPD staff with proof of an executed donation agreement WITH the RCA (or other acceptable entity approved by EPD) that has been reviewed, approved, and recorded for the coastal sage scrub conservation areas within Lots 11, 12, and 14 as shown on Tentative Tract Map 36517 dated October 19, 2016. The areas designated for conservation shall be accessible for the RCA, via easement or public road access, or as stipulated by the RCA in the donation agreement. The acreages for the coastal sage scrub conservation areas within Lots 11, 12, and 14 of TTM 36517 dated October 19, 2016 are as follows:

- Lot 11: 0.6 acre
 - Lot 12: 0.2 acre
 - Lot 14: 0.4 acre
- 1.1 acres are proposed to occur offsite/adjacent/same ownership south of Lot 14

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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 2 0060-Planning-EPD-EPD - ENVIR CONSTRAINTS SHEET Not Satisfied

Environmental Constraints Sheet (ECS)

The constrained areas will conform to the areas mapped as:

Riparian/Riverine Mitigation Area within Lots 1, 2, 3, 4,
and 5 on TTM 36517 dated October 19, 2016 totaling 2.1
acres

CSS Habitat within Lots 11, 12, and 14 on TTM 36517 dated
October 19, 2016

Lot 11: 0.6 acre

Lot 12: 0.2 acre

Lot 14: 0.4 acre

1.1 acres are proposed to occur offsite/adjacent/same
ownership south of Lot 14

Existing Oak Trees to Remain on TTM 36517 dated October 19,
2016:

TTM 36517 Lots Requiring Oak Tree Preservation:

Lot 1: 19 trees proposed for preservation within the
Riparian/Riverine Mitigation Area

Lot 2: None

Lot 3: None

Lot 4: None

Lot 5: None

Lot 6: 6 trees proposed for preservation

Lot 7: None

Lot 8: 2 trees proposed for preservation, 2 trees proposed
for preservation just across the eastern Lot Line outside
of Lot 8

Lot 9: 6 trees proposed for preservation

Lot 10: 1 tree proposed for preservation within Lot 10, 2
trees proposed for preservation just across the eastern Lot
Line outside of Lot 10

Lot 11: 6 trees proposed for preservation

Lot 12: None within Lot 12, 2 trees proposed for
preservation just across the eastern Lot Line outside of
Lot 12

Lot 13: None

Lot 14: None

These areas shall be clearly mapped and labeled "Delineated
Constraint Area (Riparian/Riverine Mitigation)" and
"Delineated Constraint Area (CSS Conservation Area)" and
"Delineation Constraint Area (Preserved Oak Trees)" on the
Environmental Constraints Sheet to the satisfaction of the
Environmental Programs Department.

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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 2 0060-Planning-EPD-EPD - ENVIR CONSTRAINTS SHEET (c) Not Satisfied
The ECS Map must be stamped by the Riverside County Surveyor with the following notes.

"No disturbances shall occur within the boundaries of the constraint areas."

"Brush management to reduce fuel loads to protect urban uses (fuel modification zones) will not encroach into the constraint areas."

"The constraint areas shall be permanently fenced. The fencing shall provide a physical barrier to minimize unauthorized public access, illegal trespass, and dumping."

060 - Planning-EPD. 3 0060-Planning-EPD-EPD - GRADING PLAN CHECK Not Satisfied
Grading Plan Check

Prior to grading permit issuance, the grading plan shall clearly depict avoidance of the 2.1-acre Riparian/Riverine Mitigation Area within Lots 1, 2, 3, 4, and 5 of TTM 36517 and the coastal sage scrub conservation areas within Lots 11, 12, and 14 of TTM 36517 to EPD's satisfaction. The grading plan shall also clearly map and distinguish between oak trees being preserved and oak trees being removed to EPD's satisfaction.

060 - Planning-EPD. 4 0060-Planning-EPD-EPD - NESTING BIRD SURVEY Not Satisfied
Pre-Construction Nesting Bird Survey (MBTA Survey)

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season. Nesting bird season is February 1st through August 31st. If habitat or structures that support nesting birds 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

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Planning-EPD

060 - Planning-EPD. 4 0060-Planning-EPD-EPD - NESTING BIRD SURVEY (cont.) Not Satisfied

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. 5 0060-Planning-EPD-EPD - OAK TREE MAPPING & PLAN Not Satisfied

Oak Tree Mapping & Management Plan

Prior to grading permit issuance, EPD staff shall review grading plans to ensure that all existing oak trees are clearly mapped. The grading plan shall differentiate between the oak trees planned for removal and the oak trees planned for preservation as documented on Tentative Tract Map 36517 dated October 19, 2016. The grading plan shall show the proposed locations of the onsite oak tree mitigation areas. Prior to grading permit issuance, an Oak Tree Management Plan shall be provided to EPD staff for review and approval that outlines design measures and best management practices to protect existing oak trees during grading activities. The plan should also describe the details of the oak tree mitigation areas and how the areas will be maintained over time to ensure success. Oak trees proposed for removal will be replaced at a 4:1 ratio. Oak trees planned for removal and preservation are mapped on Tentative Tract Map 36517 (October 19, 2016) as follows:

Oak Tree Removal and Preservation per Lot:

Lot 1: 3 trees proposed for removal, 19 trees proposed for preservation within the Riparian/Riverine Mitigation Area

Lot 2: None

Lot 3: None

Lot 4: None

Lot 5: None

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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 5 0060-Planning-EPD-EPD - OAK TREE MAPPING & PLAN (c) Not Satisfied

Lot 6: 6 trees proposed for preservation
Lot 7: None
Lot 8: 1 tree proposed for removal, 2 trees proposed for preservation, 2 trees proposed for preservation just across the eastern Lot Line outside of Lot 8
Lot 9: 17 trees proposed for removal, 6 trees proposed for preservation
Lot 10: 1 tree proposed for preservation within Lot 10, 2 trees proposed for preservation just across the eastern Lot Line outside of Lot 10
Lot 11: 4 trees proposed for removal, 6 trees proposed for preservation
Lot 12: None within Lot 12, 2 trees proposed for preservation just across the eastern Lot Line outside of Lot 12
Lot 13: None
Lot 14: None

060 - Planning-EPD. 6 0060-Planning-EPD-EPD - RIP/RIV EASEMENT Not Satisfied

Easement for Riparian/Riverine Mitigation Area #1

Prior to map recordation or grading permit issuance, whichever occurs first, the applicant shall provide EPD staff with proof of an executed donation agreement WITH the RCA (or other acceptable entity approved by EPD) that has been reviewed, approved, and recorded for the 2.1-acre Mitigation Area #1 within Lots 1, 2, 3, 4, and 5 as shown on Figure 3 within the Riparian/Riverine Mitigation Plan (PDB06510) for HANS 2117 /TTM 36517 prepared by ESA dated April 2017 and on Tentative Tract Map 36517 dated October 19, 2016. The area designated for conservation shall be accessible for the RCA, via easement or public road access, or as stipulated by the RCA in the donation agreement.

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

Temporary Fencing

Prior to grading permit issuance, temporary fencing shall be installed around the 2.1-acre Riparian/Riverine Mitigation Area within Lots 1, 2, 3, 4, and 5 of TTM 36517 and the coastal sage scrub conservation areas within Lots 11, 12, and 14 of TTM 36517 to EPD's satisfaction to prevent impacts during grading activities. The Oak tree "Protected Zone" as defined in the Riverside County Oak Tree Management Guidelines shall also be temporarily fenced in order to avoid impacts to the root zones of preserved oak trees during grading activities. EPD may require a

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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 7 0060-Planning-EPD-EPD - TEMPORARY FENCING (cont.) Not Satisfied
photographs or a site visit to verify the installation of temporary fencing.

060 - Planning-EPD. 8 0060-Planning-EPD-FINAL DBESP Not Satisfied
prior to the issuance of a grading permit an approved DBESP for impacts to riverine riparian resources will need to be provided that shall provide mitigation ratios of 3:1 for all impacts and shall be in the form of either onsite mitigation or offsite in lieu fee program as described in DBESP prepared by ESA.0

Regional Parks and Open Space

060 - Regional Parks and Open Space 0060-Regional Parks and Open Space-MAP - TRAIL PLAN A Not Satisfied
Prior to or in conjunction with the issuance of grading permits, the applicant must have submitted its trail(s) exhibit/plan to the Regional Park and Open-Space District and received approval of said plan. The trails exhibit/plan shall show the trail(s) with all topography, grading, ADA compliance, fencing, cross sections, signage, pavement markings, street crossings signage, bollards (if applicable) and landscaping and irrigation.

Transportation

060 - Transportation. 1 0060-Transportation-MAP - 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. R9-2010-0016 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. The project is located in the Santa Margarita watershed. For any questions, please contact (951) 712-5494.

060 - Transportation. 2 0060-Transportation-MAP - PHASING Not Satisfied
If the tract is built in phases, each phase shall be protected from the 1 in 100 year tributary storm flows.

060 - Transportation. 3 0060-Transportation-MAP - SUBMIT GRADING PLAN Not Satisfied

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60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 3 0060-Transportation-MAP - SUBMIT GRADING PLAN (cont.) 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.

70. Prior To Grading Final Inspection

Planning

070 - Planning. 1 0070-Planning-EPD-EPD - NESTING BIRD SURVEY Not Satisfied

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 pre-construction nesting bird survey, to EPD for review.

070 - Planning. 2 0070-Planning-EPD-EPD - RIP/RIV MITIGATION Not Satisfied

Riparian/Riverine Mitigation Area #1

Prior to grading permit final inspection or prior to building permit issuance, whichever occurs first, a final report shall be submitted to the Environmental Programs Division documenting that the 2.1-acre Riparian/Riverine Mitigation Area #1 within Lots 1, 2, 3, 4, and 5 has been installed in its entirety in accordance with the Riparian/Riverine Mitigation Plan (PDB06510) for HANS 2117 /TTM 36517 prepared by ESA dated April 2017. The 2.1-acre Riparian/Riverine Mitigation area is mapped on Tentative Tract Map 36517 dated October 19, 2016 and on Figure 3 of the Riparian/Riverine Mitigation Plan (PDB06510) for HANS 2117 prepared by ESA dated April 2017. EPD may require a site visit to verify that the mitigation has been installed.

Plan: TR36517E01

Parcel: 935370005

70. Prior To Grading Final Inspection

Planning

070 - Planning. 3 0070-Planning-MAP - PHASE IV REPORT Not Satisfied

Prior To Grading Permit Final (Archaeological Monitoring/Phase IV Report Submittal): The developer/holder shall prompt the Project Archaeologist to submit one (1) wet-signed paper copy and (1) CD of a Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The County Archaeologist shall review the report to determine adequate compliance with the approved conditions of approval. Upon determining the report is adequate, the County Archaeologist shall clear this condition.

Regional Parks and Open Space

070 - Regional Parks and Open Space-MAP - TRAIL GRADE Not Satisfied

Prior to final grading inspection, the applicant is required to have graded the proposed project site in accordance with the grading plan and comply with conditions of the Regional Park and Open-Space District's approval exhibit/trail plan.

070 - Regional Parks and Open Space-MAP - TRAIL GRADE Not Satisfied

Prior to the issuance of final grading inspection, the Regional Park and Open-Space District, in conjunction with a representative from Riverside County Department of Building and Safety Grading Division, shall inspect the proposed project site in order to ensure that the trail grading meets the County standards as determined by the Park District and in conjunction with the Building and Safety Department Grading Division.

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

Plan: TR36517E01

Parcel: 935370005

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 2 0080-BS-Grade-MAP - ROUGH GRADE APPROVAL (cont.) Not Satisfied

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.

BS-Plan Check

080 - BS-Plan Check. 1 0080-BS-Plan Check-USE - WASTE MNGEMNT PLAN Not Satisfied

GREEN BUILDING CODE WASTE REDUCTION (RESIDENTIAL):

Included within the building plan submittal documents to the Building Department for plan review, the applicant shall provide a copy of the approved construction waste management plan by the Riverside County Waste Management Department that identifies the following:

1. Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse, on the project, or salvage for future use or sale.
2. Specify if construction and demolition waste materials will be sorted on-site (Source-separated) or bulk mixed (Single stream).
3. Identify diversion facilities where the construction and waste material will be taken.

Plan: TR36517E01

Parcel: 935370005

80. Prior To Building Permit Issuance

BS-Plan Check

080 - BS-Plan Check. 1 0080-BS-Plan Check-USE - WASTE MNGEMNT PLAN (cont. Not Satisfied

4. Identify construction methods employed to reduce the amount of construction and demolition waste generated.
5. Specify that amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not both.

For information regarding compliance with the above provision and requirements, please contact the Waste Management Department @ (951) 955-486-3200.

E Health

080 - E Health. 1 0080-E Health-USE-E.HEALTH CLEARANCE REQ.D Not Satisfied

ENVIRONMENTAL HEALTH CLEARANCE IS REQUIRED PRIOR TO THE ISSUANCE OF THIS BUILDING PERMIT.

Fire

080 - Fire. 1 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. 2 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

Planning

080 - Planning. 1 0080-Planning-MAP - BUILDING SEPARATION 2 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

Plan: TR36517E01

Parcel: 935370005

80. Prior To Building Permit Issuance

Planning

080 - Planning. 2 0080-Planning-MAP - CONFORM FINAL SITE PLAN (cont.) Not Satisfied
Department - Development Review Division stipulating that the building plans submitted conform to the approved Final Plan of Development.

080 - Planning. 3 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. 4 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.

Plan: TR36517E01

Parcel: 935370005

80. Prior To Building Permit Issuance

Planning

080 - Planning. 4 0080-Planning-MAP - MODEL HOME COMPLEX (cont.) Not Satisfied

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.

080 - Planning. 5 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. 6 0080-Planning-MAP - UNDERGROUND UTILITIES Not Satisfied

All utility extensions within a lot shall be placed underground.

080 - Planning. 7 0080-Planning-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 Riverside County Planning Department for review and approval along with the current fee. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping. At minimum, plans shall include the following components:

- 1)Landscape and irrigation working drawings "stamped" by a California certified landscape architect;
- 2)Weather based controllers and necessary components to eliminate water waste;
- 3)A copy of the "stamped" approved grading plans; and,
- 4)Emphasis on native and drought tolerant species.

When applicable, plans shall include the following components:

- 1)Identification of all common/open space areas;
- 2)Natural open space areas and those regulated/conserved by the prevailing MSHCP;
- 3)Shading plans for projects that include parking lots/areas;
- 4)The use of canopy trees (24" box or greater) within the parking areas;

Plan: TR36517E01

Parcel: 935370005

80. Prior To Building Permit Issuance

Planning

080 - Planning. 7 0080-Planning-MAP- LC LANDSCAPE PLOT PLAN (cont.) Not Satisfied

- 5)Landscaping plans for slopes exceeding 3 feet in height;
- 6)Landscaping and irrigation plans associated with entry monuments. All monument locations and dimensions shall be provided on the plan; and/or,
- 7)If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference.

NOTE:

1)When the Landscaping Plot Plan is located within a special district such as Valley-Wide Recreation and Park District, Jurupa Community Services District, Coachella Valley Water District, a County Service Area (CSA) or other maintenance district, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Planning Department that the subject District has approved said plans.

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

080 - Planning. 8 0080-Planning-MAP- SCHOOL MITIGATION Not Satisfied

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

Planning-EPD

080 - Planning-EPD. 1 0080-Planning-EPD-EPD - CSS EASEMENT CONVEYANCE Not Satisfied

Conveyance of Easement for CSS Conservation Area

Prior to building permit issuance, the applicant shall provide proof to EPD that the easements for the coastal sage scrub conservation areas within Lots 11, 12, and 14 of TTM 36517 dated October 19, 2016 has been conveyed to the Western Riverside Regional Conservation Authority (RCA) or other entity approved by EPD. The acreages for the coastal sage scrub conservation areas within Lots 11, 12, and 14 of TTM 36517 dated October 19, 2016 are as follows:

- Lot 11: 0.6 acre
- Lot 12: 0.2 acre
- Lot 14: 0.4 acre
- 1.1 acres are proposed to occur offsite/adjacent/same

Plan: TR36517E01

Parcel: 935370005

80. Prior To Building Permit Issuance

Planning-EPD

080 - Planning-EPD. 1 0080-Planning-EPD-EPD - CSS EASEMENT CONVEYANCE Not Satisfied
ownership south of Lot 14

080 - Planning-EPD. 2 0080-Planning-EPD-EPD - RIP/RIV EASEMENT CONVEY Not Satisfied
Conveyance of Easement for Riparian/Riverine Mitigation
Area #1

Prior to building permit issuance, the applicant shall provide proof to EPD that the easement for the 2.1-acre Riparian/Riverine Mitigation Area #1 within Lots 1, 2, 3, 4, and 5 of TTM 36517 has been conveyed to the Western Riverside Regional Conservation Authority (RCA) or other entity approved by EPD.

080 - Planning-EPD. 3 0080-Planning-EPD-EPD - RIP/RIV MITIGATION Not Satisfied
Riparian/Riverine Mitigation Area #1

Prior to grading permit final inspection or prior to building permit issuance, whichever occurs first, a final report shall be submitted to the Environmental Programs Division documenting that the 2.1-acre Riparian/Riverine Mitigation Area #1 within Lots 1, 2, 3, 4, and 5 has been installed in its entirety in accordance with the Riparian/Riverine Mitigation Plan (PDB06510) for HANS 2117 /TTM 36517 prepared by ESA dated April 2017. The 2.1-acre Riparian/Riverine Mitigation area is mapped on Tentative Tract Map 36517 dated October 19, 2016 and on Figure 3 of the Riparian/Riverine Mitigation Plan (PDB06510) for HANS 2117 prepared by ESA dated April 2017. EPD may require a site visit to verify that the mitigation has been installed.

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) Trails.

080 - Transportation. 2 0080-Transportation-MAP - ESTABL WQMP MAINT ENTITY Not Satisfied

Plan: TR36517E01

Parcel: 935370005

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 2 0080-Transportation-MAP - ESTABL WQMP MAINT ENTITY Not Satisfied

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.

080 - Transportation. 3 0080-Transportation-MAP - IMPLEMENT WQMP 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.

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:

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.

Plan: TR36517E01

Parcel: 935370005

90. Prior to Building Final Inspection

BS-Grade

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

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

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

Plan: TR36517E01

Parcel: 935370005

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 6 0090-BS-Grade-MAP - WQMP BMP INSPECTION (cont.) 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.

E Health

090 - E Health. 1 0090-E Health-USE-ALT SYSTEM DEED RECORD Not Satisfied

The existence of an alternative system on this property must be recorded on the deed and proof provided to the Department of Environmental Health prior to final.

090 - E Health. 2 0090-E Health-USE-E.HEALTH CLEARANCE REQ.D Not Satisfied

Environmental Health Clearance prior to final inspection.

090 - E Health. 3 0090-E Health-USE-QUALIFIED SERVICE PROVIDER Not Satisfied

An annual contract with a qualified service provider for the advanced treatment system is required prior to final approval.

090 - E Health. 4 0090-E Health-USE-RENEWABLE OPERATING PERMIT Not Satisfied

A renewal operating permit must be obtained from Environmental Health Department prior to final approval.

Planning

090 - Planning. 1 0090-Planning-MAP - CONCRETE DRIVEWAYS Not Satisfied

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

Plan: TR36517E01

Parcel: 935370005

90. Prior to Building Final Inspection

Planning

090 - Planning. 2 0090-Planning-MAP - FENCING COMPLIANCE Not Satisfied

Fencing shall be provided throughout the subdivision in accordance with the approved final site development plans.

090 - Planning. 3 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. 42595.

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

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

If a district, agency, or other authority is created to collect Quimby Fees applicable to the project's area, the land divider shall submit to the County Planning Department - Development Review Division a duly and completely executed agreement with this Quimby Fee authorized organization 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 the County Ordinance No. 460. If no such organization or authority is in effect at map recordation, this condition shall not apply.

Planning-EPD

090 - Planning-EPD. 1 0090-Planning-EPD-EPD - OAK TREE MITIGATION Not Satisfied

Oak Tree Mitigation

Prior to building permit final inspection, documentation shall be provided to EPD providing proof that the oak tree mitigation areas have been installed in accordance within the Oak Tree Management Plan to the satisfaction of EPD. Oak trees proposed for removal will be replaced at a 4:1 ratio. EPD may require a site visit to verify the installation of the oak tree mitigation areas. Oak trees subject to replacements at a 4:1 ratio are mapped on Tentative Tract Map 36517 (October 19, 2016) as follows:

Lots Requiring Oak Tree Mitigation:
Lot 1: 3 trees proposed for removal

Plan: TR36517E01

Parcel: 935370005

90. Prior to Building Final Inspection

Planning-EPD

090 - Planning-EPD. 1 0090-Planning-EPD-EPD - OAK TREE MITIGATION (cont.) Not Satisfied

- Lot 2: None
- Lot 3: None
- Lot 4: None
- Lot 5: None
- Lot 6: None
- Lot 7: None
- Lot 8: 1 tree proposed for removal
- Lot 9: 17 trees proposed for removal
- Lot 10: None
- Lot 11: 4 trees proposed for removal
- Lot 12: None
- Lot 13: None
- Lot 14: None

090 - Planning-EPD. 2 0090-Planning-EPD-EPD - PERMANENT FENCING Not Satisfied

Permanent Fencing

Prior to Building Permit Final Inspection Approval, a permanent fence shall be installed around the 2.1-acre Riparian/Riverine Mitigation Area within Lots 1, 2, 3, 4, and 5 of TTM 36517 and the coastal sage scrub conservation areas within Lots 11, 12, and 14 of TTM 36517. RCA and EPD shall be consulted on the type of fence construction. EPD may require a photographs or a site visit to verify the installation of permanent fencing.

Transportation

090 - Transportation. 1 0090-Transportation-MAP - FACILITY COMPLETION Not Satisfied

The Transportation Department will not release occupancy permits for any residential lot within the map or phase within the map prior to the Transportation Department's acceptance of the drainage system for operation and maintenance.

090 - Transportation. 2 0090-Transportation-MAP - WQMP COMPLETION 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.

090 - Transportation. 3 0090-Transportation-MAP - WQMP REGISTRATION Not Satisfied

Prior to Building Final Inspection, the applicant will be required to register BMPs with the Transportation

Plan: TR36517E01

Parcel: 935370005

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 3 0090-Transportation-MAP - WQMP REGISTRATION (cont.) Not Satisfied
Department's Business Registration Division.

090 - Transportation. 4 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.

2020 PLANNING COMMISSION CALENDAR

Wednesdays at 9:00 a.m. on the dates and location noted below (unless noted)

Riverside: County Administration Center, Board Chambers 1st floor, 4080 Lemon Street

Desert/Other: Location TBD (9:30 a.m.)

No Meeting: Dark

Holidays: Closed

January						
Su	Mo	Tu	We	Th	Fr	Sa
			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	29	30	31	

February						
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2	3	4	5	6	7	8
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23	24	25	26	27	28	29

March						
Su	Mo	Tu	We	Th	Fr	Sa
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29	30	31				

April						
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May						
Su	Mo	Tu	We	Th	Fr	Sa
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31						

June						
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28	29	30				

July						
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August						
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30	31					

September						
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October						
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November						
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29	30					

December						
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27	28	29	30	31		

Review the agenda prior to meeting date to confirm the time and location. The meeting dates, times, and locations are subject to change.



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
RECEIVE & FILE REPORT**

Agenda Item No.:

1.4

Choose an item. **September 2, 2020**

PROPOSED PROJECT

Case Number(s): PPW180003 & VAR190007

Area Plan: Temescal Canyon[LC1]

Zoning Area/District: Glen Ivy Area


Supervisory District: First District

Project Planner: Tim Wheeler

[LC2]**Continued From:** N/A

Applicant(s): Smartlink LLC for AT&T
c/o Alisha Strasheim

Representative(s): Smartlink LLC for
AT&T c/o Alisha Strasheim



John Hildebrand
Deputy Director of TLMA - Planning

PROJECT DESCRIPTION AND LOCATION

Plot Plan No. 180003 (PPW180003) is a proposal to construct a 100 foot mono-eucalyptus, including twelve (12) antennas, thirty-six (36) RRUs, one (1) two foot microwave antenna, six (6) surge protectors approximately 50 feet southwest from an 18 x 20 foot lease area with an equipment shelter on a 44.23 overall parcel. The total project lease area is 870 sqft. The equipment shelter lease area includes one (1) GPS antenna attached to the shelter, one (1) utility H-frame with security lighting, and one (1) 30kw diesel generator; surrounded by a six foot high chain link fence with slats and landscaping.

Variance No. 190007 (VAR190007) is a proposal for a modification to the height requirement established through Section 19.410.C of Ordinance No. 348 which states disguised wireless communication facilities in residential zone classifications shall not exceed fifty (50) feet. The variance application requests to exceed the fifty (50') foot height requirement to allow for the proposed one hundred (100') foot disguised communications tower.

The project site is located southwest of Clay Canyon Drive, north of Camino Terraza, and west of Jameson Road.

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

PROJECT RECOMMENDATION

RECEIVE AND FILE the Notice of Decision for the above referenced case acted on by the Planning Director on July 27th, 2020.

The Planning Department recommended APPROVAL; and,
THE PLANNING DIRECTOR:

ADOPTED a NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 180029 (CEQ180029) based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

APPROVED VARIANCE NO. 190007, based upon the findings and conclusions incorporated in the staff report; and,

APPROVED PLOT PLAN NO. 180003, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background:

Plot Plan No. 180003 (PPW180003) application for the proposed disguised wireless communication facility was submitted to the County of Riverside on March 28, 2018. The proposed wireless communication facility then consisted of a 35 foot high mono-eucalyptus tower with 12 panel antennas, 36 RRUs, one (1) two foot microwave dish, six surge-protectors, and an equipment cabinet within an approximately 300 sqft. lease area. On April 25, 2019, the applicant informed the Planning Staff a change in the wireless communication facility's location and the height from 35 feet to 100 feet. Staff informed the AT&T Representative that the allowed height within the Specific Plan No. 176 (Wild Rose), Planning Area II-9, which is Article VIII, Section 8.100 of Ordinance No. 348, which pertains to the Zoning Classification of Open Area Combining Zone-Residential Developments (R-5) of 50 feet. On August 29, 2019 Variance

No. 190007 (VAR190007) was submitted, requesting for a modification to the height requirement established through Section 19.410.C of Ordinance No. 348 which states disguised wireless communication facilities in residential zone classifications shall not exceed fifty (50) feet to allow the now proposed 100' tall facility to extend over the adjacent mountainous terrain and allow for future collocation. A resubmittal of the wireless communication facility was submitted in October 2019, incorporating the variance proposal and project site changes. Changes to the site were the increased mono-eucalyptus tower height to 100 feet and an increased lease area to 870 sqft. that would include an equipment shelter and diesel back-up generator.

[MSOffice4]

Template Location: Y:\Planning Master Forms\Templates\Staff Report\Staff_Report_Template_DH_PC_R&F.docx
Template Revision: 02/13/18



**DIRECTOR'S HEARING
REPORT OF ACTIONS
JULY 27, 2020**

1.0 CONSENT CALENDAR:

NONE

2.0 HEARINGS – CONTINUED ITEMS 1:30 p.m. or as soon as possible thereafter:

NONE

3.0 HEARINGS – NEW ITEMS 1:30 p.m. or as soon as possible thereafter:

3.1 PLOT PLAN WIRELESS NO. 190001 and VARIANCE NO. 190003

– Intent to Adopt a Negative Declaration – CEQ190001 – Applicant: AT&T – Third Supervisorial District – San Jacinto Mountain Zoning Area – REMAP Area Plan: Rural: Rural Residential (R-RR) (5 Acres Minimum) – Location: Northerly of McCall Park Road, easterly of State Highway 74, southerly of Double View Drive, and westerly of State Highway 243 – 11.67 Gross Acres – Zoning: Rural Residential – 10 Acre Minimum (R-R-10) – REQUEST: Plot Plan Wireless No. 190001 proposes to construct a 90-foot tall AT&T wireless communication tower, disguised as a mono-pine, with a 800 sq. ft. equipment enclosure. Variance No. 190003 proposes a modification to the height requirement established through Section 19.410.C of Ordinance No. 348 which states disguised wireless communication facilities in residential zone classifications shall not exceed 50 feet, the proposal requests a variance for a 90 foot tower. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.

Staff Report Recommendation:

ADOPT a Negative Declaration for Environmental Assessment No. CEQ190001; and,

APPROVE Variance No. 190003; and,

APPROVE Plot Plan No. 190001, subject to the conditions of approval.

Staff's Recommendation:

ADOPT a Negative Declaration for Environmental Assessment No. CEQ190001; and,

APPROVE Variance No. 190003; and,

APPROVE Plot Plan No. 190001, subject to the conditions of approval.

Planning Director's Actions:

ADOPTED a Negative Declaration for Environmental Assessment No. CEQ190001; and,

APPROVED Variance No. 190003; and,

APPROVED Plot Plan No. 190001, subject to the conditions of approval.

3.2 PLOT PLAN NO. 180013 – Intent to Adopt a Negative

Declaration – CEQ180046 – Applicant: Verizon Wireless – Engineer/Representative: Randi Newton/Spectrum Services – Third Supervisorial District – Rancho California Area – Southwest Area Plan – Highway 79 Policy Area – Community Development: Public Facilities (CD-PF) (≤ 0.60 FAR) – Location: Northerly of Auld Road, southerly of Benton Road, easterly of Moser Road, and westerly of Washington Street – 38.62 Net Acres – Zoning: Light Agriculture – 10 Acre Minimum (A-1-10) – REQUEST: Plot Plan No. 180013 proposes to construct a wireless communication facility consisting of a 70 foot high mono-pine for Verizon Wireless with 12 panel antennas, one (1) 4 foot parabolic antennas dish, one (1) 2 foot parabolic antenna dish, 12 Remote Radio Units, two (2) tower mounted junction box units, a 195 sq. ft. equipment shelter, and a 30 KW generator within an approximate 900 sq. ft. lease area enclosed by a 6 foot tall decorative block wall. Project Planner: Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org.

Staff Report Recommendation:

ADOPT a Negative Declaration for Environmental Assessment No. CEQ180046; and,

APPROVE Plot Plan No. 180013, subject to the conditions of approval.

Staff's Recommendation:

ADOPT a Negative Declaration for Environmental Assessment No. CEQ180046; and,

APPROVE Plot Plan No. 180013, subject to the conditions of approval.

Planning Director's Actions:

ADOPTED a Negative Declaration for Environmental Assessment No. CEQ180046; and,

APPROVED Plot Plan No. 180013, subject to the conditions of approval.

3.3 PLOT PLAN NO. 180003 and VARIANCE NO. 190007 – Intent to Adopt a Negative Declaration – CEQ180029 – Applicant: Smartlink c/o Alisha Strasheim on behalf of AT&T – Engineer/Representative: Smartlink c/o Alisha Strasheim – First Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan: Community Development: Medium High Density Residential (CD-MHDR) – Location: Northerly of Camino Terraza, westerly of Jameson Road, and southerly of Clay Canyon Drive – 44.23 Gross Acres – Zoning: Specific Plan No. 176 "Wildrose" (SP176) – REQUEST: Plot Plan No. 180003 is a proposal to construct a 100 foot mono-eucalyptus, including 12 antennas, 36

Staff Report Recommendation:

ADOPT a Negative Declaration for Environmental Assessment No. CEQ180029; and,

APPROVE Plot Plan No. 180003; and,

APPROVE Variance No. 190007, subject to the conditions of approval.

Staff's Recommendation:

ADOPT a Negative Declaration for Environmental Assessment No. CEQ180029; and,

RRUs, one (1) 2 foot microwave antenna, six (6) surge protectors approximately 50 feet southwest from an 18 x 20 foot lease area with an equipment shelter on a 44.23 overall parcel. The total project lease area is 870 sq. ft. The equipment shelter lease area includes one (1) GPS antenna attached to the shelter, one (1) utility H-frame with security lighting, and one (1) 30kw diesel generator; surrounded by a 6 foot high chain link fence with slats and landscaping. Variance No. 190007 is a proposal for a modification to the height requirement established through Section 19.410.C of Ordinance No. 348 which states disguised wireless communication facilities in residential zone classifications shall not exceed 50 feet. The variance application requests to exceed the 50 foot height requirement to allow for the proposed 100 foot disguised communications tower. Project Planner: Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org.

APPROVE Plot Plan No. 180003; and,

APPROVE Variance No. 190007, subject to the conditions of approval.

Planning Director's Actions:

ADOPTED a Negative Declaration for Environmental Assessment No. CEQ180029; and,

APPROVED Plot Plan No. 180003; and,

APPROVED Variance No. 190007, subject to the conditions of approval.

4.0 SCOPING SESSION: 1:30 p.m. or soon as possible thereafter:

NONE

5.0 PUBLIC COMMENTS:



Charissa Leach, P.E.
Assistant TLMA Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

Memorandum

DATE: July 27, 2020
TO: Director's Hearing
FROM: Tim Wheeler, Urban Regional Planner III
RE: Item 3.3 – Comments Received regarding PPW180003 and VAR190007 (AT&T-100 foot mono-eucalyptus wireless facility)

Since completion of the report package for Director's Hearing, Staff has received the attached email comments from the public regarding 'questions of' and 'opposition to' the proposed project; Plot Plan No. 180003 and Variance No. 190007:

1. Jannlee Watson – questions, comments, and a letter regarding the project (from dates July 21 thru 26, 2020); Staff replied
2. Tracy Davis – email in opposition to the project (dated July 26, 2020); Staff replied

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

Desert Office · 77588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

JANLEE WATSON

23043 Sunrose St., Temescal Valley, CA 92883
951-227-0383 | jannlee.watson@ca.rr.com

July 26, 2020

**TO: Charissa Leach
Riverside County Planning Director**

**RE: Agenda Item 3.3
Director's Hearing 07-27-20
PPW180003 and VAR19007**

Dear Ms. Leach:

What a conundrum! Without a doubt, AT&T needs better coverage for their subscribers in the Temescal Valley area. But at what cost to the residents that live closest to the proposed cell tower?

This tower grew like Topsy – from a not too obtrusive 35-foot structure presented by AT&T at the September 2018 Temescal Valley Municipal Advisory Council meeting, to a 100-foot unattractive green monster.

COVID has prevented the monthly MAC gatherings since March, but when was the decision made to increase the tower by 65 feet? Surely, sometime during 2019, allowing sufficient time to again present the project at a MAC meeting or at a We Are Temescal Valley Development Committee meeting. Is land lessor Temescal Valley Water District aware the tower is now proposed to be 100 feet?

Honestly? I live within 500 feet of this tower and do have concerns – primarily fire safety. In April 2017, kids deliberately set a fire where this tower is planned, causing my family a \$27,000 loss, but covered by our insurance. I am concerned how incredibly close this tower will be to Edison's 500kV Valley-Serrano transmission lines in the Cleveland National Forest behind my home. My primary concern is not how unattractive this tower will be, but the placement of another structure behind my home that is susceptible to fire.

Temescal Valley is a resourceful community. A resident here works in the cell tower business and cautioned against the 100-foot structure being disguised as a mono-eucalyptus tree. He said, "Should try to get a different stealth cell tower, maybe a mono-palm. The mono-eucalyptus will shed the fake leaves in high winds, and they will be all over the place and the stealth pole will look ugly. The mono-eucalyptus actually looks nice, but not on a 100-foot pole. Could even put in a stealth flagpole." We do, at times, have high winds through our canyons.

I feel the community has been treated poorly by AT&T. After the MAC presentation we asked if it were possible to place a small antenna on the cell tower, dedicated to the Riverside County Radio Amateur Civil Emergency Service group (RACES), needed so desperately to enhance disaster response in Temescal Valley. We were told, "No."

While I know you are not able to condition it with your approval of this tower, a \$6,000 donation from AT&T to the Temescal Valley Scholarship fund would be appreciated. The fund is in the name of the three teens that were tragically killed in Temescal Valley during a road-rage accident. The circumstances leading up to their deaths made national headlines. We had received permission from the three sets of parents to establish the perpetual scholarship and had begun planning our

first big fundraiser – a charity golf tournament, when COVID struck in March. We were unable to launch the three scholarships with the graduating classes of 2020.

On a final note, please realize how many people reside within 600 feet of this tower – letters were sent to 168 addresses. Compare that to agendas items 3.1 (a 90-foot tower) and 3.2 (a 70-foot tower) with public notice information mailed to 16 and 38 addresses, respectively. I also feel a sign advertising the Director's Hearing should have been erected on Clay Canyon Drive adjacent to the property.

I am not so much opposed to this ugly tower but, instead, the manner in which it was presented to the community.

Sincerely –

Jannlee Watson

Wheeler, Timothy

From: Jannlee Watson <jannlee.watson@ca.rr.com>
Sent: Friday, July 24, 2020 6:05 PM
To: Wheeler, Timothy
Cc: 'Jerry Sincich'; 'Jeff Pape'; 'Fred Myers'; Leach, Charissa; Hildebrand, John
Subject: RE: Plot Plan 180003, Variance No. 190007

Tim – I had no idea about con-current processing. I'll have to read up on it. One last question if it's not too late. Is this a 5G tower? A couple of people want to know. And, please call me jannlee!

From: Wheeler, Timothy <TWHEELER@RIVCO.ORG>
Sent: Friday, July 24, 2020 3:30 PM
To: Jannlee Watson <jannlee.watson@ca.rr.com>
Cc: 'Jerry Sincich' <jsincich1@ca.rr.com>; 'Jeff Pape' <jeffp@temescalvwd.com>; 'Fred Myers' <myersfh@aol.com>; Leach, Charissa <cleach@rivco.org>; Hildebrand, John <JHildebr@RIVCO.ORG>
Subject: RE: Plot Plan 180003, Variance No. 190007

Ms. Watson,

AT&T appears to have permits in con-current processing regarding this project site. Applying for permits and under con-current processing is at the risk of the permit applicant (AT&T) because there is not an approved project entitlement. If denied, the money spent under a permit review is lost as the County reviewed the project in good faith and under con-current processing guidelines with the project entitlement.

If approved, at the Director's Hearing (DH), the project will still need to do a Receive & File (R&F) with the Planning Commission (PC). I do not know when AT&T is looking to get the permits issued, start construction, or when a completion date would be; if the project is approved at DH and R&F at PC.

Kind Regards,

Tim Wheeler
Urban Regional Planner III
4080 Lemon St - 12th floor
Riverside, CA 92501
951-955-6060

TOGETHER, Everybody Counts!



www.IECounts.org
How are we doing? Click the Link and tell us

From: Jannlee Watson [<mailto:jannlee.watson@ca.rr.com>]
Sent: Friday, July 24, 2020 2:59 PM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>
Cc: 'Jerry Sincich' <jsincich1@ca.rr.com>; 'Jeff Pape' <jeffp@temescalvwd.com>; 'Fred Myers' <myersfh@aol.com>; Leach, Charissa <cleach@rivco.org>; Hildebrand, John <JHildebr@RIVCO.ORG>
Subject: RE: Plot Plan 180003; Variance No. 190007

Thank you, Tim. I pulled all docs from the agenda. Thank you also for checking about the RACES antenna. Would you happen to know when AT&T, if approved, plans to begin construction and a tentative completion date?

Be safe and have a nice weekend ...
jannlee

From: Wheeler, Timothy <TWHEELER@RIVCO.ORG>
Sent: Friday, July 24, 2020 11:46 AM
To: Jannlee Watson <jannlee.watson@ca.rr.com>
Cc: 'Jerry Sincich' <jsincich1@ca.rr.com>; 'Jeff Pape' <jeffp@temescalvwd.com>; 'Fred Myers' <myersfh@aol.com>;
Leach, Charissa <cleach@rivco.org>; Hildebrand, John <JHildebr@RIVCO.ORG>
Subject: RE: Plot Plan 180003, Variance No. 190007

Ms. Watson,

Attached is a copy of the Staff Report and exhibits for the project, including Propagation Maps & Photo Sims. Please let me know if you have any additional questions.

As for the RACES program, that would need to be something discussed with the wireless tower owner for inclusion or antennas added to the tower for that purpose. I could provide you with the representatives for AT&T and have you speak with them regarding the RACES program for this tower location. Please let me know.

Kind Regards,

Tim Wheeler
Urban Regional Planner III
4080 Lemon St - 12th floor
Riverside, CA 92501
951-955-6060

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www.IECOUNTS.org

How are we doing? Click the Link and tell us

From: Jannlee Watson [<mailto:jannlee.watson@ca.rr.com>]
Sent: Wednesday, July 22, 2020 9:54 AM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>
Cc: 'Jerry Sincich' <jsincich1@ca.rr.com>; 'Jeff Pape' <jeffp@temescalvwd.com>; 'Fred Myers' <myersfh@aol.com>;
Leach, Charissa <cleach@rivco.org>; Hildebrand, John <JHildebr@RIVCO.ORG>
Subject: RE: Plot Plan 180003, Variance No. 190007

Thank you, Tim.
jannlee

From: Wheeler, Timothy <TWHEELER@RIVCO.ORG>
Sent: Tuesday, July 21, 2020 5:26 PM

To: Jannlee Watson <jannlee.watson@ca.rr.com>

Cc: Jerry Sincich <jsincich1@ca.rr.com>; Jeff Pape <jeffp@temescalvwd.com>; Fred Myers <myersfh@aol.com>; Leach, Charissa <cleach@rivco.org>; Hildebrand, John <JHildebr@RIVCO.ORG>

Subject: RE: Plot Plan 180003, Variance No. 190007

Ms. Watson,

Allow for me to send you tomorrow the documents you requested regarding PPW180003/VAR190007.

I will also research the information you provided regarding Riverside County Radio Amateur Civil Emergency Service group (RACES).

Kind Regards,

Tim Wheeler
Urban Regional Planner III
4080 Lemon St - 12th floor
Riverside, CA 92501
951-955-6060

TOGETHER, Everybody Counts!



[How are we doing?](#) **Click the Link and tell us**

From: Jannlee Watson [<mailto:jannlee.watson@ca.rr.com>]

Sent: Tuesday, July 21, 2020 2:41 PM

To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>

Cc: Jerry Sincich <jsincich1@ca.rr.com>; Leach, Charissa <cleach@rivco.org>; Jeff Pape <jeffp@temescalvwd.com>; Fred Myers <myersfh@aol.com>

Subject: Plot Plan 180003, Variance No. 190007

CAUTION: This email originated externally from the **Riverside County** email system.
DO NOT click links or open attachments unless you recognize the sender and know the content is safe.

I hope you can help me with info about the AT&T cell tower (**Plot Plan 180003** and **Variance No. 190007**) scheduled for a Director's Hearing July 27. The proposed tower is to be located in Temescal Valley adjacent to the Wildrose Ranch and Montecito Ranch communities. The property upon which it will be constructed is owned by the Temescal Valley Water District and AT&T plans to lease the land from the district.

When an AT&T representative addressed the Temescal Valley Municipal Advisory Council about the project in September 2018, the tower was presented as being 35 feet in height. It's now grown to 100 feet, hence the variance. We also were told three living eucalyptus trees and sumac shrubs would be planted to camouflage the tower and would appreciate confirmation the landscaping is still planned.

Since there appears to be different versions of mono-eucalyptus cell towers, we would like to see actual photos (not drawings) of what's planned here. Also, are there any line-of-sight views from the nearby neighborhoods? Could you please email me your staff report and documents associated with

the project?

Finally, now that the tower is to be 100 feet tall, we would like request that it include a repeater for the Riverside County Radio Amateur Civil Emergency Service group. You can learn more about RACES through the county's Emergency Management Department or <https://rivcoready.org/Get-Involved/Medical-Reserve-Corps/RACES>

Sincerely ...

Jannlee Watson
We Are Temescal Valley
Communications Chairman

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.

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County of Riverside California

Wheeler, Timothy

From: Tracy Davis <tracycyto@yahoo.com>
Sent: Sunday, July 26, 2020 9:06 PM
To: Wheeler, Timothy
Subject: Agenda item 3.3 PPW180003 VAR19007
Attachments: Screenshot_2020-07-26-14-05-16_kindlephoto-360324903.png

CAUTION: This email originated externally from the **Riverside County** email system.
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Dear Mr. Timothy Wheeler,

I oppose this project. It is a bait and switch. When it was presented to Temescal Valley Water District (TVWD) board meeting and Temescal Valley Municipal Advisory Council (TMAC) this was further up the hill near the water tank and ONLY 35 feet tall with three trees to disguise. We have not seen an update for this project due to COVID 19 restrictions, but the development committee has met other developers with virtual meetings as this hearing will be...

Also the photo presented in the agenda packet looks nothing like a eucalyptus tree but a giant green q-tip! I attached an appropriate looking eucalyptus like tree from the blurb following the TMAC presentation in the We Are Temescal Valley newsletter, October 2018 edition. <http://www.wearetv.org/newsletters/>

Fire is a real issue... April 30, 2017 the Jameson Fire burned 12.5 acres in that exact location. You can still see the dead branches and trunks of old oak trees in front of the proposed location of the tower.

I'm concerned over the lack of transparency from the planning department during COVID 19. The variance was dated a year ago, April 2019. Why was the applicant not directed to follow up with the TMAC before COVID 19? All documents signed February 2019 by TVWD manager show the 35 foot tower, so the leasing documents are in question. Plus all the letters to the tribes show the 35 foot tower as well. Or was it no big deal, it's only 65 more feet... When the ordinance states in residential areas no taller than 50 feet in height, hence the need for the variance.

I am having trouble with the cancer causing radiation of current 5G technology that could pose a health hazard. I understand the project is within standards but that doesn't stop me wondering if it's a taller tower with more range and more strength? I live within the 1/2 mile ring.

Thank you,
Tracy Davis
8826 Flintridge Lane
Temescal Valley, CA 92883

[Sent from Yahoo Mail on Android](#)




**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.:

3 . 3

Director's Hearing: July 27, 2020

PROPOSED PROJECT

Case Number(s):	Plot Plan No. 180003 Variance No. 190007	Applicant(s): Smartlink LLC for AT&T c/o Alisha Strasheim
EA No.:	CEQ180029	Representative(s): Smartlink LLC for AT&T c/o Alisha Strasheim
Area Plan:	Temescal Canyon	 <hr/> John Hildebrand Deputy Director of TLMA - Planning
Zoning Area/District:	Glen Ivy Area	
Supervisory District:	First District	
Project Planner:	Tim Wheeler	
Project APN(s):	282-210-049, 050	

PROJECT DESCRIPTION AND LOCATION

Plot Plan No. 180003 (PPW180003) is a proposal to construct a 100 foot mono-eucalyptus, including twelve (12) antennas, thirty-six (36) RRUs, one (1) two foot microwave antenna, six (6) surge protectors approximately 50 feet southwest from an 18 x 20 foot lease area with an equipment shelter on a 44.23 overall parcel. The total project lease area is 870 sqft. The equipment shelter lease area includes one (1) GPS antenna attached to the shelter, one (1) utility H-frame with security lighting, and one (1) 30kw diesel generator; surrounded by a six foot high chain link fence with slats and landscaping.

Variance No. 190007 (VAR190007) is a proposal for a modification to the height requirement established through Section 19.410.C of Ordinance No. 348 which states disguised wireless communication facilities in residential zone classifications shall not exceed fifty (50) feet. The variance application requests to exceed the fifty (50') foot height requirement to allow for the proposed one hundred (100') foot disguised communications tower.

The project site is located southwest of Clay Canyon Drive, north of Camino Terraza, and west of Jameson Road.

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

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING DIRECTOR TAKE THE FOLLOWING ACTIONS:

ADOPT a NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 180029 (CEQ180029), 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. 180003 subject to the attached advisory notification document, conditions of approval, and based upon the findings and conclusions provided in this staff report; and,

APPROVE VARIANCE NO. 190007, based upon the findings and conclusions incorporated in the staff report.

PROJECT DATA

Land Use and Zoning:

Existing General Plan Foundation Component:	Community Development
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Community Development: Medium High Density Residential (CD: MHDR)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	N/A
Surrounding General Plan Land Uses	
North:	Open Space: Conservation (OS: C) and Community Development: Medium High Density Residential (CD: MHDR)
East:	Community Development: Medium High Density Residential (CD: MHDR)
South:	Community Development: Medium Density Residential (CD: MDR) and Community Development: Medium High Density Residential (CD: MHDR)
West:	Open Space: Conservation Habitat (OS: CH)
Existing Zoning Classification:	Specific Plan No. 176 – Wildrose (SP#176)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	Specific Plan No. 176 – Wildrose (SP#176)
East:	Specific Plan No. 176 – Wildrose (SP#176)
South:	Specific Plan No. 176 – Wildrose (SP#176)
West:	Specific Plan No. 176 – Wildrose (SP#176)
Existing Use:	Vacant Land with Temescal Valley Water District water tank
Surrounding Uses	
North:	Vacant conservation land and Single Family Residential
South:	Single Family Residential

East:	Single Family Residential
West:	Conservation Habitat Land

Project Site Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	44.65 Acres	N/A
Proposed Building Area (SQFT):	Project Area is 870 sq. ft.	N/A
Building "Tower" Height (FT):	Disguised mono-eucalyptus is 100 feet high.	50 feet max.

Parking:

<i>Type of Use</i>	<i>Building Area (in SF)</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
Service parking spot	1	Minimum 1 space for maintenance vehicle	1	1
TOTAL:				

Located Within:

City's Sphere of Influence:	Yes – City of Corona
Community Service Area ("CSA"):	Yes – Temescal #134 - Lighting
Recreation and Parks District:	Yes – Temescal #134 - Lighting
Special Flood Hazard Zone:	No
Liquefaction Area:	Yes – Low to Very Low Liquefaction
Fault Zone:	Yes – Eagle Fault, Elsinore Faults, and Glen Ivy North Fault
Fire Zone:	Yes – Very High
Mount Palomar Observatory Lighting Zone:	No
WRCMSHCP Criteria Cell:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	No
Airport Influence Area ("AIA"):	No

PROJECT LOCATION MAP



Figure 1: Project Location Map
Project site outlined in yellow.

PROJECT BACKGROUND AND ANALYSIS

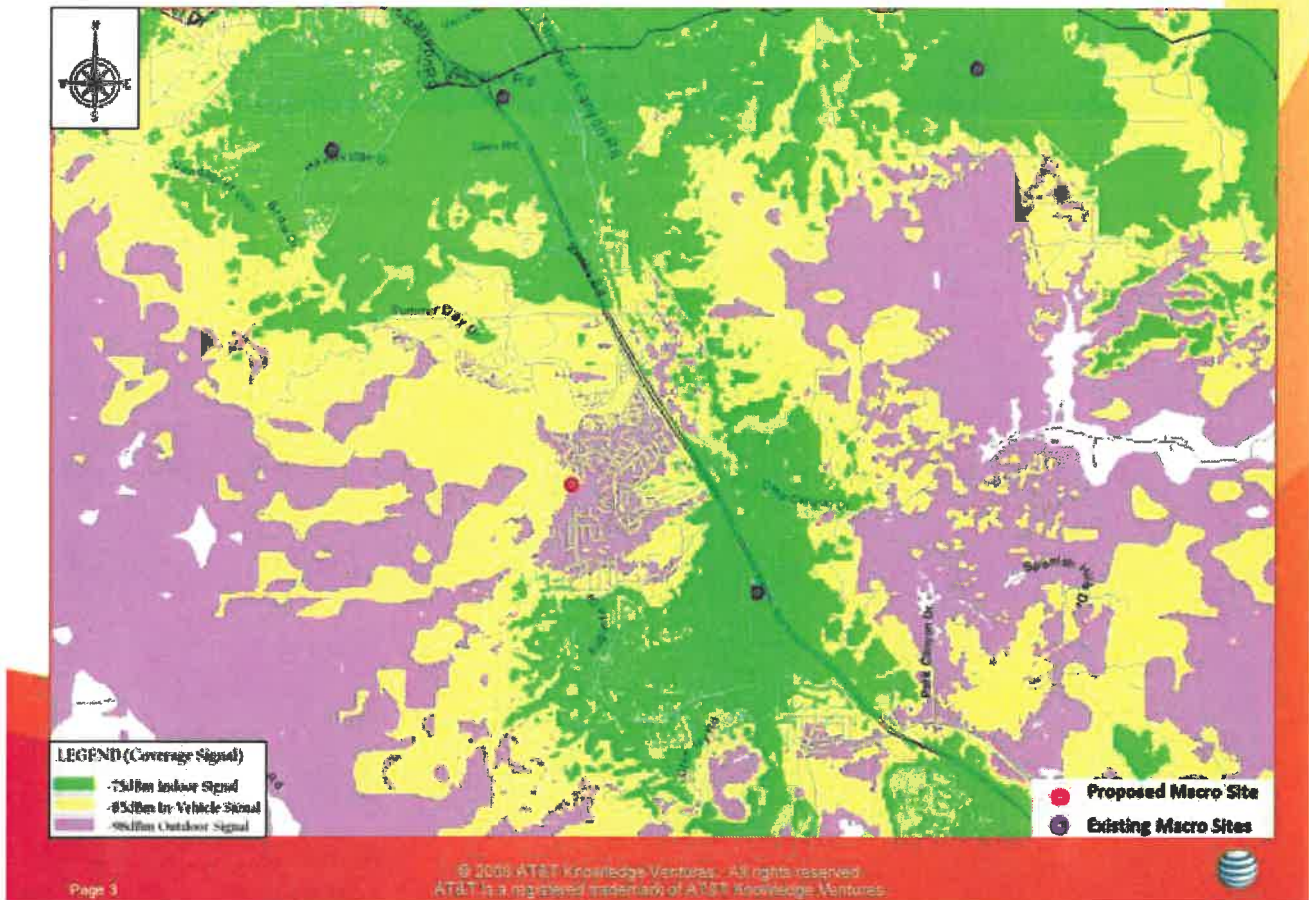
Background:

Plot Plan No. 180003 (PPW180003) application for the proposed disguised wireless communication facility was submitted to the County of Riverside on March 28, 2018. The proposed wireless communication facility then consisted of a 35 foot high mono-eucalyptus tower with 12 panel antennas, 36 RRUs, one (1) two foot microwave dish, six surge-protectors, and an equipment cabinet within an approximately 300 sqft. lease area. On April 25, 2019, the applicant informed the Planning Staff a change in the wireless communication facility's location and the height from 35 feet to 100 feet. Staff informed the AT&T Representative that the allowed height within the Specific Plan No. 176 (Wild Rose), Planning Area II-9, which is Article VIII, Section 8.100 of Ordinance No. 348, which pertains to the Zoning Classification of Open Area Combining Zone-Residential Developments (R-5) of 50 feet. On August 29, 2019 Variance No. 190007 (VAR190007) was submitted, requesting for a modification to the height requirement established through Section 19.410.C of Ordinance No. 348 which states disguised wireless communication facilities in residential zone classifications shall not exceed fifty (50) feet to allow the now proposed 100' tall facility to extend over the adjacent mountainous terrain and allow for future collocation. A resubmittal of the wireless communication facility was submitted in October 2019, incorporating the variance proposal and project site changes. Changes to the site were the increased mono-eucalyptus tower height to 100 feet and an increased lease area to 870 sqft. that would include an equipment shelter and diesel back-up generator.

As stated above, the project has requested a variance to exceed the height restriction of 50-feet per Section 19.410.C to 100-feet to achieve the desired wireless coverage for the surrounding area. The

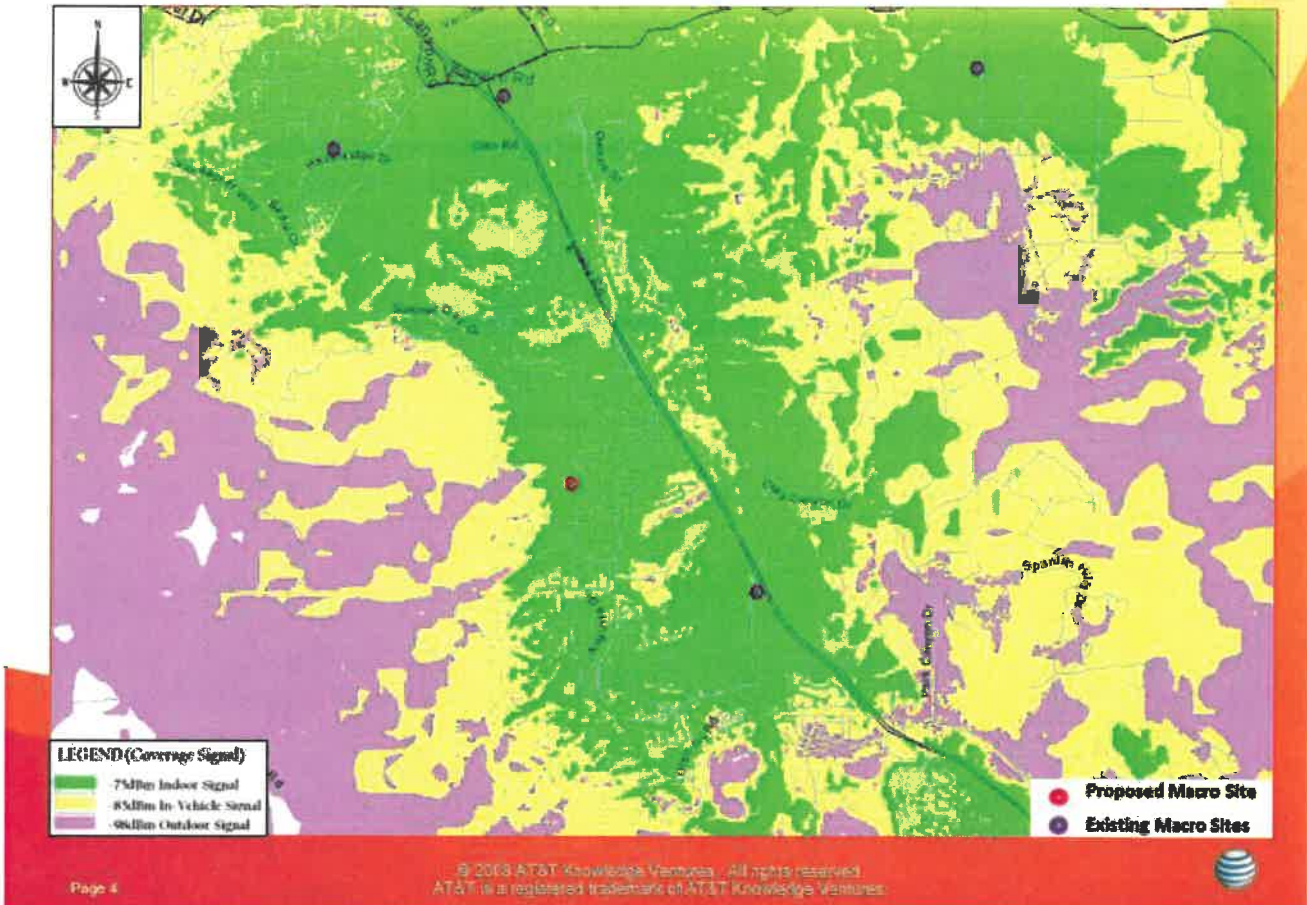
propagation map below shows the current wireless coverage of the area. The proposed site is marked with the red dot, with other existing cell sites in the area marked with blue dots, and the areas with the strongest coverage shown in green and those areas with less coverage shown in purple. Because of the topography of the area, otherwise known as Temescal Valley, the applicant is requesting a variance to bridge the gap in coverage shown below by extending the height of the antennas to reach over the natural barriers created by the topography of the area.

LTE Coverage Before site CSL00307



The propagation map below shows the proposed wireless coverage of the area that would result from the implementation of the project. The lapse in coverage would be bridged starting from the project site, extending over the residential development, crossing Interstate Highway 15, and continuing through the El Sobrante area by the proposed wireless telecommunications facility for the purpose of servicing the Temescal Valley.

LTE Coverage After site CSL00307



The parcel that the project site is located on is approximately 44.65 acres and includes a water tank with an access drive for the Temescal Valley Water District.

ENVIRONMENTAL REVIEW

An Initial Study (IS), Environmental Assessment No. 180029 (CEQ180029), and Negative Declaration (ND) have been prepared for this project in accordance with the California Environmental Quality Act (CEQA). The IS and Negative Declaration (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.

FINDINGS

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 Community Development: Medium High Density Residential (MHDR) (5 – 8 du/ac). The project site is surrounded by properties which are designated Medium High Density Residential (MHDR)(5 – 8 du/ac) and Open Space: Conservation (OP: C) to the north, Medium High Density Residential (MHDR) (5 – 8 du/ac) to the east, Open Space: Conservation Habitat (OP: CH) to the west, Medium High Density Residential (MHDR) (5 – 8 du/ac) and Medium Density Residential (MDR) (2 – 5 du/ac) to the south, within the Temescal Valley Area Plan. The types of uses encouraged in these land uses of single-family attached and detached residences with a density range of 5 to 8 dwelling units per acre. The proposed Project is consistent with the General Plan, since wireless communication facilities are allowed in support of residential and non-residential areas.
2. The project site has a Zoning Classification of Specific Plan No. 179, Wild Rose, and within the Planning Area II-9, shall be the same as those uses permitted in the Article VIII, Section 8.100 of the Ordinance No. 348, is Open Area Combining Zone-Residential Developments (R-5). The proposed project as a design and conditioned, exceeds the maximum allowable 50 foot height requirement, pursuant to Ordinance No. 348, Section 19.404.B, states an application for a Plot Plan shall be made to the Planning Director in accordance with Section 18.30. Therefore, a Variance application was submitted pursuant to Ordinance No. 348, Section 18.27, to request the additional height due to the mountainous terrain causes interference in coverage and to allow for future collocation of AT&T and other communication companies, the applicant has requested the maximum height of 100'.
3. The project site, for a wireless communication facility, is not located within a Policy Area / Overlay Zone.
4. The project proposes a new disguised mono-eucalyptus. The proposed project will result in a 100-foot wireless communication facility and will allow for future collocation. The proposed expansion complies with Ordinance No. 348 (Land Use) and the use is allowed within the Specific Plan No. 179, Wild Rose, and within the Planning Area II-9, shall be the same as those uses permitted in the Article VIII, Section 8.100 of the Ordinance No. 348, is Open Area Combining Zone-Residential Developments (R-5) Zoning Classification, subject to Plot Plan approval, Section 8.100.A. and in this case.

Variance Entitlement Findings:

The following findings shall be made prior to making a recommendation to grant a Variance, pursuant to the provisions of the Riverside County Zoning Ordinance No. 348 (Land Use):

1. That special circumstances applicable to a parcel of property, including size, shape, topography, location or surroundings. The variance would allow the proposed mono-eucalyptus to extend over the mountainous terrain, a constraint that does not exist on other nearby parcels. Due to this special circumstance of the mountainous terrain, the wireless facility needs to be taller than the hills or mountains to allow for wireless coverage and connectivity. Due to these features, this site has special circumstances, specific to this property.
2. That the strict application of this ordinance deprives such property of privileges enjoyed by other property in the vicinity that is under the same zoning classification. Without the variance, the new

wireless facility would not extend over the height of the hills and mountains, thus prohibiting adequate cell service to the surrounding communities. Other property in the vicinity within the same zoning classification does not have similar constraints of mountainous terrain that block wireless coverage. Furthermore, federal law, state law, and the County encourage co-locations in order to reduce establishing additional facilities. Co-locatable towers generally require additional heights, in order to provide the necessary equipment separation as well as adequate coverage. Accordingly, this Variance would prevent this property from being deprived of the privileges enjoyed by the other property in the vicinity that is under the same zoning classification.

3. That a variance shall not be granted for a parcel of property which authorizes a use or activity that is not otherwise expressly authorized by the zone regulation governing the parcel of property, but shall be limited to modifications of property development standards, such as lot size, lot coverage, yards, and parking and landscape requirements. The establishment and operation of wireless communication facilities are allowed in residential zones, including the Specific Plan No. 179, Wild Rose, and within the Planning Area II-9, shall be the same as those uses permitted in the Article VIII, Section 8.100 of the Ordinance No. 348, is Open Area Combining Zone-Residential Developments (R-5) Zoning Classification subject to Plot Plan approval. This Variance is only for a height increase in a wireless facility height from the 50 feet, which could be permitted without a variance, to 100 feet. This Variance does not constitute a request to establish a use that otherwise is not permitted in residential zones.
4. Pursuant to Ordinance No. 348, Article XIXg, Section 19.409.A.11, a Variance application is appropriate for a wireless communication facility that would exceed the maximum height, provided that the application complies with all requirements Ordinance No. 348 Section 18.27. As demonstrated above and in the application package, the applicant has submitted an application that complies with all requirements of Section 18.27.
5. According to Section 19.410.c of Ordinance No. 348, the Specific Plan No. 179, Wild Rose, and within the Planning Area II-9, shall be the same as those uses permitted in the Article VIII, Section 8.100 of the Ordinance No. 348, is Open Area Combining Zone-Residential Developments (R-5) Zoning Classification. The proposed project as designed and conditioned would exceed the maximum allowable 50-foot height requirement by 50 feet. Therefore, a Variance application was submitted pursuant to Section 18.27, to request the additional height mountainous terrain causing an interference in coverage. To allow for maximum coverage and collocation of other communication companies, the applicant has requested the maximum height of 100'.
6. The Community Development: Medium High Density Residential (MHDR) land use designation, have available public facilities and services such as roads, utilities, public safety and schools. The proposed wireless communication facility will provide better telecommunications (phone, text, and data) coverage and/or capacity for the nearby residences, commercial uses, and the traveling public in the area.

Disguised Wireless Communication Facility 19.404.c Findings:

1. The wireless communication facility is designed and sited to be minimally visually intrusive because it will be located within dense vegetation and mountainous terrain. The wireless communication facility will be a disguised 100 foot high mono-eucalyptus. The mono-eucalyptus will be located where most of the surrounding properties are vacant and will look esthetically pleasing and blend with the surrounding area by providing earth tone colors to blend with the trees.

2. Supporting equipment is located entirely within an equipment enclosure that is architecturally compatible with the surrounding area and would blend with the surrounding area by providing earth tone colors. The project site would also be screened from view due to existing landscaping surrounding it.
3. As demonstrated in detail below, the application has met the processing requirements set forth the Article 19.409 of the Riverside County Zoning ordinance.
4. The application has met the location and development standards set forth the Article 19.404 of the Riverside County Zoning ordinance by providing all necessary documentation and adhering to the requirements set forth in the Plot Plan application as it relates to Ordinance No. 348.
5. The County has been provided with a fully executed copy of the lease entered into with the owner of the underlying property. The lease or other agreement includes a provision indicating that the telecommunication service provider, or its successors and assigns, shall remove the wireless communication facility completely upon its abandonment. The lease or other agreement also includes a provision notifying the property owner that if the telecommunication service provider does not completely remove a facility upon its abandonment, the County may remove the facility at the property owner's expense and lien the property for the cost of such removal.

Wireless Communication Development Standard Findings:

1. Section 19.410 "Development Standards of Article XIXg "Wireless Communication Facilities"
 - A. Area Disturbance: Physical disturbance of the site will be minimal. The proposed wireless communications facility is a disguised 100-foot-high mono-eucalyptus. The mono-eucalyptus will blend with the dense vegetation throughout the site. The mono-eucalyptus will be located where most of the surrounding properties are vacant and the mono-eucalyptus will look aesthetically pleasing and blend with the surrounding area. The project will also include the construction of an equipment shelter and would be enclosed in a total 870 square foot leasing area.
 - B. Fencing and Walls: The location of the equipment area is such that it will not be visible to the general public, due to the existing landscaping and terrain and the location of the wireless facility being set more than 450 feet from surrounding residential dwellings. The project will provide a 6 foot high chain-link fence with slats to protect the equipment and maintain public safety.
 - C. Height Limitations: The project site is located within the Specific Plan No. 176 (Wild Rose), Planning Area II-9, which is Article VIII, Section 8.100 of Ordinance No. 348, which pertains to the Zoning Classification of Open Area Combining Zone-Residential Developments (R-5) which allows a maximum height of fifty (50') foot structures for is specifically permitted under the provisions of Section 18.34. of this ordinance. The project proposes a variance to extend the height of the tower to 100 feet, to allow for adequate coverage and extend beyond the height of the mountainous terrain. Additionally, the proposed tower height would provide for other wireless carriers to co-locate on the mono-eucalyptus tower. In accordance with Ordinance 348, Article VI, Section 6.51, pursuant to Section 18.27, a variance from the terms of the ordinance may be granted when, because of special circumstances applicable to a parcel of property, including size, shape topography, location or surroundings, the strict application of this ordinance deprives such

property of privileges enjoyed by other property in the vicinity that is under the same zoning classification. As demonstrated above, all requirements for a variance have been met.

- D. **Impacts:** The location of the proposed wireless communication facility will be located on private property within dense vegetation and mountainous terrain. The proposed communication tower, a mono-eucalyptus, will not result in adverse impacts to the surrounding community or any biological resources, because impacts will be minimized by utilizing the dense vegetation and mountainous terrain as a buffer for visibility and access to the site.
- E. **Landscaping:** The area surrounding the project site is private property owned by the Temescal Canyon Water District that is dense with vegetation that will be used as landscaping. Because the project is in vacant, existing dense vegetation, mountainous and an existing irrigation system in place, no other landscape requirements are needed.
- F. **Lighting:** Although there will be temporary lighting used during the construction phase of the disguised wireless facility, the project site does not propose any lighting system around the perimeter of the project site because the project site is located on private property and the facility is within dense vegetation and mountainous terrain. The equipment enclosure will have a security light, on a timer, for nighttime maintenance as needed and the equipment shelter will have lighting provided inside the shelter for servicing.
- G. **Noise:** The tower and equipment enclosure are located on private property approximately 450-feet away from the residence. Wireless communication facilities typically produce negligible noise during normal operations and the nearest residence will not be affected because the sound will be reduced by the dense vegetation and mountainous terrain. The equipment enclosure will contain an emergency backup diesel generator. The generator is to be only used in the event of a power disruption and during maintenance checks. It will not be used during the course of regular operations. Any noise produced by the generator is required to comply with the County noise standards.
- H. **Parking:** The wireless communication facility will provide one parking space for the employee providing maintenance to the tower.
- I. **Paved Access:** The already existing paved access to the wireless communication facility has been provided by the property owner, the Temescal Canyon Water District.
- J. **Roof Mounted Facility:** This is not a roof mounted wireless communication facility. Therefore, this requirement does not apply in this case.
- K. **Sensitive View-shed:** The wireless communication facility will be disguised as a mono-eucalyptus which will blend with the dense vegetation surrounding it and designed in earth-tone, neutral colors.
- L. **Power and Communication Lines:** All electrical cables and wireless communication cables (by AT&T Power & Telco utilities) for the proposed project will be placed 8' underground. There will be no overhead powerlines proposed for this project.
- M. **Setbacks:** The communication facility setback at a distance of 473 feet from the project site to the nearest residence. Pursuant to the Ordinance No. 348, Section 19.410 (C), disguised wireless

communication facilities in or adjacent to residential zone classifications shall be setback from habitable dwellings a distance equal to two hundred (200) percent of the facility height. A wireless tower located in a residential zoning classification needs a minimum setback of 100 feet with a 50 feet tower. As a 100 foot mono-eucalyptus, the project would be required to have a minimum setback of 200 feet. The project exceeds the minimum required to a single-family residence by providing a 473 foot setback from the centerline of the tower location to the property line. Therefore, it meets the requirement.

- N. Support Facilities: Freestanding equipment enclosures shall be constructed to look like adjacent structures or facilities typically found in the area and shall adhere to the Countywide Design Standards and Guidelines, where appropriate. This project meets the development standard because the location of the new equipment enclosure will not be readily visible to the public, due to its location within the existing landscaping and earth-tone colorization.

- O. Treatment: Wireless communication facilities shall be given a surface treatment similar to surrounding architecture and all finishes shall be dark or earth-tone in color with a matte finish. The disguised mono-eucalyptus will blend in with surrounding dense vegetation and mountainous terrain. The 100-foot tower, will be treated to appear as a mono-eucalyptus disguise with materials such as faux bark, dark paint to match, and make the tower more esthetically pleasing.

Other Findings:

1. The project site is not located within a Criteria Cell of the Western Riverside County Multiple Species Habitat Conservation Plan.
2. The project site is located within the City of Corona Sphere of Influence. As such, it is required to conform to the County's Memorandum of Understanding ("MOU") with that city. This project conforms to the MOU. This project was provided to the City of Corona for review and comment on April 18, 2018. 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. In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to eleven requesting tribes on October 24, 2018. Consultation was requested by the KIZH Nation - Gabrieleño Band of Mission Indians on October 29, 2018. Morongo Band of Mission Indians deferred to other tribes on October 31, 2018. KIZH Nation - Gabrieleño Band of Mission Indians recommended monitoring if ground disturbance, requested specific conditions of approval be placed on the project and requested exhibits. These included a condition for procedures in the case of unanticipated resources and human remains being identified during ground disturbing activities related to construction of the project. Consultation with KIZH Nation - Gabrieleño Band of Mission Indians was concluded on November 26, 2018. No tribal cultural resources were identified by any of the tribes because there are none present.
5. The project site is not located within the Mount Palomar Observatory Lighting Zone boundary.
6. 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 moderate and 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 the 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 wireless communication facility has been designed so that it 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 wireless communication facility through California Department of Forestry and Fire Protection. The project site will primarily be served by the Riverside County Fire Department (Station No. 64), located approximately 3.7 miles Southeast of the Project site at 25310 Campbell Ranch Road, Corona, CA 92883.
 - 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 – any gate providing access from a road to a driveway shall be located at least 35 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road.
 - d. The project site is located within a Cal Fire State Responsibility Area ("SRA") and is also located within a high and moderate hazard severity zone.

PUBLIC HEARING NOTIFICATION AND OUTREACH

Public hearing notices were mailed to property owners within 600 feet of the proposed project site. As of the writing of this report Planning Staff has/has not received written communication/phone calls from anyone who indicated support/opposition to the proposed project.

APPEAL INFORMATION

The Director's Hearing decision may be appealed to the Planning Commission. 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 Director's decision.

RIVERSIDE COUNTY PLANNING DEPARTMENT
PPW180003
VICINITY/POLICY AREAS

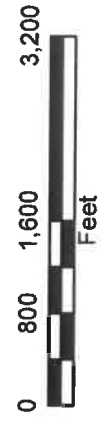
Supervisor: Jeffries
 District 1

Date Drawn: 09/12/2019
 Vicinity Map



Zoning Area: Glen Ivy

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2008, the County of Riverside allocated a new General Plan providing new land use designations for unincorporated Riverside County. The General Plan provides a framework for future development and growth. For more information, please contact the Planning Department at (951) 955-5200 (Western County) or at (951) 955-5277 (Eastern County) or Website: <http://www.riversideca.gov>

RIVERSIDE COUNTY PLANNING DEPARTMENT

PPW180003

EXISTING GENERAL PLAN

Supervisor: Jeffries
District 1

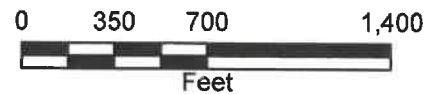
Date Drawn: 09/12/2019

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.rctdms.org>

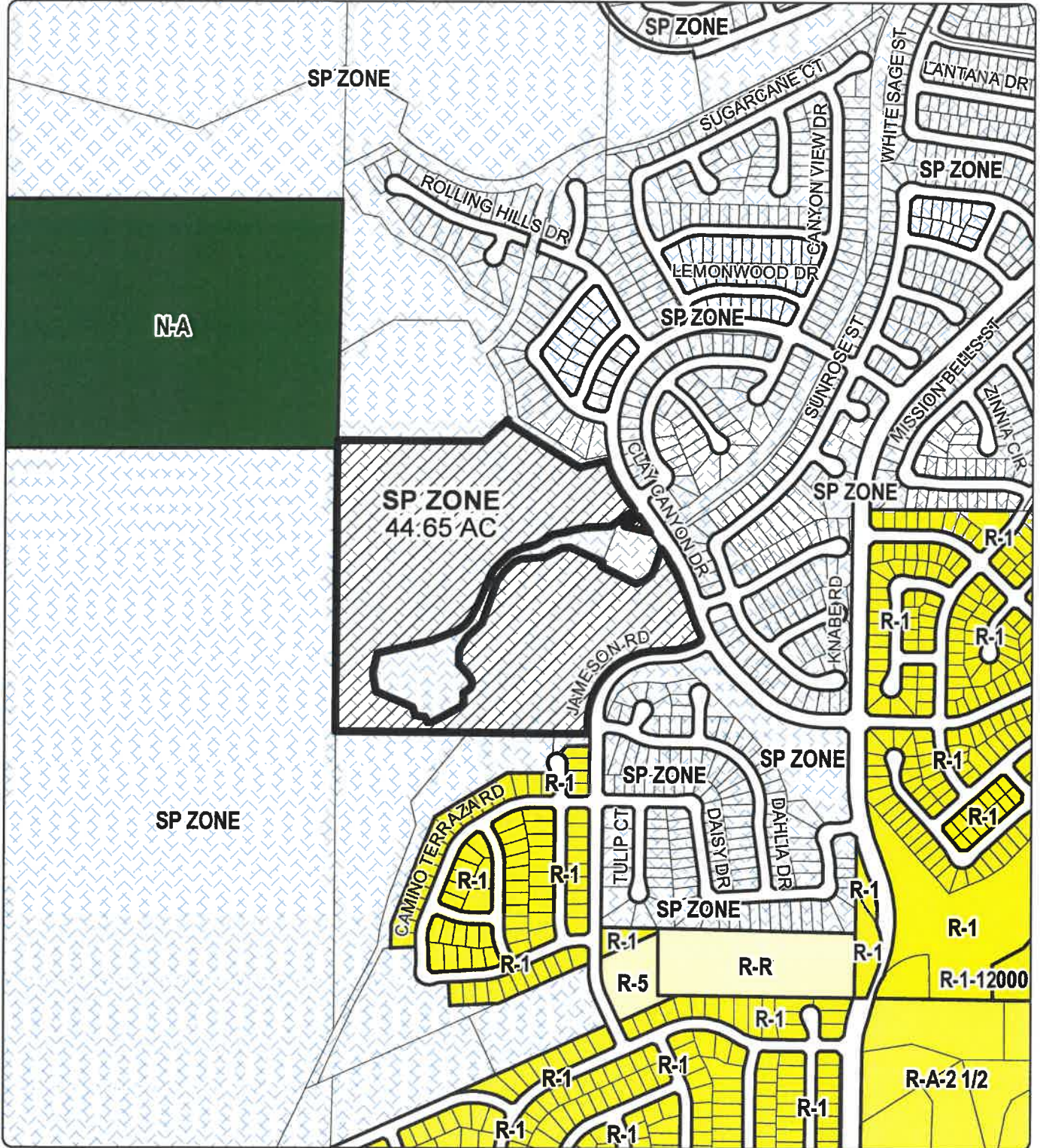
RIVERSIDE COUNTY PLANNING DEPARTMENT

PPW180003

EXISTING ZONING

Supervisor: Jeffries
District 1

Date Drawn: 09/12/2019
Exhibit 2



Zoning Area: Glen Ivy

Author: Vinnie Nguyen

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RIVERSIDE COUNTY PLANNING DEPARTMENT PPW180003

Supervisor: Jeffries
District 1

Date Drawn: 09/12/2019

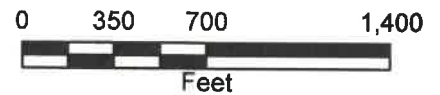
LAND USE

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 <https://planning.ctlms.org>



Your world. Delivered

SITE NUMBER: CLV0307 (CSL00307) (NSB)
SITE NAME: TEMESCAL VALLEY WATER TANK
FA NUMBER: 13025771
USID: 204464
CORONA, CA 92883
RIVERSIDE COUNTY

PERMIT NUMBERS
PPW180003; BTW2000002; BXC2000003; BNR2000007;
BGR2000035; BMP2000146; FWC2000005

CODE COMPLIANCE
ALL WORKS AND MATERIAL SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITY:
1. 2019 CALIFORNIA BULKHEAD CODE
2. 2019 CALIFORNIA BULKHEAD CODE
3. 2019 CALIFORNIA BULKHEAD CODE
4. 2019 CALIFORNIA BULKHEAD CODE
5. 2019 CALIFORNIA BULKHEAD CODE
6. 2019 CALIFORNIA BULKHEAD CODE
7. COUNTY COASTAL ZONE LAND USE
8. COUNTY FIRE CODE ORDINANCE - TITLE 19
9. COUNTY FIRE CODE ORDINANCE - TITLE 22
10. COUNTY FIRE CODE ORDINANCE - TITLE 27
11. COUNTY FIRE CODE ORDINANCE - TITLE 28
12. COUNTY FIRE CODE ORDINANCE - TITLE 29
13. COUNTY FIRE CODE ORDINANCE - TITLE 30
14. COUNTY FIRE CODE ORDINANCE - TITLE 31
15. COUNTY FIRE CODE ORDINANCE - TITLE 32
16. COUNTY FIRE CODE ORDINANCE - TITLE 33
17. COUNTY FIRE CODE ORDINANCE - TITLE 34
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77. COUNTY FIRE CODE ORDINANCE - TITLE 94
78. COUNTY FIRE CODE ORDINANCE - TITLE 95
79. COUNTY FIRE CODE ORDINANCE - TITLE 96
80. COUNTY FIRE CODE ORDINANCE - TITLE 97
81. COUNTY FIRE CODE ORDINANCE - TITLE 98
82. COUNTY FIRE CODE ORDINANCE - TITLE 99
83. COUNTY FIRE CODE ORDINANCE - TITLE 100

PROJECT TEAM
CLIENT REPRESENTATIVE
COMPANY: SMARTLINK LLC
ADDRESS: 3300 RIVER AVENUE, SUITE 300
CITY: CORONA, CA 92709
CONTACT: ALISTAR RAMPAZ
PHONE: (951) 261-2200
FAX: (951) 261-2201
EMAIL: alistar@smartlink.com

SITE INFORMATION
APPLICANT / LESSEE
AT&T
Your world. Delivered
1622 EMBER AVE.
TUSTIN, CALIFORNIA 92780

APPROVALS
THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS & AUTHORIZE THE SUBMITTOR TO PROCEED WITH THE CONSTRUCTION DESCRIBED HEREIN. ANY CHANGES TO THESE DOCUMENTS SHALL BE THE RESPONSIBILITY OF THE SUBMITTOR. ANY CHANGES TO THESE DOCUMENTS SHALL BE THE RESPONSIBILITY OF THE SUBMITTOR.

GENERAL CONTRACTOR NOTES
DO NOT SCALE DRAWINGS
THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB SITE. ALL DIMENSIONS SHALL BE INDICATED IN WORDS OR ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

GENERAL NOTES
THE FACILITY IS MANAGED AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT BE BUILT IN SERVICE. POTABLE WATER OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SERVICE IS PROPOSED.

PROJECT DESCRIPTION
THE SCOPE WILL CONSIST OF THE FOLLOWING:
INSTALL 1 (1) 100'-0" HIGH CO-COAGULABLE MONO-EUCALYPTUS.
INSTALL 1 (1) 100'-0" HIGH CO-COAGULABLE MONO-EUCALYPTUS.
INSTALL 1 (1) 100'-0" HIGH CO-COAGULABLE MONO-EUCALYPTUS.
INSTALL 1 (1) 100'-0" HIGH CO-COAGULABLE MONO-EUCALYPTUS.

DRAWING INDEX table with columns for SHEET NO., SHEET TITLE, and drawing details.



LOCAL MAP
VICINITY MAP



DRIVING DIRECTIONS
DRIVING DIRECTIONS
DRIVING DIRECTIONS
DRIVING DIRECTIONS

LEGAL DESCRIPTION
SEE SHEET LS-3.

AT&T logo and contact information.

GENERAL CONTRACTOR NOTES

GENERAL NOTES

PROJECT DESCRIPTION

DRAWING INDEX table

APPROVALS

GENERAL CONTRACTOR NOTES

GENERAL NOTES

PROJECT DESCRIPTION

DRAWING INDEX table

AT&T logo and contact information.

GENERAL CONTRACTOR NOTES

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PROJECT DESCRIPTION

DRAWING INDEX table

APPROVALS

GENERAL CONTRACTOR NOTES

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PROJECT DESCRIPTION

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AT&T logo and contact information.

GENERAL CONTRACTOR NOTES

GENERAL NOTES

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AT&T logo and contact information.

GENERAL CONTRACTOR NOTES

GENERAL NOTES

PROJECT DESCRIPTION

DRAWING INDEX table



ambit consulting
410 E. SOUVENIR AVE. TEMPE, AZ 85282
PH. (480) 859-4072



5000 PREMIER BLVD. #105
SANTA FE SPRINGS, CALIFORNIA 90703

REV	DATE	DESCRIPTION
E	07/07/19	DESIGN (C)
D	03/27/19	RELEASE (C)
C	04/02/18	FINAL 1
B	02/14/18	UPDATE (A)
A	02/14/18	PRELIM W/ BOUNDARY

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CLV0307
TEMESCAL VALLEY WATER TANK
CLAY CANYON DR,
CORONA, CA 92883
MONO-EUCALYPTUS

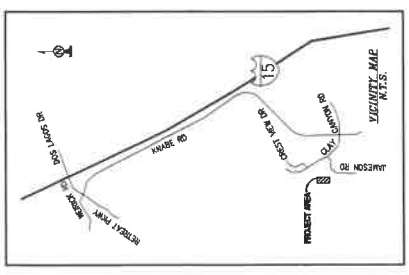
SHEET TITLE
SITE SURVEY

SHEET NUMBER
LS-1

SCHEDULE "B" SUMMARY
THE SURVEYORS OPINION IS THAT NO SCHEDULE "B" ITEMS PROVIDED BY THE CLIENT ARE IN CONFLICT WITH THE PROPOSED LEASE AND EASEMENT AREAS SHOWN HEREON.

SURVEYOR'S NOTES
SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE ISSUED. THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.
ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES.

POSITION OF GEODETIC COORDINATES NORTH (NAD83)
NAD83 POINT 117 45' 25.36" (117 4073227 WEST (NAD83))
GROUND ELEVATION @ 1146.0' (NAVD85)



SURVEY DATE
02/04/2018

BASIS OF BEARING
BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM CALIFORNIA ZONE 10N. BEARINGS ARE DETERMINED BY GPS OBSERVATIONS.

GRID-TD-GROUND SCALE FACTOR NOTE
ALL BEARINGS AND DISTANCES ARE BASED ON THE GRID-TD-GROUND SCALE FACTOR OF 0.99994382.

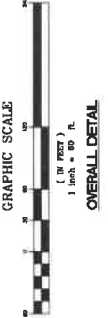
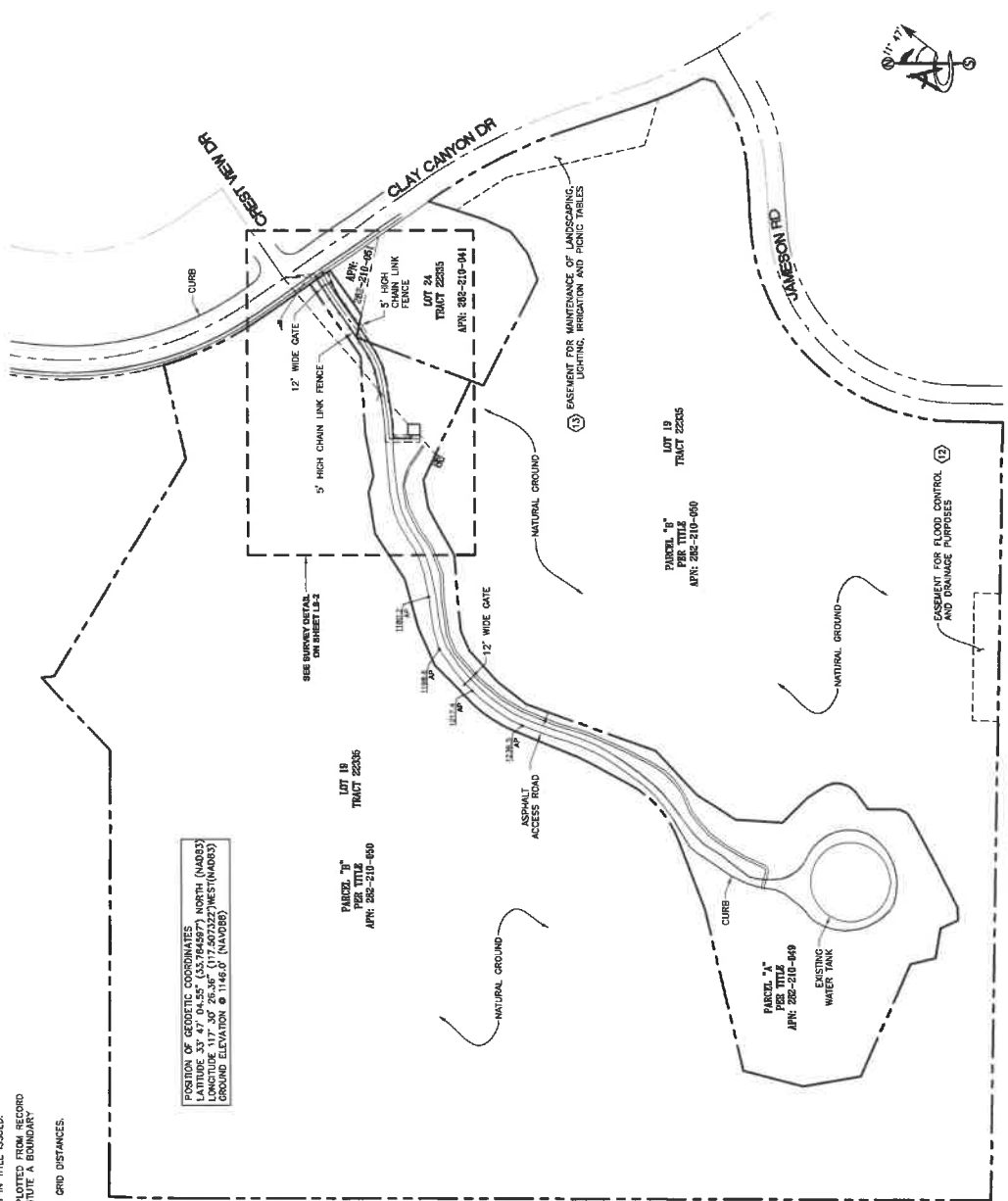
FLOOD ZONE
NO FLOOD ZONE APPEARS TO BE LOCATED WITHIN THE PROJECT AREA. FLOOD ZONE "X" ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP(S), MAP ID #090501700G, DATED 09/20/2009.

UTILITY NOTES
SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES SHOWN HEREON ARE ACCURATE. THE RESPONSIBILITY OF THE CONTRACTOR AND ANY OTHER PARTY TO CONTACT BELIE STAKE AND ANY OTHER PARTY TO VERIFY THE LOCATION, DEPTH, AND/OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

BENCHMARK
BENCHMARKS ESTABLISHED FROM GPS DERIVED ORTHOMETRIC HEIGHTS BY APPLICATION OF NGS "ZERO TID" MODIFIED SEPARATIONS TO ELLIPSOID HEIGHTS. THE BENCHMARK IS REFERENCED TO "SMARTNET" REAL TIME NETWORK. ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD83.

LEGEND

- AS NOTED
- ASPHALT
- CHAIN LINK FENCE
- EDGE OF CONCRETE
- FACE OF CURB
- NATURAL GRADE
- SIDEWALK
- TREES
- UTILITY MANHOLES
- POSTING OF COORDINATES
- SPOT ELEVATION
- BUSH
- TREE LINE
- CHAIN LINK FENCE
- CURB LINES
- CONCRETE LIMITS
- EXISTING BUILDINGS
- STREET CENTERLINES
- PROPERTY LINE
- MANAGER PROPERTY LINE
- MAJOR CONTOUR INTERVAL
- MINOR CONTOUR INTERVAL





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5000 PIONEER BLVD. #105
SAN JUAN SPRINGS, CALIFORNIA 92086

REV	DATE	DESCRIPTION
E	07/27/18	DESIGN (C)
D	03/27/18	RELINQUISH (C)
C	04/27/18	FINAL (B)
B	02/14/18	UTILITY (A)
A	02/14/18	PRELIM (A) BOUNDARY (B)

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CLV0307
TEMESCAL VALLEY WATER TANK
CLAY CANYON DR,
CORONA, CA 92883
MONO-EUCALYPTUS

SHEET TITLE
SITE SURVEY

SHEET NUMBER
LS-2

SCHEDULE "B" NOTE
THE SURVEY HAS BEEN PREPARED FOR THE PURPOSES OF THE PROJECT AND THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.
ITEMS NO. 4, 8, C, D, 1, 3, 4, 5, 6, 7, AND 9 ARE NOT SURVEY MATTER, THEREFORE ARE NOT PLOTTABLE.

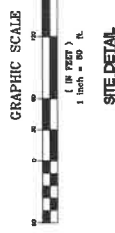
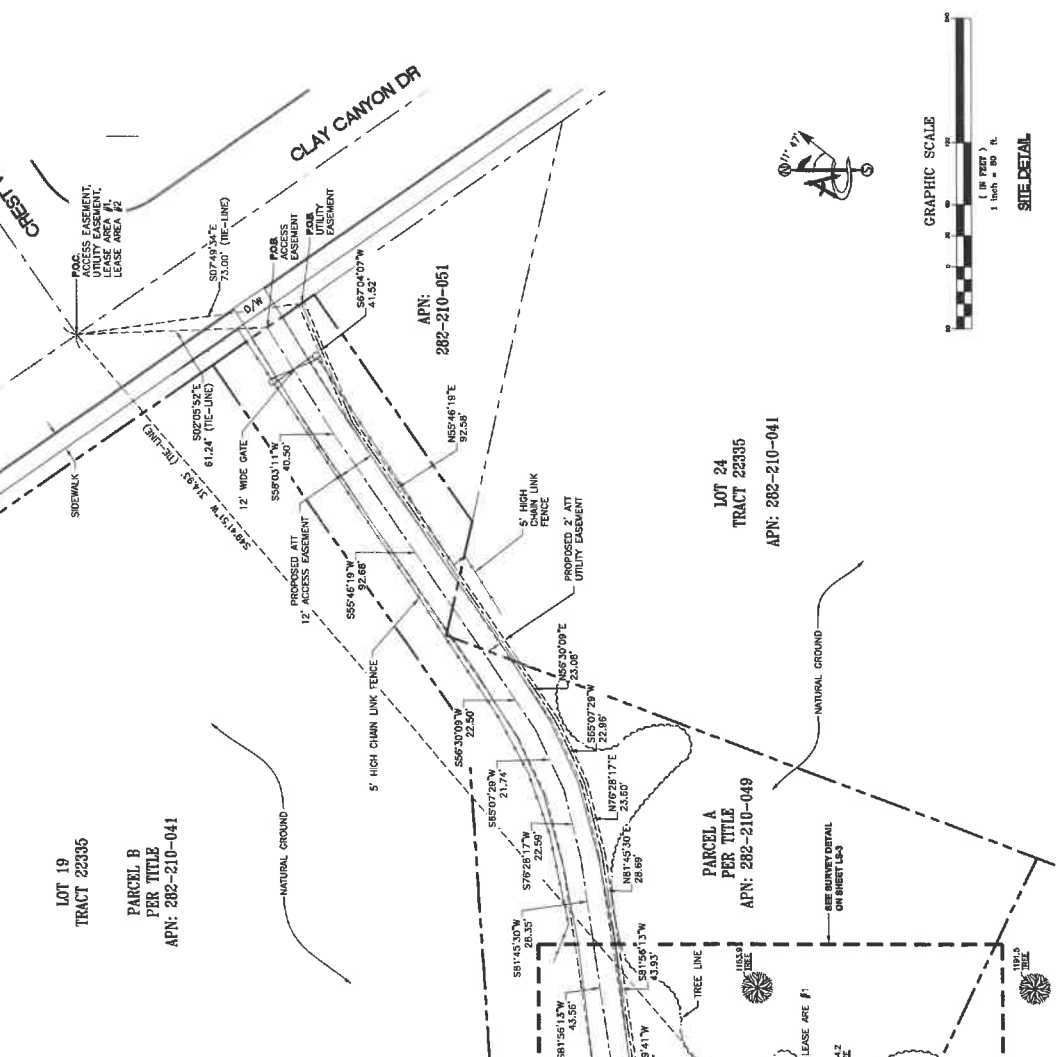
2. GRANTED TO: THE PURPOSES OF THE PROJECT AND RIGHTS INCIDENTAL THEREOF, AS GRANTED IN A DOCUMENT:
PURPOSE: FLOOD CONTROL AND DRAINAGE PURPOSES
RECORDING NO.: 2002-188941, OFFICIAL RECORDS
AFFECTS: PARCEL B
DOES NOT AFFECT LEASE AREA - FLOTTED

11. DISCREPANCIES IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER MATTERS SHOWN ON THIS MAP OR SURVEY INSTRUMENT, SHALL BE DEEMED TO BE CORRECTED BY THE INSTRUMENT.
IN BOOK 106, PAGE 86, OF SURVEY MAP

12. AN IRREVOCABLE OFFER TO DEDICATE AN EASEMENT OVER A PORTION OF SAID LAND FOR FLOOD CONTROL AND DRAINAGE PURPOSES
PURPOSE(S): FLOOD CONTROL AND DRAINAGE PURPOSES
RECORDING NO.: 2002-188941, OFFICIAL RECORDS
AFFECTS: PARCEL B
DOES NOT AFFECT LEASE AREA - FLOTTED

13. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THEREOF, AS GRANTED IN A DOCUMENT:
PURPOSE: THE INSTALLATION AND MAINTENANCE OF LANDSCAPING, LIGHTING, IRRIGATION AND BENEFIT CORPORATION
RECORDING NO.: 2005-330659, OFFICIAL RECORDS
AFFECTS: PARCEL B
DOES NOT AFFECT LEASE AREA - FLOTTED

14. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THEREOF, AS GRANTED IN A DOCUMENT:
PURPOSE: FOR UNDERGROUND STORAGE TANK CONTROL AND WATER CONSERVATION DISTRICT
RECORDING NO.: 2005-076323, OFFICIAL RECORDS
AFFECTS: PARCEL B
DOES NOT AFFECT LEASE AREA



LOT 19
TRACT 22335
PARCEL B
PER TITLE
APN: 282-210-050

LOT 24
TRACT 22335
APN: 282-210-041

PARCEL A
PER TITLE
APN: 282-210-049

APN: 282-210-051



AT&T
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TUSTIN, CALIFORNIA 92780

smartlink
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IRVINE, CALIFORNIA 92614
TEL: (949) 303-2245
FAX: (949) 307-1275



CASA
4400 E. IRVING AVE. SUITE D
ANNENBURG, CALIFORNIA 92807

NO.	DATE	DESCRIPTION
1	09/11/20	PRELIMINARY
2	10/14/20	FOR PERMITS
3	11/17/20	FOR PERMITS
4	12/01/20	FOR PERMITS
5	12/01/20	FOR PERMITS
6	12/01/20	FOR PERMITS
7	12/01/20	FOR PERMITS
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20	12/01/20	FOR PERMITS



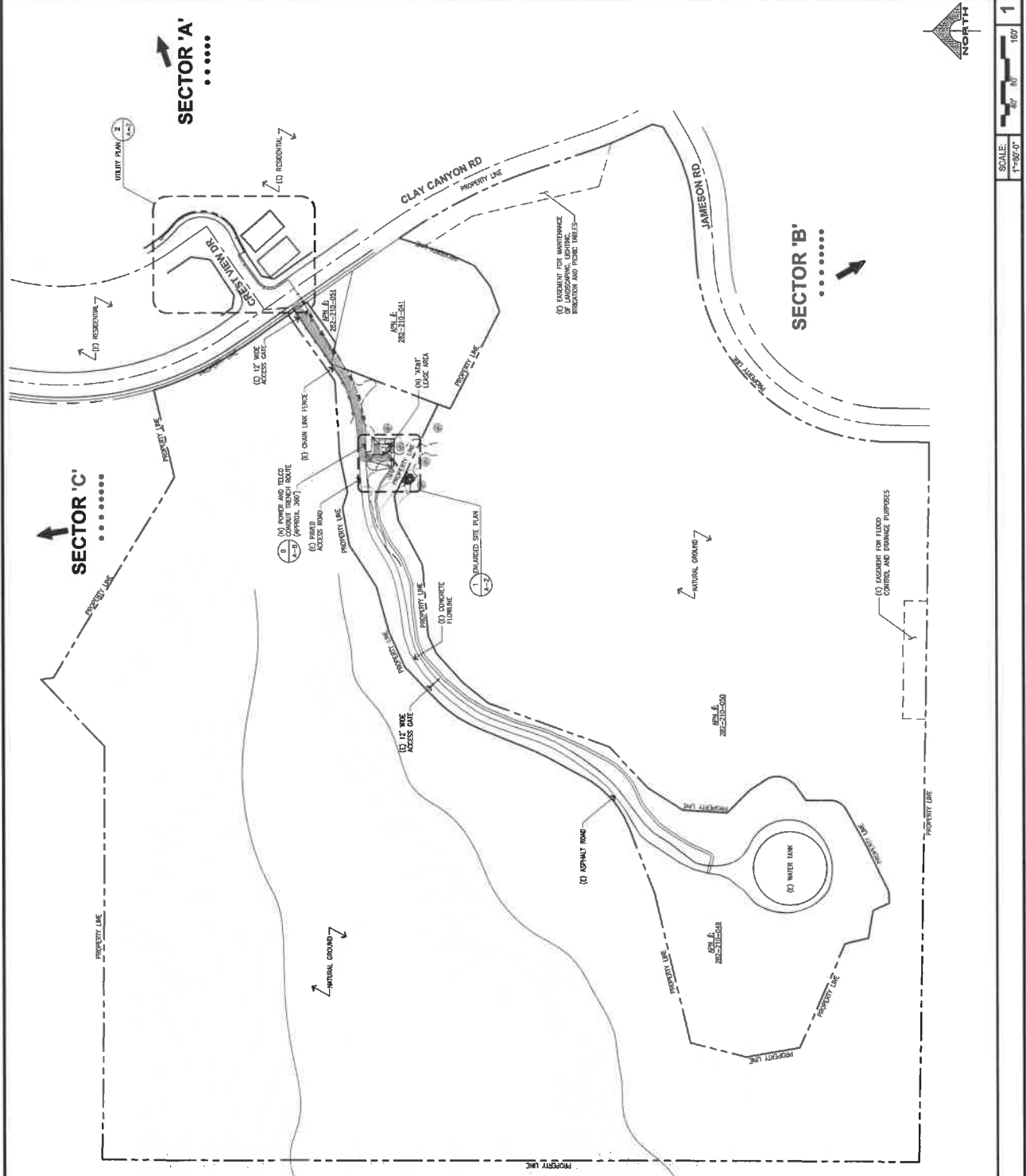
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8765 CLAY CANYON DR,
CORONA, CA 92683
MONO-EUCALYPTUS

DRAWN BY: JEM
CHECKED BY: JS

SHEET TITLE: SITE PLAN

SHEET NUMBER: A-1



SITE PLAN



1452 BOEKER AVE.
TUSTIN, CALIFORNIA 92780

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FAX: (949) 352-1275



400 E. HUNTER AVE. SUITE 100
HUNTERS BLVD. #300
TEL: (949) 352-7385
FAX: (949) 352-1275

NO.	DATE	DESCRIPTION
1	08/11/09	ISSUED FOR PERMITS
2	08/11/09	FOR CHANGES
3	08/11/09	FOR CHANGES
4	12/21/10	ISSUED FOR PERMITS
5	12/21/10	FOR CHANGES
6	12/21/10	FOR CHANGES



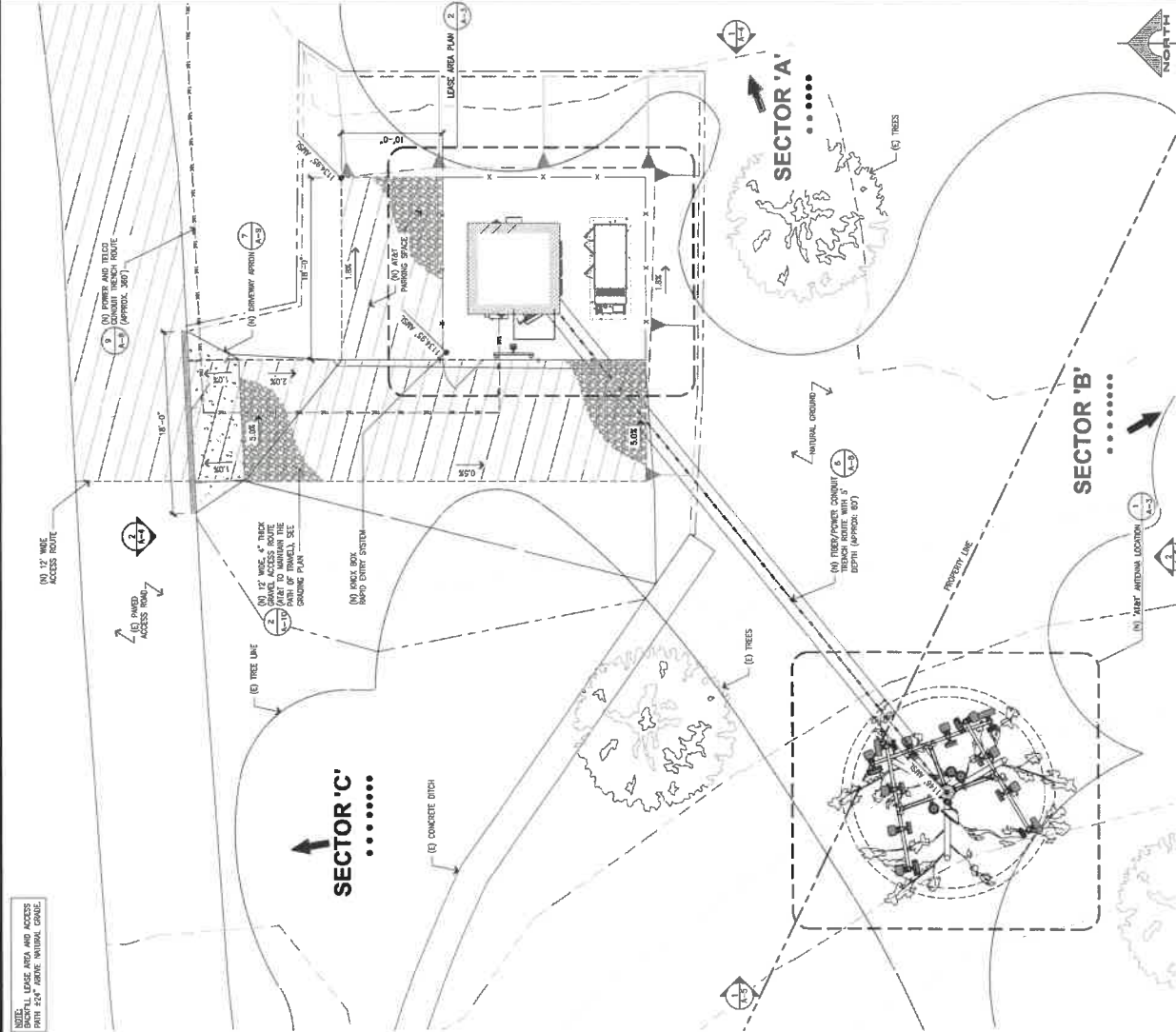
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MONO-EUCALYPTUS

DRAWN BY: JEM
CHECKED BY: JS

SHEET TITLE:
ENLARGED SITE PLAN
& UTILITY PLAN

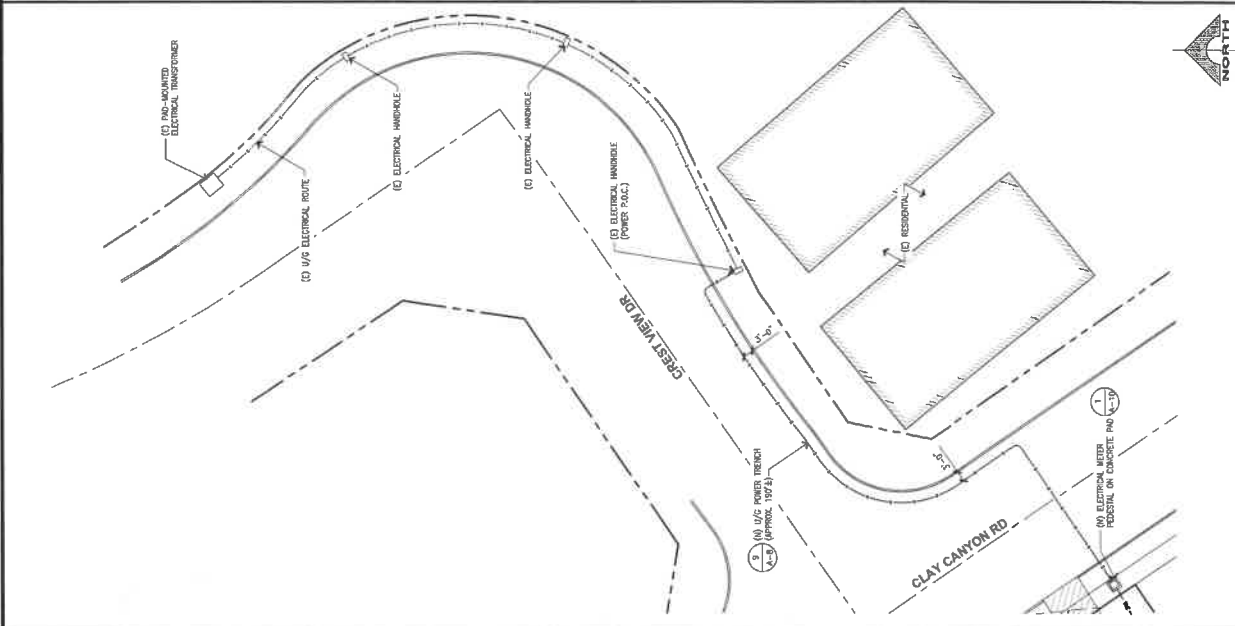
SHEET NUMBER:
A-2



NOTES:
1. SLOTTED LOOSE AREA AND ACCESS
2. 12\"/>

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

ENLARGED SITE PLAN



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

UTILITY PLAN



1452 BENNEKE AVE.
TUSTIN, CALIFORNIA 92780

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FOLSOM, CA 95630

NO.	REV.	DATE	DESCRIPTION
1		10/17/19	ISSUED FOR PERMITS
2		10/17/19	ISSUED FOR PERMITS
3		10/17/19	ISSUED FOR PERMITS
4		10/17/19	ISSUED FOR PERMITS
5		10/17/19	ISSUED FOR PERMITS
6		10/17/19	ISSUED FOR PERMITS
7		10/17/19	ISSUED FOR PERMITS
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9		10/17/19	ISSUED FOR PERMITS
10		10/17/19	ISSUED FOR PERMITS



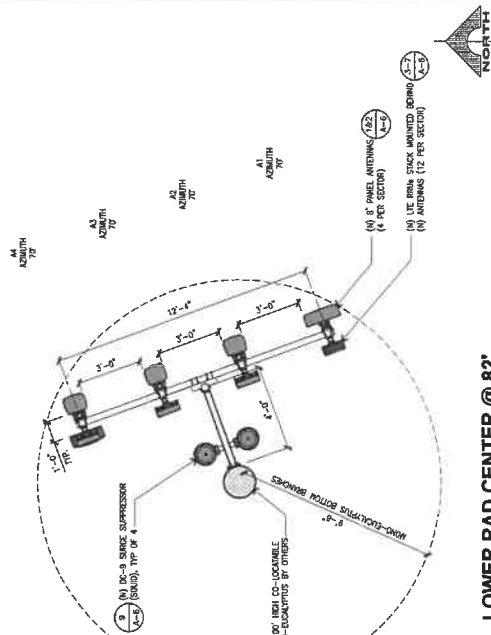
I, STEVEN P. KIM, AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF CALIFORNIA, LICENSE NO. 65437. I HAVE REVIEWED THIS DRAWING AND I HEREBY CERTIFY THAT I AM THE DESIGNER OF THIS DRAWING.

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8755 CLAY CANYON DR,
CORONA, CA 92883
MONO-EUCALYPTUS

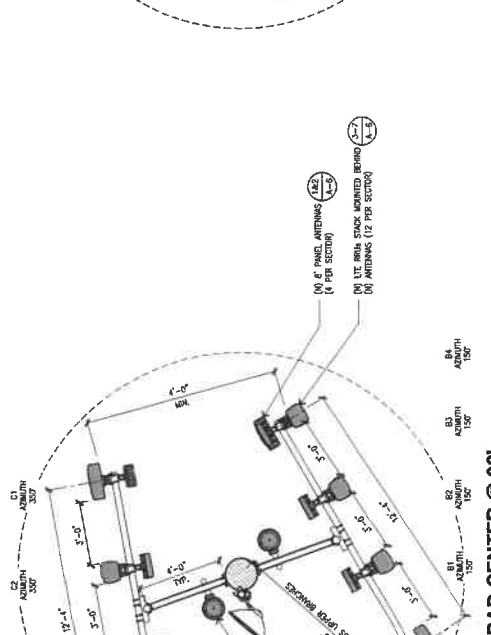
DESIGNED BY: JEM
CHECKED BY: JS

SHEET TITLE:
LEASE AREA/ANTENNA PLAN
AND ANTENNA/RRU SCHEDULE

SHEET NUMBER:
A-3



LOWER RAD CENTER @ 82'

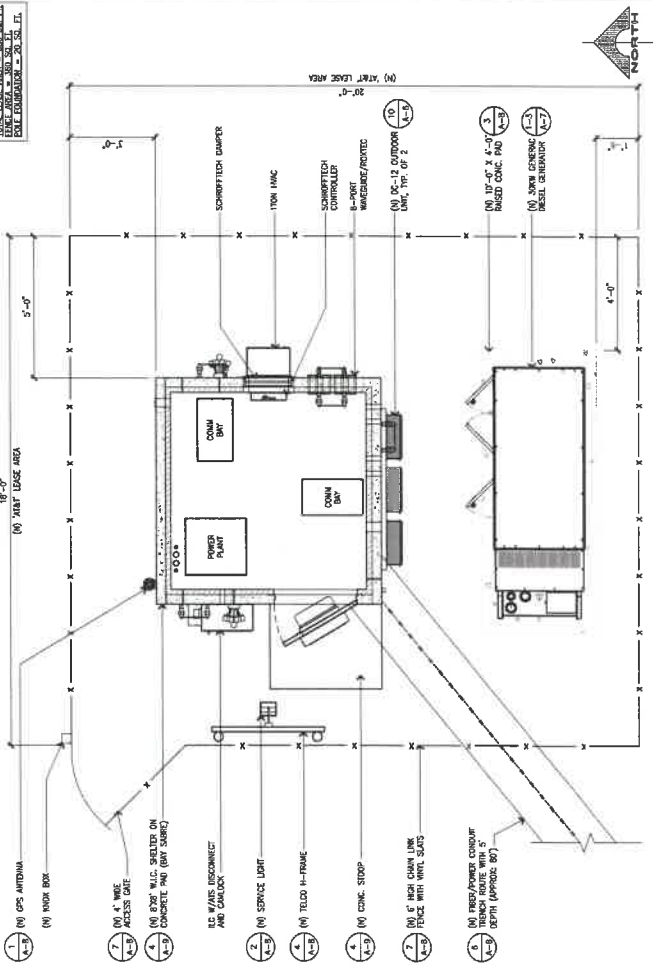


UPPER RAD CENTER @ 92'

ANTENNA PLAN

SCALE: 3/8"=1'-0" **1**

TOTAL LEASE AREA: 280 SQ. FT.
TOTAL ANTENNA AREA: 28 SQ. FT.



LEASE AREA PLAN

SCALE: 1/2"=1'-0" **2**

ANTENNA AND RRU SCHEDULE

SECTOR	PROPOSED TECHNOLOGY	ANTENNA/PORT	SIZE (H, W, D)	ANTENNA ADMITH	RRU CENTER	HEIGHT (FT)	TRANSMISSION LOSS (LENGTH FT +/-)	DC LABEL (AMP IN)
A1	1xE	8' PANEL ANTENNA	8' x 8' x 4'	70	82'-0"	120'	1/2-180'	1/2-180'
A2	1xE	8' PANEL ANTENNA	8' x 8' x 4'	70	82'-0"	120'	1/2-180'	1/2-180'
A3	1xE	8' PANEL ANTENNA	8' x 8' x 4'	70	82'-0"	120'	1/2-180'	1/2-180'
A4	1xE	8' PANEL ANTENNA	8' x 8' x 4'	70	82'-0"	120'	1/2-180'	1/2-180'
B1	1xE	8' PANEL ANTENNA	8' x 8' x 4'	150	82'-0"	120'	1/2-180'	1/2-180'
B2	1xE	8' PANEL ANTENNA	8' x 8' x 4'	150	82'-0"	120'	1/2-180'	1/2-180'
B3	1xE	8' PANEL ANTENNA	8' x 8' x 4'	150	82'-0"	120'	1/2-180'	1/2-180'
B4	1xE	8' PANEL ANTENNA	8' x 8' x 4'	150	82'-0"	120'	1/2-180'	1/2-180'
C1	1xE	8' PANEL ANTENNA	8' x 8' x 4'	350	82'-0"	120'	1/2-180'	1/2-180'
C2	1xE	8' PANEL ANTENNA	8' x 8' x 4'	350	82'-0"	120'	1/2-180'	1/2-180'
C3	1xE	8' PANEL ANTENNA	8' x 8' x 4'	350	82'-0"	120'	1/2-180'	1/2-180'
C4	1xE	8' PANEL ANTENNA	8' x 8' x 4'	350	82'-0"	120'	1/2-180'	1/2-180'

SECTOR	RRU CODE	RRU HEIGHT (METS)		RRU CENTER	RRU SPACING		MINIMUM CLEARANCES		
		UP	DN		FRONT	BACK	FRONT	BACK	
A1	UP	3	3	120'	120'	5'	5'	5'	5'
A2	UP	3	3	120'	120'	5'	5'	5'	5'
A3	UP	3	3	120'	120'	5'	5'	5'	5'
A4	UP	3	3	120'	120'	5'	5'	5'	5'
B1	UP	3	3	120'	120'	5'	5'	5'	5'
B2	UP	3	3	120'	120'	5'	5'	5'	5'
B3	UP	3	3	120'	120'	5'	5'	5'	5'
B4	UP	3	3	120'	120'	5'	5'	5'	5'
C1	UP	3	3	120'	120'	5'	5'	5'	5'
C2	UP	3	3	120'	120'	5'	5'	5'	5'
C3	UP	3	3	120'	120'	5'	5'	5'	5'
C4	UP	3	3	120'	120'	5'	5'	5'	5'

ANTENNA AND RRU SCHEDULE

3



1455 EDINGER AVE.
TUSTIN, CALIFORNIA 92780



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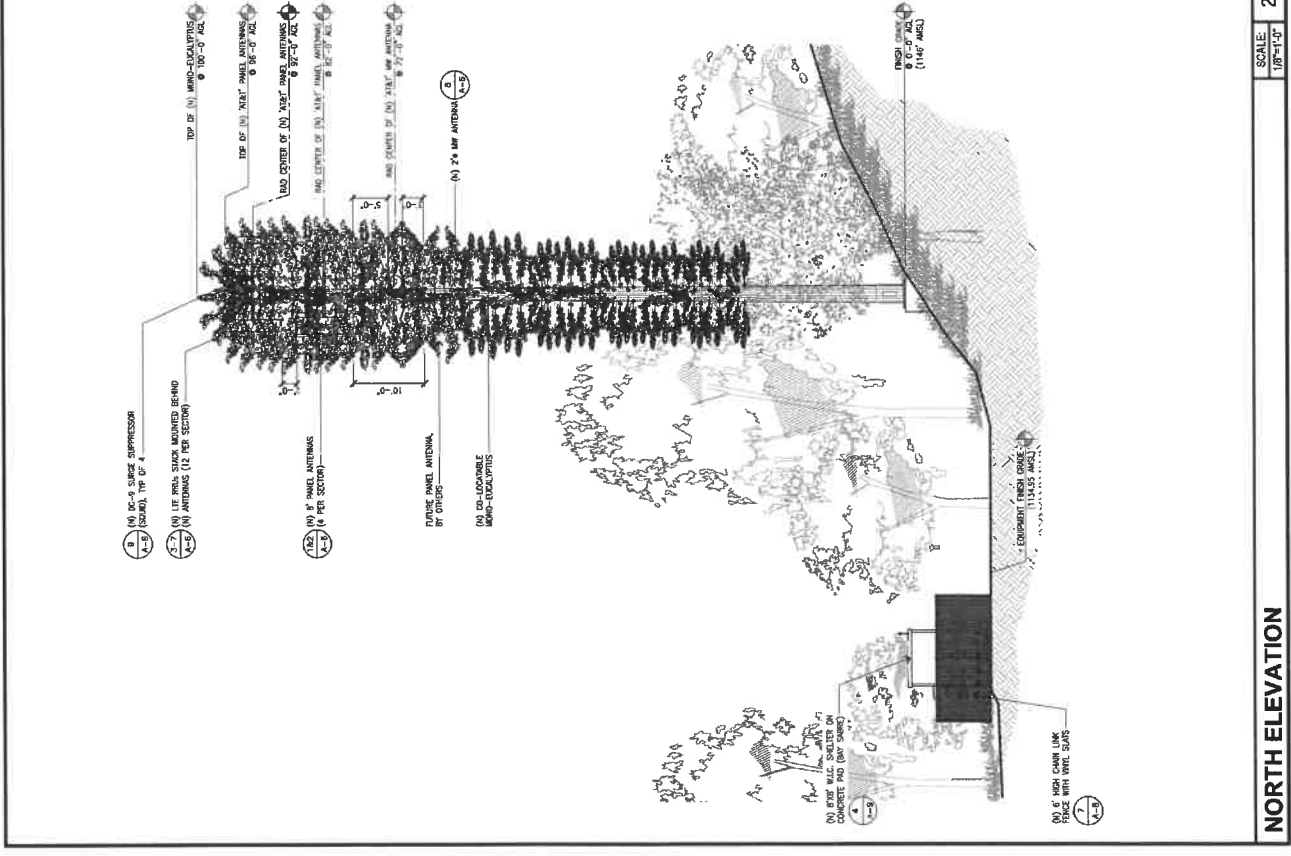
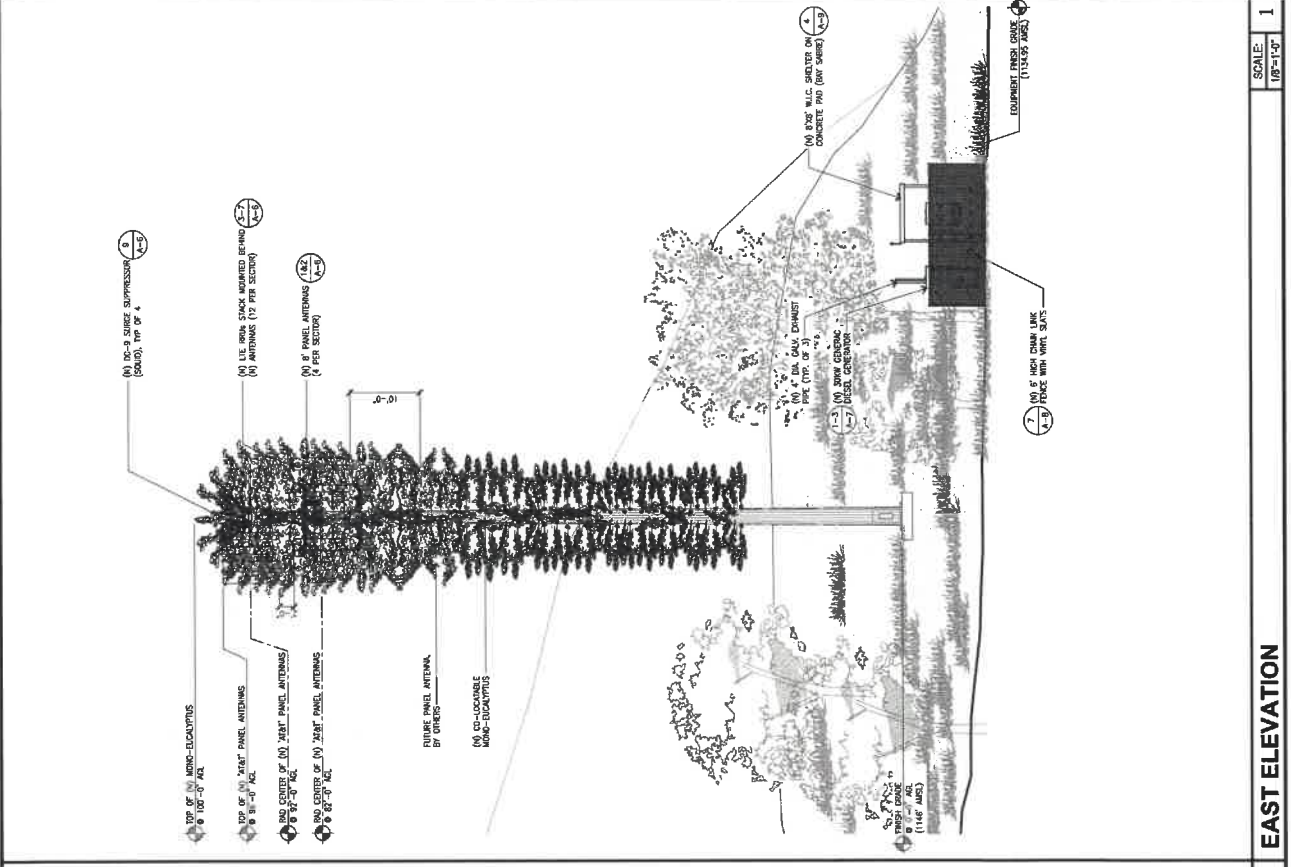
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8755 CLAY CANYON DR,
CORONA, CA 92883
MONO-EUCALYPTUS

DRAWN BY: JEM
CHECKED BY: JS

SHEET TITLE: ELEVATIONS

SHEET NUMBER: A-4

REV	DATE	DESCRIPTION
1	11/27/18	ISSUE FOR PERMITS
2	12/11/18	ISSUE FOR CONSTRUCTION
3	04/27/19	ISSUE FOR MONITORING
4	05/21/19	ISSUE FOR MONITORING
5	06/27/19	ISSUE FOR MONITORING
6	07/17/19	ISSUE FOR MONITORING
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86	02/17/26	ISSUE FOR MONITORING
87	03/17/26	ISSUE FOR MONITORING
88	04/17/26	ISSUE FOR MONITORING
89	05/17/26	ISSUE FOR MONITORING
90	06/17/26	ISSUE FOR MONITORING
91	07/17/26	ISSUE FOR MONITORING
92	08/17/26	ISSUE FOR MONITORING
93	09/17/26	ISSUE FOR MONITORING
94	10/17/26	ISSUE FOR MONITORING
95	11/17/26	ISSUE FOR MONITORING
96	12/17/26	ISSUE FOR MONITORING
97	01/17/27	ISSUE FOR MONITORING
98	02/17/27	ISSUE FOR MONITORING
99	03/17/27	ISSUE FOR MONITORING
100	04/17/27	ISSUE FOR MONITORING



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

SCALE: 1/8"=1'-0"
2 NORTH ELEVATION

LTE Justification Plots

Market Name: Los Angeles

Site ID: NSB-CLV0307-CSL00307

Site Address: 7085 Clay Canyon Drive, Corona, CA 92883

ATOLL Plots Completion Date: Jan 10, 2020

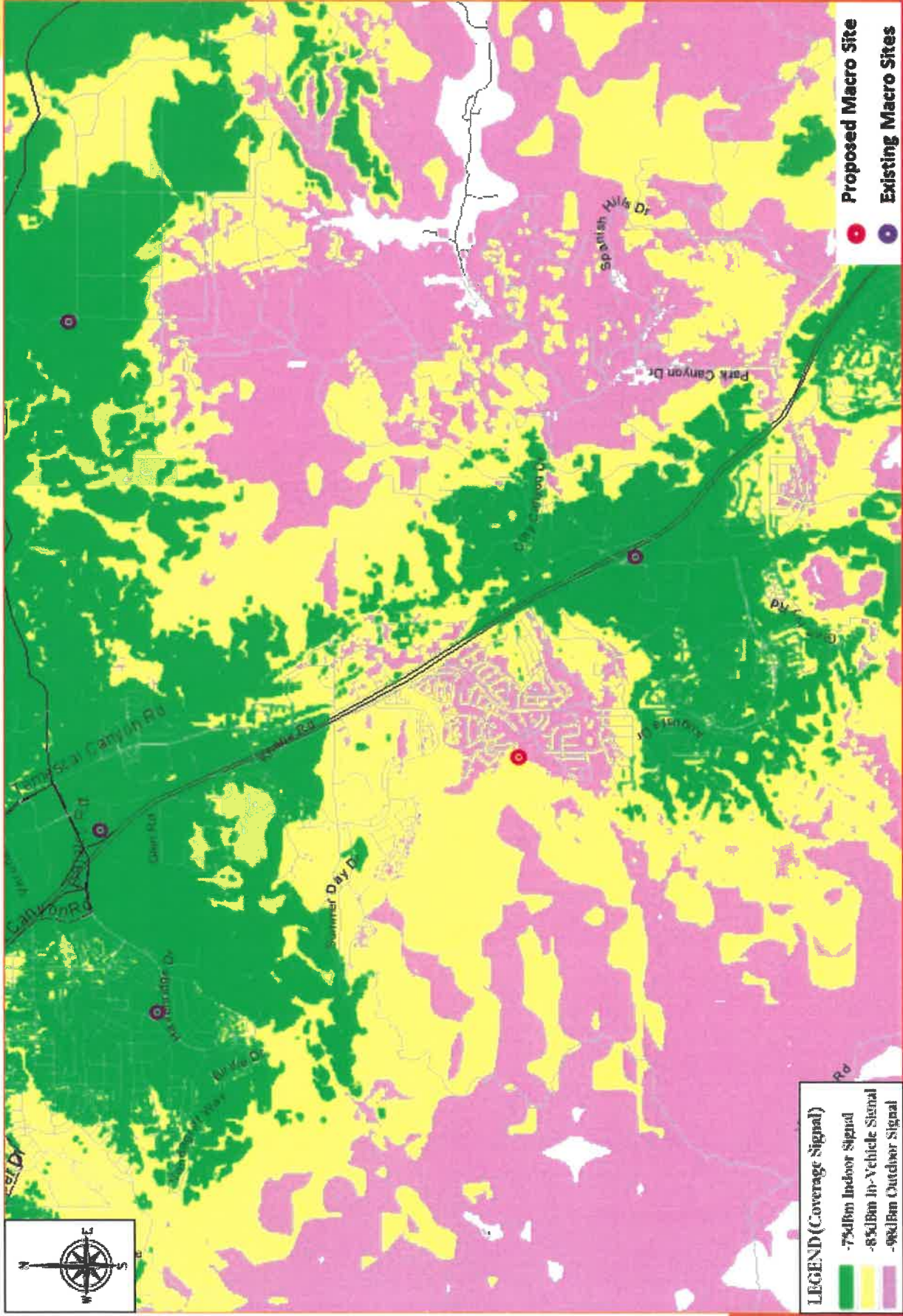


Assumptions

- ❖ Propagation of the site plots are based on our current Atoll (Design tool) project tool that shows the preferred design of the AT&T 4G-LTE network coverage.
- ❖ The propagation referenced in this package is based on proposed LTE coverage of AT&T users in the surrounding buildings, in vehicles and at street level . For your reference, the scale shown ranges from good to poor coverage with gradual changes in coverage showing best coverage to marginal and finally poor signal levels.
- ❖ The plots shown are based on the following criteria:
 - **Existing:** Since LTE network modifications are not yet **On-Air**. The first slide is a snap shot of the area showing the existing site without LTE coverage in the AT&T network.
 - **The Planned LTE Coverage with the Referenced Site:** Assuming all the planned neighboring sites of the target site are approved by the jurisdiction and the referenced site is also approved and **On-Air**, the propagation is displayed with the planned legends provided.
 - **Without Target site:** Assuming all the planned neighboring sites are approved by the jurisdiction and **On-Air** and the referenced site is **Off-Air**, the propagation is displayed with the legends provided.

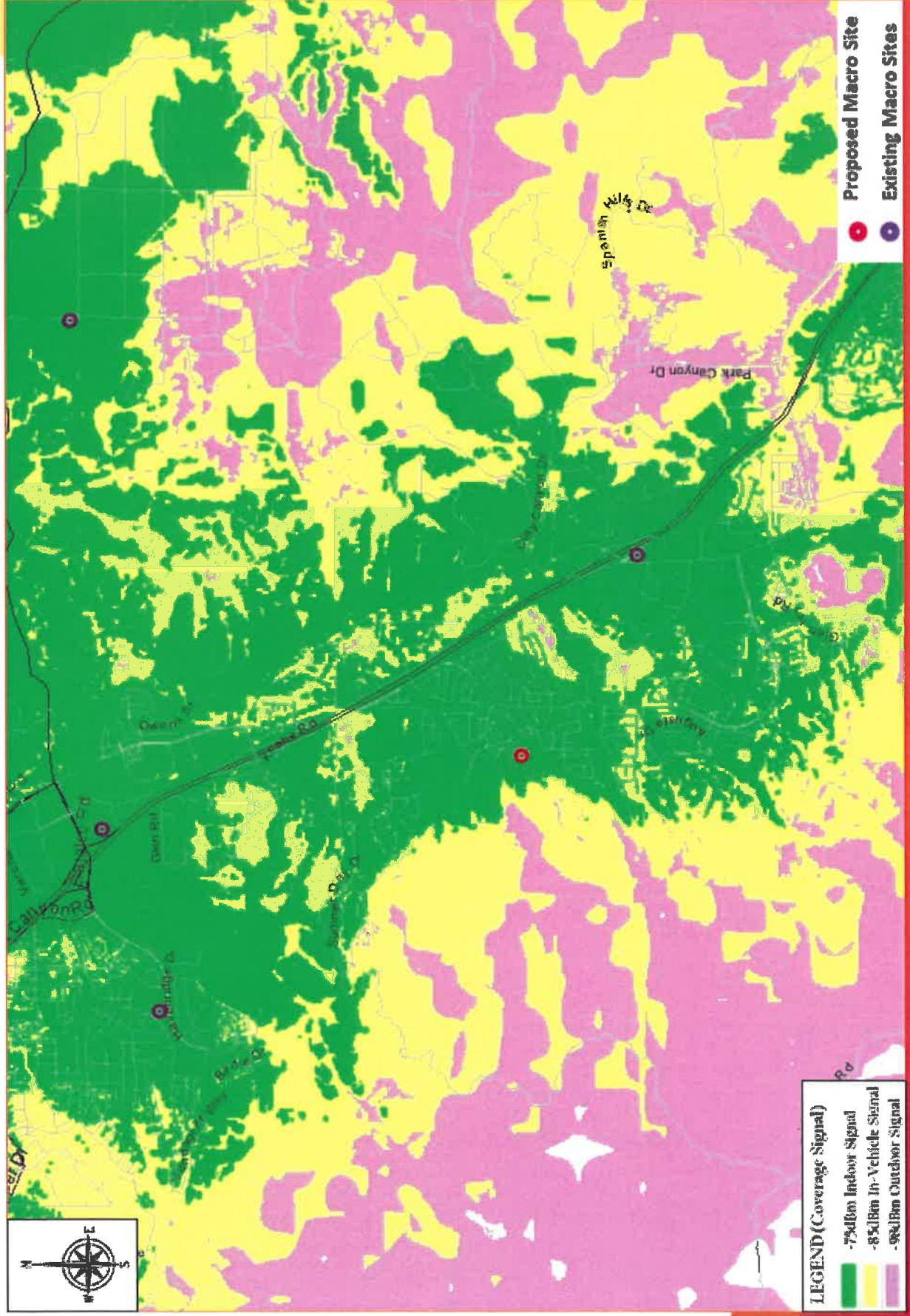


LTE Coverage Before site CSL00307

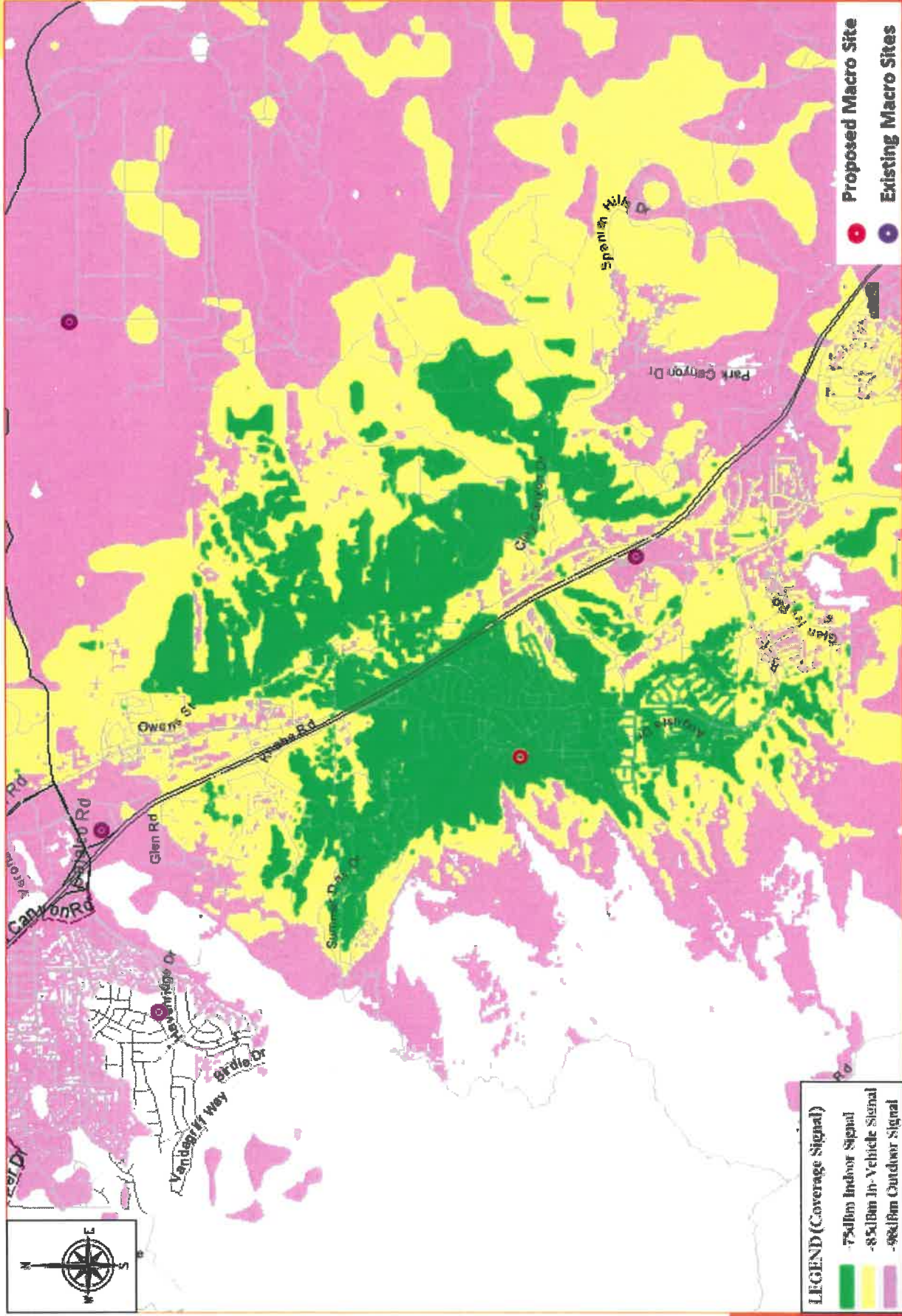


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LTE Coverage After site CSL00307



LTE Coverage standalone site CSL00307



Coverage Legend



Rethink Possible

In-Building Service: In general, the areas shown in dark green should have the strongest signal strength and be sufficient for most in-building coverage. However, in-building coverage can and will be adversely affected by the thickness/construction type of walls, or your location in the building (i.e., in the basement, in the middle of the building with multiple walls, etc.)

In-Transit Service: The areas shown in the yellow should be sufficient for on-street or in-the-open coverage, most in-vehicle coverage and possibly some in-building coverage.

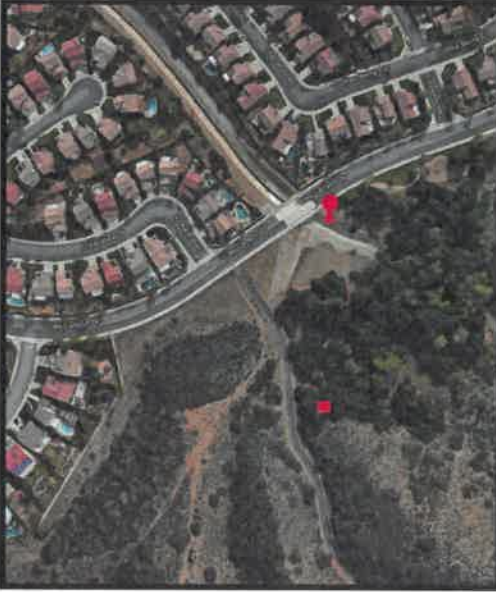
Outdoor Service: The areas shown in the purple should have sufficient signal strength for on-street or in-the-open coverage, but may not have it for in-vehicle coverage or in-building coverage.



CLV0307 (CSL00307)
TEMESCAL VALLEY WATER TANK
7085 CLAY CANYON DR, CORONA, CA 92883

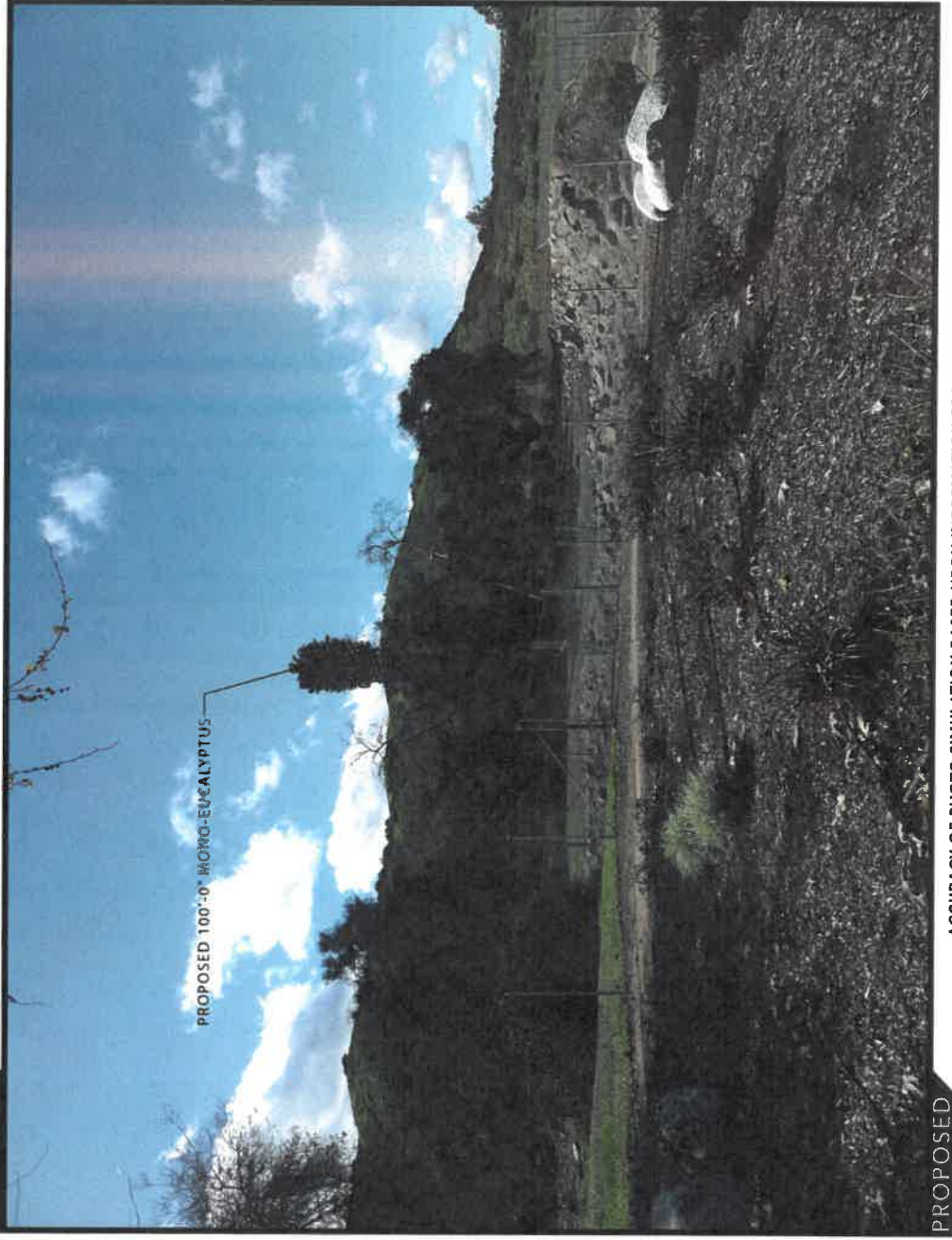


VIEW 1



LOCATION

©2017 GOOGLE MAPS



PROPOSED

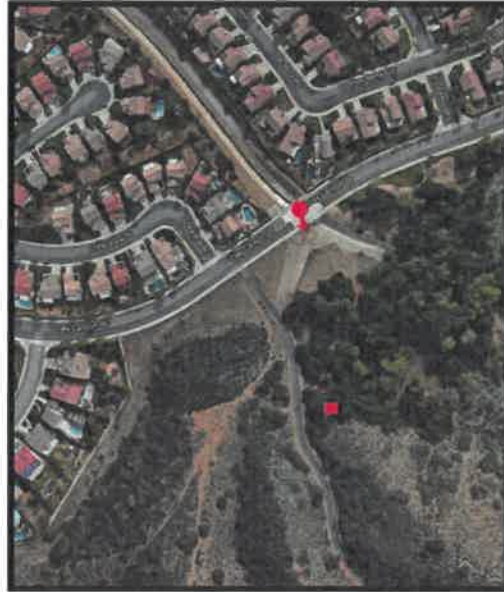


EXISTING

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT. THE PROPOSED INSTALLATION IS AN ARTISTIC REPRESENTATION AND IT IS NOT INTENDED TO BE AN EXACT REPRODUCTION.



CLV0307 (CSL00307)
TEMESCAL VALLEY WATER TANK
 7085 CLAY CANYON DR, CORONA, CA 92883

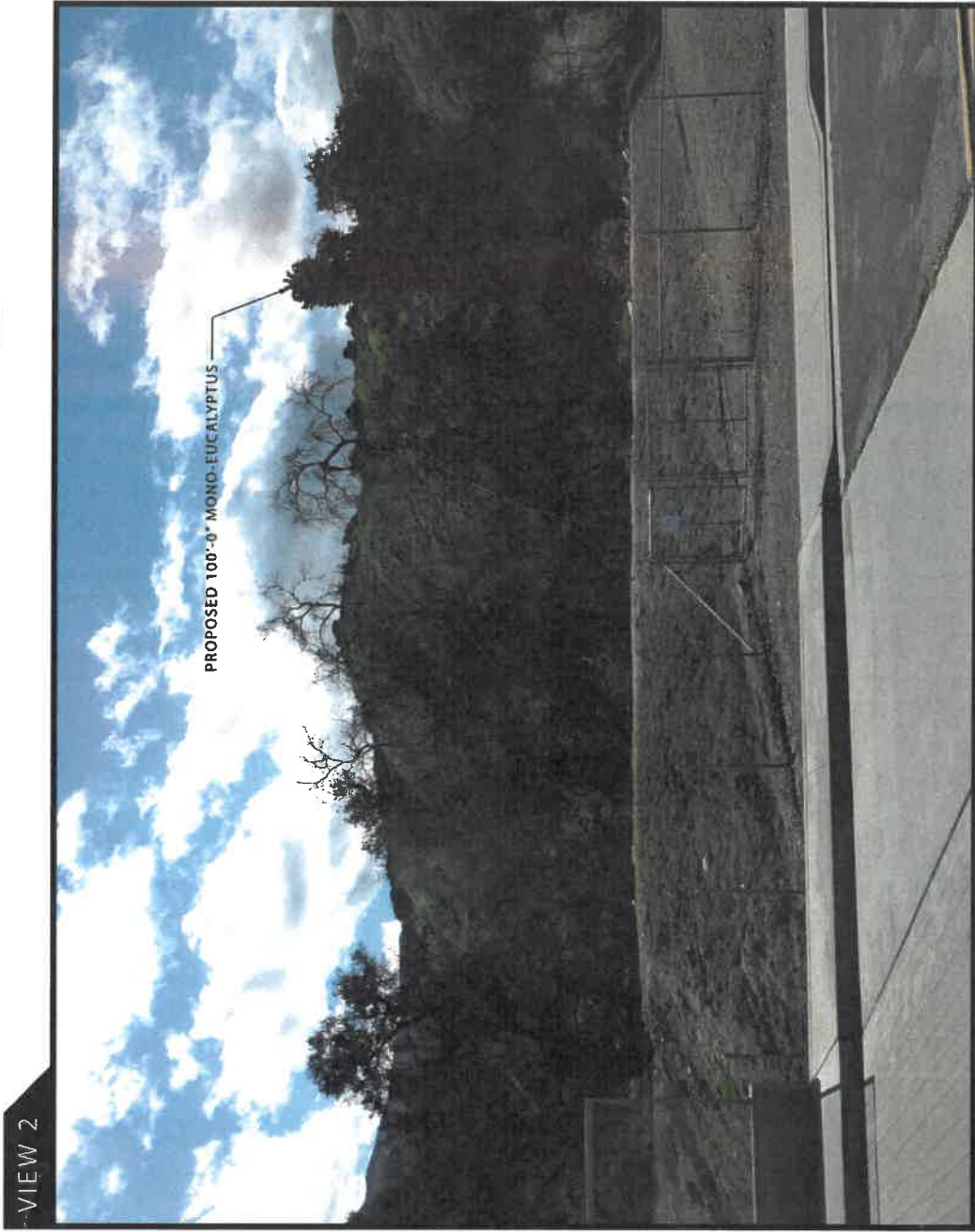


LOCATION

©2017 GOOGLE MAPS



EXISTING



VIEW 2

PROPOSED 100'-0" MONO-EUCALYPTUS

PROPOSED

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT. THE PROPOSED INSTALLATION IS AN ARTISTIC REPRESENTATION AND IT IS NOT INTENDED TO BE AN EXACT REPRODUCTION.



CLV0307 (CSL00307)
TEMESCAL VALLEY WATER TANK
7085 CLAY CANYON DR, CORONA, CA 92883

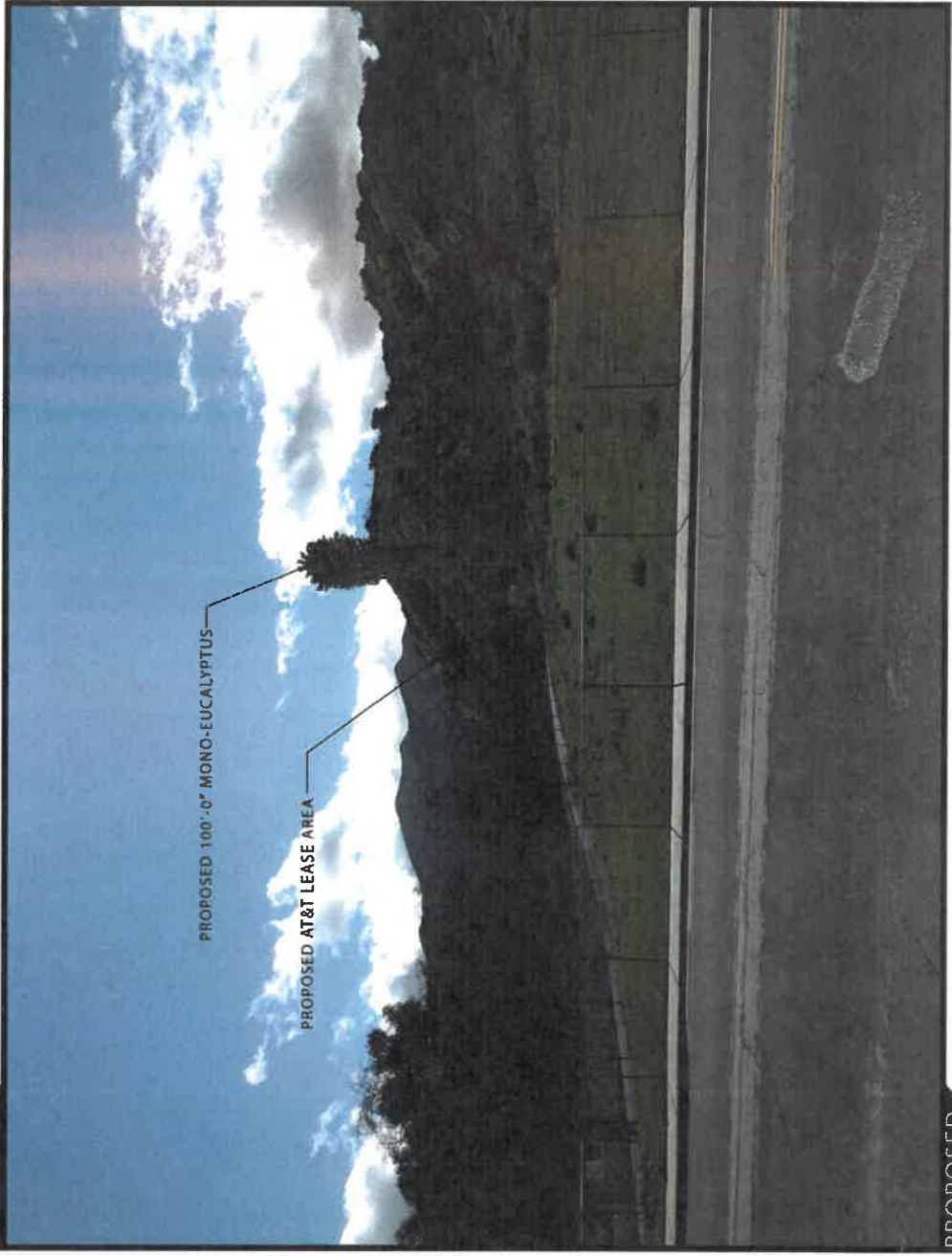


VIEW 3



LOCATION

©2017 GOOGLE MAPS



PROPOSED



EXISTING

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT. THE PROPOSED INSTALLATION IS AN ARTISTIC REPRESENTATION AND IT IS NOT INTENDED TO BE AN EXACT REPRODUCTION.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Planning Director

NEGATIVE DECLARATION

Project/Case Number: PPW180003/ CEQ180029

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/Initial Study and Conditions of Approval)

COMPLETED/REVIEWED BY:

By: Tim Wheeler Title: Project Planner Date: June 29, 2020

Applicant/Project Sponsor: Alisha Strasheim Date Submitted: March 29, 2018

ADOPTED BY: Planning Director

Person Verifying Adoption: Tim Wheeler Date: July 27, 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.

Revised: 03/04/20
Y:\Planning Case Files-Riverside office\PM37340\DH-PC-BOS Hearings\DH-PC\PM37340.Negative Declaration.docx

Please charge deposit fee case#: ZCEQ180029 ZCFW180027

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (CEQ/EA) Number: CEQ180029
Project Case Type (s) and Number(s): Variance No. 190007 and Plot Plan No. 180003
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: Smartlink LLC AT&T c/o Alisha Strasheim
Applicant's Address: 18401 Von Karman Avenue, Irvine, CA 92612

I. PROJECT INFORMATION

Project Description:

Plot Plan No. 180003 (PPW180003) is a proposal to construct a 100 foot mono-eucalyptus, including twelve (12) antennas, thirty-six (36) RRUs, one (1) two foot microwave antenna, six (6) surge protectors approximately 50 feet southwest from an 18 x 20 foot lease area with an equipment shelter on a 44.23 overall parcel. The total project lease area is 870 sqft. The equipment shelter lease area includes one (1) GPS antenna attached to the shelter, one (1) utility H-frame with security lighting, and one (1) 30kw diesel generator; surrounded by a six foot high chain link fence with slats and landscaping.

Variance No. 190007 (VAR190007) is a proposal for a modification to the height requirement established through Section 19.410.C of Ordinance No. 348 which states disguised wireless communication facilities in residential zone classifications shall not exceed fifty (50) feet. The variance application requests to exceed the fifty (50') foot height requirement to allow for the proposed one hundred (100') foot disguised communications tower.

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

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

B. Total Project Area:

Residential Acres: N/A	Lots: N/A	Units: N/A	Projected No. of Residents: N/A
Commercial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Industrial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Other: Total Project Lease Area of 870 sqft.			

Assessor's Parcel No(s): 282-210-049 and 282-210-050

C. Street References: Southwest of Clay Canyon Drive, north of Camino Terraza, and west of Jameson Road.

D. Section, Township & Range Description or reference/attach a Legal Description: Township 4 South, Range 6 West Section 28 Southeast.

E. Brief description of the existing environmental setting of the project site and its surroundings: The project is located within dense vegetation and is near other trees east of the proposed mono-eucalyptus. The project is also surrounded by open space and single family residences.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The project site has a General Plan Land Use Designation of Community Development: Medium High Density Residential (CD: MHDR). The MHDR land use designation allows for single-family residences with a minimum 5-8 dwelling units per acre, with lots size range from 4,000 sqft. to 6,500 sqft. The proposed Project is consistent with the General Plan, since wireless communication facilities are allowed in support of residential and non-residential areas. The project's proposed mono-eucalyptus tree disguise would be minimally visually intrusive and adequately consistent with Land Use Policy 28.3, which ensures that the project make available facilities (circulation, water, sewer, and other resources to meet the demand of residential land uses and the surrounding area.
2. **Circulation:** The project has adequate circulation to the site and is therefore consistent with the Circulation Element of the General Plan. Access to the project site will be available from Clay Canyon Drive through the proposed 12 foot wide gravel pathway leading up to the facility. The project has been reviewed by the Riverside County Transportation Department and meets all other applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** No natural open space land was required to be preserved within the boundaries of this project. The proposed project meets with all other applicable Multipurpose Open Space element policies.
4. **Safety:** The proposed project is not within a high fire hazard area. The proposed project is not located within special hazard zone (including flood zone, fault zone, dam inundation zones). The proposed project has allowed for sufficient provision of emergency response services through the project design and payment of development impact fees. The proposed project meets with all other applicable Safety element policies.
5. **Noise:** Sufficient measures against any foreseeable noise sources in the area have been provided for in the design of the project. The project will not generate noise levels in excess of standards established in the General Plan or noise ordinance. The project meets all other applicable Noise Element Policies.
6. **Housing:** The project is for an unmanned wireless communication facility and the Housing Element Policies do not apply to this project.
7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project meets all other applicable Air Quality element policies.
8. **Healthy Communities:** The project is for an unmanned wireless communication facility and Healthy Communities do not apply to this project.

B. **General Plan Area Plan(s):** Temescal Canyon Area Plan

C. **Foundation Component(s):** Community Development (CD)

D. **Land Use Designation(s):** Medium High Density Residential (MHDR) (5-8 du/ac)

E. Overlay(s), if any: Not within an Overlay

F. Policy Area(s), if any: Not within an Policy Area

G. Adjacent and Surrounding:

1. **General Plan Area Plan(s):** Temescal Canyon Area Plan

2. **Foundation Component(s):** Open Space to the north and west, Community Development to the south and east.

3. **Land Use Designation(s):** Open Space: Conservation (OS: C) to the north, Community Development: Medium High Density Residential (CD: MHDR), Community Development: Medium Density Residential (CD: MDR) to the south, and Open Space: Conservation Habitat (OS: CH) to the west.

4. **Overlay(s), if any:** Not within an Overlay

5. **Policy Area(s), if any:** Not within an Policy Area

H. Adopted Specific Plan Information

1. **Name and Number of Specific Plan, if any:** Specific Plan No. 176 (Wild Rose)

2. **Specific Plan Planning Area, and Policies, if any:** Planning Area II-9 of Specific Plan No. 176 (Wild Rose)

I. Existing Zoning: Specific Plan No. 176 (Wild Rose)

J. Proposed Zoning, if any: N/A

1. **Adjacent and Surrounding Zoning:** Specific Plan No. 176 (Wildrose) to the north, south, east and west.

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

Tim Wheeler
Project Planner
Printed Name

June 2, 2020

Date

For: Charissa Leach, P.E.
Assistant TLMA Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

In accordance with the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000-21178.1), this Initial Study has been prepared to analyze the proposed project to determine any potential significant impacts upon the environment that would result from construction and implementation of the project. In accordance with California Code of Regulations, Section 15063, this Initial Study is a preliminary analysis prepared by the Lead Agency, the County of Riverside, in consultation with other jurisdictional agencies, to determine whether a Negative Declaration, Mitigated Negative Declaration, or an Environmental Impact Report is required for the proposed project. The purpose of this Initial Study is to inform the decision-makers, affected agencies, and the public of potential environmental impacts associated with the implementation of the proposed project.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AESTHETICS Would the project:				
1. Scenic Resources				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan Figure C-8 “Scenic Highways”

Findings of Fact:

a) The project site is located approximately ¼ a mile west of Interstate Highway 15, a State Designated Scenic Highway. Even though the proposed project includes a variance for increasing the height of the mono-eucalyptus from 50 feet to 100 feet tall, views of the project site from Interstate Highway 15 will be limited due to the distance between the proposed project site and the topography of the area which obscures views from Interstate Highway 15. Additionally, the design of the tower as a mono-eucalyptus and requiring the tower and equipment shelter to be in earth-tone colors in nature, would provide a blending of the facility into the existing surroundings. Thus, the proposed project will have a less than significant impact on scenic highways.

b) It has been determined that the proposed project will not obstruct any prominent scenic vistas. However, historically public testimony received for previously proposed wireless communication facilities has indicated that such facilities are sometimes considered to be aesthetically offensive when open to public view. With no scenic resources on site and to minimize potential impact, the project has been designed to be disguised as a mono-eucalyptus and provide ivy and shrubs along the 6 foot high chain-linked perimeter of the lease area which will allow the facility to blend in with the surrounding

setting. In addition, to minimize the visual impact of the wireless communication facility the equipment shelter has been designed to blend in with the surrounding setting. Photo sims for the proposed wireless communication facility provide a projection of disguising and blending of the facility in the surroundings. Visibility from the surrounding residential dwellings or highway are lessened by project design and banded color scheme. With these measures, the project will have a less than significant impact to scenic resources.

c) The project site is located in a non-urbanized area; although located adjacent to urbanized areas. The facility site is incorporated into an area unused by the public and only accessed by a maintenance roadway for the existing Temescal Canyon Water District water tank nearby; the project is not degrading the existing visual character or quality of public views. Even with a variance is requested to modify the height requirement of the existing zoning classification; the project meets all other development standards, with an equipment enclosure and disguised tower to minimize public view of wireless equipment. As such, the project will have a less than significant impact.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source(s): GIS database, Ord. No. 655 (Regulating Light Pollution)

Findings of Fact:

a) The project site is located approximately 2.25 miles outside the Mt. Palomar Observatory zone and not within any zone area of Ordinance No. 655. The project is not subject to the provisions of Ord No. 655. Lighting fixtures will be installed inside the proposed equipment shelter for the purpose of providing a service light for the project site. No other lighting is proposed. As a result, there are 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Expose residential property to unacceptable light levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): On-site Inspection, Project Application Description

Findings of Fact:

a-b) The proposed wireless communication facility may provide a service light on a timer to be used at the time of servicing the facility. However, it will not create a significant new source of light or glare in the area and will not expose residential property to unacceptable light levels. The project has been conditioned so that any lighting system installed shall be shielded to the greatest extent possible so as

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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to minimize the negative impact of such lighting on adjacent properties and so as not to create nuisance for the surrounding property owners or wildlife attractant. This is a standard condition of approval and not a mitigation measure. The project will have less than significant impact.

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?	<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"/>

Source(s): Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, Project Application Materials

Findings of Fact:

a) The project is located on land designated as "Other Lands" and "Urban-Built Up Land" under the Farmlands layer of the County GIS database. Therefore, the proposed project will not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use. There are no impacts.

b) According to GIS database, the project is not located within an Agriculture Preserve or under a Williamson Act contract; therefore, no impact will occur as a result of the proposed project.

c) The project site is not surrounded by agriculturally zoned land (A-1, A-2, A-P, A-D, and C/V). Therefore, the project will not cause development of a non-agricultural use within 300 feet of agriculturally zoned property. There are no impacts.

d) The project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use. There are 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
5. Forest	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	<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," Project Application Materials

Findings of Fact:

a) The project is not located within the boundaries of a 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 are no impacts.

b) 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, no impact will occur as a result of the proposed project. There are no impacts.

c) The project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use. There will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

AIR QUALITY Would the project:				
6. Air Quality Impacts	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source(s): Riverside County General Plan, Riverside County Climate Action Plan (“CAP”), SCAQMD CEQA Air Quality Handbook

Findings of Fact: CEQA Guidelines indicate that a project will significantly impact air quality if the project violates any ambient air quality standard, contributes substantially to an existing air quality violation, or exposes sensitive receptors to substantial pollutant concentrations.

a) 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. The air quality levels projected in the AQMP are based on several assumptions. For example, it is 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 the local jurisdictions. The AQMP also has assumed that such development projects will implement strategies to reduce emissions generated during the construction and operational phases of development.

Because the proposed project is an unmanned wireless communication facility, Based on the size of this project’s disturbance area (870 sq. ft.), it will not exceed projected growth scenarios, which could impact the air quality. Therefore, because the Project will not conflict with or obstruct implementation of the air quality plan established for this region, impacts associated with a conflict with applicable air quality plans will be less than significant.

b) The proposed Project will be required to comply with applicable state and regional regulations that have been adopted to address air quality emissions within the AQMP.

Additionally, the Project will be subject to Title 13, Chapter 10, Section 2485, and Division 3 of the California Code of Regulations, which imposes a requirement that heavy duty trucks accessing the site shall not idle for greater than five minutes at any location. This measure is intended to apply to construction traffic. Future implementing grading plans will be required to include a note requiring a sign be posted on-site stating that construction workers need to shut off engines at or before five minutes of idling.

As an unmanned wireless facility with a small footprint and only occasional maintenance, the proposed project would primarily impact air quality through increased automotive emissions. However, projects of this type and size do not generate enough traffic and associated air pollutants to violate clean air standards or contribute enough air pollutants to be considered a cumulatively considerable significant impact. Project construction would involve the use of heavy equipment creating temporary exhaust pollutants from on-site movement and from equipment bringing concrete and other building materials to the site. Other emissions generated would be by the vehicle driven to provide maintenance to the cell site periodically. Due to the limited scope of the proposed Project it is not expected to exceed any established maximum daily thresholds during the construction phase nor the operational phase. Therefore, there will be a less than significant impact.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 nearest sensitive receptors are the residents located southeast of the subject site.

While the proposed Project will be located within one mile of sensitive receptors, any impacts will be less than significant based on the analysis above and due to the limited scale of the proposed Project.

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. 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 (long-term operational) uses. Standard construction requirements will minimize odor impacts from construction. The construction odor emissions will be temporary, short-term, and intermittent in nature and will cease upon completion of the respective phase of construction and is thus considered less than significant. It is expected that Project-generated refuse will be stored in covered containers and removed at regular intervals in compliance with the County's solid waste regulations. The proposed Project will also be required to prevent occurrences of public nuisances. Therefore, odors associated with the proposed Project construction and operations will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

BIOLOGICAL RESOURCES Would the project:				
7. Wildlife & Vegetation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, 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, 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"/>

Source(s): GIS database, WRCMSHCP and/or CVMSHCP, On-site Inspection

Findings of Fact:

a) The project site is not located within a criteria cell of the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP) or any other similar type of plan. Because there are no applicable such plans, the proposed project does not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plans. As a result, impacts are considered less than significant.

b-c) The proposal will disturb approximately an 870 square-foot area for the construction of the tower and associated equipment enclosure. The site is not anticipated to disturb 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). However, portions of the project site appear to support suitable nesting bird habitat. Conditions of approval as they relate to nesting birds will ensure that no disturbance of vegetation or any other potential nesting bird habitat will occur. These are standards conditions and are for the purposes of this document are not intended as mitigation measures. Therefore, the project will have a less than significant impact.

d) The project will not interfere with the movement of any native resident or migratory fish or wildlife species or with native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites because none are located on the project site or in the vicinity. Therefore, there will be no impact.

e-f) The project site does not contain riverine/riparian areas or vernal pools. Therefore, there will be no impact.

g) The proposed project is not located on a site subject to policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. Thus, the proposed project will have no impact.

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
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CULTURAL RESOURCES Would the project:				
8. Historic Resources				
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): On-site Inspection, Project Application Materials

Findings of Fact:

a) The project will not impact historical resources as the site was reviewed by the County Archaeologist and was determined to have no effect on historic properties. Moreover, the site is vacant of buildings and does not support historical resources of any kind. Thus, the proposed project will have no impact.

b) Based upon analysis of records, it has been determined that there will be no impacts to significant historical resources as defined in California Code of Regulations, Section 15064.5 because they do not occur on the project site. As such, no change in the significance of historical resources would occur with the implementation of the proposed project because there are no significant historical resources. Therefore, 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource, pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): On-Site Inspection, Project Application Materials

Findings of Fact:

a) Based upon analysis of records, it has been determined that there will be no impacts to archaeological resources as defined in California Code of Regulations, Section 15064.5 because previous grading of the subject property has eliminated any chance for surface resources to be present and the project will not disturb any ground that was not previously disturbed. Therefore, there will be no impacts in this regard.

b) Based upon analysis of records and a survey of the property it has been determined that there will be no impacts to significant archaeological resources as defined in California Code of Regulations, Section 15064.5 because they do not occur on the project site. Therefore no change in the significance of archaeological resources would occur with the implementation of the proposed project because there are no significant archaeological resources. Therefore, there will be no impacts in this regard.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) Based on an analysis of records, it has been determined that the project site does not include a formal cemetery or any archaeological resources that might contain interred human remains. Nonetheless, the project will be required to adhere to State Health and Safety Code Section 7050.5 if in the event that human remains are encountered and by ensuring that no further disturbance occur until the County Coroner has made the necessary findings as to origin of the remains. Furthermore, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. This is State Law, and is also considered a standard Condition of Approval (Planning-CUL. 1 – If Human Remains Found) and as pursuant to CEQA, is not considered mitigation. Therefore, impacts in this regard are considered 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?	<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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan, Riverside County Climate Action Plan (“CAP”), Project Application Materials

Findings of Fact:

a-b) The project will be connected to power via an underground line providing electrical and telco service to equipment. The project is a relatively small in scale, so any anticipated energy impacts will be considered less than significant for this project throughout the duration of construction and operation. Thus, the project will have a less than significant impact.

b) The proposed Project is an unmanned wireless communication facility. This use will increase consumption of energy for operation of facility equipment.

Planning efforts by energy resource providers take into account planned land uses to ensure the long-term availability of energy resources necessary to service anticipated growth. The proposed Project will develop the site in a manner consistent with the County’s General Plan land use designations for the property; thus, energy demands associated with the proposed Project are addressed through long-range planning by energy purveyors and can be accommodated as they occur. Therefore, Project implementation is not anticipated to result in the need for the construction or expansion of existing energy generation facilities, the construction of which could cause significant environmental effects.

Implementation of the proposed Project is not expected to result in conflict with applicable energy conservation plans, and impacts will be less than significant.

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

Source(s): Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Geologist Comments, Geology Report

Findings of Fact:

a) A portion of the Elsinore Fault crosses a portion of the overall parcel located closer to Clay Canyon Drive; however, the Project area is not located within a currently designated State of California Alquist-Priolo Earthquake Fault Zone. Mandatory compliance with Section 1613 of the 2013 California Building Code (CBC), structures proposed to be constructed on the site will be designed and constructed to resist the effects of seismic ground motions. Impacts in regards to this issue area will not be 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-grain 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 RCLIS (GIS database), the site is mapped within an area with low potential for seismically induced liquefaction. Compliance with the California Building Code (CBC) will ensure less than significant impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

13. Ground-shaking Zone

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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) Strong ground shaking can be expected at the site, as well as virtually all of southern California, during moderate to severe earthquakes in this general region. The proposed project site is near both the Elsinore Faults and Eagle Fault that traverse in the surrounding area. Potential impacts from ground shaking can be lessened to a level of insignificance through compliance with the current California Building Code Seismic Design requirements and the building permit review process. Such compliance shall be required by Riverside County Ordinance. This requirement is not considered unique mitigation for CEQA purposes. The proposed project will have a less than significant impact with regard to ground shaking.

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) According to the General Plan and the Project Consulting Geologist, the project site will have low potential for risk of landslides. Potential for lateral spreading, collapse, and rockfall hazards are also low. Therefore, 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:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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. alluvium vs. bedrock) are present. This condition does not occur on the project site. However, according to "Map My County," the Project site is mapped as susceptible to subsidence. California Building Code (CBC) requirements pertaining to development will mitigate the potential impact to less than significant. Through the CBC, the State provides a minimum standard for building design and construction. The CBC contains specific requirements for seismic safety, excavation, foundations, retaining walls, and site demolition. It also regulates grading activities, including drainage and erosion control. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation process. Therefore, 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"/>
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Source(s): On-site Inspection, Project Application Materials, Geology Report

Findings of Fact:

a) The Project site is not located in close proximity to any natural enclosed or open bodies of water. Additionally, there are no volcanoes in the Project vicinity. As such, the project site will not be subject to inundation by tsunamis or seiches, and will not be affected by volcanoes. There will be less than significant and no mitigation will be required.

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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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-b) The proposed project will not significantly change the topography or ground surface relief features as the only ground disturbance to take place is within the 870 square foot lease area. The project site has a moderate slope and given the relatively small area being developed the topography is not expected to be changed substantially by the implementation of this project. In addition, no cut or fill

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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slopes greater than 2:1 or higher than 10 feet are proposed as part of the project. Therefore, the project will have a less than significant impact.

c) The proposed project will not result in grading that affects or negates subsurface sewage disposal systems as the proposed project is located on an undeveloped parcel with no existing subsurface sewage disposal system to affect. There are no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

18. Soils	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in substantial soil erosion or the loss of topsoil?	<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 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, Project Application Materials, On-site Inspection, Soils Report

Findings of Fact:

a) The construction activities associated with the project could temporarily expose underlying soils to water and air, which will increase erosion susceptibility while the soils are exposed. Exposed soils will be subject to erosion during rainfall events or high winds due to the removal of stabilizing vegetation and exposure of these erodible organic materials to wind and water. However, due to the project's limited scale, potential impacts resulting from erosion, and implementation of Best Management Practices (BMPs) would prevent any impacts from rising to a level of significance. BMPs are standard requirements that do not constitute mitigation pursuant to CEQA. Impacts would be less than significant.

b) The project may be located on expansive soil; however, California Building Code (CBC) requirements pertaining to utility related development will prevent any impacts from rising to a level of significance. As CBC requirements are applicable to all development and do not constitute mitigation pursuant to CEQA. Impacts would be less than significant.

c) The project is for the installation of an unmanned wireless communication facility and will not require the use of sewers or septic tanks. 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
19. Wind Erosion and Blowsand from project either on or off site.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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

Findings of Fact:

a) The site is located in an area of Moderate Wind Erodibility rating. The General Plan, Safety Element Policy for Wind Erosion requires buildings and structures to be designed to resist wind loads which are covered by the California Building Code. With such compliance, the project will not result in an increase in wind erosion and blow sand, either on or off site and is considered a standard requirement and not considered CEQA mitigation. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

GREENHOUSE GAS EMISSIONS Would the project:				
20. Greenhouse Gas Emissions	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?				
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan, Riverside County Climate Action Plan ("CAP"), Project Application Materials

Findings of Fact:

a) The project proposes to construct an unmanned wireless communication facility consisting of a 100-foot tall AT&T wireless communication tower, disguised as a mono-eucalyptus, with an accompanying 870 square-foot equipment enclosure. The project would include the installation of twelve (12) panel antennas, thirty-six (36) RRUs, one (1) two foot microwave antenna, and other associated equipment and equipment cabinets to be located within a 6-foot tall chain-link fence with slats. The installation of the mono-eucalyptus will involve small-scale construction activities that will not include an extensive amount of heavy duty equipment or labor. Therefore, greenhouse gas emissions generated during construction phase are minimal. In addition, the powering of the cell tower will not require an extensive amount of electricity. Therefore in conclusion, the project is not anticipated to generate greenhouse gas emissions, either directly or indirectly, to the environment. Impacts are less than significant.

b) In September 2006, Governor Schwarzenegger signed Assembly Bill (AB) 32, the California Climate Solutions Act of 2006. AB 32 requires that statewide greenhouse gas (GHG) emissions be reduced to 1990 levels by the year 2020. To reach that goal, AB 32 directed the California Air Resources Board

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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(CARB) to develop and implement regulations to reduce statewide GHG emissions from stationary sources.

Because AB 32 is the primary plan, policy or regulation adopted in California to reduce GHG emissions, the proposed Project will have a significant impact if it does not comply with the regulations developed under AB 32. A numerical threshold for determining the significance of greenhouse gas emissions in the SCAB has not been established by the SCAQMD for projects where it is not the lead agency. Likewise, the County of Riverside has not adopted a threshold of significance for GHG emissions. As such, a screening threshold of 3,000 metric tons of carbon dioxide equivalent (MTCO_{2e}) per year is utilized by Riverside County and standard practice to determine if a project has the potential to generate substantial GHG emissions. This threshold is a widely accepted screening threshold used by the County and numerous jurisdictions in the SCAB, and is based on SCAQMD's proposed GHG screening thresholds for non-industrial projects. Additionally, the 3,000 MTCO_{2e} threshold is included in Riverside County's Draft Climate Action Plan. If a project will emit less than 3,000 MTCO_{2e} of GHGs per year, the Project is not considered a substantial GHG emitter, and no mitigation or additional analysis required. On the other hand, if a project's GHG emissions will exceed 3,000 MTCO_{2e} per year, the project will be considered a substantial source of GHG emissions and further quantitative analysis is required to analyze the project's GHG impacts. Because of the project's limited scope, there is no potential of exceeding the 3,000 MTCO_{2e} threshold. Therefore, the project will not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. The project will have less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 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): Project Application Materials

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-b) Construction equipment will 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 will 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 will be no greater risk for improper handling, transportation, or spills associated with the proposed Project than will occur on any other similar construction site. Construction contractors will 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. Additionally, the project proposes the use of a backup emergency generator and there is a very small potential for spill of fuel used for the generator. A Business Emergency Plan (BEP) that also addresses the handling of spills and leaks shall be submitted to the County of Riverside, Hazardous Materials Management Branch (HMMB) for review. This is a standard Hazmat Clearance condition and not considered mitigation for CEQA purposes.

Furthermore, because the project is simply an unmanned wireless communication facility, there will be no need for routine transport, use or disposal of hazardous materials. The main function of the communication facility will be to provide wireless services for AT&T and will only require occasional routine maintenance. This project is not forecasted to cause any significant environmental impacts related to activities related to routine delivery, management or disposal of hazardous materials. Impacts are considered less than significant.

c) The project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan. There is no impact

d) The project site is not located within one-quarter mile of an existing or proposed school. There will be no impact.

e) The project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment. There is no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

22. Airports				
a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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-b) The project site is not located within Airport Compatibility Airport Influence Area (AIA) and therefore was not required to be reviewed by the Airport Land Use Commission. There will be no impact.

c-d) The project would not result in a safety hazard for people residing or working in the project area, because the project is not located within two miles of a public airport, it's not located within the vicinity of a private airstrip or heliport. 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 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 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 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"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 not anticipated to substantially violate any water quality standards or waste discharge requirements due to limited scope of project including 870 square foot lease pad and 12-foot wide gravel driveway with existing access from Clay Canyon Drive. Therefore, the impact is considered less than significant.
- b) The project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin, since no water service is proposed or required with proposed wireless communication site. There will be no impacts.
- c) 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 or through the addition of impervious surfaces since the site project is limited to 870 square foot lease area in non-flood hazard area and would contain gravel driveway. Impacts would be less than significant.
- d) The project will not result in substantial erosion or siltation on-site or off-site since project is limited in scope with gravel and partially improved 44.23 acre site that is large unpaved areas containing dense vegetation. Impacts are less than significant.
- e) The project will not substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site due to limited scope of improved area consisting of 870 square foot pad and 12 foot wide gravel driveway. Impacts are less than significant.
- f) The project would not 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 since project is not located with a flood hazard area and limited improvements are required such as 870 square foot lease area. Therefore impacts are less than significant.
- g) The project is located in an area of minimal flood hazard and therefore would not impede or redirect flood flows. There will be no impact.
- h) The project is not located in a flood hazard area, tsunami area, or seiche zones, nor will risk the release of pollutants due to project inundation. There will be no impact.
- i) The project will not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan since no groundwater is proposed to be used. There will be no impact.

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
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LAND USE/PLANNING Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
24. Land Use				
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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan, GIS database, Project Application Materials

Findings of Fact:

a) The proposed use has been determined to not result in a substantial alteration of the present or planned land use of this area as there are no proposed change of zone or general plan amendment applications being processed concurrently with this plot plan. The project site has a General Plan Land Use Designation of Community Development: Medium High Density Residential (CD: MHDR). This project is consistent with the General Plan, since it would provide wireless infrastructure that would service the residents of the surrounding community. In addition, the project site is also located within the Specific Plan No. 176 (Wild Rose) within Planning Area II-9; which are zoned R-5 Zoning Classification. Ordinance No. 348, Section 19.404 allows for a disguised wireless facility, subject to the approval of a plot plan. Therefore, the project will have no impact.

b) The project is located in the general vicinity residential dwellings. However, there are no components of the proposed Project that will obstruct access to the communities. Accordingly, the proposed Project will not disrupt or divide the physical arrangement of an established community and no impact will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

MINERAL RESOURCES Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 site is within MRZ-3 (Significance of mineral deposits undetermined), which is defined as areas where the available geologic information indicates that mineral deposits are likely to exist;

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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however, the significance of the deposit is undetermined. The General Plan identifies policies that encourage protection for existing mining operations and for appropriate management of mineral extraction. A significant impact that would constitute a loss of availability of a known mineral resource would include unmanaged extraction or encroach on existing extraction. No existing or abandoned quarries or mines exist in the area surrounding the project site. The project does not propose any mineral extraction on the project site. Any mineral resources on the project site will be unavailable for the life of the project; however, the project will not result in the permanent loss of significant mineral resources. There will be no impact.

b) The project will not result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State. The project will not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan. There will be no impact.

c) The project will not be an incompatible land use located adjacent to a State classified or designated area or existing surface mine. There will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

NOISE Would the project result in:

26. Airport Noise	<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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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," County of Riverside Airport Facilities Map

Findings of Fact:

a) The proposed project is not located within an Airport Influence Area and is not located within two (2) miles of a public airport or public use airport. The proposed project is an unmanned wireless communication facility and as such will not expose people residing or working in the project area to excessive noise levels. There will be no impact.

b) The proposed project is not located within the vicinity of a private airstrip, as such, the project will not expose people residing or working in the project area to excessive noise levels. There will be no impact.

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
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?	<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 type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan, Table N-1 (“Land Use Compatibility for Community Noise Exposure”), Project Application Materials

Findings of Fact:

a) Although the project will briefly increase the ambient noise level in the immediate vicinity during construction, and the general ambient noise level may increase slightly after project completion due to occasional facility maintenance, the impacts are not considered significant. Therefore, the proposed Project itself will not result in a substantial permanent increase in ambient noise levels in the Project vicinity above levels existing without the Project, and impacts will be less than significant.

b) The project construction activities have the potential to result in varying degrees of temporary ground vibration, depending on the type of construction activities and equipment used. It is expected that ground-borne vibration from Project construction activities will be localized and intermittent. Construction activities that are expected to occur within the Project site include small-scale grading and trenching, which have the potential to generate low levels of ground-borne vibration. However, the project construction activities are not expected to result in perceptible human response due to the limited scope of the project and because the proposed project will be located more than 100 feet from the nearest residence. Additionally, the project will not expose persons to or generation of noise levels in excess of standards established in the local General Plan or noise ordinance, or applicable standards of other agencies or expose persons to or generation of excessive ground-borne vibration or ground-borne noise levels. The project will have a less than significant impact.

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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan Figure OS-8 “Paleontological Sensitivity,” Paleontological Resource Impact Mitigation Program (“PRIMP”) Report

Findings of Fact:

a) According to GIS database, the project site has been mapped as having a low potential for paleontological resources. Nonetheless, the Project has been conditioned to mitigate any impact in the event fossil remains are encountered during site development (Planning-PAL. – LOW PALEO

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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SENSITIVITY). This is a standard condition and not considered mitigation for CEQA purposes. There will be a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

POPULATION AND HOUSING Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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"/>

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

Findings of Fact:

- a) The project is a 100 foot high mono-eucalyptus with an equipment shelter in an 870 square foot lease area. The site is not occupied by any people and there is dense vegetation surrounding and on-site. Implementation of the facility would not displace housing or people, which would not require construction of replacement housing elsewhere. There will be no impact.
- b) The project simply proposes an unmanned wireless facility and would not result in an affordable housing demand. There will be no impact.
- c) According to Riverside County's "Map My County," the site is not located within or adjacent to any County Redevelopment Project Area. The project simply proposes an unmanned wireless facility. Implementation of the project would not result in the construction of housing or in a population increase. There will be no impact.

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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source(s): Riverside County General Plan Safety Element

Findings of Fact:

The Riverside County Fire Department provides fire protection services to the Project area. The proposed Project will primarily be served by the Riverside County Fire Department (Station No. 64), located approximately 3.7 miles Southeast of the Project site at 25310 Campbell Ranch Road, Corona, CA 92883. Thus, the Project site is adequately served by fire protection services under existing conditions. Because the proposed Project is an unmanned communication facility, implementation of the proposed Project will not result in the need for new or physically altered fire protection facilities, and will not exceed applicable service ratios or response times for fire protection services. Therefore, there will be a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

31. Sheriff Services

Source(s): Riverside County General Plan

Findings of Fact:

The proposed area is serviced by the Riverside County Sheriff's Department. The proposed project would not have an incremental effect on the level of sheriff services provided in the vicinity of the project area. The project must comply with County Ordinance No. 659 to prevent any potential effects to sheriff services. This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation. Therefore, the impacts are less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

32. Schools

Source(s): Hemet Unified School District correspondence, GIS database

Findings of Fact:

The project will not physically alter the facilities or result in the construction of new or physically altered facilities. The proposed project is located within the Corona Norco Unified School District. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. This project has been conditioned to comply with School Mitigation Impact fees in order to mitigate the potential effects to school services. This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation. There will be no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

33. Libraries

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source(s): Riverside County General Plan

Findings of Fact:

The proposed project will not create a significant incremental demand for library services. The project will not require the provision of new or altered government facilities at this time. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. This project must comply with County Ordinance No. 659 to prevent any potential effects to library services. This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation. There will be no impact.

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"/>
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Source(s): Riverside County General Plan

Findings of Fact:

The use of the proposed lease area would not cause an impact on health services. The site is located within the service parameters of County health centers. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. As an unmanned wireless communications facility, this project will not provide housing, create any jobs, or otherwise attract people to the area, requiring the need for additional library services. There will be no impact.

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"/>
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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"/>
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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"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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) The project proposes a 100-foot high mono-eucalyptus tower with an equipment shelter in an 870-square-foot lease area. The project would not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. There will be no impact.
- b) The project would not include the use of existing neighborhood or regional parks or other recreation facilities such that substantial physical deterioration of the facility would occur or be accelerated. There will be no impact.
- c) The project is located within County Service Area Temescal #134 - Lighting, however, utility related projects are not required to pay Quimby fees. There will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

36. Recreational Trails	<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

Findings of Fact:

- a) The proposed project is an unmanned wireless communications facility and does not create a need or impact a recreational trail in the vicinity of the proposed project. There will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

TRANSPORTATION Would the project:				
37. Transportation	<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?				
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 proposes an unmanned telecommunication facility allowing colocation. Any traffic resulting from the proposed Project will be due to occasional maintenance, which will involve one vehicle at a time and minimal equipment. Therefore, there will be no increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system and there will be no conflict with the Riverside County Transportation Commission's (RCTC) 2011 Riverside County Congestion Management Program. The impact is less than significant.

c-d) The proposed Project is simply an unmanned wireless communication facility and does not propose any change in street design. Therefore, there will be no impact. There will be no impact.

e) The proposed Project may cause a minimal effect upon circulation during the Project's construction. However, there will be a less than significant impact due to the small scale of the proposed Project. The impact is less than significant.

f) The proposed Project is an unmanned wireless communication facility on an approximately 870 square-foot lease area with equipment enclosure. The proposed Project will not result in inadequate emergency access to nearby uses. Therefore, 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 type="checkbox"/>	<input checked="" type="checkbox"/>
a) Include the construction or expansion of a bike system or bike lanes?				

Source(s): Riverside County General Plan

Findings of Fact:

The project is for an unmanned wireless communications facility and does not create a need or impact a bike trail in the vicinity of the project. There will be no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): County Archaeologist, AB52 Tribal Consultation

Findings of Fact:

a-b) In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to eleven requesting tribes on October 24, 2018. Consultation was requested by the KIZH Nation - Gabrieleño Band of Mission Indians on October 29, 2018. Morongo Band of Mission Indians deferred to other tribes on October 31, 2018. KIZH Nation - Gabrieleño Band of Mission Indians recommended monitoring if ground disturbance, requested specific conditions of approval be placed on the project and requested exhibits. These included a condition for procedures in the case of unanticipated resources and human remains being identified during ground disturbing activities related to construction of the project. Consultation with KIZH Nation - Gabrieleño Band of Mission Indians was concluded on November 26, 2018. There are no known physical tribal cultural resources at the project site, and any ground disturbing activities are limited to site preparation for 870 square foot lease area and gravel driveway to accommodate a wireless mono-eucalyptus tower. For these reasons, there is anticipated to be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

UTILITIES AND SERVICE SYSTEMS Would the project:

40. Water	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm	<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
water drainage systems, whereby the construction or relocation would cause significant environmental effects?				
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 type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Project Application Materials, Water Company

Findings of Fact:

a-b) The proposed Project is an unmanned wireless communication facility that requires no water during operation. Therefore, the proposed Project will not require or result in the construction of new water treatment facilities or expansion of existing facilities. There will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

41. Sewer				
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-b) The proposed Project is an unmanned wireless communication facility and will not require any connection to sewer lines. Therefore, the Project will not require or result in the construction of new wastewater treatment facilities or expansion of existing facilities. There will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

42. Solid Waste				
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"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source(s): Riverside County General Plan, Riverside County Waste Management District correspondence

Findings of Fact:

a-b) The proposed Project is an unmanned wireless communication facility and will not require solid waste services. Therefore, the proposed Project will not require or result in the construction of new landfill facilities, including the expansion of existing facilities. There will be no impact.

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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 & c) Implementation of the proposed Project will require the construction of electrical and communication facilities. Electrical service will be provided by Southern California Edison and communication systems will be provided by AT&T. Any physical impacts resulting from the construction of necessary utility connections to the Project site have been evaluated throughout this environmental assessment. Therefore, there will be a less than significant impact.

b & d-f) The Project does not propose any construction of natural gas systems, street lighting, public facilities, or other governmental services. Accordingly, there will be no impact.

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 checked="" type="checkbox"/>	<input type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan Figure S-11 "Wildfire Susceptibility", GIS database, Project Application Materials

Findings of Fact:

a) The proposed project is located within a very high fire hazard area and a State Responsibility Area. The proposed project has been reviewed by the Riverside County Fire Department. The Riverside County Fire Department did not add conditions of approval to the project because it is an unmanned wireless facility and does not present any design that would affect emergency access. Therefore the project would not substantially impair an adopted emergency evacuation or response plan. Impacts will be less than significant.

b) The proposed project is located on a relatively mild slope with some combustible fuel sources in the immediate area, the area has been impacted by wildfires before. In addition, the proposed project is an unmanned wireless communication facility which will not expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire. As such, the project is considered to have a less than significant impact.

c) The proposed project will have utilities that may exacerbate fire risk such as electrical power lines, but these lines will be placed underground minimizing the impact. As such, the project will have a less than significant impact.

d-e) According to County of Riverside General Plan, the project site is located in an area designated as high for wildfire susceptibility. However the project is located in a residential zoning classification with adequate access for emergency services, has been setback a substantial distances from any current habitable structures, and has been reviewed by the Fire Department to minimize the risk of loss involving wildland fires. Additionally, the project site will be served by the Riverside County Fire Department (Station No. 64), located approximately 3.7 miles Southeast of the Project site at 25310 Campbell Ranch Road, Corona, CA 92883. Therefore, the proposed project will have a less than significant impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No mitigation is required.

Monitoring: No monitoring is required

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): Staff Review, Project Application Materials

Findings of Fact:

Implementation of the proposed project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory. The project will have a less than significant impact.

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)?

Source(s): Staff Review, Project Application Materials

Findings of Fact:

As discussed throughout this environmental assessment, implementation of the proposed project will not result in potentially significant effects or cumulative effects. It is not expected that additional projects of a similar character will be implemented in the vicinity of the project site due to a sufficient service radius expected to result from the subject unmanned wireless communication facility. There are no other cumulatively considerable impacts associated with the proposed Project that are not already evaluated and disclosed throughout this Negative Declaration. The project will have a less than significant impact.

47. Have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?

Source(s): Staff Review, Project Application Materials

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

The Project’s potential to result in substantial adverse effects on human beings has been evaluated throughout this environmental assessment. There are no components of this project that could result in substantial adverse effects on human beings that are not already evaluated and disclosed throughout this environmental assessment. The project will have a less than significant impact.

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 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:

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

Location: County of Riverside Planning Department
 4080 Lemon Street, 12th Floor
 Riverside, CA 92505

VII. AUTHORITIES CITED

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



**COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY**

Juan C. Perez
Agency Director



07/22/20, 10:12 am

PPW180003

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for PPW180003. 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 (PPW180003) 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

Plot Plan No. 180003 (PPW180003) is a proposal to construct a 100 foot mono-eucalyptus, including twelve (12) antennas, thirty-six (36) RRUs, one (1) two foot microwave antenna, six (6) surge protectors approximately 50 feet southwest from an 18 x 20 foot lease area with an equipment shelter on a 44.23 overall parcel. The total project lease area is 870 sqft. The equipment shelter lease area includes one (1) GPS antenna attached to the shelter, one (1) utility H-frame with security lighting, and one (1) 30kw diesel generator; surrounded by a six foot high chain link fence with slats.

Variance No. 190007 (VAR190007) is a proposal for a modification to the height requirement established through Section 19.410.C of Ordinance No. 348 which states disguised wireless communication facilities in residential zone classifications shall not exceed fifty (50) feet. The variance application requests to exceed the fifty (50') foot height requirement to allow for the proposed one hundred (100') foot disguised communications tower.

The project site is location north of Camino Terraza, west of Jameson Rd., and south of Clay Canyon Dr., within the Temescal Canyon Area Plan.

Advisory Notification. 3 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 PPW180003; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 3 AND - Hold Harmless (cont.)

decision made by the COUNTY concerning the PPW180003, including, but not limited to, decisions made in response to California Public Records Act requests.

The COUNTY shall promptly notify the applicant/permittee of any such claim, action, or proceeding and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY.

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such claim, action or proceeding, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel. 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. 4 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT(S)

Exhibit A, B, C (Site, Elevation, Floor Plans), dated June 11, 2020.

Exhibit W (Wall and Fencing Plan), dated June 11, 2020.

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)

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 5 AND - Federal, State & Local Regulation Compliance (cont.)

- Government Code Section 66499.37 (Hold Harmless)
 - Native American Cultural Resources, and Human Remains (Inadvertent Find)
 - School District Impact Compliance
 - current California Building Code (CBC)
 - 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. 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. 915 (Regulating Outdoor Lighting)
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. 6 AND - PPW Collocation

The applicant/operator of the facility shall agree to allow the co-location of equipment of other wireless telecommunications providers at this site when applications are received by the County and it is considered feasible, subject to an agreement between the applicant/operator, the other proposed wireless telecommunications provider, and the property owner.

E Health

E Health. 1 HAZMAT CONDITIONS

A) Emergency Generator – A general condition shall be placed on the project indicating that the following shall apply for any proposed diesel emergency generator: 1) A Hazardous Materials Business Plan (HMBP) shall be submitted to the County of Riverside, Hazardous Materials Management Branch (HMMB). 2) A proposal for an approved method of secondary containment may be required. 3) If the fuel tank capacity is greater than or equal to 1,320 gallons, the facility shall be required to prepare a Spill Prevention Control and Countermeasure (SPCC) plan. The SPCC shall be written in compliance with Federal rules and regulations. 4) If the generator is located indoors, all entrance doors shall be labeled with an NFPA 704 sign with the appropriate NFPA ratings.

ADVISORY NOTIFICATION DOCUMENT

E Health

E Health. 1 HAZMAT CONDITIONS (cont.)

5) If the generator is located outdoors, the NFPA 704 sign shall be placed on the most visible side of the exterior surface of the generator unit, or if fenced, on the most visible side of the fence, with the appropriate NFPA ratings. 6) The location and capacity of the "day tank", if proposed, shall be clearly identified in the chemical inventory and facility map sections of the BEP. 7) The business shall address the handling of spills and leaks in the Prevention, Mitigation, and Abatement sections of the BEP. 8) If the generator is located in a remote site, HMMB shall conduct an inspection to determine whether any exemptions can be granted. B) Hazardous Materials Business Plan (HMBP) – A condition shall be placed on the project, "Prior to Building Final", indicating that this facility shall be required to submit a HMBP to the Hazardous Materials Management Branch (HMMB) for review and acceptance. For further information, please contact HMMB at (951) 358-5055. C) Backup battery storage – An NFPA 704 sign shall be placed on the most visible side of the cabinet(s) containing any amount of lead-acid batteries and if fenced, on the most likely means of entrance into the enclosure.

E Health. 2 UNMANNED FACILITY/NO WASTEWATER PLUMBING

A general condition shall be placed on the project indicating that, if permanent restroom facilities are required, the Department of Environmental Health (DEH) is to be contacted for specific requirements regarding water and sewer.

Fire

Fire. 1 Gen - Custom

1. Roadways installed and maintained by the cellular company/radio agency solely for maintenance of their equipment shall be deemed acceptable. Roadways to the site shall not be required to be installed and maintained to support fire apparatus. 2.No additional water supply for fire protection is required.

Planning

Planning. 1 015 - Planning USE - BRNCH HGT CNT ANT SOCK

The branches for the mono-eucalyptus shall start 15 feet from the bottom of the tree and shall be spaced at three (3) branches or more per foot to provide dense coverage and all antennas shall have "socks".

Planning. 2 015 - Planning USE - 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.

ADVISORY NOTIFICATION DOCUMENT**Planning****Planning. 3****015 - Planning USE - 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**015 - Planning USE - CO-LOCATION**

The applicant/operator of the facility shall agree to allow the co-location of equipment of other wireless communications providers at this site when applications are received by the County and it is considered feasible, subject to an agreement between the applicant/operator, the other proposed wireless telecommunications provider, and the property owner.

Planning. 5**015 - Planning USE - 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. 6**015 - Planning USE - FUTURE INTERFERENCE**

If the operation of the facilities authorized by this approved Plot Plan (PPW180003) generates electronic interference with or otherwise impairs the operation of Riverside County communication facilities, the applicant shall consult with Riverside County Information Technology staff and implement mitigation measures acceptable to the Riverside County Department of Information Technology.

Planning. 7**015 - Planning USE - LIFE OF PERMIT**

Pursuant to Riverside County Ordinance No. 348 (Land Use), a telecommunication facility shall have an initial approval period (life) of ten (10) years, which may be extended if a revised permit application is made and approved by the original approving officer or body. Such extensions, if approved, shall be in increments of ten (10) years. The determination as to the appropriateness of such extensions shall be made, in part, on adherence to the original conditions of approval and the number of complaints, if any, received by the County. In the case of co-located facilities, the permits of all co-locaters shall be automatically extended until the last co-locaters permit expires. In the event that this ten (10) year maximum life span provision is removed from Riverside County Ordinance No. 348 (Land Use), this condition of approval shall become null and void.

Planning. 8**015 - Planning USE - LIGHTING HOODED/DIRECTED**

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

ADVISORY NOTIFICATION DOCUMENT**Planning****Planning. 9****015 - Planning USE - MAINTAIN SOCKS/BRANCHES**

The proposed mono-eucalyptus shall be kept in good repair. The branches as well as the antenna "socks" shall remain in good condition. If at any time the "socks" are missing or deteriorated (as determined by the Planning Department), they shall be replaced within 30 days.

Planning. 10**015 - Planning USE - MAX HEIGHT**

The mono-eucalyptus/antenna array located within the property shall not exceed a height of 100 feet.

Planning. 11**015 - Planning USE - NO USE PROPOSED LIMIT CT**

The balance of the subject parcels, APN 282-210-049 & 050 (excluding the lease area and access easement), shall hereby be designated as "NO USE PROPOSED", and shall require approval of an appropriate land use application prior to utilization of any additional land uses subject to the requirements of County Ordinance No. 348.

Planning. 12**015 - Planning USE - NOISE REDUCTION**

In accordance with Section 19.410.g. of Ordinance No. 348, and for the life of the project, all noise produced by the wireless communication facility shall in no case produce noise which exceeds 45 dB inside the nearest dwelling and 60 dB at the project site's property line.

Planning. 13**015 - Planning USE - SITE MAINTENANCE CT**

The project site shall be kept in good repair. Graffiti shall be removed from any structures within one week of observation and/or notification. The project site and a minimum area of 10 feet around the project site shall be kept free of weeds and other obtrusive vegetation for fire prevention purposes.

Planning. 14**015 - Planning Use - Tower (Mono-Eucalyptus) Design**

For simulated telecommunication towers disguised as a tree, bark shall be applied to the tower and extend the entire length of the pole (trunk), or the branch count shall be increased so that the pole is not visible. The equipment shelter and/or cabinet color shall be neutral earth tones and will blend with the surrounding setting. Additionally, for towers disguised as a tree, branches and foliage shall extend beyond every antenna array a minimum of two (2) feet horizontally and seven (7) feet vertically, in order to adequately camouflage the array, antennas and bracketry. In addition, all antennas, and supporting bracketry shall be wrapped in artificial foliage. Finally, towers disguised as a tree, the branch count shall be a minimum of three (3) branches per lineal foot of trunk height. Branches shall be randomly dispersed and of differing lengths to provide a natural appearance. Branches shall be applied, starting at 15-feet from ground and extend to the top of the tower in order to minimize visual impacts. Changes in the above listed design or colors shall be reviewed and approved by the Planning Department prior to installation of the structures, or prior to repainting of the structures.

ADVISORY NOTIFICATION DOCUMENT**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 PDA07018 accepted

County Archaeological Report (PDA) No. 7018 submitted for this project (PPW180003) was prepared by Helix Environmental and is entitled: "Phase I Cultural Resources Assessment AT&T Mobility, LLC Facility CLV0307 (Temescal Valley Water Tank), Corona, Riverside County, California", dated January 14, 2019. PDA07018 concludes: In accordance with Section 106 of the NHPA and CEQA, as requested by the County of Riverside, HELIX has assessed the effects/impacts of project development on any cultural resources, including historic properties. The results of the record search indicated that six precontact or historic age resources have been recorded within the one-mile search radius. The APE has been previously surveyed, and the pedestrian survey conducted for the proposed project was negative for both precontact and historic age resources. Additionally, the stealth design of the antenna structure would not negatively impact the current view-shed due to the lack of visibility. PDA07018 recommends: The results of this assessment indicate it is unlikely that cultural resources, included historic properties, would be affected by the installation of the proposed telecommunications facility. Therefore, HELIX recommends a finding of no adverse effect/no significant impact and does not recommend additional cultural resource mitigation or mitigation monitoring prior to construction. These documents are herein incorporated as a part of the record for project.

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. 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.

ADVISORY NOTIFICATION DOCUMENT**Planning-GEO****Planning-GEO. 1****GEO180017 ACCEPTED**

County Geologic Report GEO No. 180017, submitted for the project PPW180003, APN 282-210-050, was prepared by Toro International, and is titled; "Geotechnical Investigation for AT&T Mono-eucalyptus and Equipment Platform, Temescal Canyon Water Tank – CLV0307, Clay Canyon Drive, Corona, California," dated May 15, 2018. In addition, Toro International has submitted the following report: "Response to Review Comments Riverside County Planning Department, Geologic Report No. 180017, regarding Geotechnical Investigation for AT&T Mono-eucalyptus and Equipment Platform, Temescal Canyon Water Tank – CLV0307, Clay Canyon Drive, Corona, California," dated August 14, 2018. These documents are herein incorporated in GEO180017. GEO180017 concluded:

1. The site is located within a State of California Earthquake Fault Zone, and a County of Riverside Fault Hazard Zone; however, based on a review of published reports and maps, field mapping of the site, and a review of historical aerial photographs, it is the consultant's opinion that the project site and proposed development is not constrained by the potential of surface fault rupture by an active fault.
2. The site is underlain by hard metamorphic bedrock with an anticipated groundwater depth of over 50 feet and is therefore not susceptible to liquefaction.
3. Based on site geologic mapping to assess slope stability and landsliding hazards, the metamorphic bedrock underlying the site exhibits very steeply dipping foliations, which are not a potential failure plane for deep seated failures. Additionally, the bedrock is moderately to highly fractured, indicating that no continuous planar structures exist that could be a potential failure plane, and that site slopes are adequately stable to support the proposed communication tower.
4. The proposed tower will be supported by deep foundations, and the expansion potential of the bedrock at depth is anticipated to be very low.

GEO180017 recommended:

1. Vegetation, organic soil, roots and other unsuitable material should be removed from the building areas.
2. The extent of the removal should be within the proposed concrete slab footprint, and 3 feet beyond it, wherever possible.
3. All deleterious materials should be discarded offsite and the upper 12 inches of the subsurface materials should be removed and replaced with compacted fills.
4. The proposed mono-eucalyptus may be founded on caisson that is embedded in the ground for a minimum of 8 feet. The final caisson depth should be confirmed by the geotechnical engineer during excavation of the hole.
5. Alternatively, the proposed lattice tower may be supported by mat foundation provided the minimum depth of foundation is 4 feet and a minimum distance between the edge of the foundation and the face of the nearby descending slope is 15 feet.
6. The helical piers that are proposed to support the equipment shelter are not recommended because the underlying soils consist of very dense clayey sand. Instead, we recommend the use of caissons embedded in the ground a minimum of 7 feet below the ground surface due to sloping ground conditions. The final caisson depth should be confirmed by the geotechnical engineer during excavation of the hole.

ADVISORY NOTIFICATION DOCUMENT**Planning-GEO****Planning-GEO. 1 GEO180017 ACCEPTED (cont.)**

GEO No. 180017 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 180017 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 LOW PALEO SENSITIVITY**

10 Series condition for a project located completely within the Low Potential Zone:

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

1. All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.
2. The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.
3. The applicant shall retain a qualified paleontologist approved by the County of Riverside.
4. The paleontologist shall determine the significance of the encountered fossil remains.
5. Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.
6. If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover the remains.
7. Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data

ADVISORY NOTIFICATION DOCUMENT

Planning-PAL

Planning-PAL. 1 LOW PALEO SENSITIVITY (cont.)

will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. *Per the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet.

8. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

Transportation

Transportation. 1 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 STD INTRO (ORD 460/461)

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. 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.

Plan: PPW180003

Parcel: 282210050

60. Prior To Grading Permit Issuance

Planning-CUL

060 - Planning-CUL. 1 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.

060 - Planning-CUL. 2 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. A Cultural Resource Monitoring Plan 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. 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 0060-EPD-30-Day Burrowing Owl Preconstruction Survey 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 grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist who holds a Memorandum of Understanding with the County. The survey results shall be provided in writing to the Environmental Programs Division (EPD) of the Planning Department. If the grading permit is not obtained within 30 days of the survey, a new survey shall be required. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. Burrowing Owl relocation shall only be allowed to take place outside of the burrowing owl nesting season (nesting season is March 1 through August 31) and is required to be performed by a qualified biologist familiar with relocation methods. The County Environmental Programs Department shall be consulted to determine appropriate type of relocation (active or passive) and potential translocation sites. Burrowing Owl Protection and Relocation Plans and Biological Monitoring Plans are required to be reviewed and approved by the California Department of Fish and Wildlife.

Plan: PPW180003

Parcel: 282210050

60. Prior To Grading Permit Issuance Planning-EPD

060 - Planning-EPD. 2 0060-EPD-Grading Clearance Not Satisfied

Prior to a grading permit being issued, the area identified with coast live oaks shall be avoided as referenced in the document, "Findings of a Habitat Assessment AT&T Mobility, LLC Candidate CSL00307/CLV00307 (Temescal Valley Water Tank) - PPW180003 Clay Canyon Drive, Corona, Riverside County, California," Figure 4, prepared by, Helix Environmental Planning.(Kyle Workman), dated April 17, 2020.

The following will also be mapped on all project grading exhibits as shown on Figure 5 in the above mentioned document: 1) All coast live oak trees being preserved on-site and no disturbance allowed in this area.

060 - Planning-EPD. 3 0060-EPD-Nesting Bird Survey (MBTA) 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. Nesting bird season is February 15st through August 31st. If habitat or structures that support nesting birds must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted.

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

Prior to finalization of a grading permit or prior to issuance of any building permits the projects consulting biologist shall prepare and submit a report to Environmental Programs Division (EPD) documenting the results of the pre-construction nesting bird survey.

Transportation

060 - Transportation. 1 SUBMIT GRADING PLANS Not Satisfied

In addition to submitting grading plans to the Department of Building and Safety, 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.

Plan: PPW180003

Parcel: 282210050

60. Prior To Grading Permit Issuance Transportation

060 - Transportation. 2 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), 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 the issuance of a grading permit. More information can be found at the following website. <http://rcflood.org/npdes/>

70. Prior To Grading Final Inspection Planning-CUL

070 - Planning-CUL. 1 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 0080-BS GRADE-USE - NO GRADING VERIFICATION Not Satisfied

Prior to the issuance of any building permits, the applicant shall comply with the County of Riverside Department of Building and Safety "NO GRADING VERIFICATION" requirements. The "NO GRADING VERIFICATION" is not required if the applicant obtains a grading permit.

080 - BS-Grade. 2 0080-BS GRADE-USE - NO GRADING VERIFICATION Not Satisfied

Prior to the issuance of any building permits, the applicant shall comply with the County of Riverside Department of Building and Safety "NO GRADING VERIFICATION" requirements. The "NO GRADING VERIFICATION" is not required if the applicant obtains a grading permit.

Fire

080 - Fire. 1 Gen - Custom Not Satisfied

1. Gates or other barriers across access roadways and at entrances to sites shall provide rapid reliable access by means of a Knox Box or Knox Padlock in an accessible location to provide immediate access for life safety and/or firefighting purposes. The Knox product and its location shall be approved.

Plan: PPW180003

Parcel: 282210050

80. Prior To Building Permit Issuance

Fire

080 - Fire. 2 **Prior to permit** **Not Satisfied**

1. Emergency power systems, standby power systems and uninterrupted power supplies shall be in accordance with the CFC. Sign(s) designed in accordance with NFPA Standard 704 must be posted as applicable.

Planning

080 - Planning. 1 **080 - Planning USE - ELEVATIONS & MATERIALS** **Not Satisfied**

Building, structure elevations, and lease area layout shall be in substantial conformance with that shown on the APPROVED EXHIBIT A, B, C.

080 - Planning. 2 **080 - Planning USE - LIGHTING PLANS CT** **Not Satisfied**

Any proposed outdoor lighting must 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 General Plan.

080 - Planning. 3 **080 - Planning USE - RVW BLDNG PLNS/SOCKS/BRN** **Not Satisfied**

Prior to building permit issuance, the Planning Department shall review the plan check approved building plans to insure that the telecommunication tower, disguised as a tree, has bark applied to the tower and extend the entire length of the pole (trunk), or the branch count shall be increased so that the pole is not visible. Additionally, the tower's branches and foliage extend beyond every antenna array a minimum of two (2) feet horizontally and seven (7) feet vertically, in order to adequately camouflage the array, antennas and bracketry. In addition, all antennas, and supporting bracketry shall be wrapped in artificial foliage. Furthermore, the tower's branch count is a minimum of three (3) branches per lineal foot of trunk height. Branches shall be randomly dispersed and of differing lengths to provide a natural appearance. Branches shall be applied, starting at 15-feet from ground and extend to the top of the tower and all antennas have "socks" in accordance with the APPROVED EXHIBIT A, B, C.

080 - Planning. 4 **Lot Line Adjustment** **Not Satisfied**

Prior to the issuance of a building permit, the applicant, in accordance with Ordinance No. 460, shall obtain an approved Lot Line Adjustment establishing the project site all on one parcel. Documentation showing the recordation of the Lot Line Adjustment shall be submitted to the Planning Department prior to issuance of the building permits for Plot Plan No. 180003 (PPW180003). The proposed parcel shall comply with all applicable development standards for the parcel's zone classification as provided in Ordinance No. 348.

Transportation

080 - Transportation. 1 **EVIDENCE/LEGAL ACCESS** **Not Satisfied**

Provide evidence of legal access.

080 - Transportation. 2 **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

Plan: PPW180003

Parcel: 282210050

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 2 SUBMIT PLANS (cont.) Not Satisfied

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/>

080 - Transportation. 3 UTILITY PLAN Not Satisfied

Proposed electrical power lines below 33.6 Kv within public right-of-way for this cell tower site 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. A disposition note describing the above shall be reflected on the site plan. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

90. Prior to Building Final Inspection

E Health

090 - E Health. 1 HAZMAT CONTACT/REVIEW Not Satisfied

If further review of the site indicates additional environmental health issues, the Hazardous Materials Management Division reserves the right to regulate the business in accordance with applicable County Ordinances. Please call (951)358-5055 for additional questions.

090 - E Health. 2 HAZMAT CONTACT/REVIEW Not Satisfied

If further review of the site indicates additional environmental health issues, the Hazardous Materials Management Division reserves the right to regulate the business in accordance with applicable County Ordinances. Please call (951)358-5055 for additional questions.

Planning

090 - Planning. 1 090 - Planning USE - ORD 810 NO. 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 Plot Plan No. 180003 (PPW180003) is calculated to be 0.02 net acres.

090 - Planning. 2 090 - Planning USE - 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 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

Plan: PPW180003

Parcel: 282210050

90. Prior to Building Final Inspection

Planning

090 - Planning. 2 090 - Planning USE - ORD NO. 659 (DIF) (cont.) Not Satisfied

commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Plot Plan No. 180003 (PPW180003) has been calculated to be 0.02 net acres.

090 - Planning. 3 090 - Planning USE - SIGNAGE REQUIREMENT Not Satisfied

Prior to final inspection of any building permit, the permit holder, developer or successor-in-interest shall install a sign no smaller than 12 inches by 12 inches upon an exterior wall or fence that surrounds the lease area that provides the following contact information: - Address of wireless communications facility and any internal site identification number or code; - Name(s) of company who operates the wireless communications facility; - Full company address, including mailing address and division name that will address problems; - Telephone number of wireless communications facility company. If a co-located facility (addition antennas and/or equipment shelters or cabinets) are added to an existing facility, an additional sign, including the above described information, shall be installed on said shelter or cabinet stating the name of the company who operates the primary wireless communications facility and the name of the company that operates the co-located facility.

090 - Planning. 4 090 - Planning USE - SITE INSPECTION Not Satisfied

Prior to final inspection, the Planning Department shall inspect and determine that the conditions of PPW180003 have been met; specifically that the telecommunication tower, disguised as a tree, has bark applied to the tower and extend the entire length of the pole (trunk), or the branch count shall be increased so that the pole is not visible. Additionally, that the tower's branches and foliage extend beyond every antenna array a minimum of two (2) feet horizontally and seven (7) feet vertically, in order to adequately camouflage the array, antennas and bracketry. In addition, all antennas, and supporting bracketry shall be wrapped in artificial foliage. Furthermore, that the tower's branch count is a minimum of three (3) branches per lineal foot of trunk height. Branches shall be randomly dispersed and of differing lengths to provide a natural appearance. Branches shall be applied, starting at 15-feet from ground and extend to the top of the tower and all antennas have "socks"; plus natural earth tone colors for the equipment shelter and/or cabinets are in design and color with the tower design colors for the mono-eucalyptus in accordance with the APPROVED EXHIBIT A, B, C.

090 - Planning. 5 090 - Planning USE - WALL & FENCE LOCATIONS Not Satisfied

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

Transportation

090 - Transportation. 1 UTILITY INSTALL Not Satisfied

Proposed electrical power lines below 33.6 Kv within public right-of-way for this cell tower site shall be underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department.

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

Plan: PPW180003

Parcel: 282210050

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 2 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. 3 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.



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: April 17, 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
Southern California Edison Co. (SCE)
Southern California Gas Co.

P.D. Archaeology Section
Riv. Co. Information Technology
County Service Area No. 134 c/o EDA
March Air Reserve Base, Attn. General
Manager
Temescal Canyon Municipal Advisory Council
(MAC)
South Coast Air Quality Management District

Board of Supervisors - Supervisor: 1st District-
Jeffries
Planning Commissioner: 1st District- Shaffer
Corona Sphere of Influence
Corona Unified School District
Western Municipal Water District (WMWD)

PLOT PLAN WIRELESS NO. 180003 – CEQ180029 – Applicant: Smartlink on behalf of AT&T – Engineer/Representative: Julius Santiago – First Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan: Community Development: Medium High Residential (CD:MHDR) – Location: North of Camino Terraza, west of Jameson Rd., and south of Clay Canyon Dr. – 44.23 gross acres – Zoning: Specific Plan (SP) – REQUEST: The Plot Plan Wireless proposes to construct a 35 foot mono-eucalyptus, including twelve (12) antennas, thirty-six (36) RRUs, one (1) microwave antenna, six (6) surge protectors, one (1) GPS antenna, one (1) utility cabinet, and one (1) 30kw diesel generator surrounded by a chain link fence. APN: 282-210-050. BBID: 507-584-624

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 April 26, 2018.** 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: October 16, 2019

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. Information Technology
Riv. Co. Waste Resources Management Dept.
County Service Area No. 134 c/o EDA
March Air Reserve Base
Temescal Canyon Municipal Advisory Council
(MAC)

Board of Supervisors - Supervisor: Kevin
Jeffries
Planning Commissioner: Bruce Shaffer
City of Corona Sphere of Influence
Corona Unified School District
Western Municipal Water District (WMWD)
Southern California Edison Co. (SCE)
Southern California Gas Co.

PLOT PLAN WIRELESS NO. 180003 and VARIANCE NO. 190007, AMD. NO. 2 – CEQ180029 –
Applicant: Smartlink on behalf of AT&T – Engineer/Representative: Julius Santiago – First Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan: Community Development: Medium High Residential (CD:MHDR) – Location: North of Camino Terraza, west of Jameson Rd., and south of Clay Canyon Dr. – 44.23 gross acres – Zoning: Specific Plan #176 (Wildrose) – **REQUEST:** The **Plot Plan** Wireless communication facility for a AT&T, requesting 35’ foot high mono-eucalyptus, **Variance** proposes to construct a 100’ foot high mono-eucalyptus, including twelve (12) antennas, thirty-six (36) RRUs, one (1) microwave antenna, four (4) surge protectors, one (1) GPS antenna, one (1) utility cabinet, one (1) 30kw diesel generator surrounded by a 6 foot high chain link fence, and an 870 square foot lease area. APNs: 282-210-050 and 282-210-051 – **BBID: 324-628-343**

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.

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*

October 24, 2018

Cahuilla Band of Indians
Anthony Madrigal, Cultural Director
52701 Highway 371
Anza, CA 92539

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PPW180003)

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 November 23, 2018 to hthomson@rivco.org and email cc to fsierra@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 WIRELESS NO. 180003 – CEQ180029 – Applicant: Smartlink on behalf of AT&T – Engineer/Representative: Julius Santiago – First Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan: Community Development: Medium High Residential (CD:MHDR) – Location: North of Camino Terraza, west of Jameson Rd., and south of Clay Canyon Dr. – 44.23 gross acres – Zoning: Specific Plan (SP)

REQUEST: The Plot Plan Wireless proposes to construct a 35 foot mono-eucalyptus, including twelve (12) antennas, thirty-six (36) RRUs, one (1) microwave antenna, six (6) surge protectors, one (1) GPS antenna, one (1) utility cabinet, and one (1) 30kw diesel generator surrounded by a chain link fence. APN: 282-210-050.



RIVERSIDE COUNTY PLANNING DEPARTMENT

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

October 24, 2018

Colorado River Indian Tribes (CRIT)
Brian Etsitty, THPO
26600 Mohave Road
Parker, Arizona 85344

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PPW180003)

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 November 23, 2018 to hthomson@rivco.org and email cc to fsierra@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 WIRELESS NO. 180003 – CEQ180029 – Applicant: Smartlink on behalf of AT&T – **Engineer/Representative:** Julius Santiago – **First Supervisorial District –** Glen Ivy Zoning Area – **Temescal Canyon Area Plan:** Community Development: **Medium High Residential (CD:MHDR) – Location:** North of Camino Terraza, west of Jameson Rd., and south of Clay Canyon Dr. – **44.23 gross acres – Zoning:** Specific Plan (SP)

REQUEST: The Plot Plan Wireless proposes to construct a 35 foot mono-eucalyptus, including twelve (12) antennas, thirty-six (36) RRUs, one (1) microwave antenna, six (6) surge protectors, one (1) GPS antenna, one (1) utility cabinet, and one (1) 30kw diesel generator surrounded by a chain link fence. APN: 282-210-050.



RIVERSIDE COUNTY PLANNING DEPARTMENT

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

October 24, 2018

Gabrieleno Band of Mission Indians – Kizh Nation
Andrew Salas, Chair
P.O. Box 393
Covina, CA 91723

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PPW180003)

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 November 23, 2018 to hthomson@rivco.org and email cc to fsierra@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 WIRELESS NO. 180003 – CEQ180029 – Applicant: Smartlink on behalf of AT&T – Engineer/Representative: Julius Santiago – First Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan: Community Development: Medium High Residential (CD:MHDR) – Location: North of Camino Terraza, west of Jameson Rd., and south of Clay Canyon Dr. – 44.23 gross acres – Zoning: Specific Plan (SP)

REQUEST: The Plot Plan Wireless proposes to construct a 35 foot mono-eucalyptus, including twelve (12) antennas, thirty-six (36) RRUs, one (1) microwave antenna, six (6) surge protectors, one (1) GPS antenna, one (1) utility cabinet, and one (1) 30kw diesel generator surrounded by a chain link fence. APN: 282-210-050.



RIVERSIDE COUNTY PLANNING DEPARTMENT

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

October 24, 2018

Morongo Band of Mission Indians
Cultural Heritage
Travis Armstrong, THPO
12700 Pumarra Rd.
Banning, CA 92220

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PPW180003)

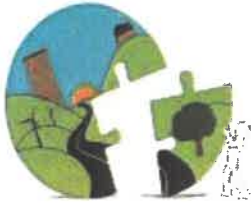
This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request within 30 days of receiving this notice to hthomson@rivco.org and email cc to fsierra@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 WIRELESS NO. 180003 – CEQ180029 – Applicant: Smartlink on behalf of AT&T – Engineer/Representative: Julius Santiago – First Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan: Community Development: Medium High Residential (CD:MHDR) – Location: North of Camino Terraza, west of Jameson Rd., and south of Clay Canyon Dr. – 44.23 gross acres – Zoning: Specific Plan (SP)

REQUEST: The Plot Plan Wireless proposes to construct a 35 foot mono-eucalyptus, including twelve (12) antennas, thirty-six (36) RRUs, one (1) microwave antenna, six (6) surge protectors, one (1) GPS antenna, one (1) utility cabinet, and one (1) 30kw diesel generator surrounded by a chain link fence. APN: 282-210-050.



RIVERSIDE COUNTY PLANNING DEPARTMENT

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

October 24, 2018

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 (PPW180003)

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 November 23, 2018 to hthomson@rivco.org and email cc to fsierra@rivco.org. To ensure an effective and good faith consultation effort, Planning asks that the request for consultation also indicate the following:

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RIVERSIDE COUNTY PLANNING DEPARTMENT

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

October 24, 2018

Pechanga Cultural Resources Department
Ebru Ozdil, Planning Specialist
P.O. Box 2183
Temecula, CA 92593

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PPW180003)

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RIVERSIDE COUNTY PLANNING DEPARTMENT

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

October 24, 2018

Quechan Indian Tribe
H. Jill McCormick, Historic Preservation Officer
P.O. Box 1899
Yuma, AZ 85366

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PPW180003)

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RIVERSIDE COUNTY PLANNING DEPARTMENT

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

October 24, 2018

Ramona Band of Cahuilla
Joseph D. Hamilton, Chair
56310 Highway 371, Suite B
Anza, California 92539

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PPW180003)

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RIVERSIDE COUNTY PLANNING DEPARTMENT

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

October 24, 2018

Rincon Band of Luiseño Indians
Destiny Colocho, Cultural Resource Manager
1 West Tribal Road
Valley Center, CA 92082

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PPW180003)

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RIVERSIDE COUNTY PLANNING DEPARTMENT

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

October 24, 2018

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 (PPW180003)

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RIVERSIDE COUNTY PLANNING DEPARTMENT

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

October 24, 2018

Gabrieleno-Tongva
San Gabriel Band of Mission Indians
Anthony Morales, Chief
P.O Box 693
San Gabriel, CA 91778

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PPW180003)

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Sincerely,

PLANNING DEPARTMENT

A handwritten signature in cursive script that reads "Heather Thomson".

Heather Thomson, Archaeologist

Email CC: Desiree Bowdan, dbowdan@rivco.org

Attachment: Project Vicinity Map and Project Aerial

PPW180003



Legend

- Parcels
- Blue Line Streams
- City Areas



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... 10/24/2018 11:44:53 AM

© Riverside County GIS

Notes

July 19, 2019

Riverside County Planning Department
4080 Lemon Street 12th Floor
P.O. Box 1409
Riverside, CA 92502-1409
Phone: (951) 955-3200
vslopez@rivco.org

Subject: Invitation to Comment
CLV0307 FA 13025771 / TVWD Water Tank
Clay Canyon Drive, Corona, Riverside County, California 92883
EBI Project #6119002885

To Whom It May Concern:

Pursuant to Section 106 of the National Historic Preservation Act, the regulations promulgated thereunder and interagency agreements developed thereto, EBI Consulting, Inc. on behalf of AT&T Mobility, LLC provides this notice of a proposed telecommunications facility installation at the address listed above.

EBI would like to inquire if you would be interested in commenting on this proposed project. Please refer to the attached project plans for complete details regarding this proposed project.

Please note that we are requesting your review of the attached information as part of the Section 106 process only and not as part of the local zoning process. We are only seeking comments related to the proposed project's potential effect to historic properties.

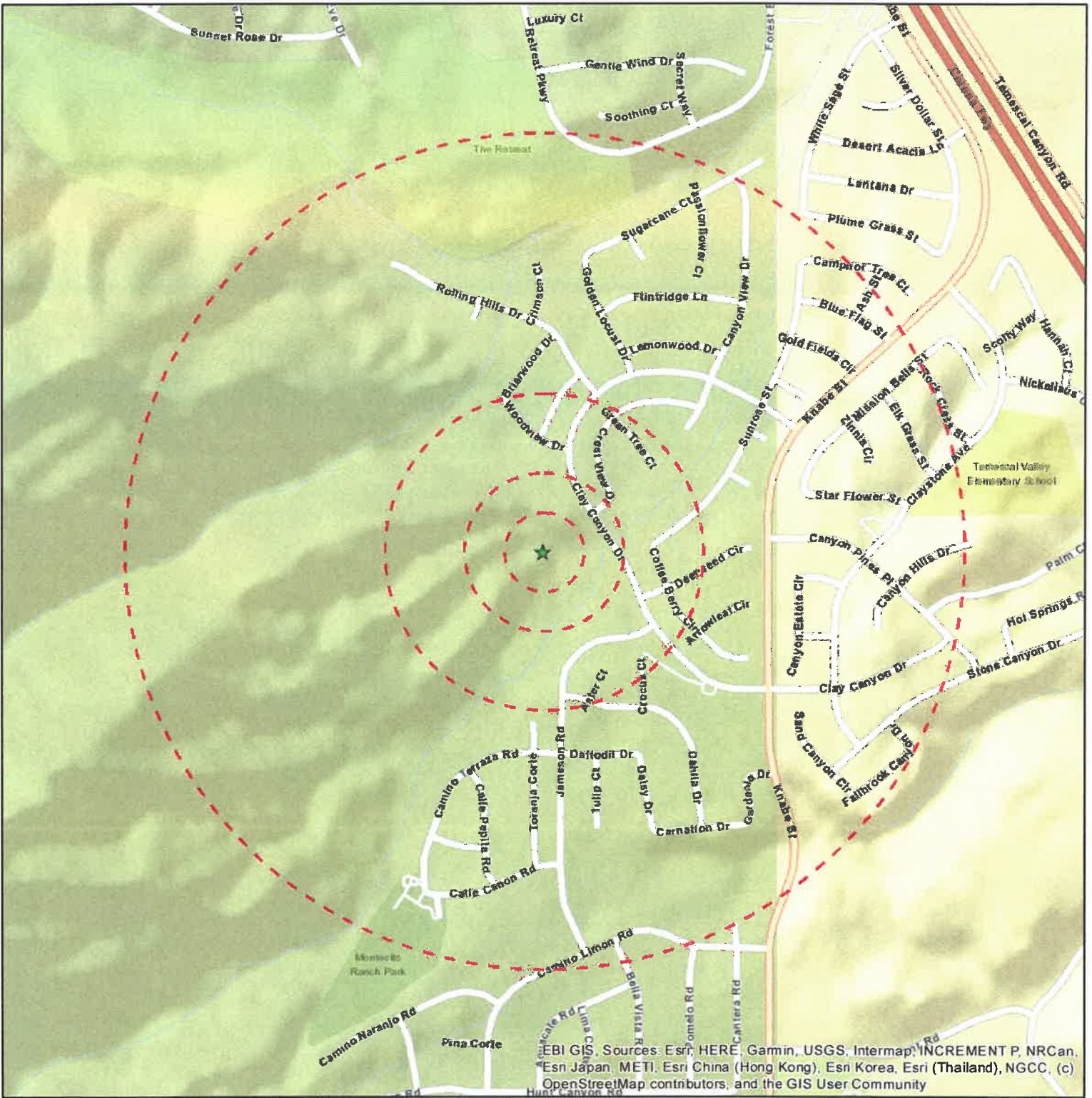
Please submit your comments regarding the proposed project's potential effect on historic properties to EBI Consulting, to my attention at 6876 Susquehanna Trail South, York, PA 17403 or contact me via telephone at the number listed below. Please reference the EBI project number. We would appreciate your comments as soon as possible within the next 30 days. Please do not hesitate to contact me if you have any questions or concerns about the proposed project.

Respectfully Submitted,



Melanie Ihle
Architectural Historian
443-866-1410
mihle@ebiconsulting.com

Attachments - Drawings and Maps



Legend

- ★ Project Site
- Site Radius at 250', 500', 1000' and 1/2 mile

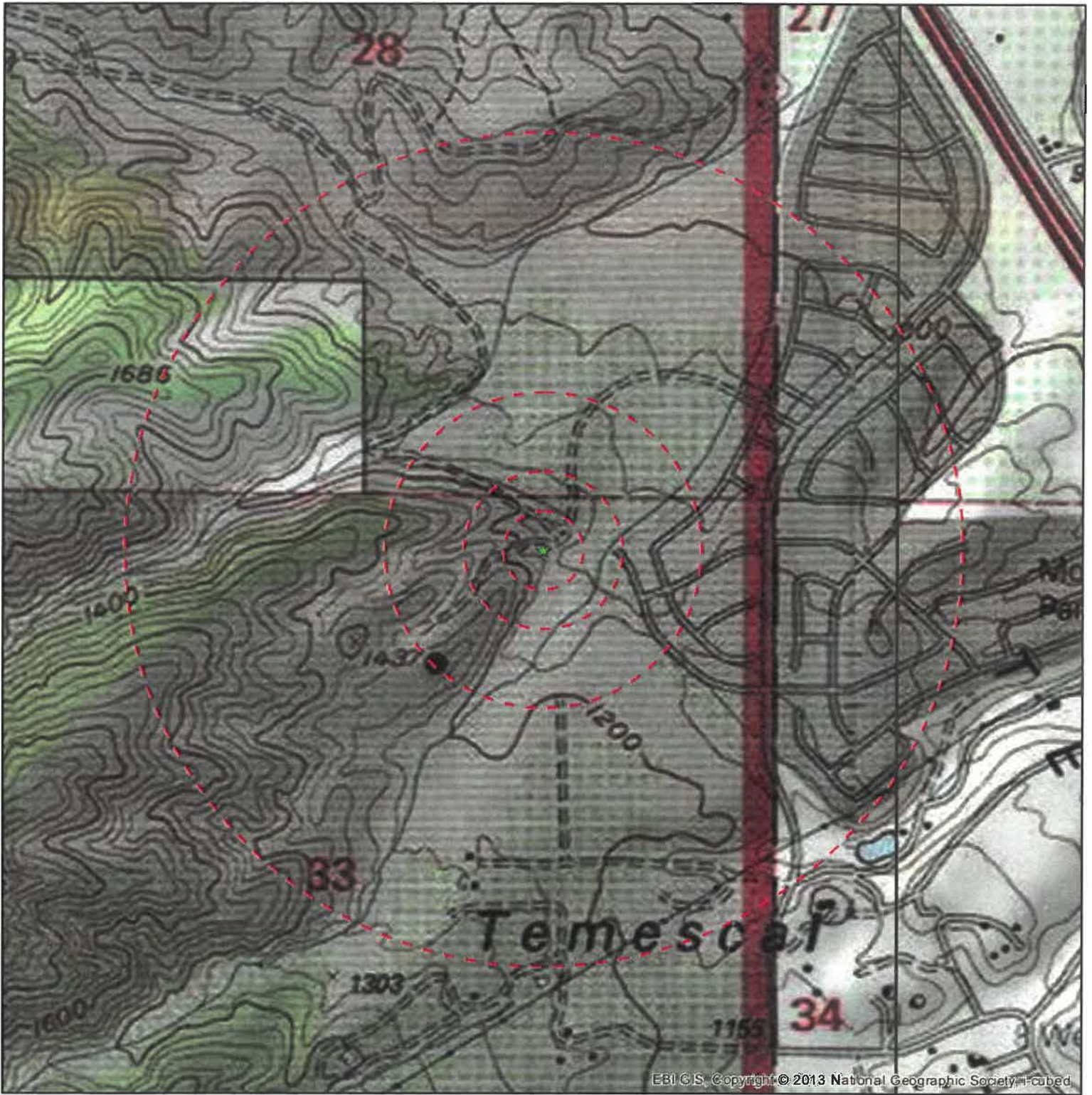
Date: 7/10/2019

Figure 1: Site Location Map

**CLV0307 FA 13025771 TVWD WATER TANK
CLAY CANYON DRIVE
CORONA, CA 92883**



EBC GIS, Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community



EBI GIS, Copyright © 2013 National Geographic Society, Inc.

Legend

- ★ Project Site
- Site Radius at 250', 500', 1000' and 1/2 mile

USGS 24K Quad: Corona South, CA 1986, Lake Mathews, CA 1986

Date: 7/17/2019

Figure 2 - Topographic Map

**CLV0307 FA 13025771 TVWD WATER TANK
CLAY CANYON DRIVE
CORONA, CA 92883**

PN: 6119002885





00001931

PKW180003
CEQ 180029
CFW 180027

RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning 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: Tyler Kent with Smartlinkllc on Behalf of AT&T

Contact Person: Tyler Kent E-Mail: tyler.kent@smartlinkllc.com

Mailing Address: 18401 Von Karman Ave, Ste 400
Irvine CA 92612
City State ZIP

Daytime Phone No: (949) 701-2444 Fax No: (949) 468-0931

Engineer/Representative Name: CASA

Contact Person: Julius Santiago E-Mail: jsantiago@casaind.com

Mailing Address: 10650 Reagan St. #482
Los Alamitos CA 90720
City State ZIP

Daytime Phone No: (714) 553-8899 Fax No: ()

Property Owner Name: Temescal

Contact Person: Jeff Pape E-Mail: jeff@temescalvwd.com

Mailing Address: 22646 Temescal Canyon Rd
Corona CA 92883
City State ZIP

Daytime Phone No: (951) 277-1414 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.)

Jeff Pape
PRINTED NAME OF PROPERTY OWNER(S)

[Signature]
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): 282-210-050

Approximate Gross Acreage: 44.23 AC

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

APPLICATION FOR LAND USE AND DEVELOPMENT

PROJECT PROPOSAL:

Describe the proposed project.

~~201 wireless communication facility with a storage facility.~~

See ATTACHED

Identify the applicable Ordinance No. 348 Section and Subsection reference(s) describing the proposed land use(s): SP

Number of existing lots: 1

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	TBD	35		Equipment Facility		
2	TBD			Stealth Wireless Communication Facility		
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: Tyler Kent with SmartLink on Behalf of HST

Address: 18401 Van Korman Ave, STE 400 Irvine CA 92612

Phone number: 949-701-2444

Address of site (street name and number if available, and ZIP Code): _____

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: 282-210-050

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) [Signature] Date 3/22/18

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\295-1010 Land Use and Development Condensed Application.docx
Created: 04/29/2015 Revised: 06/06/2016



March 29, 2018

Administration
County of Riverside
4080 lemon street, Riverside CA 92501

To Whom it May Concern,

The Board of Directors of the Temescal Valley Water District has authorized the General Manager to make decisions on behalf of the District.

A handwritten signature in blue ink, appearing to read 'J. Pape', is positioned above the printed name.

Jeff R. Pape
General Manager
Temescal Valley Water District



On Behalf of



Tyler Kent
Wireless Development Specialist
18401 Von Karman Ave, Ste 400
Irvine, CA 92612
949.701.2444 cellular
949-419-3471 fax
Tyler.kent@smartlinkllc.com

AT&T Project Number: CLV0307
AT&T Project Name: CLV0307

County of Riverside
Application for a Plot Plan
Project Information and Justification

AT&T Mobility (AT&T) is requesting approval of a Plot Plan permit application for the construction and operation of an unmanned wireless telecommunications facility (cell site), and presents the following project information for your consideration:

Project Location

APN: 282-210-050
Zoning: SP

Project Representative

Tyler Kent
Smartlink, LLC
18401 Von Karman Ave, Ste 400
Irvine, CA 92612
949-701-2444 cellular
949-419-3471 fax
Tyler.kent@smartlinkllc.com

AT&T Contact

Gunjan Malik, Project Manager
1452 Edinger Ave. 3rd Floor
Tustin, CA 92780-6246
Gm827w@att.com
562-650-5681

Project Description

AT&T proposes to construct an unmanned wireless telecommunications facility consisting of a 35' tall faux palm tree "monoecalyptus." The antennas will be disguised within the branches of the tree which will blend nicely with the other trees in the near vicinity and design of the park. The associated equipment cabinets will be mounted within an 8' x 8' equipment shelter. AT&T will work with the County and the community to install a state of the art stealth faux tree which will provide a benefit to the residents and visitors of the County of Riverside.

Project Objectives

There are several reasons why a wireless carrier requires the installation of a cell site within a specified area to close a "significant gap in coverage:"

- The radio signal must be of sufficient strength to achieve consistent, sustainable, and reliable service to customers at a *level sufficient for outdoor, in-vehicle, and in-building penetration with good voice quality* (Threshold, -76db).
- When nearby other sites become overloaded, and more enhanced voice and data services are used (4G and other high-speed data services) signal contracts and a gap is created. With heavy use it is intensified due to the unique properties of digital radio transmissions.

In this specific case, this location was selected because AT&T's radio-frequency engineers (RF) have identified a significant gap in coverage in the vicinity of **Temescal Valley** in the Riverside County and the surrounding community as demonstrated on the enclosed radio-signal propagation maps.

Findings/Burden of Proof

The site for the proposed use is adequate in size and shape.

AT&T is proposing a mono-eucalyptus design for this project which is a stealth design. The requested height of the mono-eucalyptus design is the minimum height needed in order to fill the significant gap in coverage for this project. The height restriction for the wireless facilities is 35'. AT&T uses the most advanced technology and design when constructing the mono-eucalyptus so as to blend the facility with the surrounding community and landscaping and thereby minimizing the visual impact of the site.

The proposed location has sufficient access to streets and highways that are adequate in width and pavement type to carry the quantity and quality of traffic generated by the proposed use.

The access to this site is immediately off Clay Canyon dr. There are adequate access routes directly to the proposed facility. All the roadways and access ways within the facility are in compliance with local, state and federal regulations concerning width and pavement.

The proposed use will not have an adverse effect upon adjacent or abutting properties.

The project will not have an adverse effect upon adjacent or abutting properties as it is a stealth design that will blend naturally with the subject property and is far away from the residential areas that surround the parcel. The project will provide a public benefit of better wireless telecommunications and data services to the surrounding neighborhoods and community.

The proposed use is deemed essential and desirable to the public convenience or welfare.

The new wireless telecommunications facility is in high demand to the residents and visitors of the Temescal Valley. Wireless communications are vastly used in this area and the need for this site was established entirely from increased usage of AT&T services in the vicinity of the requested project.

GENERAL INFORMATION

Site Selection

Customer demand drives the need for new cell sites. Data relating to incomplete and dropped calls is gathered, drive-tests are conducted, and scientific modeling using sophisticated software is evaluated. Once the area requiring a new site is identified, a target ring on a map is provided to a real estate professional to begin a search for a suitable location.

During an initial reconnaissance, properties for consideration for the installation of a cell site must be located in the general vicinity of the ring, with an appropriate zoning designation, and appear to have enough space to accommodate an antenna structure and the supporting radio equipment. The size of this space will vary depending on the objective of the site. The owners of each prospective location are notified to assess their interest in partnering with AT&T.

Four key elements are considered in the selection process:

- **Leasing:** The property must have an owner who is willing to enter into a long-term lease agreement under very specific terms and conditions.
- **Zoning:** It must be suitably zoned in accordance with local land-use codes to allow for a successful permitting process.
- **Construction:** Construction constraints and costs must be reasonable from a business perspective, and the proposed project must be capable of being constructed in accordance with local building codes and safety standards.
- **RF:** It must be strategically located to be able to achieve the RF engineer's objective to close the significant gap with antennas at a height to clear nearby obstructions.

The Benefits to the Community

Approximately 90-percent of American adults subscribe to cell phone service. People of all ages rely increasingly on their cell phones to talk, text, send media, and search the Internet for both personal and business reasons. More and more, they are doing these things in their homes, therefore, becoming reliant on adequate service within residential neighborhoods. In fact, 50-percent of people relocating are not signing up for landline service at their new location and are using their cell phone as their primary communication method.

The installation and operation of the proposed facility will offer improved:

- Communications for local, state, and federal emergency services providers, such as police, fire, paramedics, and other first-responders.
- Personal safety and security for community members in an emergency, or when there is an urgent need to reach family members or friends. Safety is the primary reason parents provide cell phones to their children. Currently 25% of all preteens, ages 9 to 12, and 75% of all teens, aged 13 to 19, have cell phones.
- Capability of local businesses to better serve their customers.
- Opportunity for a city or county to attract businesses to their community for greater economic development.
- Enhanced 911 Services (E911) – The FCC mandates that all cell sites have location capability. Effective site geometry within the overall network is needed to achieve accurate location information for mobile users through triangulation with active cell sites. (Over half of all 911 calls are made using mobile phones.)

Safety – RF is Radio

The FCC regulates RF emissions to ensure public safety. Standards have been set based on peer-reviewed scientific studies and recommendations from a variety of oversight organizations, including the National Council on Radiation Protection and Measurements (NCRP), American National Standards Institute (ANSI), Institute of Electrical and Electronics Engineers (IEEE), Environmental Protection Agency (EPA), Federal Drug Administration (FDA), Occupational Safety and Health Administration (OSHA), and National Institute for Occupational Safety and Health (NIOSH).

Although the purview of the public safety of RF emissions by the FCC was established by the Telecommunications Act of 1996, these standards remain under constant scrutiny. All AT&T cell sites operate well below these standards, and the typical urban cell site operates hundreds or even thousands of times below the FCC's limits for safe exposure.

AT&T Company Information

AT&T is one of the fastest growing nationwide service providers offering all digital voice, messaging and high-speed data services to nearly 30 million customers in the United States.

AT&T is a "telephone corporation", licensed by the Federal Communications Commission (FCC) to operate in the 1950.2-1964.8, 1965.2-1969.8 MHz and 1870.2-1884.8-1889.8 MHz frequencies, and a state-regulated Public Utility subject to the California Public Utilities Commission (CPUC). The CPUC has established that the term "telephone corporation" can be extended to wireless carriers, even though they transmit signals without the use of telephone lines.

AT&T will operate this facility in full compliance with the regulations and licensing requirements of the FCC, Federal Aviation Administration (FAA) and the CPUC, as governed by the Telecommunications Act of 1996, and other applicable laws.

The enclosed information is presented for your consideration. AT&T requests approval of the proposed location and design. Please contact me at 949-701-2444 or tyler.kent@smarlinkllc.com for any questions or requests for additional information.

Respectfully submitted,

Tyler Kent, Smartlink, LLC
Authorized Agent for AT&T



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

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.

Market: Los Angeles
Cell Site Number: CLV0307
Cell Site Name: Temescal Valley
Fixed Asset Number: 13025771

LAND LEASE AGREEMENT

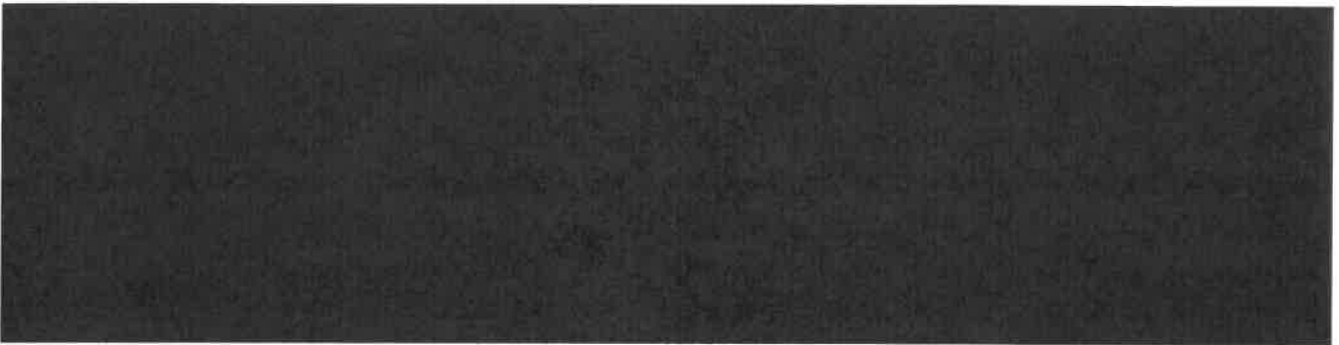
THIS LAND LEASE AGREEMENT ("**Agreement**"), dated as of the latter of the signature dates below (the "**Effective Date**"), is entered into by Temescal Valley Water District a California water district, having a mailing address of 22646 Temescal Canyon Rd., Corona, CA 92883 ("**Landlord**") and New Cingular Wireless PCS, LLC, a Delaware limited liability company, having a mailing address of 575 Morosgo Drive NE, Atlanta, GA 30324 ("**Tenant**").

BACKGROUND

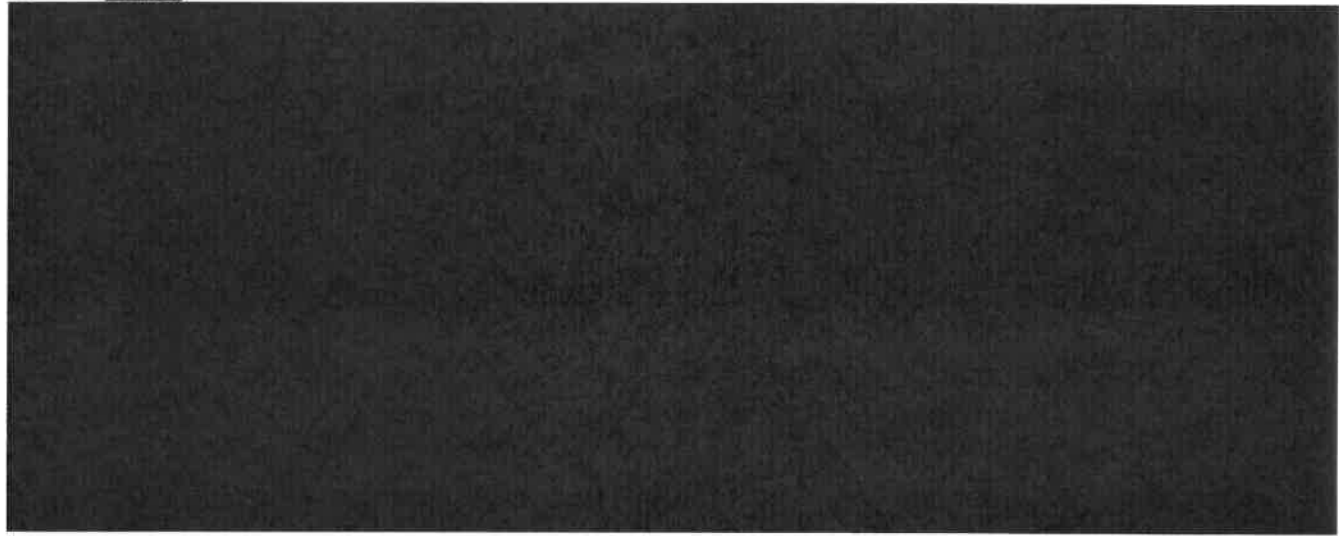
Landlord owns or controls that certain plot, parcel or tract of land, as described on **Exhibit 1**, together with all rights and privileges arising in connection therewith, located at (APN:282-210-050), in the County of Riverside, State of California (collectively, the "**Property**"). Tenant desires to use a portion of the Property in connection with its federally licensed communications business. Landlord desires to grant to Tenant the right to use a portion of the Property in accordance with this Agreement.

The parties agree as follows:

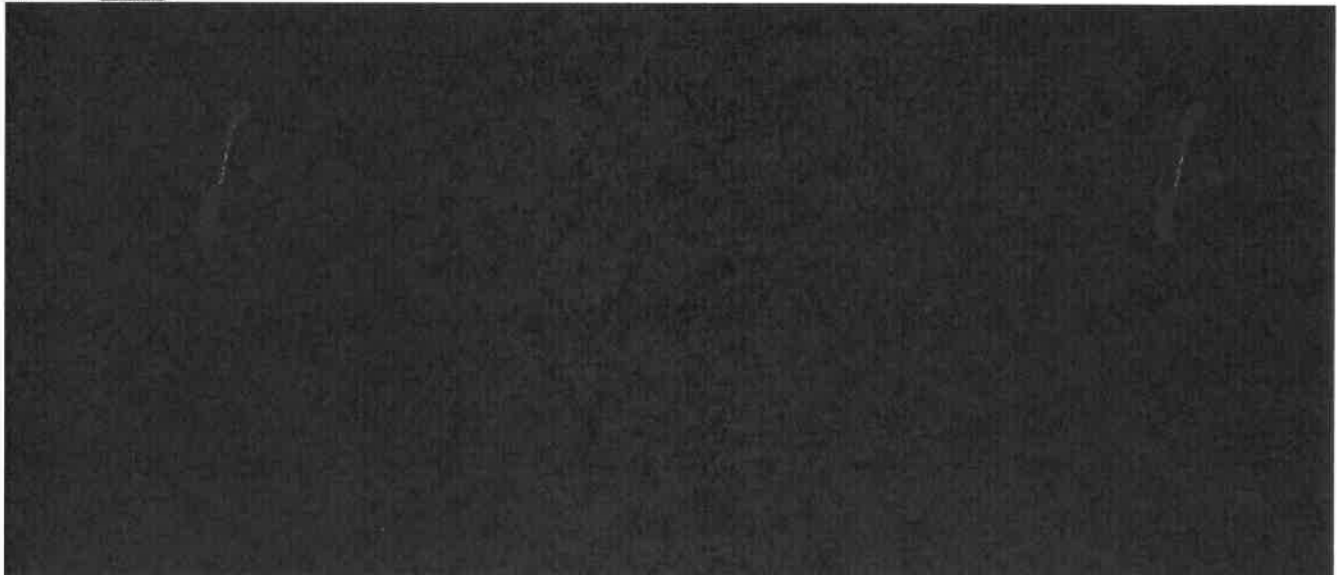
- 1. LEASE OF PREMISES.** Landlord hereby leases to Tenant a certain portion of the Property containing approximately 1000 square feet including the air space above such ground space, as described on attached **Exhibit 1** (the "**Premises**") for the placement of Tenant's Communication Facility. Landlord also grants to Tenant an aerial easement beyond the Premises and above those portions of the Property over which the antennas, related appurtenances, and branches of Tenant's proposed antenna structure may extend.
- 2. PERMITTED USE.** Tenant may use the Premises for the transmission and reception of communications



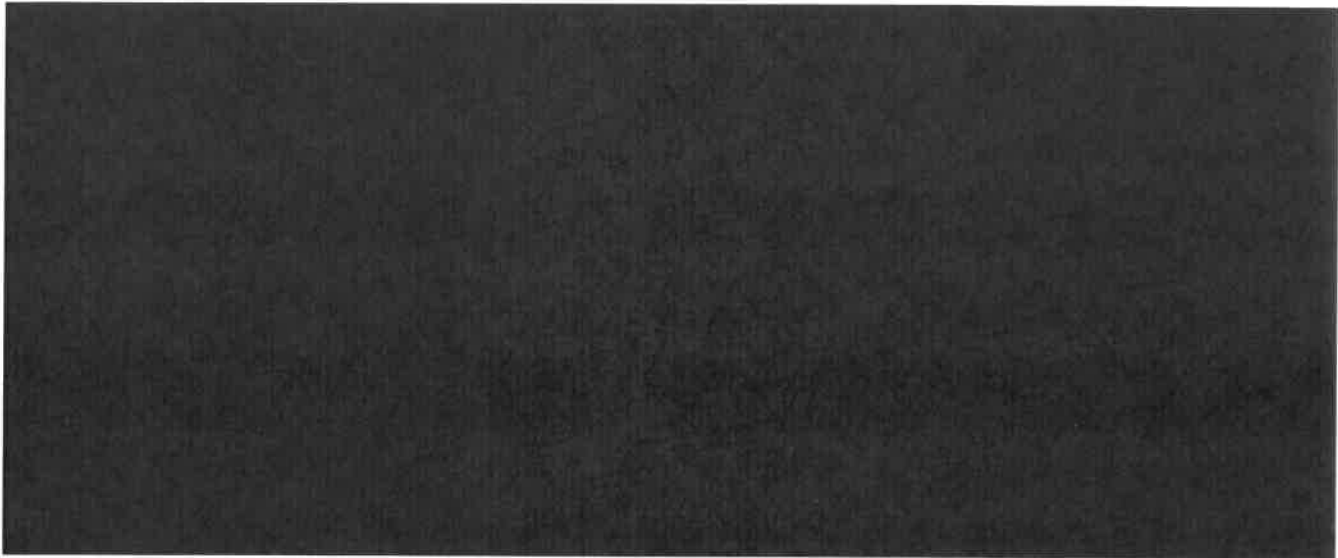
3. TERM.



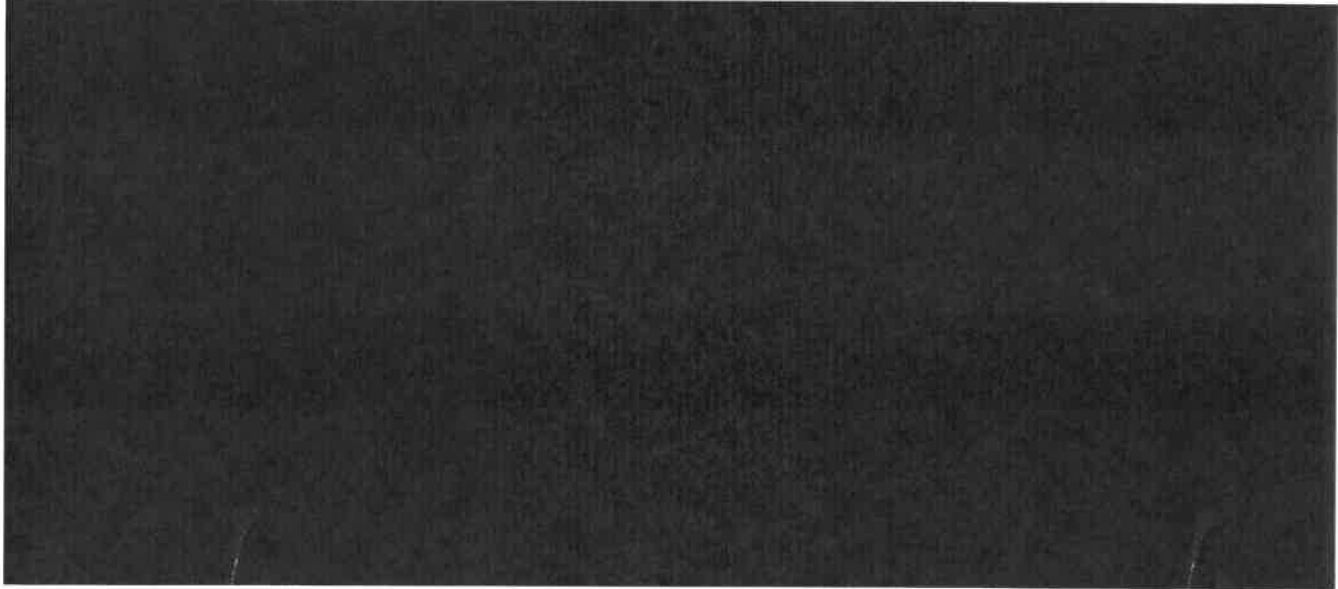
4. RENT.



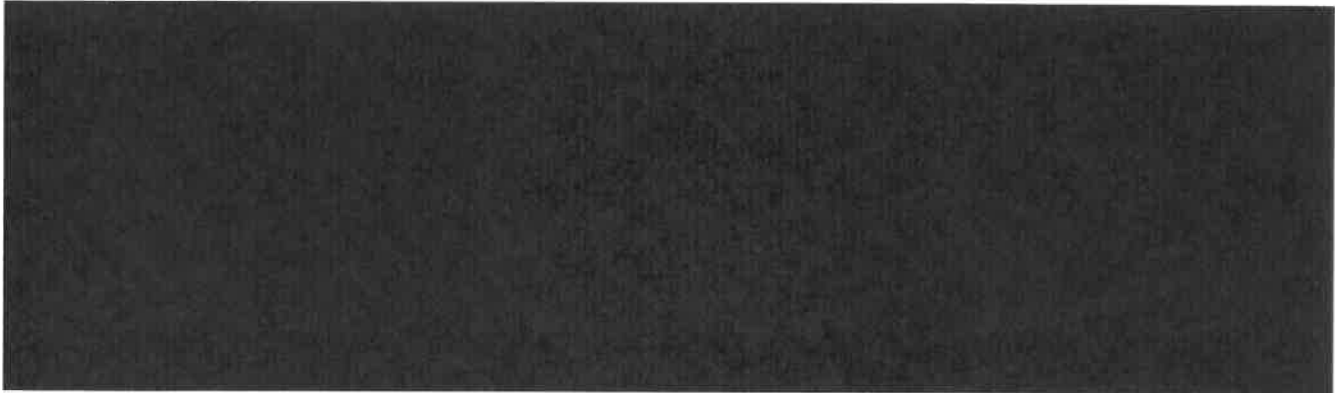
5. APPROVALS.



6. **TERMINATION.** This Agreement may be terminated, without penalty or further liability, as follows:

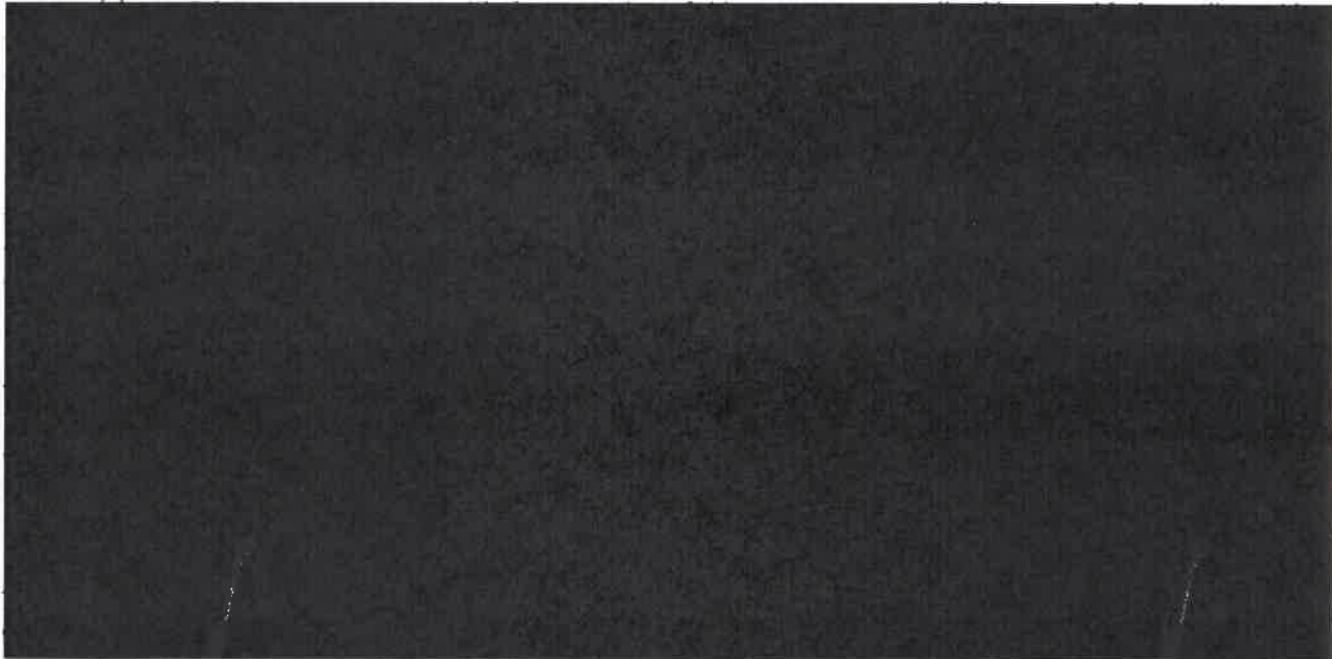


7. **INSURANCE.**





8. INTERFERENCE.

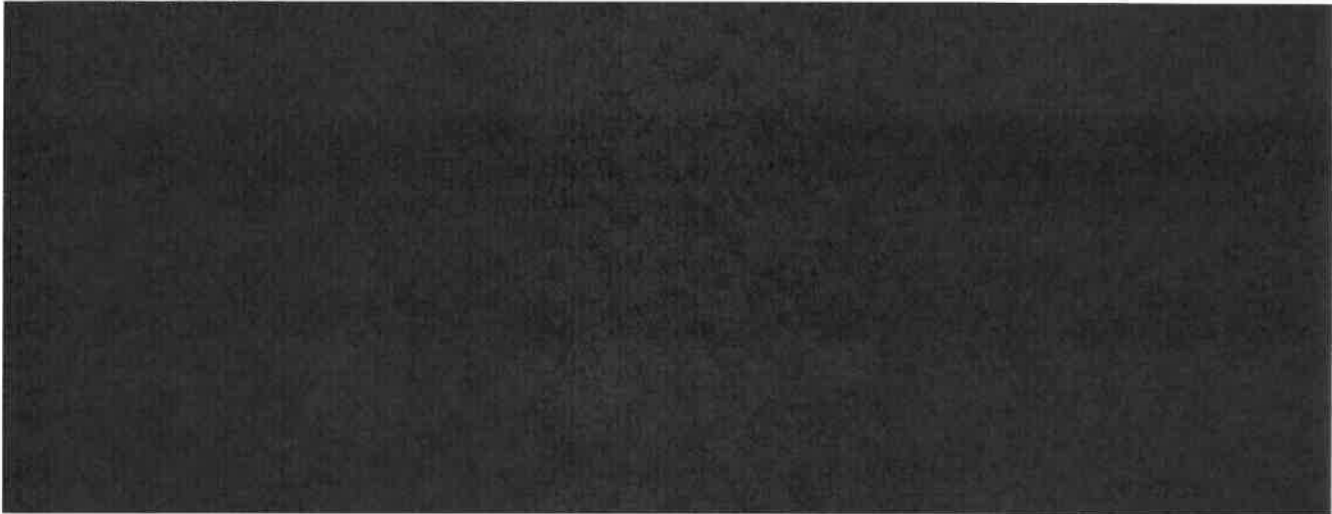


9. INDEMNIFICATION.

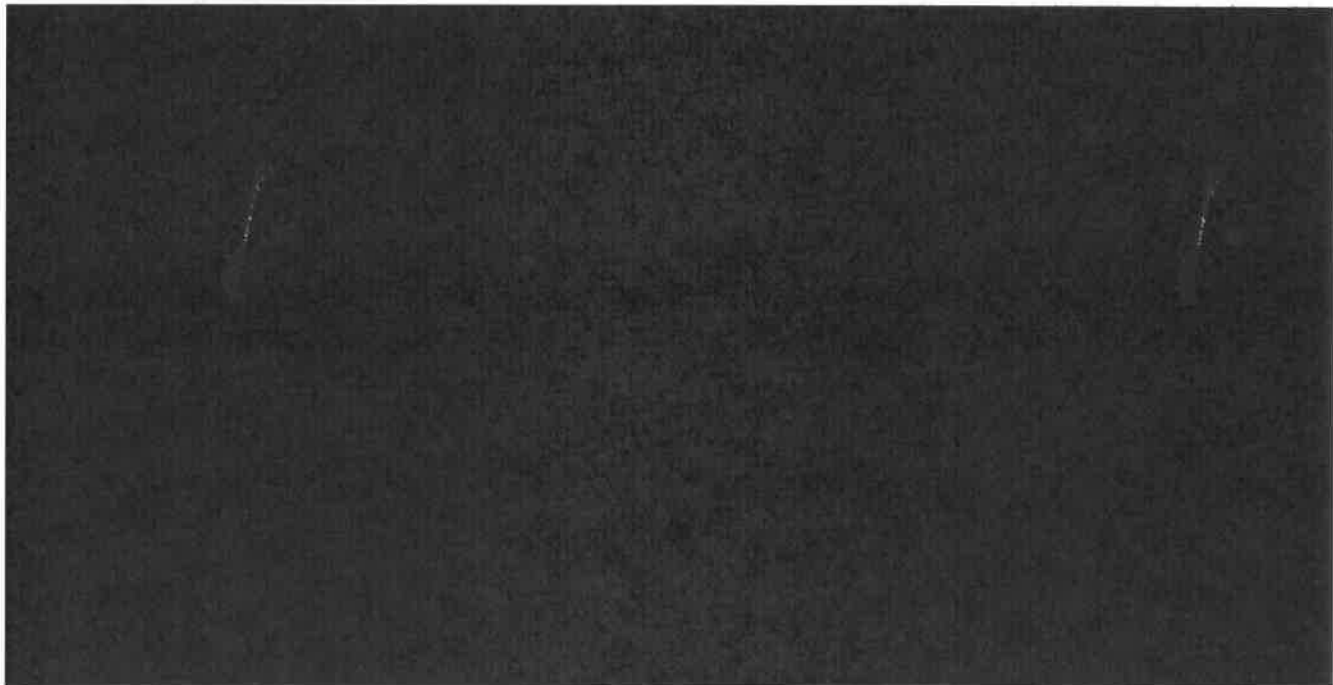


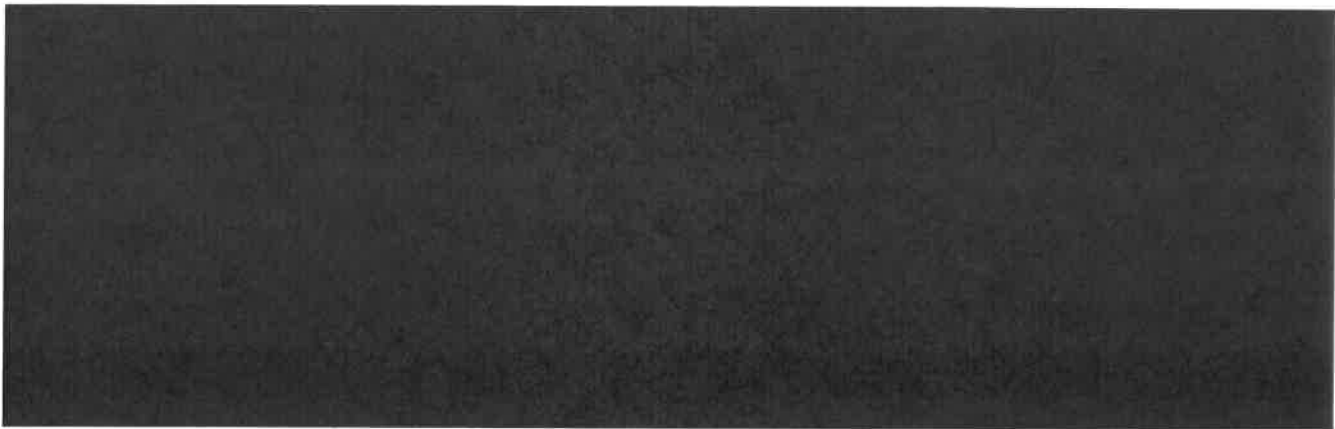


10. WARRANTIES.

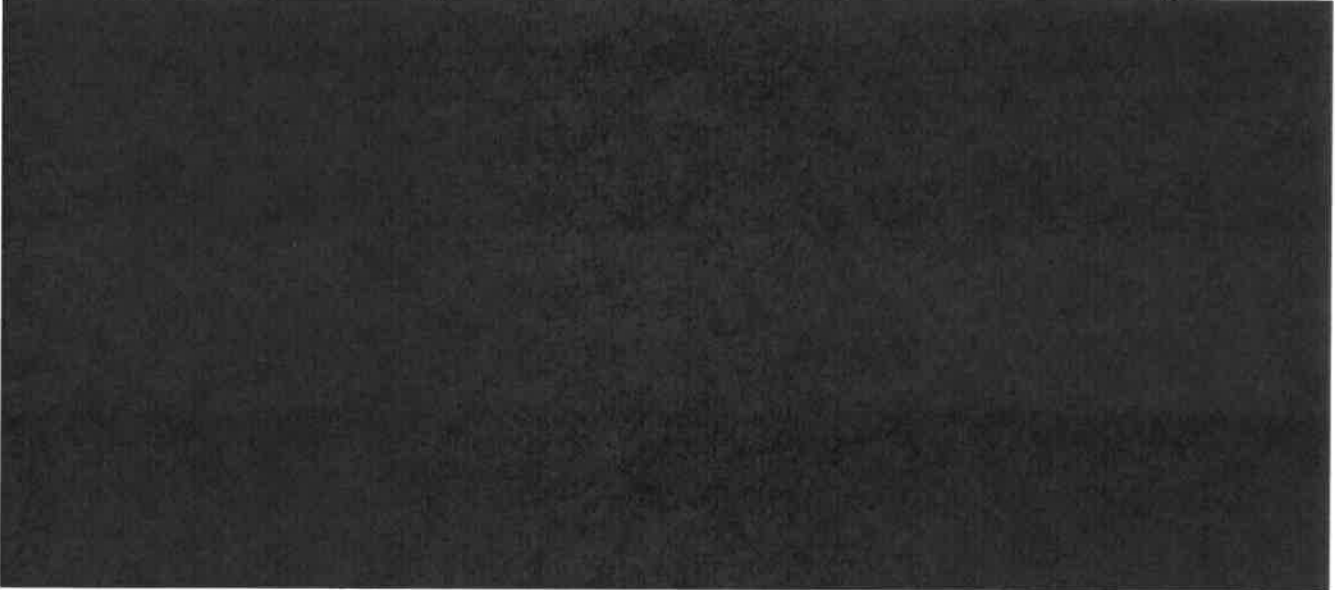


11. ENVIRONMENTAL.

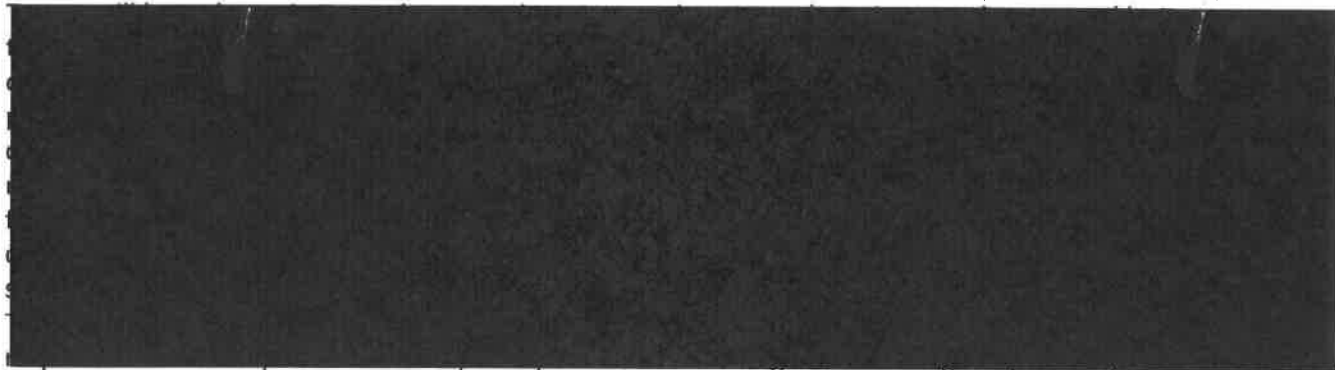




12. **ACCESS.** At all times throughout the Term of this Agreement, and at no additional charge to Tenant,

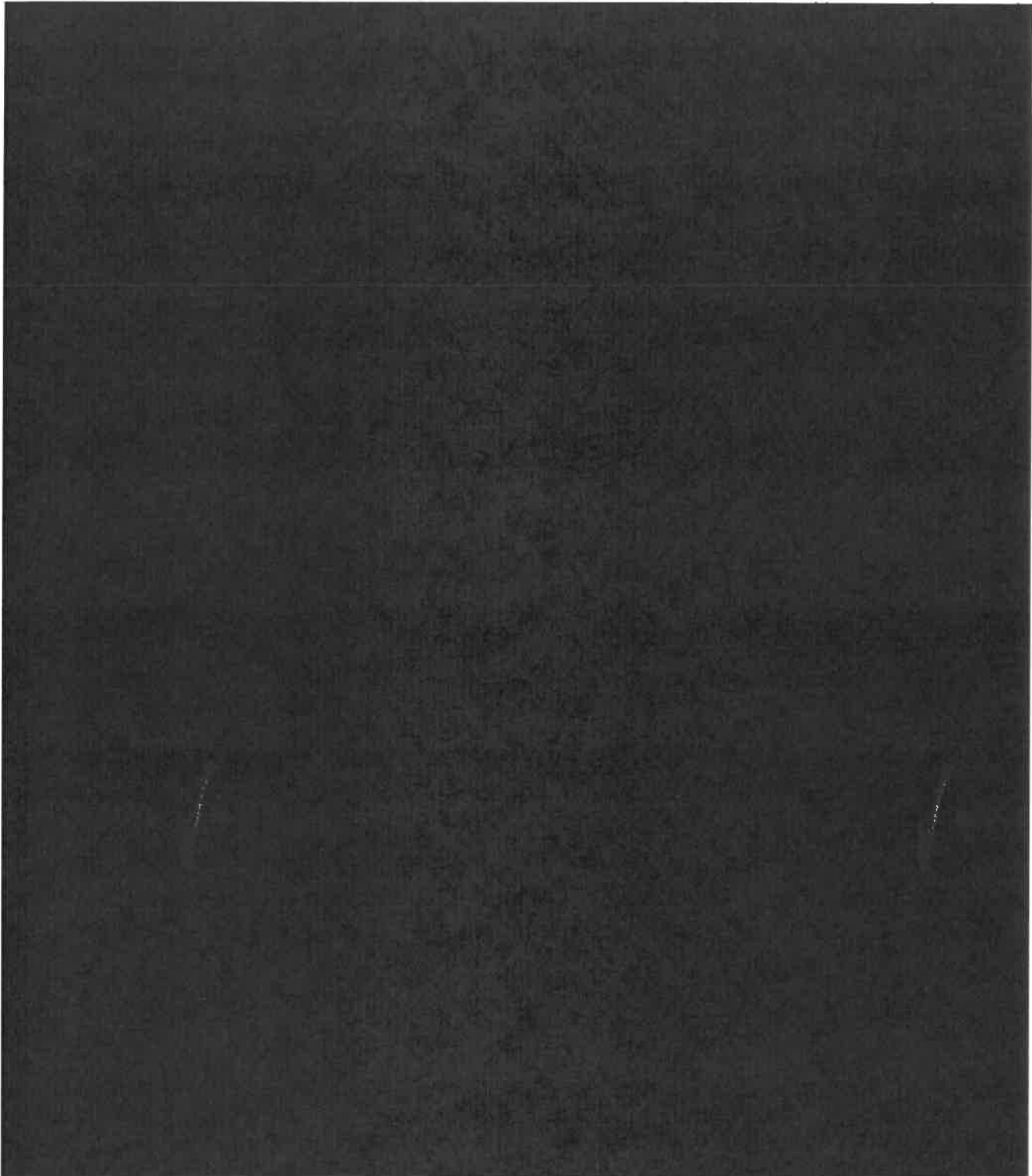


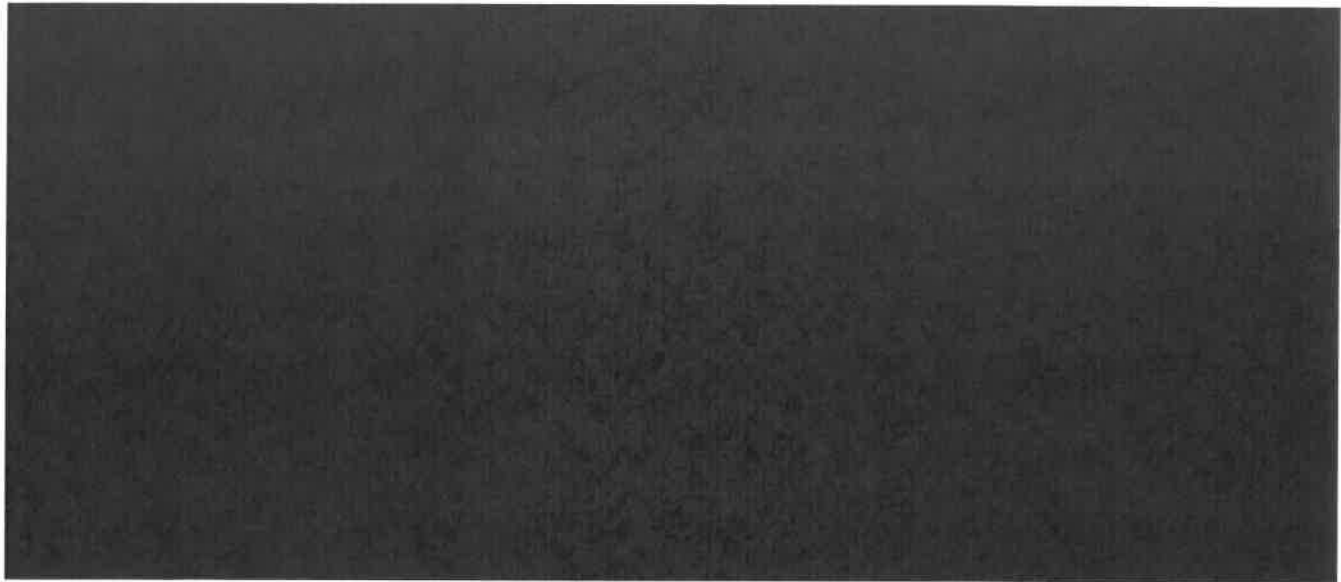
13. **REMOVAL/RESTORATION.** All portions of the Communication Facility brought onto the Property by



restore the Premises to its pre-installation condition. If Tenant does not completely remove the Communications Facility upon its abandonment, the County of Riverside may remove the Communications Facility at Landlord's expense and lien the Property for the cost of such removal.

14. MAINTENANCE/UTILITIES.





17. NOTICES. All notices, requests and demands hereunder will be given by first class certified or registered mail, return receipt requested, or by a nationally recognized overnight courier, postage prepaid, to be effective when properly sent and received, refused or returned undelivered. Notices will be addressed to the parties as follows:

If to Tenant: New Cingular Wireless PCS, LLC
 Attn: Network Real Estate Administration
 Re: Cell Site #: CLV0370; Cell Site Name: Temescal Valley (CA)
 Fixed Asset #: 13025771
 575 Morosgo Drive NE
 Atlanta, GA 30324

With a copy to New Cingular Wireless PCS, LLC
 Attn: AT&T Legal Dept – Network Operations
 Re: Cell Site #: CLV0307; Cell Site Name: Temescal Valley (CA)
 Fixed Asset #: 13025771
 208 S. Akard Street
 Dallas, TX 75202-4206

The copy sent to the Legal Department is an administrative step which alone does not constitute legal notice.

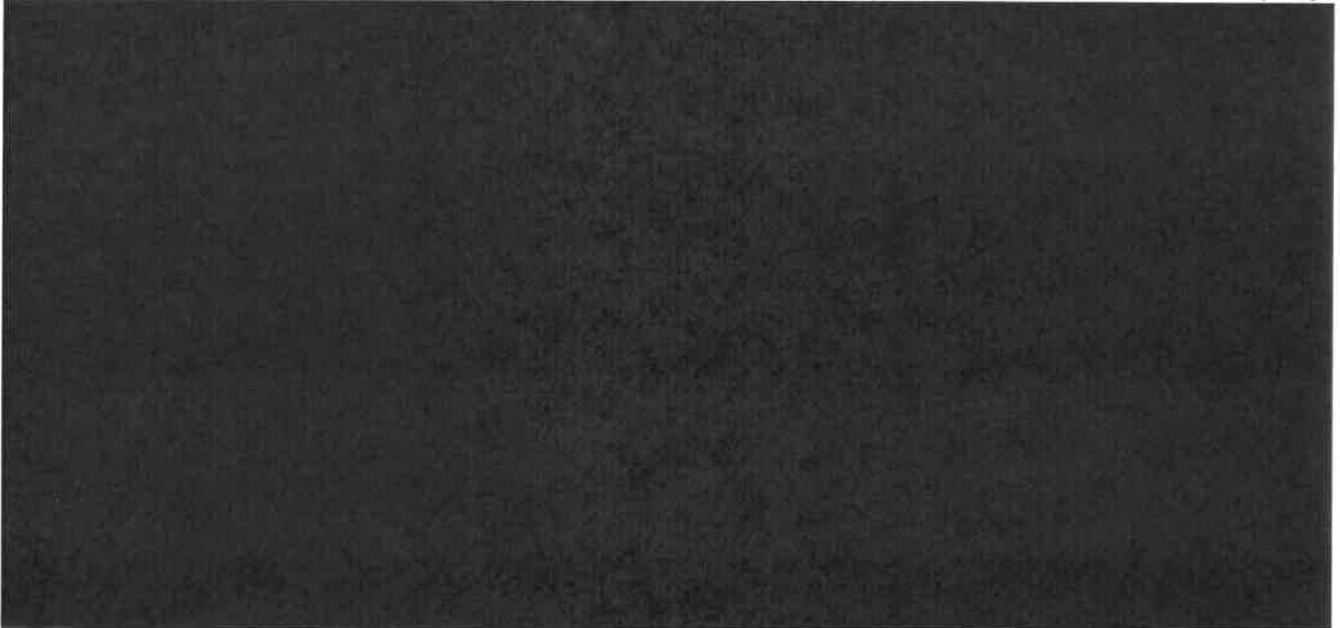
If to Landlord: Temescal Valley Water District
 22646 Temescal Valley Road
 Temescal Valley, CA 92883

Either party hereto may change the place for the giving of notice to it by thirty (30) days' prior written notice to the other as provided herein.

18. CONDEMNATION. In the event Landlord receives notification of any condemnation proceedings affecting



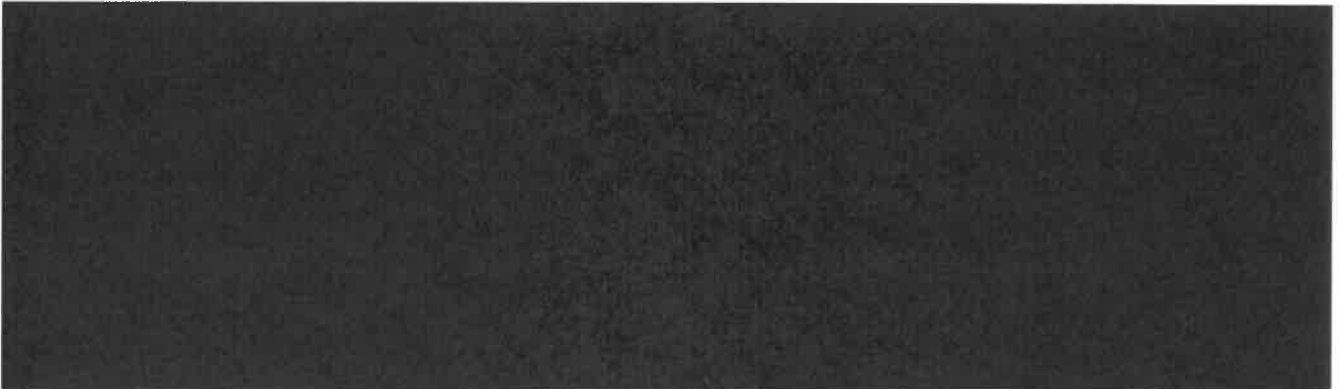
19. CASUALTY. Landlord will provide notice to Tenant of any casualty or other harm affecting the Property

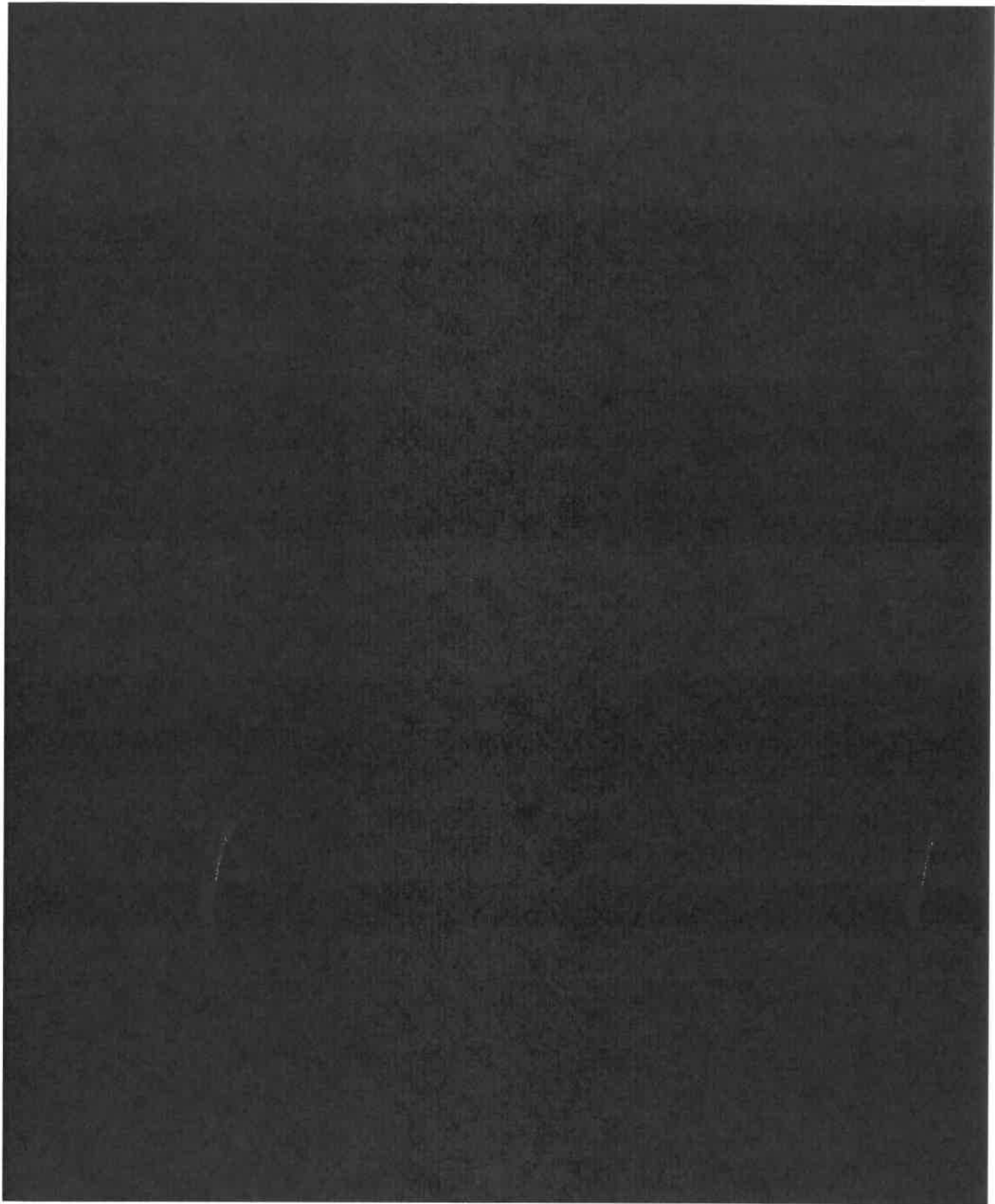


20. WAIVER OF LANDLORD'S LIENS. Landlord waives any and all lien rights it may have, statutory or otherwise,



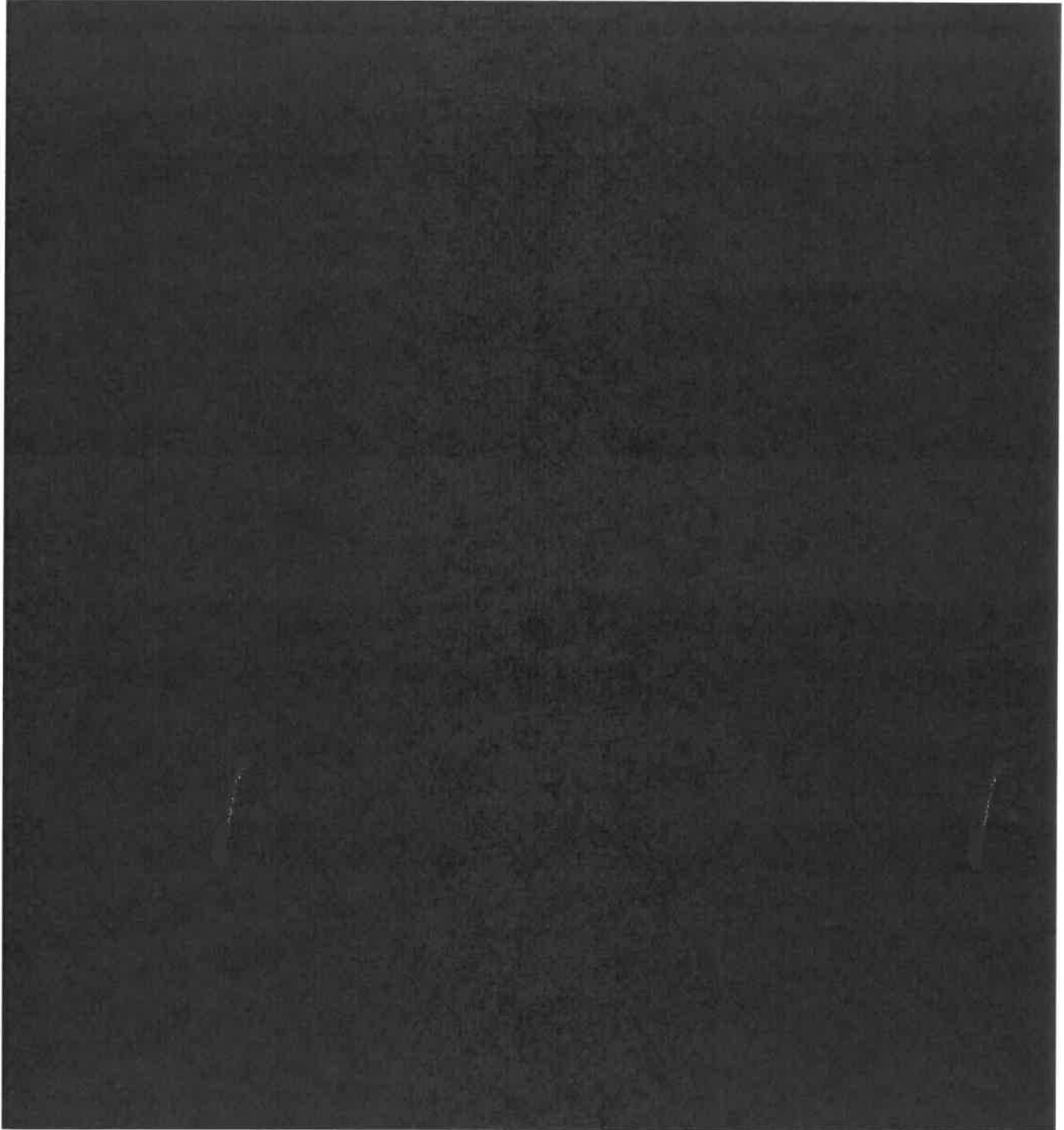
21. TAXES.



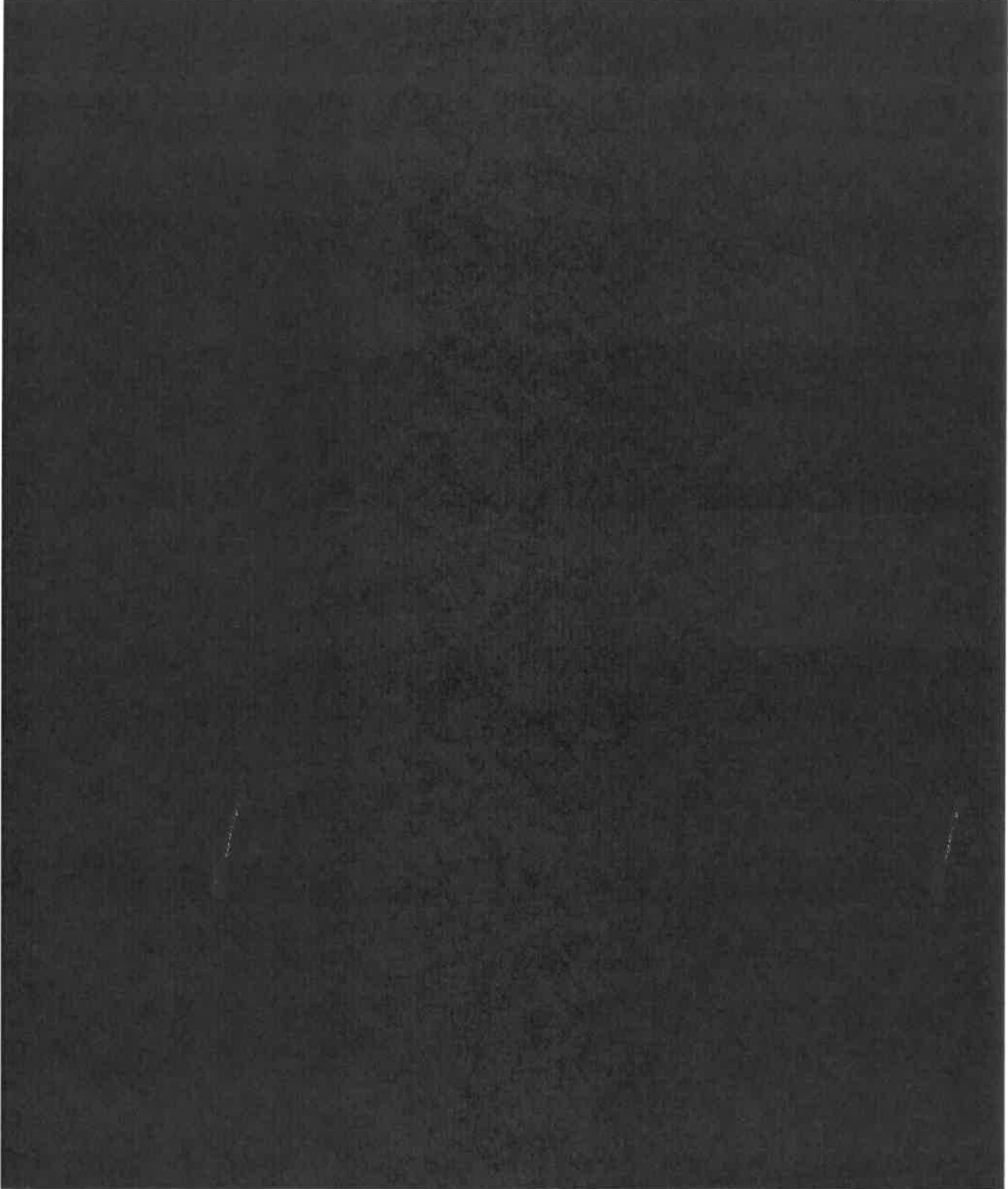


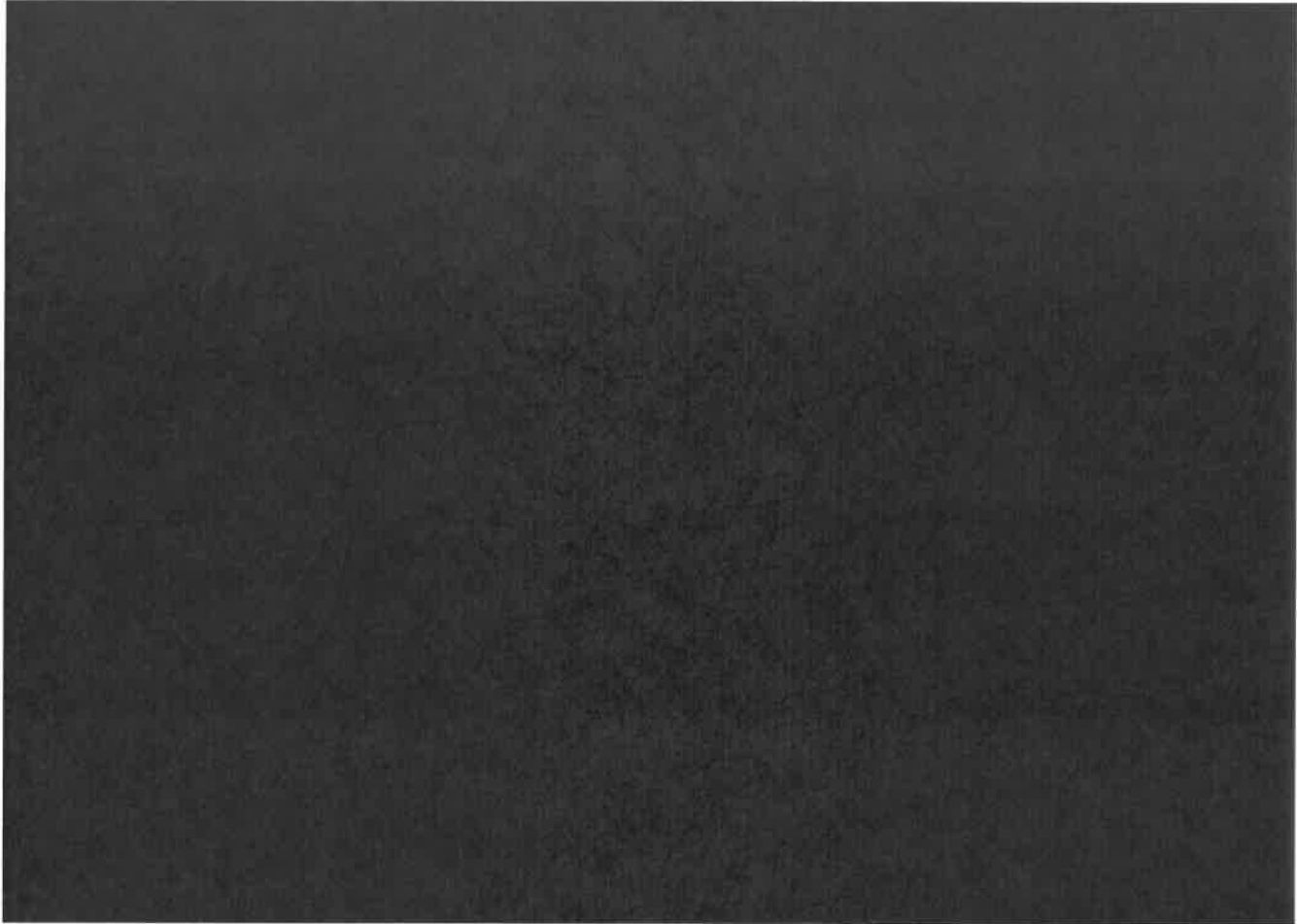
(g) Notwithstanding anything to the contrary contained in this Section 21, Tenant shall have no obligation to reimburse any tax or assessment for which the Landlord is reimbursed or rebated by a third party.

22. SALE OF PROPERTY.



24. MISCELLANEOUS.






[SIGNATURES APPEAR ON NEXT PAGE]

IN WITNESS WHEREOF, the parties have caused this Agreement to be effective as of the last date written below.

"LANDLORD"


Temescal Valley Water District,
a California water district

By: 
Print Name: Jeff R. Pape
Its: General Manager
Date: 2/2/19

"TENANT"

New Cingular Wireless PCS, LLC,
a Delaware limited liability company

By: AT&T Mobility Corporation
Its: Manager

By: 
Print Name: James Stickney
Its: C&E Director
Date: 2/14/19

[ACKNOWLEDGMENTS APPEAR ON THE NEXT PAGE]

ACKNOWLEDGMENT

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

State of California
County of Orange

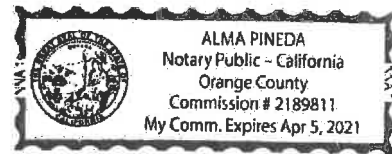
On February 14, 2019 before me, Alma Pineda-Notary Public
(insert name and title of the officer)

personally appeared James Stickney,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature *Alma Pineda* (Seal)



LANDLORD ACKNOWLEDGEMENT

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

STATE OF CALIFORNIA)
COUNTY OF Riverside)

On 2/12/2019 before me, Allison D. Harnden, Notary Public

(insert name and title of the officer)
personally appeared Jeff R. Pape, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Allison D. Harnden

Name Allison D. Harnden
Notary Public

(Seal)



TENANT ACKNOWLEDGEMENT

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

STATE OF CALIFORNIA)
COUNTY OF _____)

On _____ before me, _____,
(insert name and title of the officer)

personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

Name _____
Notary Public

(Seal)

EXHIBIT 1

DESCRIPTION OF PREMISES

Page 1 of 3

to the Land Lease Agreement dated 2/12, 2019, by and between Temescal Valley Water District, a California water district, as Landlord, and New Cingular Wireless PCS, LLC, a Delaware limited liability company, as Tenant.

The Property is legally described as follows:

All that certain real property situated in the County of Riverside, State of California, described as follows:

PARCEL A:

THAT PORTION OF LOT 19 OF TRACT NO. 22335, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 212, PAGES 70 THROUGH 75, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AS AMENDED BY THOSE CERTAIN CERTIFICATE OF COMPLIANCE RECORDED JANUARY 31, 1991 AS INSTRUMENT NO. 1991-35444 AND APRIL 3, 1991 AS INSTRUMENT NO. 1991-108042, BOTH OF OFFICIAL RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHEASTERLY LINE OF SAID LOT 19, SAID NORTHEASTERLY LOT LINE ALSO BEING THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF CLAY CANYON DRIVE, SAID POINT BEING SOUTH 35° 16' 25" EAST, 98.94 FEET FROM THE NORTHWESTERLY TERMINUS OF THAT CERTAIN COURSE SHOWN AS HAVING A BEARING AND DISTANCE OF "NORTH 35° 16' 25" WEST, 236.72 FEET",

THENCE LEAVING SAID NORTHEASTERLY LOT LINE:

THENCE SOUTH 54° 43' 35" WEST, 143.73 FEET;

THENCE SOUTH 85° 54' 57" WEST, 129.42 FEET;

THENCE SOUTH 78° 09' 03" WEST, 69.68 FEET;

THENCE NORTH 72° 54' 55" WEST, 28.71 FEET;

THENCE SOUTH 79° 57' 16" WEST, 68.01 FEET;

THENCE SOUTH 56° 45' 54" WEST, 89.56 FEET;

THENCE SOUTH 74° 20' 59" WEST, 82.90 FEET;

THENCE SOUTH 65° 28' 49" WEST, 67.94 FEET;

THENCE SOUTH 45° 16' 20" WEST, 81.83 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 220.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23° 18' 47" AN ARC DISTANCE OF 89.52 FEET;

THENCE TANGENT TO SAID CURVE SOUTH 21° 57' 33" WEST, 96.44 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 480.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06° 11' 41" AN ARC DISTANCE OF 51.90 FEET;

THENCE TANGENT TO SAID CURVE SOUTH 28° 09' 14" WEST, 57.79 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 180.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 40° 32' 32"
AN ARC DISTANCE OF 127.37 FEET;

THENCE TANGENT TO SAID CURVE SOUTH 68° 41' 46" WEST, 121.12 FEET;
THENCE SOUTH 76° 21' 00" WEST, 274.62 FEET;
THENCE SOUTH 13° 46' 00" WEST, 102.76 FEET;
THENCE SOUTH 10° 40' 00" EAST, 96.67 FEET;
THENCE SOUTH 66° 46' 00" EAST, 202.28 FEET;
THENCE SOUTH 14° 37' 00" EAST, 42.50 FEET;
THENCE SOUTH 80° 45' 00" EAST, 50.00 FEET;
THENCE SOUTH 25° 16' 00" EAST, 32.00 FEET;
THENCE NORTH 87° 37' 00" EAST, 21.60 FEET;
THENCE NORTH 62° 56' 00" EAST, 83.70 FEET;
THENCE NORTH 60° 57' 00" EAST, 80.90 FEET TO THE BEGINNING OF A TANGENT CURVE
CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 30.00 FEET;
THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 61° 28' 00" AN
ARC DISTANCE OF 32.18 FEET;

THENCE TANGENT TO SAID CURVE NORTH 00° 31' 00" WEST, 43.92 FEET;

THENCE NORTH 53° 39' 00" EAST, 32.02 FEET TO THE BEGINNING OF A TANGENT CURVE
CONCAVE WESTERLY AND HAVING A RADIUS OF 40.00 FEET;

THENCE NORTHEASTERLY, NORTHERLY AND NORTHWESTERLY ALONG SAID CURVE
THROUGH A CENTRAL ANGLE OF 87° 35' 00" AN ARC DISTANCE OF 61.14 FEET;

THENCE TANGENT TO SAID CURVE NORTH 33° 56' 00" WEST, 35.65 FEET;
THENCE NORTH 45° 38' 00" WEST, 57.00 FEET;
THENCE NORTH 02° 58' 41" EAST, 78.41 FEET;
THENCE NORTH 32° 22' 08" EAST, 74.70 FEET;
THENCE NORTH 46° 15' 51" EAST, 100.50 FEET;
THENCE NORTH 19° 22' 06" EAST, 225.86 FEET;
THENCE NORTH 37° 48' 05" EAST, 60.67 FEET;
THENCE NORTH 47° 56' 38" EAST, 68.52 FEET;
THENCE NORTH 65° 05' 40" EAST, 34.93 FEET;
THENCE NORTH 84° 49' 48" EAST, 126.27 FEET;
THENCE NORTH 60° 57' 22" EAST, 88.87 FEET;
THENCE NORTH 83° 22' 45" EAST, 46.41 FEET;

THENCE SOUTH 64° 50' 06" EAST, 181.49 FEET TO A POINT ON THE NORTHWESTERLY LINE OF
SAID LOT 24;

THENCE ALONG SAID NORTHWESTERLY LOT LINE NORTH 20° 15' 00" EAST, 150.40 FEET;

THENCE LEAVING SAID NORTHWESTERLY LOT LINE NORTH 53° 21' 36" EAST, 68.50 FEET TO A
POINT ON THE NORTHEASTERLY LINE OF SAID LOT 24;

THENCE LEAVING SAID NORTHEASTERLY LOT LINE NORTH 54° 43' 35" EAST, 89.01 FEET TO A
POINT ON THE AFOREMENTIONED NORTHEASTERLY LINE OF SAID LOT 19;

THENCE ALONG SAID NORTHEASTERLY LOT LINE NORTH 35° 16' 25" WEST, 40.00 FEET TO THE
POINT OF BEGINNING.

EXCEPT THEREFROM ANY PORTION LYING WITHIN LOT 24 OF SAID TRACT NO. 22335.

PARCEL B:

LOT 19 OF TRACT NO. 22335, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 212, PAGES 70 THROUGH 75, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT FROM SAID LOT 19 THAT PORTION INCLUDED WITHIN THE LAND DESCRIBED IN THE DEED TO TEMESCAL VALLEY WATER DISTRICT RECORDED NOVEMBER 24, 1994 AS INSTRUMENT NO. 1994-442846 OF OFFICIAL RECORDS.

APN: 282-210-049, 282-210-050 & 051

The Premises are described and/or depicted as follows:

[FOLLOWS ON NEXT PAGE]

Notes:

1. THIS EXHIBIT MAY BE REPLACED BY A LAND SURVEY AND/OR CONSTRUCTION DRAWINGS OF THE PREMISES ONCE RECEIVED BY TENANT.
2. ANY SETBACK OF THE PREMISES FROM THE PROPERTY'S BOUNDARIES SHALL BE THE DISTANCE REQUIRED BY THE APPLICABLE GOVERNMENTAL AUTHORITIES.
3. WIDTH OF ACCESS ROAD SHALL BE THE WIDTH REQUIRED BY THE APPLICABLE GOVERNMENTAL AUTHORITIES, INCLUDING POLICE AND FIRE DEPARTMENTS.
4. THE TYPE, NUMBER AND MOUNTING POSITIONS AND LOCATIONS OF ANTENNAS AND TRANSMISSION LINES ARE ILLUSTRATIVE ONLY, ACTUAL TYPES, NUMBERS AND MOUNTING POSITIONS MAY VARY FROM WHAT IS SHOWN 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

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 DIRECTOR'S HEARING** to consider a proposed project in the vicinity of your property, as described below:

PLOT PLAN NO. 180003 and VARIANCE NO. 190007 – Intent to Adopt a Negative Declaration – CEQ180029 – Applicant: Smartlink c/o Alisha Strasheim on behalf of AT&T – Engineer/Representative: Smartlink c/o Alisha Strasheim – First Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan: Community Development: Medium High Density Residential (CD-MHDR) – Location: Northerly of Camino Terraza, westerly of Jameson Road, and southerly of Clay Canyon Drive – 44.23 Gross Acres – Zoning: Specific Plan No. 176 “Wildrose” (SP176) – **REQUEST:** Plot Plan No. 180003 is a proposal to construct a 100 foot mono-eucalyptus, including 12 antennas, 36 RRUs, one (1) 2 foot microwave antenna, six (6) surge protectors approximately 50 feet southwest from an 18 x 20 foot lease area with an equipment shelter on a 44.23 overall parcel. The total project lease area is 870 sq. ft. The equipment shelter lease area includes one (1) GPS antenna attached to the shelter, one (1) utility H-frame with security lighting, and one (1) 30kw diesel generator; surrounded by a 6 foot high chain link fence with slats and landscaping. Variance No. 190007 is a proposal for a modification to the height requirement established through Section 19.410.C of Ordinance No. 348 which states disguised wireless communication facilities in residential zone classifications shall not exceed 50 feet. The variance application requests to exceed the 50 foot height requirement to allow for the proposed 100 foot disguised communications tower.

TIME OF HEARING: 1:30 pm or as soon as possible thereafter
DATE OF HEARING: **JULY 27, 2020**
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
12th FLOOR, CONFERENCE ROOM A
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, or go to the County Planning Department's Director's Hearing 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 Director will consider the proposed project and the proposed negative declaration, at the public hearing. The case file for the proposed project and the proposed negative declaration may be viewed Monday through Friday, 8:30 a.m. to 5:00 p.m., at the County of Riverside Planning Department, 4080 Lemon Street 12th Floor, Riverside, CA 92501. For additional viewing methods please contact the project planner.

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 Director 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 Director and 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 Director at, or prior to, the public hearing. Be advised that, as a result of public hearings and comment, the Planning Director may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands, within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to: RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Tim Wheeler
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on June 03, 2020,

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

APN (s) or case numbers PPW180003 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

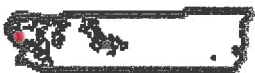
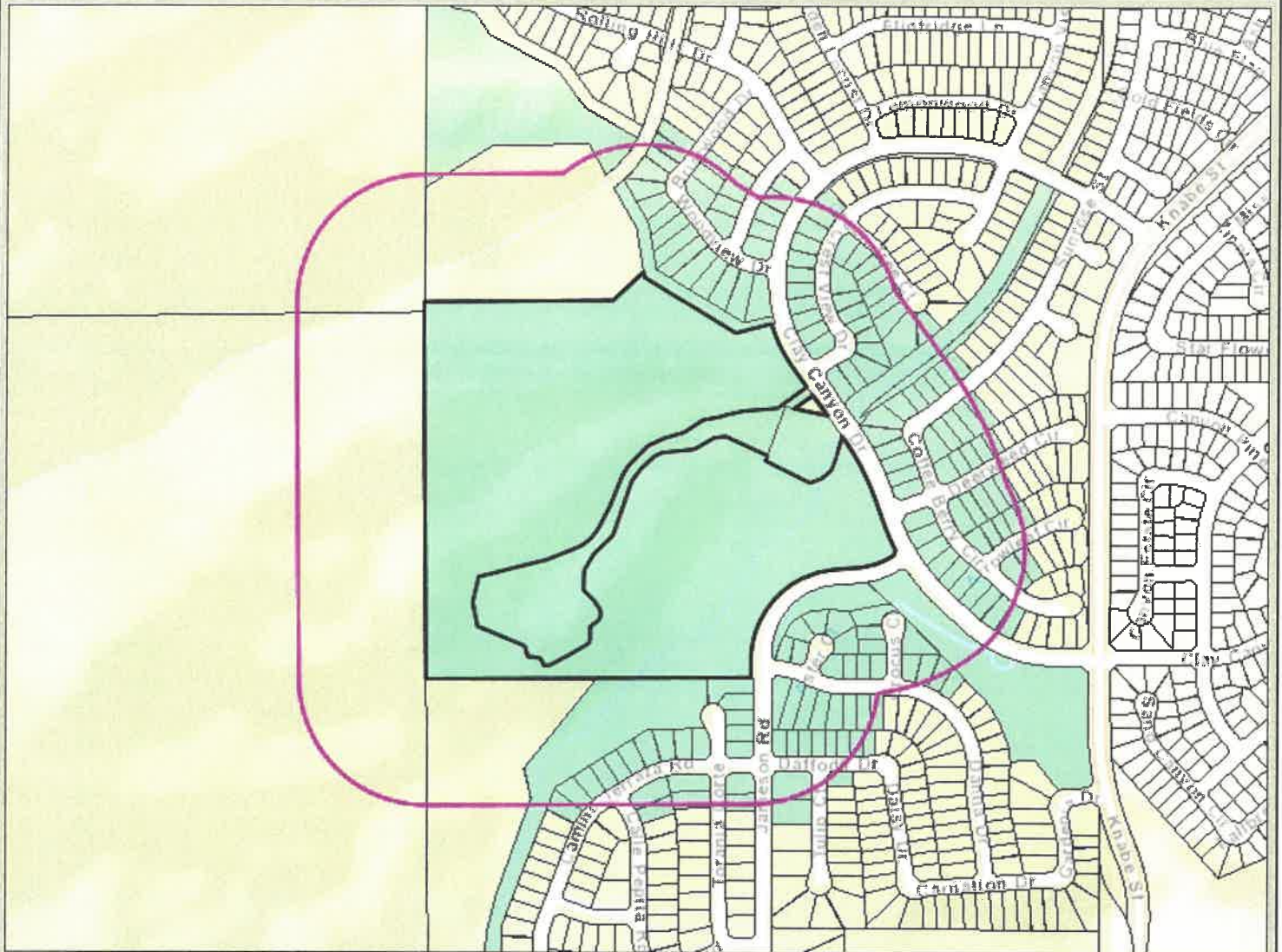
ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502

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

Riverside County GIS Mailing Labels

PPW180003 (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... 6/3/2020 8:55:49 AM

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282210041
RIVERSIDE COUNTY FLOOD CONT
1995 MARKET ST
RIVERSIDE CA 92501

282231019
EDUARDO A. HERNANDEZ
23027 SUNROSE ST
CORONA CA 92883

282231031
JANNLEE WATSON
23043 SUNROSE ST
CORONA CA 92883

282232015
ZACHARY WAYNE PALUMBO
438 MONTESSORI AVE
PLACENTIA CA 92870

282240006
SHARI PETTWAY SAMUEL
23187 COFFEE BERRY CIR
CORONA CA 92883

282240026
DONALD R. ORDONEZ
8914 ARROWLEAF CIR
CORONA CA 92883

282240038
RONNIE ENRIQUEZ
8903 DEERWEED CIR
CORONA CA 92883

282263023
BRAD K. HORNSBY
8784 DAFFODIL DR
CORONA CA 92883

282271005
DANIEL J. ESCALANTE
8809 DAHLIA DR
CORONA CA 92883

282272013
SHAWN MCPHERSON
23250 CROCUS CT
CORONA CA 92883

282272021
ANTHONY S. WILLARD
23254 ASTER CT
CORONA CA 92883

282280021
RIVERSIDE COUNTY FLOOD & WATER
1995 MARKET ST
RIVERSIDE CA 92501

282291020
MICHAEL T. ROSS
8831 CREST VIEW DR
CORONA CA 92883

282210064
RIVERSIDE COUNTY FLOOD CONTROL
1995 MARKET ST
RIVERSIDE CA 92501

282231024
MICHAEL R. PEREZ
23079 COFFEE BERRY CIR
CORONA CA 92883

282232010
ARMANDO AGUILAR
8896 DEERWEED CIR
CORONA CA 92883

282240001
MATTHEW J. HERREN
23127 COFFEE BERRY CIR
CORONA CA 92883

282240009
RAMIRO C. JIMENEZ
23223 COFFEE BERRY CIR
CORONA CA 92883

282240029
CARLA MOSER
8944 ARROWLEAF CIR
CORONA CA 92883

282261017
NOE JIMENEZ MIRAMONTES
2326 W 184TH ST
TORRANCE CA 90504

282263026
JESS V. PONCE
8763 DAFFODIL DR
CORONA CA 92883

282271008
RUBEN DUENAS
8839 DAHLIA DR
CORONA CA 92883

282272016
CHRISTOPHER P. DECOUDRES
23247 CROCUS CT
CORONA CA 92883

282272024
AREVALOS JOSE P JR
23251 ASTER CT
CORONA CA 92883

282291014
DOUGLAS K. BLAKEMAN
8871 CREST VIEW DR
CORONA CA 92883

282291023
DANIEL LITWACK
8807 CREST VIEW DR
CORONA CA 92883

282293024
KIRK G. MALONE
8826 CREST VIEW DR
CORONA CA 92883

282293032
ASHLEY N. YORKE
22915 GREEN TREE CT
CORONA CA 92883

282332009
MATTHEW OGLESBY
22944 BRIARWOOD DR
CORONA CA 92883

282333007
RUTH C. OLMSTED
1722 REYES LN
BEAUMONT CA 92223

282333015
KERRY LORRAINE BROWN TRUST DATED
22947 BRIARWOOD DR
CORONA CA 92883

282210032
CALIFORNIA LAND CONSERVANCY
742 SUMMIT DR NO 100
LAGUNA BEACH CA 92651

282231018
JENNY A. GONZALEZ
23019 SUNROSE ST
CORONA CA 92883

282231029
HARLAN JEFFREY LAWRENCE & MAUREEN
23055 COFFEE BERRY CIR
CORONA CA 92883

282232014
KAREN WYSS
23024 SUNROSE ST
CORONA CA 92883

282240005
CORINNE M. LARGAESPADA
23175 COFFEE BERRY CIR
CORONA CA 92883

282240025
KENNETH W. CASE
8904 ARROWLEAF CIR
CORONA CA 92883

282240037
GEORGE ORTIZ
8893 DEERWEED CIR
CORONA CA 92883

282263022
TINA D. RUVALCABA
8794 DAFFODIL DR
CORONA CA 92883

282271004
ANTHONY R. DEVARGAS
8799 DAHLIA DR
CORONA CA 92883

282272012
GEORGE RUPERT HAWK
8862 DAHLIA DR
CORONA CA 92883

282272020
MICHAEL S. SMITH
286 ARROWHEAD TRAIL
EAGLE POINT OR 97524

282272028
WILD ROSE RANCH COMMUNITY ASSN
2495 CAMPUS DR
IRVINE CA 92612

282231015
JOSEPH CARTWRIGHT
22995 SUNROSE ST
CORONA CA 92883

282231025
MARK EMORY REEVES
23091 COFFEE BERRY CIR
CORONA CA 92883

282232011
SCOTT B. TOWNES
8886 DEERWEED CIR
CORONA CA 92883

282240002
PATRICK HARRIS
23139 COFFEE BERRY CIR
CORONA CA 92883

282240010
FIELDING HAROLD R & SANDRA K REVOCABLE
23235 COFFEE BERRY CIR
CORONA CA 92883

282240034
BLACK DOG INV
34560 ASPEN ST
ACTON CA 93510

282263019
RODNEY RAYMOND LEGERE
8824 DAFFODIL DR
CORONA CA 92883

282271001
TROY V. CRELLIN
8769 DAHLIA DR
CORONA CA 92883

282272009
RYAN YBANEZ
8876 DAHLIA DR
CORONA CA 92883

282272017
SALVADOR R. GUDINO
8842 DAHLIA DR
CORONA CA 92883

282272025
LESLIE KARUNARATNE
8772 DAHLIA DR
CORONA CA 92883

282291016
JOHN E. FERGUSON
8863 CREST VIEW DR
CORONA CA 92883

282293017
SHARYL SOLIS
8790 CREST VIEW DR
RIVERSIDE CA 92883

282293025
ANTHONY B. COSTANZO
8850 CREST VIEW DR
CORONA CA 92883

282210049
LEE LAKE WATER DIST
22646 TEMESCAL CANYON RD
CORONA CA 92883

282231020
LISA A. MALAMA
23035 SUNROSE ST
CORONA CA 92883

282232008
DAVID DURAN
8916 DEERWEED CIR
CORONA CA 92883

282232016
DAVID GALLET
23008 SUNROSE ST
CORONA CA 92883

282240007
DANIEL E. GONZALES
23199 COFFEE BERRY CIR
CORONA CA 92883

282240027
JD2 ENTERPRISES
25731 SPOTTED PONY
LAGUNA HILLS CA 92653

282261001
CHRISTOPHER J. ERICKSON
23293 TULIP CT
CORONA CA 92883

282263024
JACK V. MARVAL
8681 BEDFORD MOTORWAY
CORONA CA 92883

282271006
GLORIA I. OBRIEN
8819 DAHLIA DR
CORONA CA 92883

282272014
MICHELE L. CRAIG
23235 CROCUS CT
CORONA CA 92883

282210050
LEE LAKE WATER DIST
22646 TEMESCAL CYN RD
CORONA CA 92883

282231023
BRENT D. BRANCHAUD
23067 COFFEE BERRY CIR
CORONA CA 92883

282232009
RUBEN ORTEGA
8906 DEERWEED CIR
CORONA CA 92883

282232017
ANDREW CARICH
23000 SUNROSE ST
CORONA CA 92883

282240008
ALI M. EL ZAYNAB
23211 COFFEE BERRY CIR
CORONA CA 92883

282240028
ELISA CONGIARDO
8934 ARROWLEAF CIR
CORONA CA 92883

282261002
CHRISTOPHER GILLIATT
23305 TULIP CT
CORONA CA 92883

282263025
RODRIGO PAZ
8764 DAFFODIL DR
CORONA CA 92883

282271007
ROBERT RALPH CADDICK
8829 DAHLIA DR
CORONA CA 92883

282231016
NOE LEONEL RODRIGUEZ
1240 E ONTARIO NO 102338
CORONA CA 92881

282231026
ALAMARES REVOCABLE TRUST DTD 2/4/2020
23103 COFFEE BERRY CIR
CORONA CA 92883

282232012
ALEXEY VOLOVIK
8876 DEERWEED CIR
CORONA CA 92883

282240003
AMBRA DODDS
23151 COFFEE BERRY CIR
CORONA CA 92883

282240019
JORGE ANTONIO RODRIGUEZ
8921 ARROWLEAF CIR
CORONA CA 92883

282240035
ROBERT BARROT
825 SUMMITH
LAGUNA BEACH CA 92651

282263020
ROMEO M. LUMANTAS
8814 DAFFODIL DR
CORONA CA 92883

282271002
MARK E. BENNETT
8779 DAHLIA DR
CORONA CA 92883

282272010
CRAIG GRASSIA
8872 DAHLIA DR
CORONA CA 92883

282272018
RAYMOND M. HOGAN
8832 DAHLIA DR
CORONA CA 92883

282272026
AUDREY MARC B CUTINES
8762 DAHLIA DR
CORONA CA 92883

282291017
LARRY STRACENER
8855 CREST VIEW DR
CORONA CA 92883

282293018
RICHARD COMSTOCK
8794 CREST VIEW DR
CORONA CA 92883

282293026
BRIAN S. HUNTER
22867 GREEN TREE CT
CORONA CA 92883

282293042
RAUL DANIEL GUERRERO
22859 GREEN TREE CT
CORONA CA 92883

282231017
BARRY S. PHILLIPS
100 S CITRUS AVE STE 101
COVINA CA 91723

282231027
WILD HORSE RANCH COMMUNITY ASSN
P O BOX 970
UPLAND CA 91786

282232013
TARAL PATEL
23032 SUNROSE ST
CORONA CA 92883

282240004
ANDREW M. GUTIERREZ
23163 COFFEE BERRY CIR
CORONA CA 92883

282240020
INDU PATHAK
8931 ARROWLEAF CIR
CORONA CA 92883

282240036
RONALD A. SAPUTO
8883 DEERWEED CIR
CORONA CA 92883

282263021
BRAD A. SNITKER
8804 DAFFODIL DR
CORONA CA 92883

282271003
LARRY MISHLER
8789 DAHLIA DR
CORONA CA 92883

282272011
MICHELLE D. HARVEY MAY
8866 DAHLIA DR
CORONA CA 92883

282272019
JOHN W. HEIM
8822 DAHLIA DR
CORONA CA 92883

282272027
WILD ROSE RANCH COMMUNITY ASSN
25109 JEFFERSON NO 300
MURRIETA CA 92562

282291018
DAVID TU
16390 RIDGE FIELD DR
RIVERSIDE CA 92503

282293019
PAUL L. GIBBS
8798 CREST VIEW DR
CORONA CA 92883

282293027
JAMIE COOK
22875 GREEN TREE CT
CORONA CA 92883

282332004
MILLENNIUM TRUST CO
100 S CITRUS AVE NO 101
COVINA CA 91723

282333002
WAYMON R. RANSOM
8687 WOODVIEW DR
CORONA CA 92883

282333010
THERESA E. ROBBINS
8667 WOODVIEW DR
CORONA CA 92883

282293033
SONIA AVILA
22923 GREEN TREE CT
CORONA CA 92883

282332010
LUDWING J. FLORES
22934 BRIARWOOD DR
CORONA CA 92883

282333008
EDWARD CONTI
1202 AMELUXEN AVE
HACIENDA HEIGHTS CA 91745

282333016
CHERYL PETERSON
22937 BRIARWOOD DR
CORONA CA 92883

282610003
JAMES I. MICHAELS
23284 TORONJA CORTE
CORONA CA 92883

282612012
JAMES M. STEWART
212 E HIGHLAND DR STE 201
LAKELAND FL 33813

282622017
SHELLY L. PARKER
23275 CAMINO TERRAZA RD
CORONA CA 92883

282334002
KIM P. COSTELLO
22958 COPPER RIDGE DR
CORONA CA 91720

282610005
VICTOR K. TANG
23312 TORONJA CORTE
CORONA CA 92883

282622011
RUSSELL T. SCARCE
23359 CAMINO TERRAZA RD
CORONA CA 92883

282622019
MICHAEL LONG
23247 CAMINO TERRAZA RD
CORONA CA 92883

282291019
ALISON M. GAMBINO
8839 CREST VIEW DR
CORONA CA 92883

282293020
YI ZHENG
8802 CREST VIEW DR
CORONA CA 92883

282293028
ANDREW CHAVEZ
22883 GREEN TREE CT
CORONA CA 92883

282332005
CESAR FRANCO
22945 COPPER RIDGE DR
CORONA CA 92883

282333003
DANIEL E. WALTERS
8697 WOODVIEW DR
CORONA CA 92883

282333011
WILLIAM E. LOPEZ
8657 WOODVIEW DR
CORONA CA 92883

282334003
KEVIN J. DAVIS
22948 COPPER RIDGE DR
CORONA CA 92883

282611001
JAMES J. WASELOFF
23340 TORONJA CORTE
CORONA CA 92883

282622012
RICHARD C. HORTON
23345 CAMINO TERRAZA RD
CORONA CA 92883

282293021
JESUS PEREZ
8806 CREST VIEW DR
CORONA CA 92883

282293029
EDWIN ALGARIN
22891 GREEN TREE CT
CORONA CA 92883

282332006
MUHAMMAD T. SIDDIQUI
22955 COPPER RIDGE DR
CORONA CA 92883

282333004
HABIB GHOBRIAL
8707 WOODVIEW DR
CORONA CA 92883

282333012
SCOTT C. MANAHL
22977 BRIARWOOD DR
CORONA CA 92883

282334004
KATRINA DUSHAJ
22938 COPPER RIDGE DR
CORONA CA 92883

282611002
SURESH P. SAVDHARIA
25951 DUNDEE DR
LAKE FOREST CA 92630

282622013
ROHAN SACHDEV
23331 CAMINO TERRAZA RD
CORONA CA 92883

282272022
EDWARD HO
2421 LOUISE AVE
ARCADIA CA 91006

282291012
OLGA MAZRAANI
1551 SAN FERNANDO DR
CORONA CA 92882

282291021
JOSEPH ALAN BENNETT
8823 CREST VIEW DR
CORONA CA 92883

282293022
KRISHAN K. SAMMI
44 EL CENCERRO
RCH SANTA MARGARITA CA 92688

282293030
JIEUN JEON
301 CALICO CT
BREA CA 92821

282332007
ROY A. SALCEDO
22965 COPPER RIDGE DR
CORONA CA 92883

282333005
ALEXANDER KAHEAKULANI KIILEHUA
8717 WOODVIEW DR
CORONA CA 92883

282333013
JESUS M. MORALES
22967 BRIARWOOD DR
CORONA CA 92883

282334005
SYBLE L. JOHNSON
22928 COPPER RIDGE DR
CORONA CA 92883

282612009
JOHN P. ROLDAN
23347 TORONJA CORTE
CORONA CA 92883

282622014
DAVID J. MARTINEZ
23317 CAMINO TERRAZA RD
CORONA CA 92883

282272015
RICARDO ESQUER
23241 CROCUS CT
CORONA CA 92883

282272023
PAUL M. SARKIS
23245 ASTER CT
CORONA CA 92883

282291013
GEORGE ANTHONY GAMBINO
8879 CREST VIEW DR
CORONA CA 92883

282291022
MIRELA N. HENAO
8815 CREST VIEW DR
CORONA CA 92883

282293023
RASHAWNDRRA HORN
8818 CREST VIEW DR
CORONA CA 92883

282293031
TACK JIN LEE
16326 HOLMES ST
OMAHA NE 68135

282332008
PAUL G. MORRIS
22954 BRIARWOOD DR
CORONA CA 92883

282333006
CHRISTIAN M. BROWN
8727 WOODVIEW DR
CORONA CA 92883

282333014
GARETH A. JONES
22957 BRIARWOOD DR
CORONA CA 92883

282610001
BRADLEY H. MOPPINS
23256 TORONJA CORTE
CORONA CA 92883

282612010
VIRGIL W. OWENS
23333 TORONJA CORTE
CORONA CA 92883

282622015
RANDY HANNA MUSHARBASH
23303 CAMINO TERRAZA RD
CORONA CA 92883

282333001
DAVID H. DUMA
8677 WOODVIEW DR
CORONA CA 92883

282333009
WILD ROSE RANCH COMMUNITY ASSN
16845 VON KARMAN NO 200
IRVINE CA 92606

282334001
JAMES BARRETT MCIVER
22968 COPPER RIDGE DR
CORONA CA 92883

282610004
HUGO R. FRANCA
23298 TORONJA CORTE
CORONA CA 92883

282622010
ROBERT R. HUSSEY
7196 COUNTY RD NO 153
ZANESFIELD OH 43360

282622018
CHERYL CALDWELL
23261 CAMINO TERRAZA RD
CORONA CA 92883

282610002
JULIE A. PALUMBO
23270 TORONJA CORTE
CORONA CA 92883

282612011
DAMEION SAPUTO
23344 CALLE PEPITA RD
CORONA CA 92883

282622016
GARY MARTINEZ
23289 CAMINO TERRAZA RD
CORONA CA 92883

Smartlink
3300 Irvine Avenue, Suite 300
Newport Beach, CA 92660
Attn: Alisha Strasheim

Casa Industries
9926 Pioneer Blvd. #105
Santa Fe Springs, CA 90670
Attn: Julius Santiago

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

AT&T
1452 Edinger Avenue
Tustin, CA. 92780
Attn: Robert Sturtevant

TEMESCAL VALLEY WATER DISTRICT
22646 Temescal Canton Road
Corona, CA 92883
Attn: Jeff Pape



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
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.

PPW180003 / CEQ180029
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)

Alisha Strasheim
Project Applicant

3300 Irvine Avenue, Suite 300, Newport Beach, CA 92660
Address

The project site is located southwest of Clay Canyon Drive, north of Camino Terraza, and west of Jameson Road.
Project Location

Plot Plan No. 180003 (PPW180003) is a proposal to construct a 100 foot mono-eucalyptus, including twelve (12) antennas, thirty-six (36) RRUs, one (1) two foot microwave antenna, six (6) surge protectors approximately 50 feet southwest from an 18 x 20 foot lease area with an equipment shelter on a 44.23 overall parcel. The total project lease area is 870 sqft. The equipment shelter lease area includes one (1) GPS antenna attached to the shelter, one (1) utility H-frame with security lighting, and one (1) 30kw diesel generator, surrounded by a six foot high chain link fence with slats. Variance No. 190007 (VAR190007) is a proposal for a modification to the height requirement established through Section 19.410.C of Ordinance No. 348 which states disguised wireless communication facilities in residential zone classifications shall not exceed fifty (50) feet. The variance application requests to exceed the fifty (50') foot height requirement to allow for the proposed one hundred (100') foot disguised communications tower.

Project Description

This is to advise that the Riverside County Planning Director, as the lead agency, has approved the above-referenced project on July 27, 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 (\$2,354.75+\$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.

Project Planner July 27, 2020

Please charge deposit fee case#: ZCEQ180029 ZCFW180027

FOR COUNTY CLERK'S USE ONLY

Received for Filing and Posting at OPR: _____

**INVOICE (INV-00042496)
FOR RIVERSIDE COUNTY**

County of Riverside
Transportation & Land Management Agency



BILLING CONTACT / APPLICANT

Tyler Kent
Smartlink LLC AT & T
18401 Von Karman Ave
Irvine, Ca 92612

INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS
INV-00042496	03/29/2018	03/29/2018	Paid In Full

REFERENCE NUMBER	FEE NAME	TOTAL
CFW180027	0452 - CF&W Trust Record Fees	\$50.00

SITE ADDRESS	SUB TOTAL	TOTAL
0 Unassigned Corona, CA 92883		\$50.00

TOTAL DUE	\$50.00
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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 Attn: Accounts Receivables P.O. Box 1605 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 Attn: Accounts Receivables 4080 Lemon St., 14th Fl. 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 and include the reference number(s), which is your case number and department in the subject line.

**INVOICE (INV-00119003)
FOR RIVERSIDE COUNTY**

**County of Riverside
Transportation & Land Management Agency**



BILLING CONTACT / APPLICANT

Tyler Kent
Smartlink LLC AT & T
18401 Von Karman Ave
Irvine, Ca 92612

INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS
INV-00119003	07/27/2020	07/27/2020	Paid In Full

REFERENCE NUMBER	FEE NAME	TOTAL
CFW180027	0451 - CF&W Trust ND/MND	\$2,406.75

SITE ADDRESS	
0 Unassigned Corona, CA 92883	SUB TOTAL
	\$2,406.75

TOTAL DUE	\$2,406.75
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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.
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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 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 : 1

Planning Commission Hearing: September 2, 2020

PROPOSED PROJECT

Case Number(s):	TR36288M01	Applicant(s):	Meadow Vista
Environmental:	No Further Env. Review Required		Holdings, LLC
Area Plan:	Harvest Valley/Winchester	Representative(s):	Pangaea Land
Zoning Area/District:	Winchester Area		Consultants, Inc.
Supervisory District:	Third District	 <hr/> Charissa Leach, P.E. Assistant TLMA Director	
Project Planner:	Deborah Bradford		
Project APN(s):	461-160-044		

PROJECT DESCRIPTION AND LOCATION

TENTATIVE TRACT MAP NO. 36288 MINOR CHANGE NO. 1 (TR36288M01) is a request for a modification to approved Tentative Tract Map No. 36288 to modify internal streets within the subdivision from private to public streets. As a result of this modification the right of way width will increase from fifty feet (50') to fifty-six feet (56') to meet the current County of Riverside Ordinance No. 461 Standard No. 105 for Local Streets. The result of changing from private to public streets will require the adjustment of right-of-ways, centerlines, lot lines, and selected pad elevations. The number of lots will remain as originally approved, 72 residential lots and 2 lots for water quality basins, and the minimum lot size will continue to be met. The map remains as a Schedule 'A' subdivision and is comprised of 10 gross acres.

The above as described is hereafter referred to as the "Project" in this staff report.

The Project site is located north of Domenigoni Parkway, east of La Ventana Road, west of Leon Road, south of Winchester Hills Drive.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTIONS:

FIND that **NO NEW ENVIRONMENTAL DOCUMENT IS REQUIRED** because all potentially significant effects on the environment have been adequately analyzed in the previously approved Addendum to Mitigated Negative Declaration for Environmental Assessment No.41176 based on the findings incorporated in the initial study (EA42327) and the conclusion that none of the conditions described in the CEQA Guidelines Section 15162 exist based on the findings and conclusions set forth herein; and,

APPROVE TENTATIVE TRACT MAP NO. 36288 MINOR CHANGE NO. 1, 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:	Winchester Hills Specific Plan No. 293, Planning Area No. 19
Specific Plan Land Use:	Medium High Density Residential/School (5-8 du's/acre)
Existing General Plan Foundation Component:	Community Development
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Public Facilities
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	Highway 79 Policy Area
Surrounding General Plan Land Uses	
North:	Medium Density Residential (MDR) and Very High Density Residential (VHDR) as reflected in SP No. 293 Land Use Map
East:	Park as reflected in SP No. 293 Land Use Map
South:	Medium Density Residential (MDR) as reflected in SP No. 293 Land Use Map
West:	Community Development: Low Density Residential (CD: LDR)
Existing Zoning Classification:	Specific Plan (SP) Planning Area 19
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	Specific Plan No. 293 (SP No. 293A5) – Planning Area 17 and 18
East:	Specific Plan No. 293 (SP No. 293A5) – Planning Area 21
South:	Specific Plan No. 293 (SP No. 293A5) – Planning Area 27
West:	Rural Residential (R-R)
Existing Use:	Vacant Land
Surrounding Uses	
North:	Vacant Land
South:	Vacant Land
East:	Vacant Land

West: Vacant Land

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	10 acres	N/A
Proposed Minimum Lot Size:	3,600 SF	3,500 SF
Total Proposed Number of Lots:	72 Residential Lots 2 Water Quality Basins	Maximum 74 dwelling units pursuant to SP No. 293 Planning Area 19
Map Schedule:	A	

Located Within:

City's Sphere of Influence:	No
Community Service Area ("CSA"):	Yes – #146 Lakeview/Nuevo/Romoland/Homeland Street Lighting and Library
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	Yes – Moderate
Subsidence Area:	Yes – Susceptible
Fault Zone:	No
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRMESHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes – In or partially in SKR Fee Area
Airport Influence Area ("AIA"):	Yes – March Air Reserve Base, Zone E

PROJECT LOCATION MAP

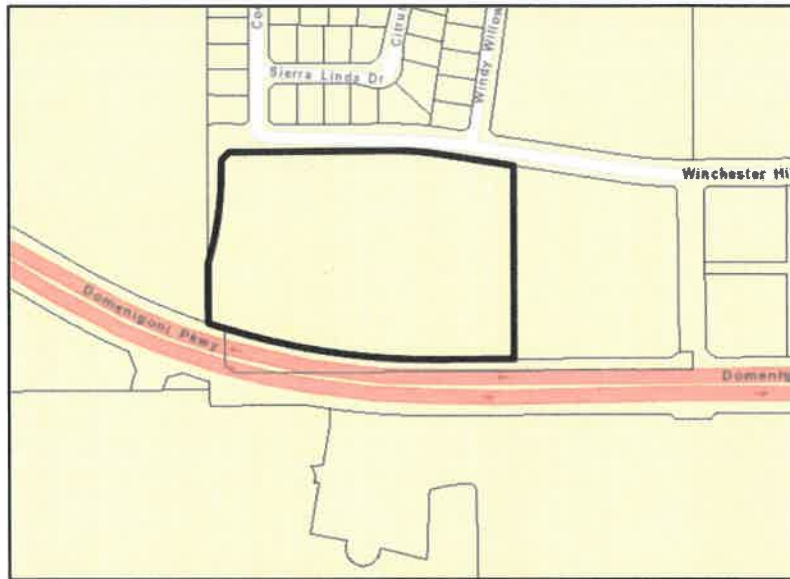


Figure 1: Project Location Map



Figure 2: Aerial

PROJECT BACKGROUND AND ANALYSIS

Background:

Tentative Tract No. 36288 is located within the boundaries of the Winchester Hills Specific Plan No. 293 which was approved by Riverside County in October 1997. At the time of approval the Specific Plan area was comprised of 1,995 acres within the unincorporated area of Winchester. Since that time the Specific Plan has gone through five (5) amendments and seven (7) substantial conformances. The most recent modification to the specific plan was approved in 2016. The acreage has been reduced to approximately 1,093 acres with a target dwelling unit count of 5,354. The dwelling unit count can vary from 5,354 to 5,245 dependent upon whether school sites are developed or not.

Tentative Tract Map No. 36288 (TR36288) is located within Planning Area 19 (PA 19) of the Specific Plan. PA 19 and was previously designated as a school site. However, the Specific Plan did note that should the school site not be developed PA 19 could be developed with single-family residential uses. On April 4, 2007, Hemet Unified School District provided a letter to the County indicating their intent to abandon their interest in using the property as a school site. Therefore, the residential alternative was implemented and as allowed by the Specific Plan PA 19 was subject to Medium High Density Residential at 5-8 dwelling units/acre and would allow for a maximum of 74 dwelling units.

On November 7, 2012 TR36288 was approved by the Planning Commission (Figure 3.). The project was approved for the subdivision of 72 residential lots and two (2) water quality basin lots. Lots ranged in size from 3,600 square feet to 8,190 square feet. The project was approved with private streets, which allowed for a 7-foot parkway and 5-foot sidewalks on both sides of the street. An exception for the lot width to depth ratio was approved for Lot Nos. 1-5, 13-15, 29, 30, 37, 38, 45 and 46. At the Planning Commission meeting on November 7th, a memo was provided for the record to address the planning commission concerns regarding TR36288 and other maps associated with the entire specific plan area which stated the requirement of annexation into an assessment district, community service district or similar public private entity for the entire Specific Plan area in regards to maintenance of landscaped areas. The memo also addressed the maintenance of slope plantings, common landscaped area and irrigation systems within TR36288 boundaries. An Addendum to Mitigated Negative Declaration for Environmental Assessment No. 41176 was the approved environmental document.

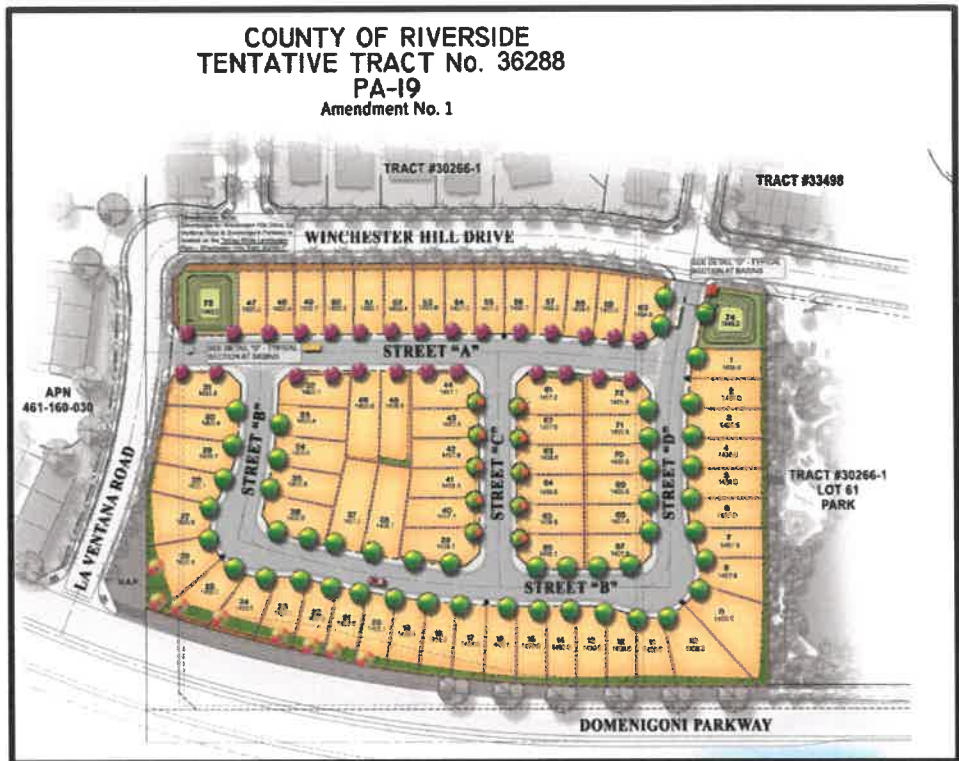


Figure 3 – TR36288

On December 12, 2018 the applicant submitted an application for a Minor Change to Tentative Tract Map No. 36288 (TR36288M01). The modification is a proposal is to revise the interior street system from private streets to public streets. The widths of the internal streets will change from fifty foot (50') right-of-ways to the local street standard of foot (56') right-of-ways. The only necessary changes that will occur due to the enlargement of the streets from 50' to 56' will be revisions to rights-of-ways, centerlines, lot lines, and a select number of pad elevations changes. All lots will continue to meet the minimum lot size, and the number of lots, the street pattern and access points will remain as originally approved. Figure 4 below, illustrates the proposed changes due to the increase widths of the internal street system.



Figure 4 – TR36288M01- proposed changes

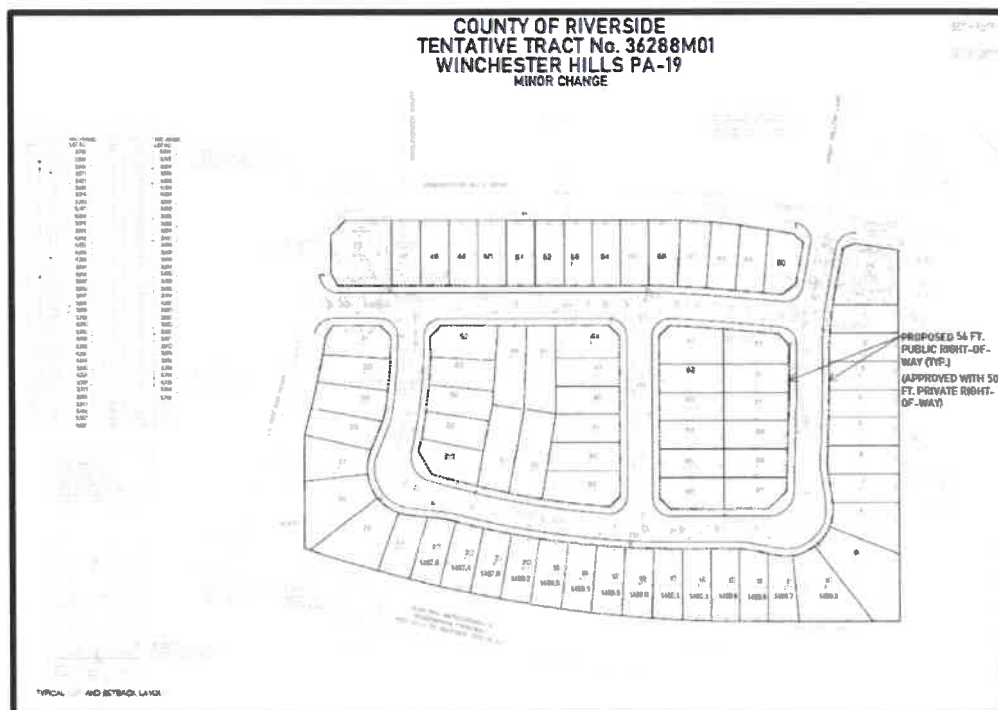


Figure 5 – TR36288M01

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

In accordance with State CEQA Guidelines Section 15162, Tentative Tract Map No. 36288 Minor Change No. 1 will not result in any new significant environmental impacts not identified in the Addendum to the adopted Mitigated Negative Declaration for Environmental Assessment No. 41176. The minor change as proposed is to revise the interior street system from private streets to public streets. The widths of the internal streets will change from fifty (50') foot right-of-ways to the local street standard of (56') foot right-of-ways. The only necessary changes that will occur due to the enlargement of the streets from 50' to 56' will be revisions to rights-of-ways, centerlines, lot lines, and a select number of pad elevations changes. All lots will continue to meet the minimum lot size, and the number of lots, the street pattern and access points will remain as originally approved. and will not result in any physical changes resulting in a substantial increase in the severity of previously identified significant effects, does not propose any substantial changes which will require major revision to the Mitigated Negative Declaration, no considerably different mitigation measures have been identified and no mitigation measures found infeasible have become feasible because of the following:

- a. Tentative Tract Map No. 36288 Minor Change No. 1 is a proposal to modify the internal street system from private to public streets. Minor physical changes will occur in regards to the approved Tentative tract map which was the basis of the analysis of EIR No. 524; and,
- b. The subject site was included within the area analyzed in Mitigated Negative Declaration for EA No. 41176; and,
- c. There are no changes to the mitigation measures included in Mitigated Negative Declaration for EA No. 41176; and
- d. Tentative Tract Map No. 37685 Minor Change No. 1 does not propose any changes to the approved Tentative Tract Map in any substantive way to the impacts as reviewed in Mitigated Negative Declaration for EA No. 41176;

Solar Energy:

Riverside County Climate Action Plan, as updated in 2019, includes Clean Energy Measure R2-CE1 which refers to the requirement of on-site energy production (including but not limited to solar) to 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 buildings totaling more than 100,000 gross square feet of commercial, office, industrial, or manufacturing development. Since the proposed Project is for the development of 72 residential lots and 2 water quality basins lots, this measure is not applicable to this Project.

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 Community Development: Public Facilities. As reflected in the Specific Plan Land Use Map the Project site is located within PA 19 which has a land use designation of School/Medium High Density Residential (5-8 dwelling units/acre).
2. The project site has a Zoning Classification of Specific Plan (SP No. 293A5). The Project as originally proposed is for the subdivision of 72 residential lots and 2 water quality basin lots which is consistent with the allowable uses and development standards as stated in the Specific Plan Zoning Ordinance for PA 19. The proposed minor change will not result in any change to the number of lots, overall design of the subdivision and will remain consistent with the Specific Plan Zoning Ordinance.
3. The project site is located within the Highway 79 Policy Area. The Project as originally approved was determined to be consistent with the criteria of Highway 79 Policy Area. Therefore, the proposed Project remains consistent with the Highway 79 Policy Area in that minor changes to the rights-of-ways, centerlines, lot lines, and a select number of pad elevations changes will occur due to the increase in street width from 50' for private streets to 56 for public streets. No change to the number of residential lots are proposed.

Entitlement Findings:

The following findings shall be made prior to making a recommendation to grant a Tentative Tract Map Minor Change, pursuant to the provisions of the Riverside County Zoning Ordinance 460 (Subdivisions):

Tentative Tract Map No. 36288 Minor Change No. 1 is a proposal to revise the widths of the internal streets from fifty feet (50') to fifty-six feet (56') to meet the current County of Riverside Ordinance No. 461 Standard No. 105 for Local Streets. The result of changing from private to public streets will require the adjustment of right-of-ways, centerlines, lot lines, and selected pad elevations. The number of lots will remain as originally approved, 72 residential lots and 2 lots for water quality basins. The findings required to approve a Minor Change to a Map, pursuant to the provisions of the Riverside County Ordinance 460, are as follows:

1. The proposed modification is consistent with the 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 minor change to the originally approved land division will ultimately result in a residential development that will remain consistent with the overall density, architectural design, and landscaping as approved and envisioned by the Specific Plan as originally adopted.

2. The proposed modification to the approved TR36288 is to modify the street classification from a private road system to a public system. This change will result in adjustment to right-of-ways, centerlines, lot lines, and selected pad elevation due to the increase in street right-of-way widths from 50' to 56'. The Project site remains physically suitable for the type of development and density of the proposed residential development due to its location on Domenigoni Parkway and Winchester Hills Drive and the accessibility to existing utilities and services. Additionally, the site does not have any topographical features or environmental constraints that would result in the inability to develop the Project site. Therefore, the proposed Project remains consistent with this finding.
3. When TR36288 was originally submitted to the County it was determined through an Initial Study for EA42327 that an Addendum to the Mitigated Negative Declaration was the appropriate documentation to be prepared and was approved and considered at the November 7, 2012 Planning Commission hearing. It was determined that the approved design and improvements of TR36288 would not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat as detailed in the approved Addendum for the original Map. The proposed modification to the approved TR36288 would result in the same conclusions as was evaluated in the previous Addendum to Mitigated Negative Declaration for Environmental Assessment No. 41176 therefore, no further environmental documentation is required and the Project remains consistent with this finding.
4. The proposed modification is not likely to cause serious public health problems in that the project site is not located on a Hazardous Waste Site and is not in a Fire Hazard Zone. Additionally, ultimate development of the site will not substantially alter access previously utilized by surrounding properties or the public at large resulting in unsafe conditions. The minor change will not change the design of approved land division and continues to remain consistent with this finding.
5. As indicated in the included project conditions of approval, the proposed modification includes the type of improvements as required by the Riverside County Land Division Ordinance No. 460 Section 10.5 for a Schedule 'A' Map as detailed below:
 - a. Streets: The proposed modification will revise the internal street system from private streets to public streets which will require Streets A, B, C, and D to be designated as a Local Road and be improved with 56 foot full width dedicated right of way in accordance with county Standard No. 105, Section "A". Five foot wide sidewalks will be constructed adjacent to the curb line and include a 10 foot wide parkway. La Ventana Road and Winchester Hills Drive along project boundaries will be improved and will include concrete curb and gutter and a 5 foot sidewalk on the project side in accordance with County Standard No. 103, Section A. Therefore, with the design standards for street improvements as stated in the conditions of approval the requirements of Ordinance No. 460 10.5 (A), as it pertains to streets will be met.
 - b. Domestic Water: Water service shall be provided from Eastern Municipal Water District (EMWD). It is the responsibility of the developer to ensure that all requirements to obtain potable water service and sanitary sewer service are met with the appropriate surveyor(s) as well as all other applicable agencies. The proposed Project meets Ordinance No. 460 10.5 (B) as it pertains to domestic water.
 - c. Fire Protection: Fire Hydrants shall be located one at each street intersection and spaced no more than 330 feet apart in any direction, with no portion of any lot frontage more than 165 feet from a

hydrant. Minimum fire flow shall be 1000 GPM for 2 hour duration at 20 PSI. The proposed Project meets Ordinance No. 460 10.5 (C) as it pertain to domestic water.

- d. Sewage Disposal: Sanitary sewer service shall be provided by Eastern Municipal Water District (EMWD). It is the responsibility of the developer to ensure that all requirements to obtain potable water service and sanitary sewer service are met with the appropriate surveyor(s) as well as all other applicable agencies. The proposed Project meets Ordinance No. 460 10.5 (D) as it pertain to sewage disposal.
 - e. Fences. At minimum the project is required to provide six-foot high chain link fencing along any canal, drain, expressway, or other feature deemed hazardous. No such features exist within or adjacent to the site to require fencing for these purposes. Walls and fencing are proposed throughout the subdivision to attenuate noise where needs be, retain individual lot privacy where appropriate, and make use of views with tubular steel fencing where available. The proposed Project meets Ordinance No. 460 10.5 (E) as it pertain to fences.
 - f. Electrical and Communication Facilities. All electrical power, telephone, communication, street lighting and cable television lines shall be designed to be placed underground. The proposed Project meets Ordinance No. 460 10.5 (f) as it pertain to electrical and communication facilities.
6. The modification from a private to a public street system will not change the overall design of originally approved land division or improvements. The tentative tract map, including the minor change, will not conflict with easements acquired by the public at large, for access through, or use of property within the proposed land division as the minor changes resulting due to the change from a private to public street system will not modify the overall design and site accessibility of the originally approved subdivision. The Project remains consistent with this finding.
 7. The modification to the originally approved land division from a private to public streets system will require the adjustment of right-of-ways, centerlines, lot lines, and selected pad elevations. The number of lots will remain as originally approved, 72 residential lots and 2 lots for water quality basins. The project is consistent with the minimum lot size allowed by the Specific Plan's Zoning Classifications for PA 19 which allows for a minimum lot size of 3,500 square feet.
 8. The proposed modification to the approved Tentative Map is to change the private street system to a public street system. Modifications to the Map that will occur due to this minor change are adjustments to right-of-ways, centerlines, lot lines, and selected pad elevations. The number of lots will remain as originally approved, 72 residential lots and 2 lots for water quality basins. The Project remains consistent with this finding.

Development Standards Findings:

1. The existing Zoning Classification for the Project site is Specific Plan. Development standards for TR36288M01 (PA 19) are provided for in the Specific Plan Zoning Ordinance No. 348.4930. The development standards for PA 19 that are not specifically noted in the SP Zoning Ordinance will be subject to those standards as identified in Section 6.2 (R-1 Zone) of Ordinance No. 348.

Based upon Specific Plan Zoning Ordinance, the following development standards shall apply to TR36288M01:

- A. *Building height shall not exceed two stories with a maximum height of thirty-five (35') feet. The original approval of the TR36288 included proposed elevations and floor plans based on the design guidelines of the specific plan document. However, development plans have not been formally submitted to the County at this time. Development plans when they are submitted will be required to comply with the Specific Plan text and applicable County Ordinances, specifically Ordinance No. 348 as noted in the Advisory Notification Document (AND) for the proposed Project to ensure compliance with this development standard.*
- B. *Lot area shall be not less than three thousand five hundred (3,500) square feet. The minimum lot area shall be determined by excluding that portion of a lot that is used solely for access to the portion of a lot used as a building site. As shown on Tentative Tract Map Exhibit for the minor change the lot sizes have change minimally due to the increased width in the right of way from 50' to 56'. However, the lots still met the minimum lot size of 3,500 square feet. The lots range in size from 3,599 square feet and to 9,187 square feet. The Project remains in compliance with the minimum lot area requirement of 3,500 square feet.*
- C. *The minimum average width of that portion of a lot to be used as a building site shall be forty (40') feet with a minimum average depth of eighty (80') feet. That portion of a lot used for access on "flag" lots shall have a minimum width of twenty (20') feet. All lots have a minimum lot width of forty feet. No flag lots are proposed within this land division. Therefore, the Project as proposed remains consistent with this development standard.*
- D. *The minimum frontage of a lot shall be forty (40') feet, except that the lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty (30') feet. Lot frontages along curvilinear streets shall be measured in a straight line from the furthest point behind the right of way between curves. All lots within TR36288M01 have a minimum lot frontage of 40 feet except for Lots 8, 9, 10, 25 and 26 which are located along knuckles and have a minimum lot frontage of 35 feet. The Project as proposed remains consistent with this development standard.*
- E. *The front yard shall be not less than ten (10') feet, measured from the existing street line or from any future street line, whichever is nearer the proposed structure. Since, the proposed Project is for a minor change to an approved land division development plans have not been submitted. However, once development plans are submitted the applicable entitlements and subsequent development of the Project site will be required to comply with the Specific Plan text and applicable County Ordinances, specifically Ordinance No. 348 as noted in the Advisory Notification Document (AND) for the proposed Project.*
- F. *Side yards on interior and through lots shall be not less than five (5') feet. Where a zero lot line is used, the alternate side yard shall be not less than five (5') feet in width. Side yards on corner and reverse corner lots shall not be less than ten (10') feet from the existing street line or from any future street line. Since, the proposed Project is for a minor change to an approved land division development plan have not been submitted. However, once development plans are submitted the applicable entitlements and subsequent development of the Project site will be required to comply with the Specific Plan text and applicable County Ordinances, specifically Ordinance No. 348 as noted in the Advisory Notification Document (AND) for the proposed Project.*
- G. *Where the rear of a lot is adjacent to another residential lot or a street that is not used for access to the lot, the rear yard shall not be less than ten (10') feet. Since, the proposed Project*

is for a minor change to an approved land division development plan have not been submitted. However, once development plans are submitted the applicable entitlements and subsequent development of the Project site will be required to comply with the Specific Plan text and applicable County Ordinances, specifically Ordinance No. 348 as noted in the Advisory Notification Document (AND) for the proposed Project.

- H. *Where the rear of a lot is adjacent to an alley or similar type of access, the garage and any fence or wall shall be setback not less than three (3') feet. The setback shall be measured from the top of curb within the alley or similar type of access.* The proposed Project does not provide any lots that will be alley accessible. Therefore, this development standard is not applicable to the proposed Project.
- I. *Fireplaces and roof eaves may encroach two (2') feet into side yard setbacks. No other structural encroachments shall be permitted in the front, rear, or side yard except as provided for in Section 18.19 of Ordinance No. 348.* Since, the proposed Project is for a minor change to an approved land division development plan have not been submitted. However, once development plans are submitted the applicable entitlements and subsequent development of the Project site will be required to comply with the Specific Plan text and applicable County Ordinances, specifically Ordinance No. 348 as noted in the Advisory Notification Document (AND) for the proposed Project.
- J. *Lot coverage shall not exceed sixty (60%) percent for one story and fifty (50%) percent for two story buildings.* Since, the proposed Project is for a minor change to an approved land division development plan have not been submitted. However, once development plans are submitted the applicable entitlements and subsequent development of the Project site will be required to comply with the Specific Plan text and applicable County Ordinances, specifically Ordinance No. 348 as noted in the Advisory Notification Document (AND) for the proposed Project.
- K. *Automobile storage space shall be provided as required by Section 18.12 of Ordinance No. 348 which states that single-family residential uses shall provide 2 parking spaces/dwelling unit.* Since, the proposed Project is for a minor change to an approved land division development plan have not been submitted. However, once development plans are submitted the applicable entitlements and subsequent development of the Project site will be required to comply with the Specific Plan text and applicable County Ordinances, specifically Ordinance No. 348 as noted in the Advisory Notification Document (AND) for the proposed Project.

Other Finding:

1. The project site is not located within a Criteria Cell of the Multi-Species Habitat Conservation Plan.
2. The project site is not located within a city's Sphere of Influence.
3. The project site is located within the March Air Reserve Base, Zone E but was determined by Airport Land Use Commission staff that, the extent of the proposed Minor Change (i.e. adjustment of right-of-ways, centerlines, lot lines, pad elevations) would not warrant ALUC review, especially since the number of lots are not increasing from the approved map.

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 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 not located within a Cal Fire State Responsibility Area ("SRA") or a Local Responsibility Area ("LRA") and is also not located within a high or moderate hazard severity zone.

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 2,400 feet of the project site. As of the writing of this report, Planning Staff has not received written communication/phone calls from any persons who indicated support/opposition to the proposed project.

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.

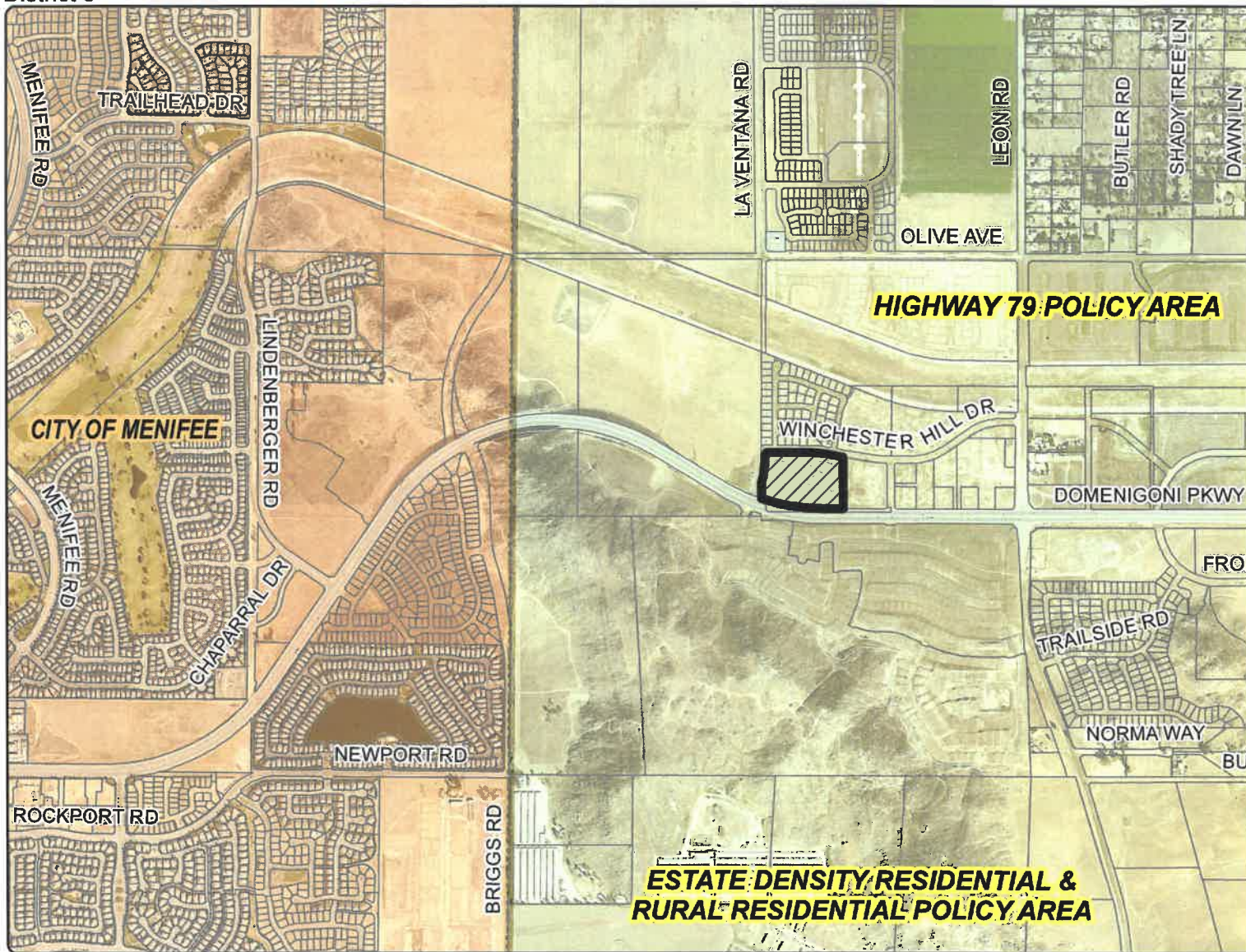
RIVERSIDE COUNTY PLANNING DEPARTMENT

TR36288M01

VICINITY/POLICY AREAS

Supervisor: Washington

District 3



Zoning Area: Winchester



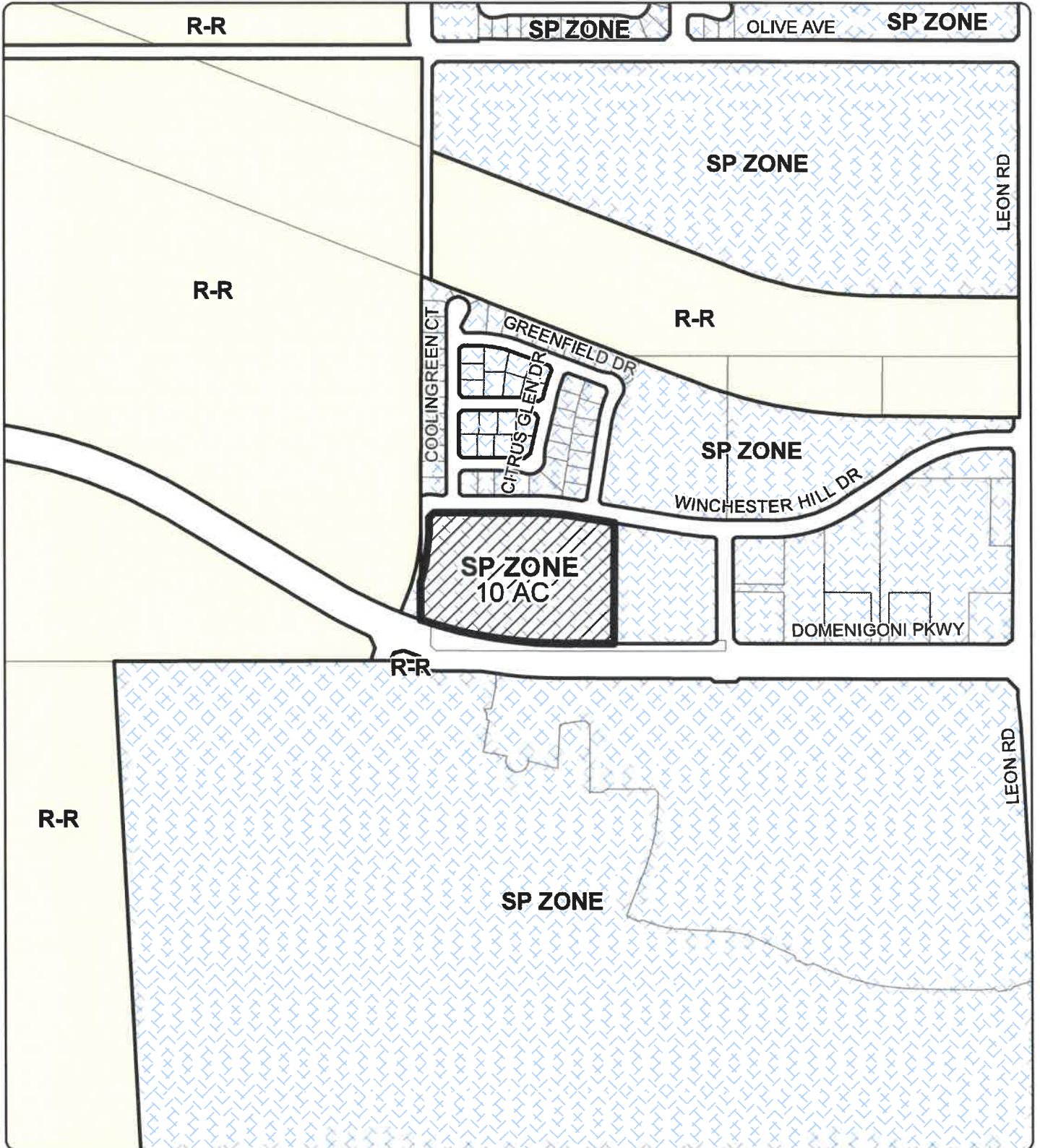
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3300 (Western County) or in Palm Desert at (760) 863-6277 (Eastern County) or Website <http://planning.crlina.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

TR36288M01
EXISTING ZONING

Supervisor: Washington
District 3

Date Drawn: 07/30/2020
Exhibit 2



Zoning Area: Winchester

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2009, 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>

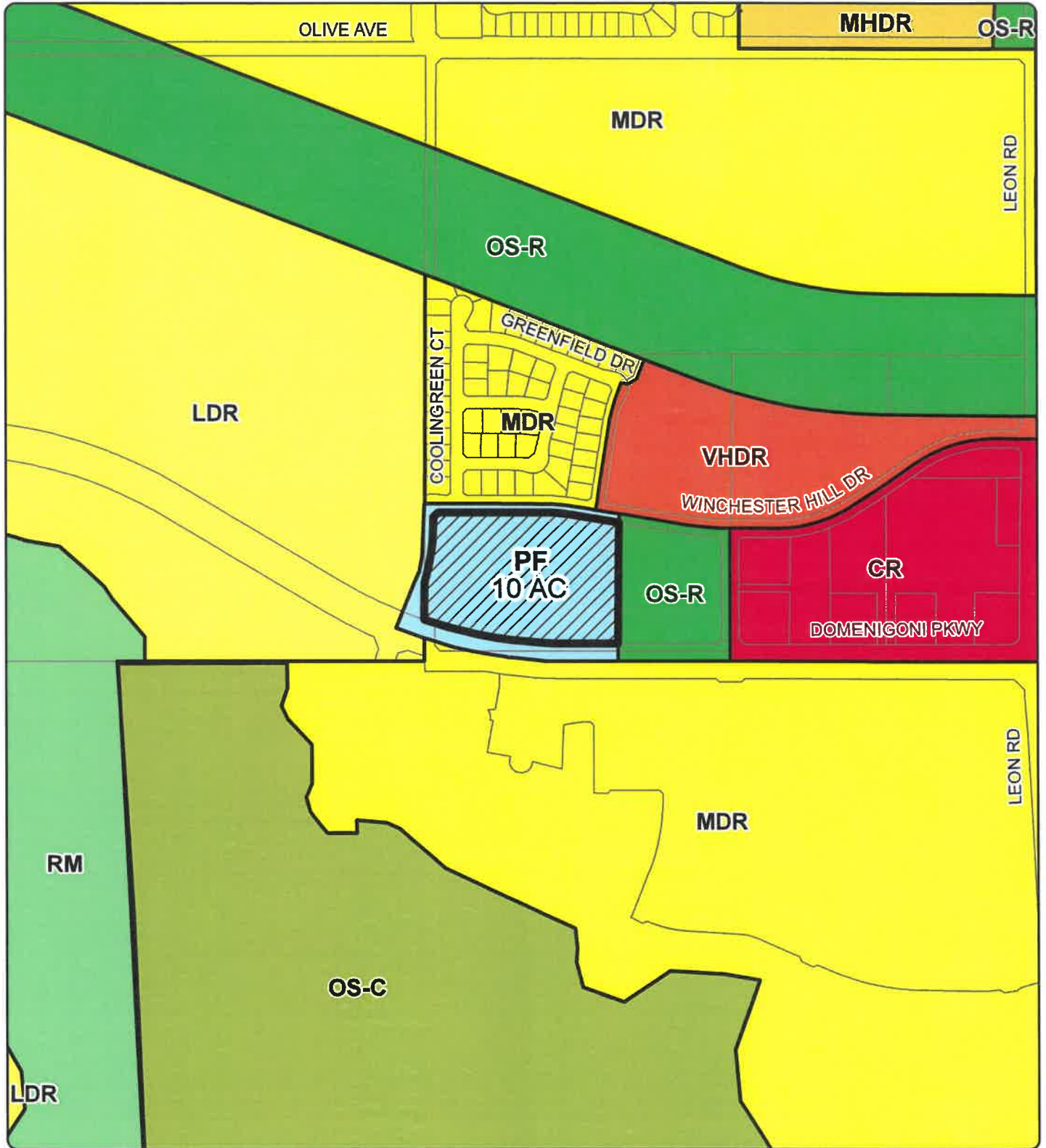
RIVERSIDE COUNTY PLANNING DEPARTMENT

TR36288M01

EXISTING GENERAL PLAN

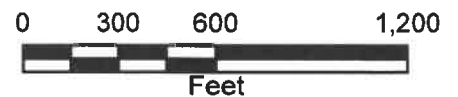
Supervisor: Washington
District 3

Date Drawn: 07/30/2020
Exhibit 5



Zoning Area: Winchester

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.rcclms.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

TR36288M01

LAND USE

Supervisor: Washington
District 3

Date Drawn: 07/30/2020
Exhibit 1

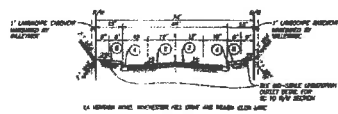


Zoning Area: Winchester

Author: Vinnie Nguyen

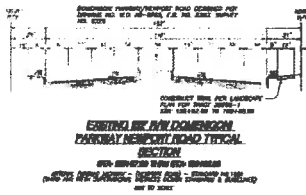


DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact 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.redlma.org>



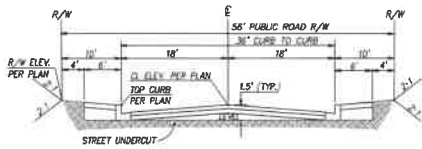
74' R/W
TYPICAL SECTION
STL. H.C. TYP. IMPROVED SECTION
5' x 7' x 4'-0" 48" WIDE x 30"
HIGH
SEE 10'-0" OVERPASS
SECTION FOR
CROSS SECTION
OF 10' OVERPASS

**PER TR. 30266-1 STREET IMPROVEMENT
PLAN AND CONSTRUCTED BY OTHERS**

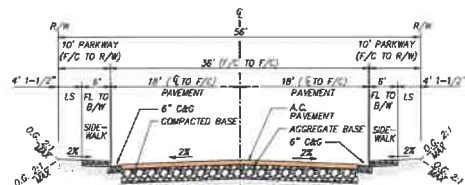


**CONTRACT BY PARADIGM DESIGN
PARKWAY DEVELOPMENT TYPICAL
SECTION**

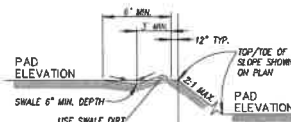
**PER TR. 30266-1 STREET IMPROVEMENT
PLAN AND CONSTRUCTED BY OTHERS**



TYPICAL STREET UNDERCUT
NTS



TYPICAL PUBLIC STREET SECTION
LOCAL STREET (56' R/W)
RIVERSIDE COUNTY STD. NO. 105 (SECTION "A")
PAUL LANE, ALBIFLORA WAY, BACCHARIS LANE, AND ENGELIA LANE
NTS



TYPICAL SECTION 'A'
NTS



NOTE: WORK CONTAINED WITHIN THESE PLANS SHALL NOT CONSTITUTE BASIS FOR A PROVISIONAL PERMIT UNDER A GRADING PERMIT HAS BEEN ISSUED.

It is the contractor's responsibility to verify the accuracy of all data and to be responsible for making the appropriate adjustments to the plans and specifications. The contractor shall be held responsible for any errors or omissions in the plans and specifications.

NO.	DATE	BY	REVISION

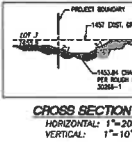
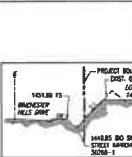
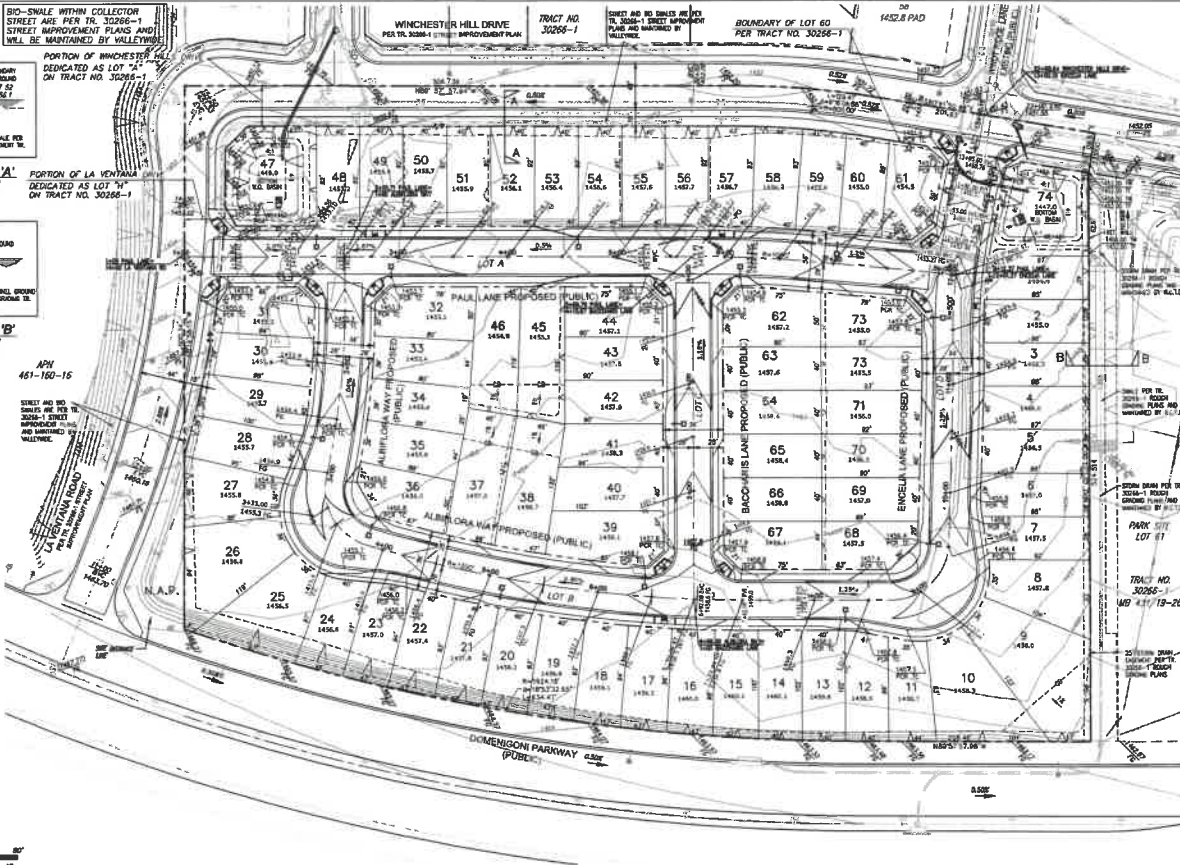


2834 LA MIRADA DRIVE, SUITE 4
VISTA, CA 92081 7760-226-4232
7760-227-1405

PANCA
LAND CONSULTANTS, P.C.

RICHARD C. BRADNER
PREPARED BY: **43819**
DATE: _____

BMP NO. 1800251	WFO NO. _____	TR NO. 30266M01	BGR NO. 1800225	P NO. 180061	SHEET NO. 10-2
WINCHESTER HILLS PA-19 TRACT No. 30266M01 ROUGH GRADING PLANS					2 OF 2 SHEETS
DETAILS					
SCALE: _____	DATE: _____	BY: _____	CHECKED BY: _____	DATE: _____	



SID-WALK WITHIN COLLECTION STREET ARE PER TR. 30266-1 STREET IMPROVEMENT PLANS AND WILL BE MAINTAINED BY VALLEYVIEW

PORTION OF WINCHESTER HILL DEDICATED AS LOT 74 ON TRACT NO. 30266-1

PORTION OF LA VENTANA DEDICATED AS LOT 74 ON TRACT NO. 30266-1

APN 461-160-15

STREET AND NO. SWEET ARE PER 30266-1 STREET IMPROVEMENT PLANS AND SHOWN FOR REFERENCE ONLY.

GRAPHING SCALE
 1" = 40'



NOTES:
 1. WORK CONTAINED WITHIN THESE PLANS SHALL NOT CONSTITUTE A CONTRACT. ANY CHANGES MUST BE MADE BY A WRITTEN INSTRUMENT BEFORE ANY GRADING PERMIT HAS BEEN ISSUED.

NO.	DATE	DESCRIPTION



2034 LA MIRADA DRIVE, SUITE H VISTA, CA 92081 760-208-4232 760-737-1405

PANGAEA
 4100 CONVENT AVENUE, SUITE 100
 SAN DIEGO, CA 92161

RICHARD C. BRASHER
 PREPARED BY: DATE: FILE NO.:

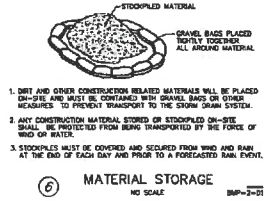
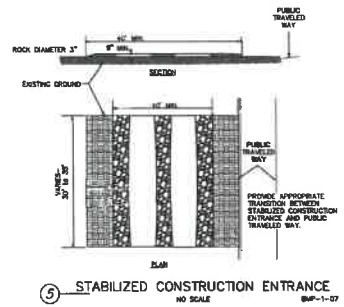
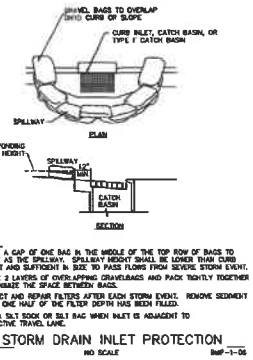
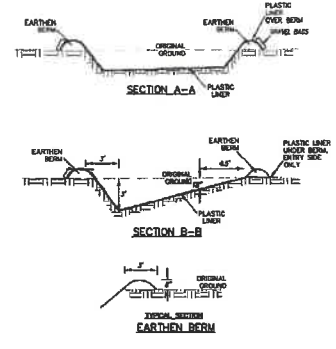
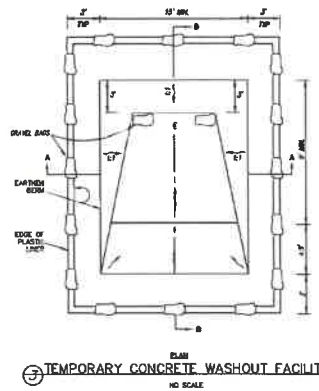
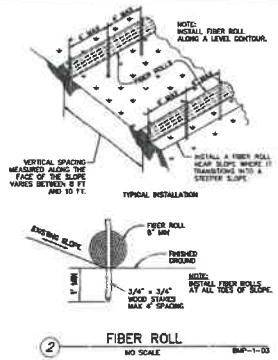
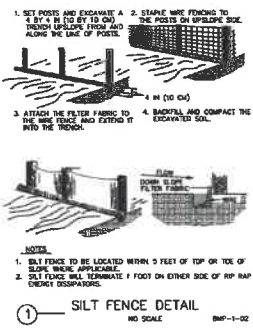
ALL THE INFORMATION CONTAINED ON THESE PLANS IS THE PROPERTY OF PANGAEA AND SHALL BE KEPT IN CONFIDENCE. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE OR MODIFICATION OF THESE PLANS WITHOUT THE WRITTEN CONSENT OF PANGAEA IS STRICTLY PROHIBITED.

BMP NO. 1800251 VOID NO. TR. NO. 30266-1 BOR. NO. 1800251, IP NO. 180081

WINCHESTER HILLS PA-19 TRACT No. 30266M01
ROUGH GRADING PLANS

SHEET NO. 10-9
 3 OF 5 SHEETS

DATE: FILE NO.:



NOTE: SEE SHEET 18 & 20 FOR ADDITIONAL EROSION CONTROL NOTES AND DETAILS.



NOTE: WORK CONTAINED WITHIN THESE PLANS SHALL NOT CONSTITUTE A GUARANTEE OR WARRANTY OF ANY KIND, AND UNDERNOUGHT SERVICE ALERT HAS BEEN ADVISED.

FOR A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

NO.	DATE	BY	REVISION



2834 LA MARADA DRIVE, SUITE H
VISTA, CA 92081 761-770-4232
761-770-7771-1600

PANGAEA
LAND CONSULTANTS, INC.

BENCHMARK

RICHARD C. BEASHEY 43815
PREPARED BY: DATE P.C.E. NO.

BMP NO. 1800251 WQID NO. 78 NO. 35283M01 BGR NO. 1800225 JP NO. 80007

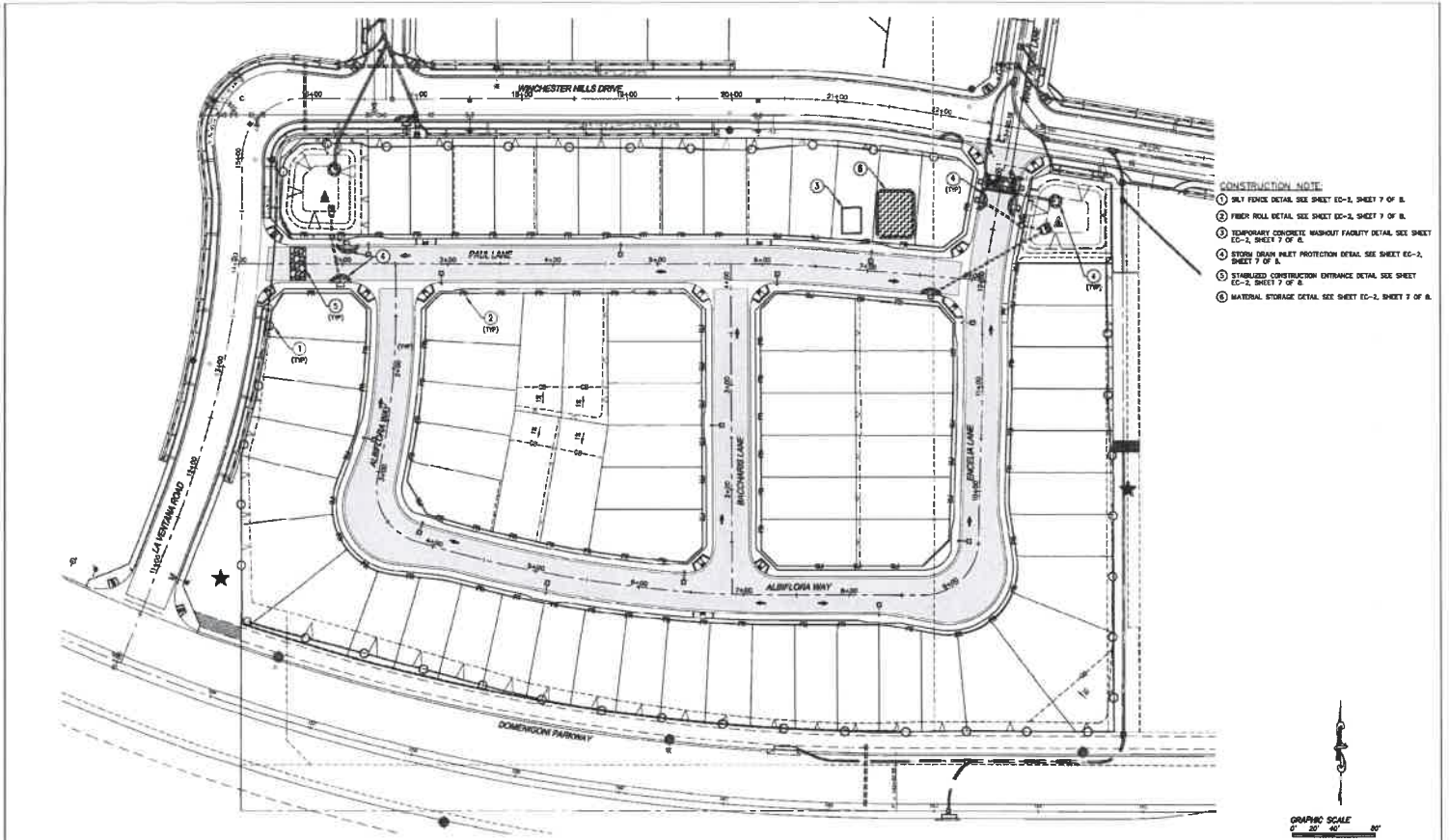
WINCHESTER HILLS PA-19
TRACT No. 3628BMD1
EROSION CONTROL PLANS
DETAILS

SHEET NO. EC-8
5 OF 5 SHEETS

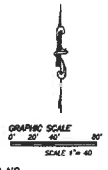
SCALE: 1" = 10'-0"

DATE: _____

FILE NO. _____



- CONSTRUCTION NOTE**
- ① SIX FOOT FENCE DETAIL SEE SHEET EC-1, SHEET 7 OF 8.
 - ② FIBER ROLL DETAIL SEE SHEET EC-2, SHEET 7 OF 8.
 - ③ TEMPORARY CONCRETE WASHOUT FACILITY DETAIL SEE SHEET EC-2, SHEET 7 OF 8.
 - ④ STORM DRAIN INLET PROTECTION DETAIL SEE SHEET EC-2, SHEET 7 OF 8.
 - ⑤ STABILIZED CONSTRUCTION ENTRANCE DETAIL SEE SHEET EC-2, SHEET 7 OF 8.
 - ⑥ MATERIAL STORAGE DETAIL SEE SHEET EC-2, SHEET 7 OF 8.



NOTE:
 WORK CONTAINED WITHIN THESE PLANS
 SHALL NOT CONSTITUTE A GUARANTEE, WARRANTY,
 OR CONTRACT FOR THE WORK. THE USER OF THESE
 PLANS SHALL BE RESPONSIBLE FOR OBTAINING ALL
 NECESSARY PERMITS AND FOR OBTAINING ALL
 NECESSARY INFORMATION FROM THE LOCAL
 AGENCIES.

NO.	DATE	DESCRIPTION	BY	CHECKED



2834 LA BIRDAH DRIVE, SUITE H
 VESPA, CA 92081 714-262-7567-7232
 714-262-7227-7422

PANGAEA
 LAND DEVELOPMENT, INC.

RICHARD C. BRASHER
 PREPARED BY: DATE: 4/28/19
 CHECKED BY: R.C.B.



BENCHMARK: _____
 SCALE: _____
 DATE: _____

BMP NO. 1800251 WDD NO. _____
 TR NO. 36288M01, BOP NO. 2806225, EP NO. 180061

WINCHESTER HILLS PA-18
TRACT No. 36288M01
EROSION CONTROL PLAN

SHEET NO. **EC-8**
 OF 8 SHEETS

PREPARED 03/17/2020



**COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY**

Juan C. Perez
Agency Director



07/29/20, 9:40 am

TR36288M01

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for TR36288M01. 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 (TR36288M01.) 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

The proposed Project is a request for a minor change to approved Tentative Tract Map No. 36288. As proposed, the minor change is to revise the widths of the internal streets from private streets to public streets. This will result in an increase width of the right of ways from 50 feet to 56 feet to meet the current County of Riverside Ordinance No. 461 Standard No. 105 for Local Streets. The result of changing from private to public streets will require the adjustment of right-of-ways, centerlines, lot lines, and selected pad elevations. The number of lots will remain as originally approved, 72 residential lots and 2 lots for water quality basins. The map is a Schedule 'A' and is comprised of 10 gross acres.

Advisory Notification. 3 AND - Design Guidelines

Compliance with applicable Design Guidelines:
1. County Wide Design Guidelines and Standards
2. Specific Plan (SP. No.293A5) Design Guidelines.

Advisory Notification. 4 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED TR36288M01:
Tentative Map, Minor Change No. 1, dated March 6, 2020.

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
 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. 484 (Control of Blowing Sand)
 - Ord. No. 655 (Regulating Light Pollution)
 - Ord. No. 671 (Consolidated Fees)
 - Ord. No. 679 (Directional Signs for Subdivisions)
 - Ord. No. 787 (Fire Code)
 - Ord. No. 847 (Regulating Noise)
 - Ord. No. 859 (Water Efficient Landscape Requirements)
 - Ord. No. 915 (Regulating Outdoor Lighting)
 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-Grade

BS-Grade. 1 **0010-BS-Grade-MAP - 2:1 MAX SLOPE RATIO**

Graded slopes shall be limited to a maximum steepness ratio of 2:1 (horizontal to vertical) unless otherwise approved.

BS-Grade. 2 **0010-BS-Grade-MAP - DISTURBS NEED G/PMT**

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

ADVISORY NOTIFICATION DOCUMENT

BS-Grade

BS-Grade. 3 **0010-BS-Grade-MAP - DRNAGE & TERRACING (cont.)**

BS-Grade. 3 **0010-BS-Grade-MAP - DRNAGE & TERRACING**

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

BS-Grade. 4 **0010-BS-Grade-MAP - DUST CONTROL**

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

BS-Grade. 5 **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. 6 **0010-BS-Grade-MAP - FAULT LOCATIONS**

Prior to issuance of any building permit on any lot located within the "Fault Hazard Zone" and its included setback area, the applicant shall have a licensed professional, qualified to do so, clearly delineate in the field the portions of that lot which are located within the "Fault Hazard Zone." No structures or portions thereof shall be located in those areas.

BS-Grade. 7 **0010-BS-Grade-MAP - FINISH GRADE**

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

BS-Grade. 8 **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. 9 **0010-BS-Grade-MAP - MANUFACTURED SLOPES**

ADVISORY NOTIFICATION DOCUMENT

BS-Grade

BS-Grade. 9 **0010-BS-Grade-MAP - MANUFACTURED SLOPES (cont.)**

Plant and irrigate all manufactured slopes equal to or greater than 3 feet in vertical height with drought tolerant grass or ground cover; slopes 15 feet or greater in vertical height shall also be planted with drought tolerant shrubs or trees in accordance with the requirements of Ordinance 457.

BS-Grade. 10 **0010-BS-Grade-MAP - MINIMUM DRNAGE GRADE**

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

BS-Grade. 11 **0010-BS-Grade-MAP - NO GRDG & SUBDIVIDING**

IF MASS GRADING IS PROPOSED - UNDER A PREVIOUSLY APPROVED SUBDIVISION, AT THE SAME TIME THAT APPLICATION FOR FURTHER SUBDIVISION FOR THAT PARCEL IS BEING MADE, AN EXCEPTION TO ORDINANCE 460 SECTION 4.4.B IS REQUIRED. OBTAIN THE EXCEPTION FROM THE PLANNING DIRECTOR.

BS-Grade. 12 **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. 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.

ADVISORY NOTIFICATION DOCUMENT

BS-Grade

BS-Grade. 12

0010-BS-Grade-MAP - NPDES INSPECTIONS (cont.)

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.

BS-Grade. 13

0010-BS-Grade-MAP - OBEY ALL GDG REGS

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

BS-Grade. 14

0010-BS-Grade-MAP - PRE-CONSTRUCTION

Prior to conducting any clearing, stockpiling, grading or excavation, the applicant is required to schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

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BS-Grade

BS-Grade. 15 0010-BS-Grade-MAP - RETAINING WALLS (cont.)

BS-Grade. 15 0010-BS-Grade-MAP - RETAINING WALLS

Lots which propose retaining walls will require separate permits. They shall be obtained prior to the issuance of any other building permits - unless otherwise approved by the Building and Safety Director. The walls shall be designed by a Registered Civil Engineer - unless they conform to the County Standard Retaining Wall designs shown on the Building and Safety Department form 284-197.

BS-Grade. 16 0010-BS-Grade-MAP - SLOPE SETBACKS

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

BS-Grade. 17 0010-BS-Grade-MAP - SLOPE STABL'TY ANALYS

A slope stability report shall be submitted and approved by the County Geologist and/or Building and Safety Engineer for all proposed cut or fill slopes over 30 feet in vertical height or cut slopes steeper than 2:1 (horizontal to vertical) - unless addressed in a previous report. Fill slopes shall not be steeper than 2:1 (horizontal to vertical).

BS-Grade. 18 0010-BS-Grade-SP-ALL CLEARNC'S REQ'D B-4 PMT

Prior to issuance of a grading permit, all certifications affecting grading shall have written clearances. This includes, but is not limited to, additional environmental assessments, erosion control plans, geotechnical/soils reports, and departmental clearances.

BS-Grade. 19 0010-BS-Grade-SP-GSP-1 ORD. NOT SUPERSEDED

Anything to the contrary, proposed by this Specific Plan, shall not supersede the following: All grading shall conform to the California Building code, County General Plan, Ordinance 457 and all other relevant laws, rules and regulations governing grading in Riverside County.

BS-Grade. 20 0010-BS-Grade-SP-GSP-2 GEO/SOIL TO BE OBEYED

All grading shall be performed in accordance with the recommendations of the included -County approved-

ADVISORY NOTIFICATION DOCUMENT

BS-Grade

BS-Grade. 20 **0010-BS-Grade-SP-GSP-2 GEO/SOIL TO BE OBEYED (cont.)**
geotechnical/soils reports for this Specific Plan.

BS-Grade. 21 **0010-BS-Grade-SP-NO GRADING & SUBDIVIDING**

If grading of the entire - or any portion there of - Specific Plan site is proposed, UNDER A SUBDIVISION OR LAND USE CASE ALREADY APPROVED FOR THIS SPECIFIC PLAN, at the same time that application for further subdivision of any of its parcels is being applied for, an exception to Ordinance 460, Section 4.5.B, shall be obtained from the Planning Director, prior to issuance of the grading permit (Ord. 460 Section 3.1). THIS EXCEPTION WILL NOT APPLY TO ANY CASE HAVING ONLY AN APPROVED SPECIFIC PLAN.

E Health

E Health. 1 **0010-E Health-EMWD WATER AND SEWER SERVICE**

Tract Map#36288 is proposing Eastern Municipal Water District (EMWD) potable water service and sanitary sewer service. It is the responsibility of the developer to ensure that all requirements to obtain water and sewer service are met with EMWD as well as all other applicable agencies. Any existing onsite wastewater treatment systems (OWTS) and/or water wells shall be properly removed or abandoned under permit with the Department of Environmental Health.

E Health. 2 **0010-E Health-ENV CLEANUPS PROGRAM-COMMENTS**

The standard practice is for Riverside County Department of Environmental Health, Environmental Cleanups Program (RCDEH-ECP) to review Phase 1 Environmental Site Assessments and provide clearances prior to grading and/or disturbance of the soil. However, rough grading was previously conducted at this project area. As such, the soil has been disturbed and representative sampling in any potential areas of environmental concern will not be possible.

As with any real property, if previously unidentified contamination is discovered at this property, assessment, investigation, and/or cleanup shall be required. For further information, contact RCDEH-ECP at (951) 955-8982. This information has also been added to the County of Riverside, Planning Department project file.

ADVISORY NOTIFICATION DOCUMENT

E Health

E Health. 3 0010-E Health-SP - SCREEN CHECK NO 2 A5 (cont.)

E Health. 3 0010-E Health-SP - SCREEN CHECK NO 2 A5

The Department of Environmental Health (DEH) has received and reviewed the SP002932A5 and has no objections.

Fire

Fire. 1 0010-Fire-MAP-#16-HYDRANT/SPACING

Schedule A fire protection approved standard fire hydrants, (6"x4"x2 1/2") located one at each street intersection and spaced no more than 330 feet apart in any direction, with no portion of any lot frontage more than 165 feet from a hydrant. Minimum fire flow shall be 1000 GPM for 2 hour duration at 20 PSI. Shall include perimeter streets at each intersection and spaced 1,000 feet apart.

Fire. 2 0010-Fire-MAP-#50-BLUE DOT REFLECTORS

Blue retroreflective pavement markers shall be mounted on private streets, public streets and driveways to indicate location of fire hydrants. Prior to installation, placement of markers must be approved by the Riverside County Fire Department.

Fire. 3 0010-Fire-SP-#101-DISCL/FLAG LOT

- 1) FLAG LOTS WILL NOT BE PERMITTED BY THE FIRE DEPARTMENT.
-) This project lies within the VERY HIGH FIRE HAZARD SEVERITY ZONE.
- 3) A fire fuel analysis of the open space/wildlands within and outside the project area may be required prior to submitting a fuel modification plan.

NOTICE:

The transferor of real property shall disclose to the transferee that this project lies within a VERY HIGH FIRE HAZARD area.

Fire. 4 0010-Fire-SP-#47 SECONDARY ACCESS

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Fire

Fire. 4 **0010-Fire-SP-#47 SECONDARY ACCESS (cont.)**

In the interest of Public Safety, the project shall provide an Alternate or Secondary Access(s) as stated in the Transportation Department Conditions. Said Alternate or Secondary Access(s) shall have concurrence and approval of both the Transportation and Fire Departments and shall be maintained through out any phasing.

Fire. 5 **0010-Fire-SP-#56-IMPACT MITIGATION**

The project proponents shall participate in the fire protection impact mitigation program as adopted by the Riverside County Board of Supervisors.

Fire. 6 **0010-Fire-SP-#71-ADVERSE IMPACTS**

The proposed project will have a cumulative adverse impact on the Fire Department's ability to provide an acceptable level of service. These impacts include an increased number of emergency and public service calls due to the increased presence of structures and population. The project proponents/developers shall participate in the development Impact fee program as adopted by the Riverside County Board of Supervisors to mitigate a portion of these impacts. This will provide funding for capitol improvements such as land/equipment purchases and fire station construction.

The Fire Department reserves the right to negotiate developer agreements associated with the development of land and/or construction of fire facilities to meet service demands through the regional integrated fire protection response system.

Fire. 7 **0010-Fire-SP-#85-FINAL FIRE REQUIRE**

Final fire protection requirements and impact mitigation measures will be determined when specific project plans are submitted.

Fire. 8 **0010-Fire-SP-#86-WATER MAINS**

All water mains and fire hydrants providing required fire flows shall be constructed in accordance with the appropriate sections of Riverside County Ordinance 460 and/or No.787, subject to the approval by the Riverside County Fire Department.

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Fire

Fire. 9 **0010-Fire-SP-#87-OFF-SET FUNDING (cont.)**

Fire. 9 **0010-Fire-SP-#87-OFF-SET FUNDING**

The fiscal analysis for this project should identify a funding source to off-set the shortage between the existing county structure fire tax and the needed annual operation and maintenance budget equal to approximately \$100.00 per dwelling unit and 16c per square foot for retail, commercial and industrial.

Fire. 10 **0010-Fire-SP-#95-HAZ FIRE AREA**

The specific plan 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 project shall comply with the special construction provisions contained in Riverside County Ordinance 787.

Fire. 11 **0010-Fire-SP-#96-ROOFING MATERIAL**

All buildings shall be constructed with fire retardant roofing material as described in ection 1503 of the Uniform Building Code. Any wood shingles or shakes shall have a Class B rating and shall be approved by the Fire Department prior to installation.

Fire. 12 **0010-Fire-SP-#97-OPEN SPACE**

Prior to approval of any development for lands adjacent to open space areas, a fire protection/vegetaion management (fuel modificatin) plan shall be submitted to the Riverside County Fire Department for reveiw and approval. The Homeowner's Association or appropriate management entity shall be responsible for maintaining the elements to the plan.

Fire. 13 **0010-Fire-SP* -#100-FIRE STATION**

Based on the adopted Riverside County Fire Protection Master Plan, one new fire station and/or engine company could be required for every 2,000 new dwelling units,and/ or 3.5 million square feet of commercial/industrial occupancy. Given the project's proposed development plan, up to _ fire station(s) MAY be needed to meet anticipated

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Fire

Fire. 13 **0010-Fire-SP* -#100-FIRE STATION (cont.)**

service demands. The Fire Department reserves the right to negotiate developer agreements associated with the development of land and/or construction of fire facilities to meet service demands through the regional integrated fire protection response system.

Flood

Flood. 1 **0010-Flood-MAP 10 YR CURB - 100 YR ROW**

The 10 year storm flow shall be contained within the curb and the 100 year storm flow shall be contained within the street right of way. When either of these criteria is exceeded, additional drainage facilities shall be installed. The property shall be graded to drain to the adjacent street or an adequate outlet.

Flood. 2 **0010-Flood-MAP 100 YR SUMP OUTLET**

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

Flood. 3 **0010-Flood-MAP COORDINATE DRAINAGE DESIGN**

Development of this property shall be coordinated with the development of adjacent properties to ensure that watercourses remain unobstructed and stormwaters are not diverted from one watershed to another. This may require the construction of temporary drainage facilities or offsite construction and grading. A drainage easement shall be obtained from the affected property owners for the release of concentrated or diverted storm flows. A copy of the recorded drainage easement shall be submitted to the District for review.

Flood. 4 **0010-Flood-MAP D/S DRAINAGE FACILITIES**

This development proposes to discharge flows from the basins into storm drains north of this project. If these storm drains located between this development and Salt Creek Channel are not constructed, this development must either construct those facilities or wait until those facilities are constructed.

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Flood

Flood. 5 0010-Flood-MAP FLOOD HAZARD REPORT (cont.)

Flood. 5 0010-Flood-MAP FLOOD HAZARD REPORT

Tract 36288 is a proposal to subdivide an approximately 10-acre site for single family residential lots along with 2 water quality basins. The site is located in the Winchester area on the north side of Domengoni Parkway west of Leon Road. The site is Planning Area 19 of Specific Plan 293 (Winchester Hills)

The improvements associated with the construction of Domengoni Parkway and the grading of the development located south of the site (Tract 31892) provides this development protection from offsite runoff.

Onsite runoff is directed to one of two water quality basins located in the northwest or northeast corners of the development along Winchester Hills Drive. The site's drainage is essentially divided in 2 halves with each basin receiving approximately half of the site's storm runoff. It is proposed that the outlets for the basins will connect to storm drains constructed by Tract 30266 - 1 located north of this development. Tract 30266 - 1 has been rough graded but the drainage infrastructure or street improvements have not been constructed. Tract 36288 will be required to construct the storm drains from the basins to Salt Creek Channel or wait until these facilities are constructed. Since these storm drains discharge directly into Salt Creek Channel, Tract 36288 does not have to mitigate for increased runoff. The storm drain plans for the downstream facilities have been signed (Project No. 4-0-00574) and the necessary rights of way and easements for these facilities recorded on the final map for Tract 30266 - 1.

The water quality basins will be designed to mitigate the water quality impacts associated with this development and would be designed to pass through the tributary 100-year flow rate. To remove pollutants, pathogens and viruses, an 18-inch thick layer of sand will be required for the bottom of the basin. If the depth of the basin exceeds 4-feet, access ramps for maintenance will be required. The outlet pipe shown for the northwest basin shall be designed to not cross through a residential lot (Lot 47). An emergency

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Flood

Flood. 5 **0010-Flood-MAP FLOOD HAZARD REPORT (cont.)**

escape spillway onto an adjacent street shall be provided for the basins.

If Tract 36288 proceeds prior to the construction of the approved street improvements for Tract 30266 - 1, then Tract 36288 will construct those street improvements as required by the Transportation Department. Additional water quality mitigation measures may be required than those shown on the approved street improvement plans for Tract 30266 - 1 in order to comply with the current requirements of the permit. A maintenance entity such as a Lighting and Landscaping Maintenance District (LLMD) will be required for the maintenance of any bio-swales or other mitigation BMP's.

The project site is located in the Winchester/North Hemet sub-watershed of the Salt Creek Channel Area Drainage Plan (ADP) where fees have been adopted by the Board of Supervisors.

Flood. 6 **0010-Flood-MAP MAJOR FACILITIES**

Major flood control facilities are being proposed. These shall be designed and constructed to District standards including those related to alignment and access to both inlets and outlets. The applicant shall consult the District early in the design process regarding materials, hydraulic design, and transfer of rights of way.

Flood. 7 **0010-Flood-MAP OWNER MAINT NOTICE**

The subdivider shall record sufficient documentation to advise purchasers of any lot within the subdivision that the owners of individual lots are responsible for the maintenance of the drainage facility within the drainage easements shown on the final map.

Flood. 8 **0010-Flood-MAP PERP DRAINAGE PATTERNS**

The property's street and lot grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage areas, outlet points and outlet conditions. Otherwise, a drainage easement shall be obtained from the affected property owners for the release of concentrated or diverted storm

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 8 0010-Flood-MAP PERP DRAINAGE PATTERNS (cont.)

flows. A copy of the recorded drainage easement shall be submitted to the District for review.

Flood. 9 0010-Flood-MAP WQMP ESTABL MAINT ENTITY

This project proposes BMP facilities that will require maintenance by a public agency or homeowner's association. To ensure that the public is not unduly burdened with future costs, prior to final approval or recordation of this case, the District will require an acceptable financial mechanism be implemented to provide for maintenance of treatment control BMPs in perpetuity. This may consist of a mechanism to assess individual benefiting property owners, or other means approved by the District. The site's treatment control BMPs must be shown on the project's improvement plans - either the street plans, grading plans, or landscaping plans. The type of improvement plans that will show the BMPs will depend on the selected maintenance entity.

Flood. 10 0010-Flood-SP- COLLECT AND CONVEY RUNOFF

Each development within this Specific Plan will be required to collect and convey all onsite and offsite runoff to an adequate outlet.

Flood. 11 0010-Flood-SP- CONSTRUCT REGIONAL BASIN

Any development within the southern basin of this project shall construct a regional basin facility from Leon Road to Lindenberger Road.

Flood. 12 0010-Flood-SP- FLOOD HAZARD REPORT

Specific Plan 293, Amendment No. 5, Screencheck No. 2 is a proposal to develop 2841 acres with approximately 5,245 dwelling units, commercial and industrial uses, schools and parks. The site is located in the Harvest Valley/Winchester Area Plan westerly of State Highway 79, easterly of Briggs Road and northerly of Holland Road.

The Specific Plan Amendment No. 5 in general proposes to adjust boundaries, re-designate planning areas and change densities.

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Flood

Flood. 12

0010-Flood-SP- FLOOD HAZARD REPORT (cont.)

The topography of the site consists of a wide flat alluvial valley in the north that is traversed by Salt Creek; steep, rocky hills in the middle; and another alluvial valley in the south. Thus, the Specific Plan (SP) can be divided into two regional drainage basins. Most of the SP (northern) drains to Salt Creek while the southern 3/4 square mile of the SP drains southerly and then west.

Northern Portion Drainage Plan-

The master drainage plan for the northern portion originally proposed with the SP collects flows and conveys them to Salt Creek. The master drainage plan has been modified and expanded in scope (2006) to more completely accomplish the intent of the original SP drainage plan.

Ultimate improvements for the Salt Creek Channel from Lindenberger Road upstream through the City of Hemet have been completed and the existing undersized box culverts under Rice Road were removed and replaced by a dip crossing to allow full containment of storm water within Salt Creek Channel. Salt Creek Channel is considered as a regional facility that would serve as an adequate outlet to all of the developments in the northern basin of the SP. Therefore, any development in the northern drainage basin has to construct the necessary drainage facility to Salt Creek.

Although the improvements to Salt Creek Channel and the removal of the boxes have reduced flooding, some portion of the SP is still shown within the 100-year Zone "A" floodplain limits for Salt Creek as delineated on Panel Nos. 060245 2060G and 060245 2080G of the Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA).

Sothern Portion Drainage Plan- The master drainage plan proposed with the original SP for the southern portion (Planning Areas 47b,49, 50, and 51 thru 61) of the site (specifically for Tract 30976, 30977, and 32318) proposed to terminate the storm drain for these tracts at the intersection of Holland Road and Leon Road.

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Flood

Flood. 12 **0010-Flood-SP- FLOOD HAZARD REPORT (cont.)**

A drainage plan prepared by Artiga Civil Design and dated May 2007 was reviewed and approved by the District. This drainage plan proposes to construct a regional facility that would collect storm runoff from the southern portion of the SP and the valley south of the SP. This drainage plan, proposed by the developer to the south of the SP, is a regional facility from the intersection of Leon Road and Holland Road to Lindenberger Road. The facility would generally run parallel to and south of Holland Road. These developments (the southern basin of the SP) are conditioned to construct what is referred to as Holland Channel from Leon Road to Lindenberger Road.

A Conditional Letter of Map of Revision (CLOMR) based on the Salt Creek improvements and the removal of Rice has been obtained. While the existing undersized box culverts were removed and replaced by a dip crossing, the floodplain limits have not been revised.

Following are the District's recommendations in order to protect the public health and safety:

1.A portion of the proposed project is in a floodplain and may affect "waters of the United States", "wetlands" or "jurisdictional streambeds", therefore, in accordance with the requirements of the National Flood Insurance Program and Related Regulations (44 CFR, Parts 59 through 73) and County Ordinance No. 458:

a. Unless a Letter of Map Revision (LOMR) has been obtained by the District, the developer shall obtain a LOMR prior to final building inspections for lots impacted by the floodplain. A flood study consisting of HEC-2 calculations, cross sections, maps and other data should be prepared to the satisfaction of the Federal Emergency Management Agency (FEMA) and the District for the purpose of revising the effective Flood Insurance Rate Map of the project site.

b. The applicant shall be responsible for payment of all processing fees required by FEMA for the LOMR. FEMA submittals for a LOMR shall be reviewed by the District on a fee for service basis and a minimum deposit will be

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 12 **0010-Flood-SP- FLOOD HAZARD REPORT (cont.)**

required before processing is initiated.

2.Payment of all District fees and deposits for processing of FEMA submittals shall be made directly to the District. Fees for processing FEMA submittals shall be in addition to regular District plan check fees.

Portions of Specific Plan 293 are located within the limits of the Salt Creek Channel/Winchester/North Hemet and Murrieta Creek/Warm Springs Valley Area Drainage Plan for which drainage fees have been adopted by the Board of Supervisors. However, the portion of the SP within the Murrieta Creek/Warm Springs Valley Area Drainage Plan is designated as open space and therefore ADP fees would not be imposed for those areas.

Drainage fees shall be paid 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.

The specific plan proposes to use the District's maintenance roads for the proposed Salt Creek Channel as multi-use recreational trails. These recreational corridors are proposed to be a minimum of 20 feet wide with a landscaped area of about 10 feet on each side of the access road. The District does not object to this proposal. However, the Parks District, CSA or other public entity(s) must undertake the maintenance and liability responsibilities for the recreational components of the trail. The District shall be indemnified and held harmless of any liability by such public agency, and an agreement with the District must be executed which will establish the terms and conditions of liability, and maintenance. Furthermore, the proposed recreational trail and its activities shall not interfere in any way with the District's ability to maintain and operate the flood control aspects of Salt Creek Channel.

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Flood

Flood. 13 **0010-Flood-XXM BMP MAINTENANCE & INSPECT (cont.)**

Flood. 13 **0010-Flood-XXM BMP MAINTENANCE & INSPECT**

The CC&R's for the development's Home/Property Owners Association (HOA/POA) shall contain provisions for all privately owned structural best management practices (BMPs) to be inspected, and if required, cleaned no later than October 15 each year. The CC&R's shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of the CC&R's shall be submitted to the District for review and approval prior to the recordation of the map.

General

General. 1 **0100-Planning-MAP - OCCUPANCY RELEASE**

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.
- 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.

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General

General. 1 **0100-Planning-MAP - OCCUPANCY RELEASE (cont.)**

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.

General. 2 **0100-Planning-SP - PA 11 PARK CONST**

PRIOR TO THE ISSUANCE OF THE 3000th building permit within the SPECIFIC PLAN, the park designated as Planning Area 11 shall be constructed and fully operable.

This condition shall be considered not applicable if the implementing project including this project has been individually conditioned to construct this park.

General. 3 **0100-Planning-SP - PA 11 PARK PLANS REQD**

PRIOR TO THE ISSUANCE OF THE 2900th building permit within the SPECIFIC PLAN, detailed park plans shall be submitted to and approved by the Planning Department and the Valley-Wide Recreation and Parks District or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the park site designated as Planning Area 11. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area 11 and with the requirements of the Valley-Wide Recreation and Parks District or other entity set forth in the Planning Department entitled "SP - Common Area Maintenance". The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

This condition shall be considered not applicable if the implementing project including this project has been individually conditioned to construct this park.

General. 4 **0100-Planning-SP - PA 21 PARK CONST**

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General

General. 4 **0100-Planning-SP - PA 21 PARK CONST (cont.)**

PRIOR TO THE ISSUANCE OF THE 2000th building permit within the SPECIFIC PLAN, the park designated as Planning Area 21 shall be constructed and fully operable.

General. 5 **0100-Planning-SP - PA 21 PARK PLANS REQD**

PRIOR TO THE ISSUANCE OF THE 1900th building permit within the SPECIFIC PLAN, detailed park plans shall be submitted to and approved by the Planning Department and the Valley-Wide Recreation and Parks District or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the park site designated as Planning Area 21. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area 21 and with the requirements of the Valley-Wide Recreation and Parks District or other entity set forth in the Planning Department entitled "SP - Common Area Maintenance". The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

General. 6 **0100-Planning-SP - PA 28B 1ST HALF CONST**

PRIOR TO THE ISSUANCE OF THE 3010th building permit within the SPECIFIC PLAN, the first half of the park designated as Planning Area 28b shall be constructed and fully operable.

General. 7 **0100-Planning-SP - PA 28B 1ST HALF PLANS**

PRIOR TO THE ISSUANCE OF THE 2900th building permit within the SPECIFIC PLAN, detailed park plans shall be submitted to and approved by the Planning Department and the Valley-Wide Recreation and Parks District or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the first half of the park site designated as Planning Area 28b. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area 28b and with the requirements of the Valley-Wide Recreation and Parks District or other entity set forth in the Planning Department entitled "SP - Common Area Maintenance". The park plans need not be working drawings, but shall include

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General

General. 7 **0100-Planning-SP - PA 28B 1ST HALF PLANS (cont.)**

landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

General. 8 **0100-Planning-SP - PA 28B 2ND HALF CONST**

PRIOR TO THE ISSUANCE OF THE 4000th building permit within the SPECIFIC PLAN, the second half of the park designated as Planning Area 28b shall be constructed and fully operable.

General. 9 **0100-Planning-SP - PA 28B 2ND HALF PLANS**

PRIOR TO THE ISSUANCE OF THE 3910th building permit within the SPECIFIC PLAN, detailed park plans shall be submitted to and approved by the Planning Department and the Valley-Wide Recreation and Parks District or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the second half of the park site designated as Planning Area 28b. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area 28b and with the requirements of the Valley-Wide Recreation and Parks District or other entity set forth in the Planning Department entitled "SP - Common Area Maintenance". The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

General. 10 **0100-Planning-SP - PA 32 PARK CONST**

PRIOR TO THE ISSUANCE OF THE 1500th building permit within the SPECIFIC PLAN, the park designated as Planning Area 32 shall be constructed and fully operable.

General. 11 **0100-Planning-SP - PA 32 PARK PLANS REQD**

PRIOR TO THE ISSUANCE OF THE 1400th building permit within the SPECIFIC PLAN, detailed park plans shall be submitted to and approved by the Planning Department and the Valley-Wide Recreation and Parks District or other entity set forth in the Planning Department's condition entitled

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General

General. 14 0100-Planning-SP - PA 55 PARK CONST (cont.)

implementing project including this project has been individually conditioned to construct this park.

General. 15 0100-Planning-SP - PA 55 PARK PLANS REQD

PRIOR TO THE ISSUANCE OF THE 3900th building permit within the SPECIFIC PLAN, detailed park plans shall be submitted to and approved by the Planning Department and the Valley-Wide Recreation and Parks District or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the park site designated as Planning Area 55. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area 55 and with the requirements of the Valley-Wide Recreation and Parks District or other entity set forth in the Planning Department entitled "SP - Common Area Maintenance". The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

This condition shall be considered not applicable if the implementing project including this project has been individually conditioned to construct this park.

General. 16 0100-Planning-SP - PA 62A PARK CONST

PRIOR TO THE ISSUANCE OF THE 4500th building permit within the SPECIFIC PLAN, the park designated as Planning Area 62A shall be constructed and fully operable.

This condition shall be considered not applicable if the implementing project including this project has been individually conditioned to construct this park.

General. 17 0100-Planning-SP - PA 62A PARK PLANS REQD

PRIOR TO THE ISSUANCE OF THE 4400th building permit within the SPECIFIC PLAN, detailed park plans shall be submitted to and approved by the Planning Department and the Valley-Wide Recreation and Parks District or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the park site designated as Planning Area 62A. The detailed park plans shall conform

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General

General. 17 **0100-Planning-SP - PA 62A PARK PLANS REQD (cont.)**

with the design criteria in the specific plan document for Planning Area 62A and with the requirements of the Valley-Wide Recreation and Parks District or other entity set forth in the Planning Department entitled "SP - Common Area Maintenance". The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

This condition shall be considered not applicable if the implementing project including this project has been individually conditioned to construct this park.

General. 18 **0100-Planning-SP - PARK DISTRICT APPROVAL**

To Whom it May Concern,

The purpose of this letter is to confirm that the County defers to the Valley-Wide Recreation and Park District with respect to the park-related conditions in the Winchester Hills specific plan (SP293).

SP293 has been revised a number of times; the area that it covers has had a number of property owners; and several tentative tract maps have been approved under SP293 with different, sometimes conflicting, park conditions.

Ultimately, implementation of the park conditions is overseen by Valley-Wide. Valley-Wide is the responsible agency for parks in the SP293 area and has expertise in the design and maintenance of parks and recreational facilities.

For these reasons, to clear any park condition on any of the tentative tract maps approved under SP293, the County requires a clearance letter from Valley-Wide indicating that the intent of the condition has been met. Valley-Wide determines how the park conditions for SP293 and the implementing maps are best carried out and if those conditions have been satisfied.

To be accepted by the County, a clearance letter from Valley-Wide should indicate how the specific-plan and

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General

General. 18 **0100-Planning-SP - PARK DISTRICT APPROVAL (cont.)**

implementing-map conditions have been addressed and state clearly that the conditions have been satisfied to the satisfaction of Valley Wide.

Clarifying Valley-Wide's authority in this matter should help avoid confusion and miscommunication regarding park conditions on SP293 projects going forward.

Thank you for your effort to help SP293 be a success for county residents.

Sincerely,

Matt Straite, Principal Planner

General. 19 **0100-Transportation-MAP - LANDSCAPING INSTALLATION**

Prior to issuance of the 50th occupancy permit, landscaping shall be installed along La Ventana Road, Domenigoni Parkway, Winchester Hills Drive, and all interior street side yards.

(Added by Planning Commission on 11/07/12).

Planning

Planning. 1 **0010-Planning-GEN - IF HUMAN REMAINS FOUND**

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

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law. Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant." The Most Likely

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Planning

Planning. 1 **0010-Planning-GEN - IF HUMAN REMAINS FOUND (cont.)**

Descendant shall then make recommendations and engage in consultation with the County and the property owner concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Planning /Director.

Planning. 2 **0010-Planning-GEN - INADVERTANT ARCHAEO FIND**

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

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

- 1.All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist, the Native American tribal representative (or other appropriate ethic/cultural group representative), and the Planning Director to discuss the significance of the find.
- 2.At the meeting, the significance of the discoveries shall be discussed and fter consultation with the Native American tribal (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.
- 3.Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached

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Planning

Planning. 2 **0010-Planning-GEN - INADVERTANT ARCHAEO FIND (cont.)**

by all parties as to the appropriate preservation or mitigation measures.

Planning. 3 **0010-Planning-MAP - RES. DESIGN STANDARDS**

The design standards for the subdivision are as follows:

- a. Lots created by this map shall conform to the design standards of the Specific Plan No. 293 (Winchester Hills), Planning Area 19.
- b. The front yard setback is 10 feet.
- c. The side yard setback is 5 feet.
- d. The street side yard setback is 10 feet.
- e. The rear yard setback is 10 feet, except where a rear yard abuts a street, then the setback shall be the same as the front yard setback, in accordance with Section 21.77 of Ordinance No. 348.
- f. Where a rear of a lot is adjacent to an alley or other similar type of access, the garage and any fence or wall shall be setback not less than three feet (3'). the setback shall be measured from the top of curb within the alley or similar type of access.
- g. The minimum average width of each lot is 40 feet.
- h. The maximum height of any building is 35 feet.
- i. The maximum height of a communication tower and/or broadcasting antenna is 50 feet.
- i. The minimum parcel size is 3,600 square feet.
- j. No more than 60% of the lot shall be covered by a one story building and no more than 50% for a two story building.
- k. Residential driveway approaches shall be a minimum of 12 feet and a maximum of 30 feet in width, and 20 feet of full height curb is required between driveways within any one property frontage, in accordance with Ord. No. 461, Standard No. 207.

EXCEPT AS ALLOWED BY ORDINANCE NO. 348, AND THE SPECIFIC PLAN NO. 293, AMENDMENT NO. 5 (SP00293A5) DESIGN STANDARDS AND GUIDELINES.

Planning. 4 **0010-Planning-MAP - ADDED CONDITIONS BY PC**

- 1. Per Winchester Hills S. P. Section H. Landscaping Plan (2) 5, the applicant and/or developer shall be responsible for maintenance and upkeep of all slope plantings, common

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Planning

Planning. 4 0010-Planning-MAP - ADDED CONDITIONS BY PC (cont.)

landscaped areas and irrigation systems until such time as these operations are turned over to another party.

2. At the time of recordation of any subdivision, plot map or parcelization which contains a common greenbelt, entry monument or other open space area, the map shall have those common areas conveyed to the appropriate public maintenance agency. An assessment district or community service district/area, or similar public/private entity shall be established for the entire specific plan, and shall include provisions for maintenance of landscaped areas within the plan.

3. The applicant shall enhance the landscaping areas at both entrances (intersection of Street "A" & La Ventana Road and Street "D" & Winchester Hills Drive) into the Tract No. 36288 with consistent landscaping identified in the Winchester Hills Specific Plan.

4. The applicant shall follow the Winchester Hills Specific Plan Section I. Comprehensive Maintenance Plan. Per Section I 2 (Residential Neighborhood Association), the applicant shall form a Residential Neighborhood Association to assume maintenance responsibility for common areas and facilities that benefit only residents in those areas including side yards, detention basin landscaping, and perimeter landscaping.

5. The applicant shall follow the landscape design guidelines as described in the Winchester Hills Specific Plan and in reference to Figure IV-2 on Page IV-10.

6. The applicant shall construct a Major Community Entry (one on the project site side) as described in the Winchester Hills Specific Plan and in reference to Figure IV-11 Page IV-21 and Figure IV-12 Page IV-22.

7. The land divider/permit holder's landscape architect or other state licensed party responsible for preparing the landscape and irrigation plans shall provide a Compliance Letter to the County Planning Department and the County Department of Building and Safety stating that the landscape and irrigation system has been installed in

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Planning

Planning. 4 0010-Planning-MAP - ADDED CONDITIONS BY PC (cont.)

compliance with the approved landscaping and irrigation plans. The Compliance Letter shall be submitted at least three (3) working days prior to final inspection of the structure or issuance of occupancy permit, whichever comes first. (See 90.PLANNING.24)

8. 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: (See 100.PLANNING.17)

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.

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.

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

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Planning

Planning. 4 **0010-Planning-MAP - ADDED CONDITIONS BY PC (cont.)**

shall be installed and operational in accordance with County Ordinance 461.

Planning. 5 **0010-Planning-MAP - DESIGN GUIDELINES**

The project shall conform to the Design Standards and Guidelines of Specific Plan No. 293, Amendment No. 5 (Winchester Hills).

Planning. 6 **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. 7 **0010-Planning-MAP - GEOLOGIST'S COMMENTS**

This site was previously planned to be used as a school site and was mass graded along with the adjacent tract map properties. Given the site's already graded condition, and given the geologic/geotechnical consultant of record's letter acknowledging the condition of the site and recommendation for specific mitigation (GeoTek, Inc., November 9, 2011, "Geotechnical Review and Update, Winchester Hills Former School Site, Tentative Tract No 36288 Addendum No 1, Riverside County, California") no GEO was required or deemed necessary for this project at this time. However, additional studies, as recommended by GeoTek, Inc. and as required by Building Code shall be prepared and reviewed by the County Geologist as indicated elsewhere in this conditions set.

GeoTek, Inc.'s November 9, 2011 report concluded:

- "Removals were performed prior to fill placement.
- "Fill up to 10 feet deep is present.
- "Mass grading was not completed and the site was left 1 to 6 feet below designed grades.
- "Construction debris, oversized rock material and medium vegetation growth overlay the site.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 7

0010-Planning-MAP - GEOLOGIST'S COMMENTS (cont.)

"Structures should be designed to accommodate 3 inches differential settlement in 40 feet.

"The majority of the site is underlain by engineered fill.

"Additional geotechnical studies were recommended by the former project consultant (GMU) prior to "remaining mass grading or further rough grading".

GeoTek, Inc.'s November 9, 2011 report recommended:

- 1.The degraded zone of near surface engineered fill (about 1 to 2.5 feet) should be reprocessed and brought to typical fill standards.
- 2.The areas of the site, northern portion and adjacent to the granitic rock in the southwest, should be provided with a minimum of 3 feet of engineered fill either by elevating from existing grades or removal and recompaction.
- 3.GMU's prediction of 3 inches of differential settlement in any 40 foot span appears to be rather high and should be evaluated through additional studies.
- 4.A more extensive updated report to address, current code condition, recommended removals and settlements.

The Geotek, Inc. letter is herein accepted for CEQA/Planning purposes for this tract map. An environmental constraints sheet (ECS) shall be prepared relative to the existing mass graded site conditions, as described elsewhere in this conditions set. Additional studies shall be required prior to issuance of grading permits as indicated elsewhere in this conditions set.

It should be noted that, although the previous site consultant indicated a recommended structural design for settlement of 3 inches in 40 feet, Riverside County does not accept site grading that would result in a potential settlement of 3 inches in 40 feet. Hence, should the additional studies indicate a settlement of 3 inches in 40 is a potential hazard, site re-grading and/or geotechnical solutions will be required to render the site to a condition of no more than 2 inches in 40 feet settlement under seismic conditions.

Planning. 8

0010-Planning-MAP - IF HUMAN REMAINS FOUND

If human remains are encountered, State Health and Safety

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Planning

Planning. 8 0010-Planning-MAP - IF HUMAN REMAINS FOUND (cont.)

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

Planning. 9 0010-Planning-MAP - INADVERTENT ARCHAEO FIND

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

1. All ground disturbance activities within 100 feet of the discovered cultural resources shall be halted until a meeting is convened between the developer, the archaeologist, the Native American tribal representative and the Planning Director to discuss the significance of the find.
2. At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal representative and the archaeologist, a decision shall be made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the cultural resources.
3. Grading of further ground disturbance shall not resume

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Planning

Planning. 9 **0010-Planning-MAP - INADVERTENT ARCHAEO FIND (cont.)**

within the area of the discovery until an agreement has been reached by all parties as to the appropriate mitigation.

Planning. 10 **0010-Planning-MAP - LC LANDSCAPE REQUIREMENT**

The developer/ permit holder shall:

- 1)Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;
- 2)Ensure all landscaping is provided with California Friendly landscaping and a weather based irrigation controller(s) as defined by County Ordinance No. 859;
- 3)Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,
- 4)Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the twelve (12) month inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

To ensure ongoing maintenance, the developer/ permit holder or any successor in interest shall:

- 1)Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available.
- 2)Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859.
- 3)Ensure that all landscaping is healthy, free of weeds, disease and pests.

Planning. 11 **0010-Planning-MAP - M/M PROGRAM (GENERAL)**

The EIR prepared for the SPECIFIC PLAN imposes specific mitigation measures and monitoring requirements on the

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Planning

Planning. 11 **0010-Planning-MAP - M/M PROGRAM (GENERAL) (cont.)**

project. Certain conditions of the SPECIFIC PLAN and this implementing project constitute reporting/monitoring requirements for certain mitigation measures.

Planning. 12 **0010-Planning-MAP - MAP ACT COMPLIANCE**

This land division shall comply with the State of California Subdivision Map Act and to all requirements of County Ordinance No. 460, Schedule A, unless modified by the conditions listed herein.

Planning. 13 **0010-Planning-MAP - NO OFFSITE SIGNAGE**

There shall be no offsite signage associated with this land division, except as otherwise provided by Ordinance No. 679.3 (Kiosk Program).

Planning. 14 **0010-Planning-MAP - OFFSITE SIGNS ORD 679.4**

No offsite subdivision signs advertising this land division/development are permitted, other than those allowed under Ordinance No. 679.4. Violation of this condition of approval may result in no further permits of any type being issued for this subdivision until the unpermitted signage is removed.

Planning. 15 **0010-Planning-MAP - REQUIRED MINOR PLANS**

For each of the below listed items, a minor plot plan application shall be submitted and approved by 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.

1. Final Site Development Plan for each phase of development.
2. Model Home Complex Plan shall be filed and approved for each phase if models change between phases. A final site of development plot plan must be approved prior to approval, or concurrent with a Model Home Complex Plan.
3. Landscaping Plan for typical front yard/slopes/open

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Planning

Planning. 15 **0010-Planning-MAP - REQUIRED MINOR PLANS (cont.)**

space. These three plans may be applied for separately for the whole tract or for phases.

4. Landscaping plans totally in the road right-of-Way shall be submitted to the Transportation Department only.
5. Each phase shall have a separate wall and fencing plan.
6. Entry monument and gate entry plan.

NOTE: The requirements of the above plot plans may be accomplished as one, or, any combination of multiple plot plans required by these conditions of approval. However, each requirement shall be cleared individually with the applicable plot plan condition of approval in the "PRIOR TO BUILDING PERMIT" (80 series) conditions.

Planning. 16 **0010-Planning-MAP - SUBMIT BUILDING PLANS**

The developer shall cause building plans to be submitted to the TLMA - Land Use Section for review by the Department of Building and Safety - Plan Check Division. Said plans shall be in conformance with the approved TENTATIVE MAP.

Planning. 17 **0010-Planning-SP - GEO NO. 1246**

County Geologic Report (GEO) No. 1246 was prepared for this development (SP00293 & TR31892) by Leighton and Associates, Inc., and is entitled: "Preliminary Geotechnical Investigation and Rock Rippability Study, Proposed Menifee Heights Project, Southwest of Patton Avenue and Leon Road, Riverside County, California", dated December 16, 2003. In addition, Leighton prepared "Geotechnical Review Update, Report No. GEO 1246, Tentative Tr5act Map No. 31892, Winchester Ridge, Menifee Area, County of Riverside, California", dated June 22, 2004. This document is herein incorporated as a part of GEO No. 1246.

GEO No. 1246 concluded:

- 1.No evidence of on-site landslides was observed during the field investigation.
- 2.The steep north and east-sloping hillsides on the western

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Planning

Planning. 17 0010-Planning-SP - GEO NO. 1246 (cont.)

portion of the site contains many loose boulders. The potential for rockfall due to either erosion or seismic groundshaking is significant in this area.

3.No active or inactive fault traces are known to traverse the site and no evidence of onsite faulting was observed during the investigation.

4.The potential for site ground rupture is considered low.

5.The potential for liquefaction, due to the design earthquake event, to affect structures at this site is low.

6.The site is not anticipated to be at risk for seismically induced flooding.

7.Adequate safety factors relative to slope stability for proposed 2:1 cut and fill slopes, 90 feet and 42 feet high respectively, were obtained.

8.Potential geologic constraints on the proposed development include but are not limited to strong ground motion, locally unrippable bedrock, and compressible and/or hydrocollapsible alluvium.

GEO No. 1246 recommended:

1.Remedial measures such as rock removal, catchment areas, rock fences, or setbacks should be considered in the site design. The potential hazard from individual rocks should be assessed during grading.

2.Compressible native soils and undocumented fill soils should be removed down to competent material.

3.Cut slopes should be observed by an engineering geologist during grading.

GEO No. 1246 satisfies the requirement for a geotechnical study for CEQA/planning purposes. GEO No. 1246 is hereby accepted for planning purposes. Engineering and other Uniform Building Code parameters where not included as a part of this review or approval. Engineering and other

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Planning

Planning. 21 **0020-Planning-MAP - EXPIRATION DATE (cont.)**

phase thereof, no recordation of the FINAL MAP, or any phase thereof, shall be permitted.

Planning. 22 **0020-Planning-MAP - SUBMIT FINAL DOCUMENTS**

WITHIN 60 DAYS AFTER PROJECT APPROVAL:

One (1) hard copy and one (1) electronic copy of the final SPECIFIC PLAN (SP) documents shall be submitted to the Planning Department. The documents shall include all the items listed in the condition titled "SP - Documents".

Planning. 23 **0020-Planning-SP - 90 DAYS TO PROTEST**

The applicant has ninety (90) days from the date of the 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 exactions imposed on this project as a result of the approval or conditional approval of this project.

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 - DEFINITIONS**

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Tract Map No. 36288 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Tract Map No. 36288, Amended No. 1, dated April 23, 2012.

FINAL MAP = Final Map or Parcel Map for the TENTATIVE MAP whether recorded in whole or in phases.

ADVISORY NOTIFICATION DOCUMENT

Planning-All

Planning-All. 3 **0010-Planning-All-MAP - HOLD HARMLESS (cont.)**

Planning-All. 3 **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 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.

Planning-All. 4 **0010-Planning-All-MAP - PROJECT DESCRIPTION**

The land division hereby permitted is a Schedule "A" subdivision of ten (10) gross acres into 72 single family residential lots with a minimum lot size of 3,600 square feet, and two (2) water quality basin lots.

ADVISORY NOTIFICATION DOCUMENT

Planning-All

Planning-All. 5 0010-Planning-All-SP - Definitions (cont.)

Planning-All. 5 0010-Planning-All-SP - Definitions

The words identified in the following list that appear in all capitals in the attached conditions of Specific Plan No. 293 shall be henceforth defined as follows:

SPECIFIC PLAN = Specific Plan No. 293 , Amendment No. 5.

CHANGE OF ZONE = Change of Zone No. 7461.

GPA = General Plan Amendment No. 1061.

EIR = Environmental Impact Report No. 380.

Planning-All. 6 0010-Planning-All-SP - Hold Harmless

The applicant or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside (COUNTY), its agents, officers, or employees from any claim, action, or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning this SPECIFIC PLAN. The COUNTY will promptly notify the applicant of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant of any such claim, action, or proceeding or fails to cooperate fully in the defense, the subdivider shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

Planning-All. 7 0010-Planning-All-SP - Limits of SP DOCUMENT

No portion of the SPECIFIC PLAN which purports or proposes to change, waive or modify any ordinance or other legal requirement for the development shall be considered to be part of the adopted specific plan. Notwithstanding o above, the design guidelines and development standards of the SPECIFIC PLAN or hillside development and grading shall apply in place of more general County guidelines and standards.

Planning-All. 8 0010-Planning-All-SP - Ordinance Requirements

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Planning-All

Planning-All. 8 0010-Planning-All-SP - Ordinance Requirements (cont.)

The development of the property shall be in accordance with the mandatory requirements of all Riverside County ordinances including Ordinance Nos. 348 and 460 and state laws; and shall conform substantially with the adopted SPECIFIC PLAN as filed in the office of the Riverside County Planning Department, unless otherwise amended.

Planning-All. 9 0010-Planning-All-SP - SP Document

Specific Plan No. 293 shall include the following:

- a. Specific Plan Document, which shall include:
 1. Board of Supervisors Specific Plan Resolution including the Mitigation Reporting/Monitoring Program
 2. Conditions of Approval.
 3. Specific Plan Zoning Ordinance.
 4. Land Use Plan in both 8 1/2" x 11" black-and-white and 11" x 17" color formats.
 5. Specific Plan text.
 6. Descriptions of each Planning Area in both graphical and narrative formats.

- b. Final Environmental Impact Report No. 380 Document, which must include, but not be limited to, the following items:
 1. Mitigation Monitoring/Reporting Program.
 2. Draft EIR
 3. Comments received on the Draft EIR either verbatim or in summary.
 4. A list of person, organizations and public agencies commenting on the Draft EIR.
 5. Responses of the County to significant environmental point raised in the review and consultation process.
 6. Technical Appendices

If any specific plan conditions of approval differ from the specific plan text or exhibits, the specific plan conditions of approval shall take precedence.

Planning-All. 10 0010-Planning-All-SPA - Amendment Description

ADVISORY NOTIFICATION DOCUMENT

Planning-All

Planning-All. 10

0010-Planning-All-SPA - Amendment Description (cont.)

This Specific Plan Amendment alters the Specific Plan as follows:

- 1) Adjust boundaries for Planning Areas 7, 8, 9, 10, 11, and 12;
- 2) Replace Planning Area 8, 9, and 10 with Planning Areas 8A, 8B, 9A, 9B, 10A, and 10B;
- 3) Reallocate dwelling units within Planning Areas 7, 8, and 9;
- 4) Designate Planning Area 9A and 9B as High Density Residential;
- 5) Designate Planning Areas 8A and 8B as Medium High Density Residential;
- 6) Designate Planning Areas 10A and 10B as Open Space;
- 7) Adjust boundaries for Planning Areas 46, 47, 50A, 50B, 53, and 54;
- 8) Reallocate dwelling units within Planning Areas 47, 50A, 50B, and 53;
- 9) Replace Planning Areas 47, 50A, 50B, and 54 with Planning Areas 47A, 47B, 47C, 50A, 50B, 50C, 50D, 54A, and 54B;
- 10) Designate Planning Area 47A as Medium Density Residential;
- 11) Designate Planning Area 47B as Medium Density Residential;
- 12) Designate Planning Area 47C as Low Density Residential;
- 13) Designate Planning Area 50C as Medium High Density Residential;
- 14) Designate Planning Area 50D as Medium Density Residential;
- 15) Designate Planning Area 53 as High Density Residential;
- 16) Designate Planning Area 54B as open space;
- 17) Redesignate Planning Area 49 as Planning Areas 49A and 49B;
- 18) Create Planning Areas 62A and 62B and designate as Open Space;
- 19) Increase the total dwelling units for Planning Area 19 if a school does not develop from 52 to 74 dwelling units;
- 20) Redesignate Planning Area 39 from Commercial to High Density Residential;
- 21) Expand Planning Area 40, thereby expanding the Specific Plan boundaries;
- 22) Contract Planning Area 45B, thereby contracting the

ADVISORY NOTIFICATION DOCUMENT

Planning-All

Planning-All. 10 0010-Planning-All-SPA - Amendment Description (cont.)

- Specific Plan boundaries;
- 23) Decrease the total Specific Plan dwelling units from 5,638 to 5,245 (5,690 to 5,324 with School Planning Areas' dwelling units);
- 24) Provide requirements for fair share participation in infrastructure improvements with other projects in the Specific Plan;
- 25) Adjust park construction triggers in accordance with updated funding plans for the parks.

Planning-All. 11 0010-Planning-All-SPA - Replace all previous

This Specific Plan Amendment is intended to replace the original SPECIFIC PLAN, and all amendments and substantial conformances to the SPECIFIC PLAN. All future developments within the SPECIFIC PLAN, whether or not they have a direct correlation to this Amendment, will inherit these conditions. The original SPECIFIC PLAN and all previous amendments and substantial conformances to the SPECIFIC PLAN will be electronically "locked" so that all future land development applications comply with the following conditions:

Planning-GEO

Planning-GEO. 1 GEO200007 ACCEPTED

County Geologic Report GEO No. 200007, submitted as an update to GEO01097 for the project TR36288M01, was prepared by GeoTek, Inc., and is titled; "Geotechnical Update Letter, Winchester Hills PA-19, Tract No. 36288, Riverside County, California," dated September 16, 2019. In addition, GeoTek has submitted the following document for the project:

"Response to County Geotechnical Review, Winchester Hills PA-19, Tract No. 36288, Riverside County, California," dated May 18, 2020.

GEO200007 concluded:

1. The site was partially graded sometime between 2004 and 2009. A site reconnaissance performed on September 9, 2019 revealed a granitic bedrock knob in the southwest portion was excavated and generally matches surrounding grades. Additionally, materials present at the surface are indicative of fill.
2. Incomplete grading activities have been performed, but without documentation, we cannot comment on the actual depth of removals and subsequent thicknesses of existing fill.
3. Due to the dense to very dense older alluvium, shallow granitic bedrock, and the lack of shallow groundwater, no significant liquefaction potential is present on the site.
4. Due to the nature of the proposed site development and incomplete grading activities, a cut-fill transition exists across the site, which increases the potential for excessive differential settlement.

GEO200007 recommended:

1. Due to the unknown depth and quality of fill placed at the site, we recommend that the existing soils

ADVISORY NOTIFICATION DOCUMENT

Planning-GEO

Planning-GEO. 1 GEO200007 ACCEPTED (cont.)

be overexcavated to a depth of at least 3-feet and replaced with compacted fill.

2. We expect that the previous grading combined with the grading proposed herein will adequately mitigate cut/fill transitions. However, the planned grading should consider providing at least 24-inches of compacted fill below the bottom of the deepest foundation footing for future buildings (yet-to-be determined).

3. To facilitate ease of excavation during utility installation, overexcavations 1-foot below the bottom of planned pipe inverts in the street areas should be considered.

4. All other recommendations presented in our previous reports remain valid.

GEO No. 200007 satisfies the requirement for an updated geologic/geotechnical study for Planning/CEQA purposes. GEO No. 200007 is hereby accepted for planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County upon application for grading and/or building permits.

Transportation

Transportation. 1 0010-Transportation-MAP - CFD 05-1

The subject property of TR36288 was included in the formation of CFD 05-1, and was originally described as APNs 461-160-032 and 461-160-033 in the CFD formation documents.

CFD 05-1 did not finance any mitigation fees and as a result no fee credits are to be given for the subject property's participation in the CFD. The subject property shall continue to participate in CFD 05-1.

Transportation. 2 0010-Transportation-MAP - TS/EXEMPT

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

Transportation. 3 0030-Transportation-SP - SP293A5/TRAF SIG MIT MECH

Prior to approval of the first tentative tract or use case associated with Specific Plan No. 293, a funding mechanism for the traffic signals identified in 30.TRANS.5 shall be prepared by the project proponent and approved by the Transportation Department.

Transportation. 4 0030-Transportation-SP - SP293A5/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 traffic impacts.

The General Plan circulation policies require a minimum of Level of Service 'C', except that Level of Service 'D' may be allowed with Board of Supervisors' approval in urban areas at intersections of any combination of major highways, arterials, expressways or state highways within one mile of a freeway interchange.

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 4

0030-Transportation-SP - SP293A5/TS CONDITIONS (cont.)

The study indicates that is possible to achieve a 'C' (or Level of Service 'D' within one mile of a freeway interchange) for the following intersections based on the traffic study assumptions:

Briggs Road (NW) at:
Grand Avenue (EW)
Simpson Road (EW)

Olive Avenue (EW)
Patton Avenue (EW)
Holland Road (EW)

La Ventana Road (NS) at:
Simpson Road (EW)
Olive Avenue (EW)

La Ventana Loop Road (NS) at:
Patton Road (EW)

Leon Road (NS) at:
Grand Avenue (EW)
Simpson Road (EW)
Loop Road (EW)
Olive Avenue (EW)
Patton Road (EW)
North Loop Road (EW)
Central Loop Road (EW)
South Loop Road (EW)
Holland Road (EW)

Eucalyptus Road (NS) at:
Simpson Road (EW)
Olive Avenue (EW)

West Loop Road (NS) at:
Patton Road (EW)

Rice Road (NS) at:
Simpson Road (EW)
Olive Avenue (EW)
Patton Road (EW)

Winchester Road "SR-79" (NS) at:

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 4 0030-Transportation-SP - SP293A5/TS CONDITIONS (cont.)

- Grand Avenue (EW)
- Simpson Avenue (EW)
- Olive Avenue (EW)
- Patton Road (EW)

As such, the proposed project is consistent with this General Plan policy.

The associated conditions of approval incorporate mitigation measures identified in the traffic study, which are necessary to achieve or maintain the required level of service.

Transportation. 5 0030-Transportation-SP - SP293A5/TS IMPROVEMENTS

All roads shall be improved per the recommended General Plan designation, as approved by the County Board of Supervisors, or as approved by the Transportation Department.

Transportation. 6 0030-Transportation-SP - SP293A5/TS INSTALLATION

The Specific Plan proponent and all subsequent implementing projects within the Specific Plan shall be responsible for design and construction of traffic signals at the following intersections or as approved by the Transportation Department:

- Ventana Road/Simpson Road
- La Ventana Road/Olive Avenue
- La Ventana (L Street)/Newport Road (Patton Road)
- Leon Road/Loop Road (PA 7,8 access)
- Leon Road/North Loop Road (PA 50, 53 access)
- Leon Road/Central Loop Road (PA 54,55,56,57 access)
- Leon Road/South Loop Road (PA 56,61 access)
- Eucalyptus Road/Olive Avenue
- West Loop Road/Newport Road (Patton Road)

with no credit given for Traffic Signal Mitigation Fees.

Intersection improvements identified in 30.TRANS.2 shall be incorporated into the traffic signal design.

The project shall contribute to the installation of traffic

signals at the following intersections through payment of Traffic Signal Mitigation Fees:

- Briggs Road/Olive Avenue

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 6

0030-Transportation-SP - SP293A5/TS INSTALLATION (cont.)

- Briggs Road/Simpson Road
- Briggs Road/Newport Road (Patton Road)
- Leon Road/Grand Avenue
- Leon Road/Simpson Road
- Leon Road/Newport Road (Patton Road)
- Leon Road/Olive Road
- Eucalyptus Road/Simpson Road

Transportation. 7

RCTD - GENERAL

1. The Project shall submit a preliminary soils and pavement investigation report addressing the construction requirements within the road right-of-way.
 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. The Project shall install street name sign(s) in accordance with County Standard No. 816 and as directed by the Transportation Department.
 6. All corner cutbacks shall be applied per Standard 805, Ordinance 461.
 7. All centerline intersections shall be at 90 degrees, plus or minus 5 degrees.
 8. At intersections, local streets (below County Collector Road Standard) shall have a minimum 50 foot tangent, measured from flowline/curb-face to the end of the 50 foot tangent section.
 9. The project shall comply with the most current ADA requirements. Ramps shall be constructed at 4-way intersections and "T" intersections per Standard No. 403, sheets 1 through 7 of Ordinance 461.
 10. If any portion of the project is phased, the Project shall provide primary and secondary off-site access roads for each phase with routes to County maintained roads as approved by the Transportation Department.
 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

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 7 **RCTD - GENERAL (cont.)**
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.

Waste Resources

Waste Resources. 1 **Gen - Custom**

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.

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Parcel:

50. Prior To Map Recordation

E Health

050 - E Health. 1 0050-E Health-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-#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-#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. 3 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

Plan: TR36288M01

Parcel:

50. Prior To Map Recordation

Fire

050 - Fire. 3 0050-Fire-MAP-#67-ECS-GATE ENTRANCES (cont.) Not Satisfied
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. 4 0050-Fire-MAP-#88-ECS-AUTOMATIC GATES Not Satisfied
Ecs map must be stamped by the Riverside County Surveyor with the following note: Gate(s) shall be automatic 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' 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

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50. Prior To Map Recordation

Flood

050 - Flood. 1 0050-Flood-MAP 3 ITEMS TO ACCEPT FACILITY (cont.) Not Satisfied
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 ADP FEES Not Satisfied

A notice of drainage fees shall be placed on the environmental constraint sheet and final map. The exact wording of the note shall be as follows:

NOTICE OF DRAINAGE FEES

Notice is hereby given that this property is located in the Winchester/North Hemet sub-watershed of the Salt Creek Channel 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.

050 - Flood. 3 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.

050 - Flood. 4 0050-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

Plan: TR36288M01

Parcel:

50. Prior To Map Recordation

Flood

050 - Flood. 4 easement. 0050-Flood-MAP OFFSITE EASE OR REDESIGN (cont.) Not Satisfied

050 - Flood. 5 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. 6 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. 7 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.

050 - Flood. 8 0050-Flood-XXM BMP MAINTENANCE & INSPECT Not Satisfied

The CC&R's for the development's Home/Property Owners Association (HOA/POA) shall contain provisions for all privately owned structural best management practices (BMPs) to be inspected, and if required, cleaned no later than October 15 each year. The CC&R's shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of the CC&R's shall be submitted to the District for review and approval prior to the recordation of the map.

Planning

050 - Planning. 1 0050-Planning-MAP - ASSESSMENT DIST/CSA Not Satisfied

1. At the time of recordation of any subdivision, including but not limited to tract map and parcel map which contains a common greenbelt, entry monument or other open space area, the map shall have those common areas conveyed to the appropriate public maintenance agency. An assessment

Plan: TR36288M01

Parcel:

50. Prior To Map Recordation

Planning

050 - Planning. 1 0050-Planning-MAP - ASSESSMENT DIST/CSA (cont.) Not Satisfied
district or community service district/area, or similar
public/private entity shall be established for the entire
specific plan, and shall include provisions for maintenance
of landscaped areas within the plan. (Modified at PC
11/7/12)

050 - Planning. 2 0050-Planning-MAP - CC&R RES PRI COMMON AREA Not Satisfied
Prior to Map Recordation if the permanent master
maintenance organization referenced in the condition
entitled "SP - Common Area maintenance" is a private
organization:

"The applicant shall notify the Planning Department that
the following documents shall be submitted to the Office of
County Counsel and submit said documents for review along
with the current fee, which shall be subject to County
Counsel approval:

- 1.A cover letter identifying the project for which approval
is sought;
- 2.A signed and notarized declaration of covenants,
conditions and restrictions;
- 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 Review if covenants, conditions and restrictions
established pursuant to County Ordinance No. 671 at the
time the above referenced documents are submitted for
County counsel review.

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
owners' association comprised of the owners of each
individual lot or unit as tenants in common, c) provide for
ownership of the common area including side yards by either
the property owners' association or the owners of each
individual lot or units 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 the TENATIVE MAP, attached

Plan: TR36288M01

Parcel:

50. Prior To Map Recordation

Planning

050 - Planning. 2 0050-Planning-MAP - CC&R RES PRI COMMON AREA (con Not Satisfied

hereto, and shall not sell or transfer the 'common area' or any part thereof, absent the prior written consent of the Planning Director 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 of 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 this 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."

Once approved by the Office of County Counsel, the declaration of covenants, conditions and restrictions shall be recorded the Planning department with one copy retained for the case file, and one copy provided to the County Transportation Department - Survey Division.
(Modified by PC on 11/7/12)

050 - Planning. 3 0050-Planning-MAP - COMMON AREA MAINTENANCE Not Satisfied

PRIOR TO MAP RECORDATION, the following procedures for common area maintenance procedures shall be complied with:

a. A permanent master maintenance organization shall be established for the specific plan area, to assume ownership and maintenance responsibility for all common recreation, open space, circulation systems and landscaped areas. The organization may be public or private. Merger with an area-wide or regional organization shall satisfy this condition provided that such organization is legally and financially capable of assuming the responsibilities for ownership and maintenance. If the organization is a private association then neighborhood associations shall be

Plan: TR36288M01

Parcel:

50. Prior To Map Recordation

Planning

050 - Planning. 3 0050-Planning-MAP - COMMON AREA MAINTENANCE (con Not Satisfied
established for each residential development, where
required, and such associations may assume ownership and
maintenance responsibility for neighborhood common areas.

b. Unless otherwise provided for in these conditions of approval, common open areas shall be conveyed to the maintenance organization as implementing development is approved or any subdivision as recorded.

c. The maintenance organization shall be established prior to or concurrent with the recordation of the first land division. d. The common areas to be maintained by the master maintenance organization shall include, but not be limited to, the park areas, expanded parkways, trails, and water quality features.

050 - Planning. 4 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. 5 0050-Planning-MAP - ECS PREVIOUSLY GRADED Not Satisfied

An environmental constraints sheet (ECS) shall be prepared for this project. The ECS shall indicate the project site has been previously graded and that additional site grading and/or removal and recompaction is required. In addition, a note shall be placed on the ECS as follows:

"This site, has been previously mass graded. However, portions of the site may contain areas of potentially unacceptable settlement and/or deteriorated fill. These areas must be assessed by the project engineering geologist and/or geotechnical engineer prior to issuance of grading permits and must be appropriately mitigated during site grading."

050 - Planning. 6 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.

Plan: TR36288M01

Parcel:

50. Prior To Map Recordation

Planning

050 - Planning. 6 0050-Planning-MAP - ECS SHALL BE PREPARED (cont.) Not Satisfied

050 - Planning. 7 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. 8 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. 9 0050-Planning-MAP - INFRASTR. PARTICIPATION Not Satisfied

Prior to map recordation, the Owner, Applicant, or their successors-in-interest shall provide verification with performance requirements for their fair share of CFD and Non-CFD infrastructure. Details of these performance requirements are detailed within the SPECIFIC PLAN (Section II, Page 37)

Each Owner, Applicant, or their successors-in-interest plans to develop the Property as one or more separate development projects pursuant to the adopted Specific Plan 293 within the Winchester Ranch. While the Properties are to be included in Community Facilities Districts ("CFD") to be established by the County and authorized to fund certain infrastructure improvements and/or capital improvement fees through the levy of annual special taxes and issuance of bonds secured by such Special Taxes, the improvements to be financed pursuant to these Agreements for the Non-CFD Improvements will not be financed through a CFD. Non-CFD items include but are not limited to the following; sewer, water, reclaimed water, storm drain, utilities, streets, parks, right of way and fees as more specifically described within Specific Plan 293A5, Section II, Page 37, item number 3.

The estimated cost of each CFD and Non-CFD Improvement shall be allocated among the Property Owners according to each individual Benefit Area for each set of Improvements. The costs will be established by the Programs Manager via agreed to cost allocations for each specific area and through Cost Sharing Agreements. Some or all of the Improvements are required for the proposed development of the Projects and deem it mutually beneficial for the efficient, reliable and timely completion of the

Plan: TR36288M01

Parcel:

50. Prior To Map Recordation

Planning

050 - Planning. 9 0050-Planning-MAP - INFRASTR. PARTICIPATION (cont.) Not Satisfied

Improvements to allocate responsibility for the design, permitting and construction of these Improvements among the Owners, to allocate the costs of both CFD and Non-CFD Improvements among the Owners and to require security for each Owner's funding obligation relating to said Improvements as more specifically described within Specific Plan 293A5, Section II, Page 37, item number 3. Those Properties that receive a direct benefit from said infrastructure within their individual benefit area and that are located within Specific Plan 293 shall meet the performance requirements stated herein.

050 - Planning. 10 0050-Planning-MAP - LC LNDSCP COMMON AREA MA 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 Planning Department shall clear this condition once a copy of the County Counsel approved CC&R's has been submitted to the Planning Department.

050 - Planning. 11 0050-Planning-MAP - PA 28B PARK AGREEMENT Not Satisfied

Prior to map recordation, a Regional Building Permit-Park Fee Agreement for the 32.7 Acre Regional Park (PA28b) shall be required amongst the Property Owners within this

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Parcel:

50. Prior To Map Recordation

Planning

050 - Planning. 11 0050-Planning-MAP - PA 28B PARK AGREEMENT (cont.) Not Satisfied
Specific Plan 293 along with Valley-Wide Recreation and
Parks District, and its assigns ("VWRPD") as more
specifically described within Specific Plan 293A5, Section
II, Page 38, item number 4.

050 - Planning. 12 0050-Planning-MAP - PA PROCEDURES Not Satisfied
Prior to map recordation, the planning area for which this
land division application is located must be legally
defined. Any of the following procedures may be used in
order to legally define this planning area:

1. The project proponent has processed a FINAL CHANGE OF
ZONE MAP concurrent with the SPECIFIC PLAN which legally
defined this planning areas.

2. The project proponent shall file a change of zone
application along with a legal description defining the
boundaries of the planning area affected by this land
division application. The applicant will not be changing
the allowed uses or standards within the existing zone but
will merely be providing an accurate legal description of
the affected planning area. The change of zone shall be
approved and adopted by the Board of Supervisors.

050 - Planning. 13 0050-Planning-MAP - PARK AGENCY REQUIRED Not Satisfied
PRIOR TO MAP RECORDATION of any subdivision, or other
residential development application, all portions of this
implementing project not currently within the boundaries of
the Valley-Wide Recreation and Park District shall be
annexed into the Valley-Wide Recreation and Park District
or a similar entity such as a County Service Area/District
that has been designated by the Board of Supervisors,
pursuant to Section 10.35(G) of Ordinance No. 460, to
receive park dedications and fees. Documentation of said
annexation shall be provided to the Planning Department.

This condition shall be considered as NOT APPLICABLE if
Valley-Wide Recreation and Parks District is unwilling or
unable to annex the property in question.

050 - Planning. 14 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

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Parcel:

50. Prior To Map Recordation

Planning

050 - Planning. 14 0050-Planning-MAP - PREPARE A FINAL MAP (cont.) Not Satisfied
Transportation Department - Survey Division requirements,
the conditionally approved TENTATIVE MAP, and in accordance
with Article IX of County Ordinance No. 460.

050 - Planning. 15 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 3,600 square feet net.

C. All lot sizes and dimensions on the FINAL MAP shall be
in conformance with the development standards of
Specific Plan No. 293, Amendment No. 5; Planning Area No.
19.

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.

Survey

050 - Survey. 1 RCTD - FINAL MAP REQMTS Not Satisfied
The final map shall comply with the following requirements, as approved by the Transportation
Department, to clear this condition:

- 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.

- Lot access shall be restricted on Domenigoni Parkway and so noted on the final map.

- The Project shall install survey monumentation as directed by the Survey Division and
Transportation Department, or bond and enter into an agreement with the Transportation Department.

050 - Survey. 2 RCTD - WQMP ACCESS AND MAINTENANCE 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

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50. Prior To Map Recordation

Survey

050 - Survey. 2 RCTD - WQMP ACCESS AND MAINTENANCE (cont.) Not Satisfied
 shall be recorded against the property.

Transportation

050 - Transportation. 1 RCTD - ANNEX ALL MAINTENANCE DISTRICTS Not Satisfied

Prior to map recordation, the Project shall complete all annexation/formation into all of respective maintenance districts, as approved by the County Transportation and County EDA/CSA, with approved improvement plans, and as noted or shown on the approved Maintenance Exhibit.

050 - Transportation. 2 RCTD - ANNEX CATCH BASIN INSERTS Not Satisfied

Prior to map recordation, the Project shall complete annexation/formation, with fees, into the applicable maintenance district(s) (e.g. CSA, CFD, or other approved public or quasi-public entity) for maintenance of catch basin inserts, as shown on the approved Maintenance Exhibit, as applicable.

050 - Transportation. 3 RCTD - ANNEX LANDSCAPING MAINTENANCE Not Satisfied

Prior to map recordation, the Project shall complete annexation/formation for landscaping, graffiti maintenance, fencing, and trails, with approved improvement plans and fees, into the applicable maintenance district(s) (e.g. CSA, CFD, or other approved entity) for landscaping maintenance, as shown on the approved Maintenance Exhibit, as applicable.

050 - Transportation. 4 RCTD - ANNEX SIGNAL MAINTENANCE Not Satisfied

Prior to map recordation, the Project shall complete signal maintenance annexation/formation (Future traffic signals located on Domenigoni Parkway at intersection of Willow Glen Lane per TR30266), with approved improvement plans and fees, into the applicable maintenance district(s) for maintenance of signals, as noted on the approved Maintenance Exhibit, as applicable.

050 - Transportation. 5 RCTD - ANNEX ST SWEEPING MAINTENANCE Not Satisfied

Prior to map recordation, the Project shall complete street sweeping annexation/formation, with fees, into the applicable maintenance district(s) (e.g. CSA 152, or other approved entity) for street sweeping maintenance, as noted on the approved Maintenance Exhibit, as applicable.

050 - Transportation. 6 RCTD - ANNEX STREETLIGHT MAINTENANCE Not Satisfied

Prior to map recordation, the Project shall complete streetlight and bridge-light annexation/formation, with approved improvement plans and fees, into the applicable maintenance district(s) (e.g. CSA, CFD, or other approved entity) for streetlight maintenance, as noted on the approved Maintenance Exhibit, as applicable.

050 - Transportation. 7 RCTD - ANNEX WQMP MAINTENANCE Not Satisfied

Prior to map recordation, the Project shall file an application for annexation/formation, with the approved WQMP and fees, into the applicable maintenance district(s) (e.g. CFD, CSA 152, or other approved entity) for WQMP maintenance outside of public right of way, as shown on the approved Maintenance Exhibit, as applicable.

050 - Transportation. 8 RCTD - APPROVED MAINTENANCE EXHIBIT (ME) Not Satisfied

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50. Prior To Map Recordation

Transportation

050 - Transportation. 8 RCTD - APPROVED MAINTENANCE EXHIBIT (ME) (cont.) Not Satisfied

The Project shall submit a Maintenance Exhibit (ME) for approval, on two 11x17 inch hard copies and two CD copies to County EDA/CSA. The ME shall show, with applicable quantities (i.e. square footage, or lengths), potable and recycled water meters, irrigated landscaped areas, non-irrigated landscaping, open space, trails and pedestrian pathways, WQMP related BMPs, basin bottoms, fence and walls, graffiti, weed abatement, traffic signals, and any other feature that may require permanent maintenance (e.g. storm drains, low flow drains, community buildings, restrooms, parking lots, block walls, and fencing) with the entities proposed to provide maintenance. All right-of-way areas shall be separately delineated. The ME shall have the engineer certification for square footage calculations and note the proposed maintenance entity responsible for all maintenance activities, including those that cannot be depicted on the exhibit (e.g. street sweeping, etc.).

The Transportation Department will clear this condition after the ME is approved by the County EDA/CSA and/or other associated public/quasi-public maintenance entities. The approved ME shall be provided to the Transportation Department (three 11x17 inch hardcopies and one fully signed PDF copy on CD).

Note: Landscaping in the road right-of-way shall be maintained by a public or quasi-public entity, as approved by the Transportation Department, Landscape Section. To ensure water quality compliance, the County discourages the use of HOAs for maintaining WQMP related BMPs. County Policy B-12 limits the total tax burden. Tax burden includes Community Facility Districts (CFDs), Assessment District, ad valorem taxes, any other assessments, taxes, and fees. The local water purveyor may require the use of reclaimed water for landscaping, prior to approving water improvement plans. ME shall be approved prior to submitting CC&Rs, and submitting water improvement plans.

050 - Transportation. 9 RCTD - COORDINATION WITH OTHERS Not Satisfied

Approval of the Street Improvement plans by the Transportation Department will clear this condition. Prior to map recordation, street design and improvement concept of this project shall be coordinated with P/P 945 RR and P/P 946 HH.

050 - Transportation. 10 RCTD - EXISTING CURB AND GUTTER Not Satisfied

On existing curb and gutter trail, and/or drainage devices within County right of way, including sewer and water laterals on Domenigoni Parkway shall be constructed within the dedicated right of way in accordance with County Standards, Ordinance 461; such construction shall show on existing street improvement plans and Profile No. 945 RR and shall be approved and permitted by the Transportation Department. Process a plan revision through the Plan Check Section per Section I, Part E, page 10 of the "Policies and Guidelines" available on the Internet at:
www.tlma.co.riverside.ca.us/trans/land_dev_plan_check_guidelines.html.

If you have any questions, please call the Plan Check Section at (951) 955 6527.

Note:

A 12 foot DG Trail shall be constructed 5 feet from the curb line within the 21 foot parkway.

050 - Transportation. 11 RCTD - FINAL WQMP REQUIRED-SANTA ANA REGION Not Satisfied

The project is located in the Santa Ana watershed. An approved Water Quality Management Plan

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Parcel:

50. Prior To Map Recordation

Transportation

050 - Transportation. 11 RCTD - FINAL WQMP REQUIRED-SANTA ANA REGION (cc Not Satisfied (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. 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.

050 - Transportation. 12 RCTD - LIGHTING PLAN Not Satisfied

A separate street light plan and/or a separate bridge light plan) shall be approved by the Transportation Department. Street (and 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.

050 - Transportation. 13 RCTD - OFF-SITE ACCESS Not Satisfied

The landowner/developer shall provide for a paved off site access road to a paved and maintained road. Said access road shall be constructed with 32 feet of A.C. pavement within a 60 foot dedicated right of way minimum in accordance with County Standard No. 106, Section A (32 feet/60 feet) at a grade and alignment as approved by the Transportation Department. The applicant shall provide the appropriate environmental clearances for said off site improvements prior to recordation or the signature of any street improvement plans.

Said off site access road shall be the easterly extension of Winchester Hill Drive to Willow Glen Lane and the southerly extension of Willow Glen Lane to a paved County maintained Domenigoni Parkway.

The Project shall provide/acquire sufficient dedicated public right-of-way, environmental clearances, and signed approval of all street improvement plans for the above improvements. The limits of the improvements shall be consistent with the approved tentative map unless otherwise specified in these conditions. Should the applicant fail to acquire the necessary off-site right of way, the map will be returned for redesign.

050 - Transportation. 14 RCTD - PART-WIDTH IMPROVEMENT Not Satisfied

La Ventana Road and Winchester Hills Drive along project boundaries are designated as a COLLECTOR ROAD and shall be improved with 34 foot part width AC pavement, (22 feet on the project side and 12 feet on the opposite side of the centerline), 6-inch concrete curb and gutter, and 5 foot sidewalk (on project side), within a 74 foot full width dedicated right of way in accordance with County Standard No. 103, Section A.

NOTE: A 5 foot sidewalk shall be constructed 7 feet from curb line within the 15 foot parkway.

050 - Transportation. 15 RCTD - ROAD IMPROVEMENTS & DEDICATION Not Satisfied

Approval of the Street Improvement plans by the Transportation Department will clear this condition. The Project shall provide the following improvements:

Street "A", "B", "C", and "D" are designated as a LOCAL ROAD and shall be improved with 36 foot full

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50. Prior To Map Recordation

Transportation

050 - Transportation. 15 RCTD - ROAD IMPROVEMENTS & DEDICATION (cont.) Not Satisfied
width AC pavement, 6 inch concrete curb and gutter, and concrete sidewalks within the 56 foot full width dedicated right of way in accordance with County Standard No. 105, Section "A". (36' / 56')

NOTE: A 5 foot sidewalk shall be constructed adjacent to curb line within the 10 foot parkway.

050 - Transportation. 16 RCTD - STREET IMPROVEMENT PLANS Not Satisfied

The Project shall obtain approval of street improvement plans from the Transportation Department. Street Improvement Plans shall comply with Ordinance 460, 461, Riverside County Improvement Plan Check Policies and Guidelines, which can be found online <http://rctlma.org/trans>.

050 - Transportation. 17 RCTD - SUBMIT APPLICATION -MAINTENANCE DISTRICT Not Satisfied

Prior to map recordation, the Project shall file an application with County EDA/CSA for annexation/formation into all of respective maintenance districts, with a proposed Maintenance Exhibit and applicable fees.

050 - Transportation. 18 RCTD - UTILITY COORDINATION Not Satisfied

All electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground on the Improvement Plans, according to Ordinance 460 for subdivisions and/or Ordinance 461 for road improvements. 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. The Project shall coordinate with the serving utility companies to complete the final installations. This condition will be cleared after both of the following requirements are met:

- The Street Improvement Plans are approved
- Transportation Department receives written proof that the Project has filed an application for the relocation of said utilities or said utility companies have initiated their relocation design.

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 0060-BS-Grade-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, Stormwater 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

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 0060-BS-Grade-EOT1 - REQ BMP SWPPP WQMP (cont.) Not Satisfied

(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)

060 - BS-Grade. 2 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. 3 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. 4 0060-BS-Grade-MAP - GEOTECH/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.

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 5 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. 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.

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. 7 0060-BS-Grade-MAP - LOT TO LOT DRN ESMT Not Satisfied

A recorded easement is required for lot to lot drainage. The applicant/developer shall provide evidence that a mechanism of maintenance for the lot to lot drainage easement has been obtained.

060 - BS-Grade. 8 0060-BS-Grade-MAP - NOTRD OFFSITE LTR Not Satisfied

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

060 - BS-Grade. 9 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

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 9 0060-BS-Grade-MAP - NPDES/SWPPP (cont.) Not Satisfied

with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at www.swrcb.ca.gov .

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

060 - BS-Grade. 10 0060-BS-Grade-MAP - OFFSITE 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. 11 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.

060 - BS-Grade. 12 0060-BS-Grade-MAP - RECORDED ESMT REQ'D Not Satisfied

In instances where the grading plan proposes drainage facilities on adjacent offsite property, the owner/ applicant shall provide a copy of the recorded drainage easement.

Flood

060 - Flood. 1 0060-Flood-MAP ADP FEES Not Satisfied

Tract 36288 is located within the limits of the Winchester/North Hemet sub-watershed of the Salt Creek Channel 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

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60. Prior To Grading Permit Issuance

Flood

060 - Flood. 1 0060-Flood-MAP ADP FEES (cont.) Not Satisfied
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.

060 - Flood. 2 0060-Flood-MAP D/S DRAINAGE FACILITIES Not Satisfied
This development proposes to discharge flows from the basins into storm drains north of this project. If these storm drains located between this development and Salt Creek Channel are not constructed, this development must either construct those facilities or wait until those facilities are constructed.

060 - Flood. 3 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. 4 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. 5 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. 6 0060-Flood-MAP PHASING Not Satisfied
If the tract is built in phases, each phase shall be protected from the 1 in 100 year tributary storm flows.

Planning

060 - Planning. 1 0060-Planning-MAP - ARCHAEOLOGIST RETAINED Not Satisfied

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60. Prior To Grading Permit Issuance

Planning

- | | | |
|--|--|---------------|
| 060 - Planning. 1 | 0060-Planning-MAP - ARCHAEOLOGIST RETAINED (cont.) | Not Satisfied |
| <p>Prior to the issuance of grading permits, a qualified archaeologist shall be retained by the land divider for consultation and comment on the proposed grading with respect to potential impacts to unique archaeological resources. Should the archaeologist, after consultation with the appropriate Native American tribe, find the potential is high for impact to unique archaeological resources (cultural resources and sacred sites), a pre-grading meeting between the archaeologist, a Native American observer, and the excavation and grading contractor shall take place. During grading operations, when deemed necessary in the professional opinion of the retained archaeologist (and/or as determined by the Planning Director), the archaeologist, the archaeologist's on-site representative(s) and the Native American Observer shall actively monitor all project related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of unique archaeological resources. Prior to the issuance of grading permits, the NAME, ADDRESS and TELEPHONE NUMBER of the retained archaeologist shall be submitted to the Planning Department and the B&S Grading Division. If the retained archaeologist, after consultation with the appropriate Native American tribe, finds no potential for impacts to unique archaeological resources, a letter shall be submitted to the Planning Department certifying this finding by the retained qualified archaeologist.</p> | | |
| 060 - Planning. 2 | 0060-Planning-MAP - BUILDING PAD GRADING | Not Satisfied |
| <p>All grading for any proposed new dwellings and/or accessory buildings shall occur within the approved building pad sites shown on the TENTATIVE MAP.</p> | | |
| 060 - Planning. 3 | 0060-Planning-MAP - FEE BALANCE | Not Satisfied |
| <p>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.</p> | | |
| 060 - Planning. 4 | 0060-Planning-MAP - GRADING PLAN REVIEW | Not Satisfied |
| <p>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</p> | | |

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 4 0060-Planning-MAP - GRADING PLAN REVIEW (cont.) Not Satisfied
tentative map, in compliance with County Ordinance No. 457,
and the conditions of approval for the tentative map.

060 - Planning. 5 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).

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.

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Parcel:

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 5 0060-Planning-MAP - PALEO PRIMP & MONITOR (cont.) Not Satisfied

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.

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. 6 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

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Parcel:

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 6 0060-Planning-MAP - PLANNING DEPT REVIEW (cont.) Not Satisfied
 be reviewed for compliance with the approved tentative map.

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 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 10 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.

Plan: TR36288M01

Parcel:

60. Prior To Grading Permit Issuance

Planning-EPD

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

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

Transportation

060 - Transportation. 1 RCTD - APPROVED MAINTENANCE EXHIBIT (ME) Not Satisfied

In the event that the project requires a grading permit prior to map recordation, the Project shall submit a Maintenance Exhibit (ME) for approval, on two 11x17 inch hard copies and two CD copies to County EDA/CSA. The ME shall have the engineer certification for square footage calculations for all facilities requiring maintenance, and note the proposed maintenance entity responsible for all maintenance activities, including those that cannot be depicted on the exhibit (e.g. street sweeping, etc.). The Transportation Department will clear this condition after the ME is approved by the County EDA/CSA and/or other associated public/quasi-public maintenance entities. The approved ME shall be provided to the Transportation Department (three 11x 17 inch hardcopies and one fully signed PDF copy on CD). This condition does not apply for stockpile only permits.

060 - Transportation. 2 RCTD - FINAL WQMP REQUIRED-Santa Ana Region 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. 3 RCTD - SUBMIT APPLICATION-MAINTENANCE DISTRICTS Not Satisfied

In the event that the project requires a grading permit prior to map recordation, the Project shall file an application with County EDA/CSA for annexation/formation into all of respective maintenance districts, with a proposed Maintenance Exhibit and applicable fees. This condition does not apply for stockpile only permits.

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

Plan: TR36288M01

Parcel:

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 2 0080-BS-Grade-MAP - ROUGH GRADE APPROVAL (cont.) Not Satisfied

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.

Fire

080 - Fire. 1 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. 2 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.

Plan: TR36288M01

Parcel:

80. Prior To Building Permit Issuance

Fire

080 - Fire. 2 0080-Fire-MAP-RESIDENTIAL FIRE SPRINKLER (cont.) Not Satisfied
West County- Riverside Office 951-955-4777
East County- Palm Desert Office 760-863-8886

Flood

080 - Flood. 1 0080-Flood-MAP ADP FEES Not Satisfied
Tract 36288 is located within the limits of the
Winchester/North Hemet sub-watershed of the Salt Creek
Channel 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.

080 - Flood. 2 0080-Flood-MAP D/S DRAINAGE FACILITIES Not Satisfied
This development proposes to discharge flows from the
basins into storm drains north of this project. If these
storm drains located between this development and Salt
Creek Channel are not constructed, this development must
either construct those facilities or wait until those
facilities are constructed.

080 - Flood. 3 0080-Flood-MAP SUBMIT PLANS Not Satisfied
A copy of the improvement plans, grading plans, final
WQMP and 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-GEN - LC LANDSCAPE SECURITIES 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: TR36288M01

Parcel:

80. Prior To Building Permit Issuance

Planning

080 - Planning. 1 0080-Planning-GEN - LC LANDSCAPE SECURITIES (cont.) Not Satisfied

elements, walls and/or fences, in amounts to be approved by the Riverside County Planning Department, Landscape Division. Once the Planning Department has approved the estimate, the developer/permit holder shall submit the estimate to the Riverside County Department of Building and Safety who will then provide the developer/permit holder with the requisite forms. The required forms shall be completed and submitted to Building and Safety for processing and review in conjunction with County Counsel. Upon determination of compliance, the Department of Building and Safety shall clear this condition.

NOTE:

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

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

Building separation between all buildings shall not be less than ten (10) feet. However, in accordance with Planning Area 19 of Specific Plan No. 293, Amendment No. 5; where a zero lot line is used, the alternate side yard shall not be less than five feet (5') in width.

Additional encroachments are only allowed as permitted by County Ordinance No. 348.

080 - Planning. 3 0080-Planning-MAP - COLOR SCHEME Not Satisfied

Colors/materials shall conform substantially to those shown on approved Exhibit M.

080 - Planning. 4 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. 5 0080-Planning-MAP - ELEVATION & FLOOR PLAN Not Satisfied

Elevations and floor plans shall substantially conform to approved Exhibit B and Exhibit C.

Plan: TR36288M01

Parcel:

80. Prior To Building Permit Issuance

Planning

080 - Planning. 5 0080-Planning-MAP - ELEVATION & FLOOR PLAN (cont.) Not Satisfied

080 - Planning. 6 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. 7 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. 8 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.

Plan: TR36288M01

Parcel:

80. Prior To Building Permit Issuance

Planning

080 - Planning. 8

0080-Planning-MAP - FINAL SITE PLAN (cont.)

Not Satisfied

Subdivision development shall conform to the approved plot plan and shall conform to the Design and Landscape Guidelines for Specific Plan No. 293, Amendment No. 5 (Winchester Hills).

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 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 be 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 15 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

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Parcel:

80. Prior To Building Permit Issuance

Planning

080 - Planning. 8 0080-Planning-MAP - FINAL SITE PLAN (cont.) Not Satisfied

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. 9 0080-Planning-MAP - LC LANDSCAPE PLOT PLAN Not Satisfied

Prior to issuance of building permits, the developer/permit holder shall file a Landscaping Minor Plot Plan Application to the Riverside County Planning Department for review and approval along with the current fee. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping.

At minimum, plans shall include the following components:
1)Landscape and irrigation working drawings "stamped" by a California certified landscape architect;

2)Weather based controllers and necessary components to eliminate water waste;

3)A copy of the "stamped" approved grading plans; and,

4)Emphasis on native and drought tolerant species.

When applicable, plans shall include the following components:

1)Identification of all common/open space areas;

2)Natural open space areas and those regulated/conserved by the prevailing MSHCP;

3)Shading plans for projects that include parking lots/areas;

4)The use of canopy trees (24" box or greater) within the

Plan: TR36288M01

Parcel:

80. Prior To Building Permit Issuance

Planning

080 - Planning. 9 0080-Planning-MAP - LC LANDSCAPE PLOT PLAN (cont.) Not Satisfied
parking areas;

5)Landscaping plans for slopes exceeding 3 feet in height;

6)Landscaping and irrigation plans associated with entry monuments. All monument locations and dimensions shall be provided on the plan; and/or,

7)If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference.

NOTE:

1)Landscaping plans for areas within the road right-of-way shall be submitted for review and approval by the Transportation Department only. The Planning Department shall not approve landscape plans within the Road Right-of-Way.

)When the Landscaping Plot Plan is located within a special district such as Valley-Wide Recreation and Park District, Jurupa Community Services District, Coachella Valley Water District, a County Service Area (CSA) or other maintenance district, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Planning Department that the subject District has approved said plans.

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

080 - Planning. 10 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:

Plan: TR36288M01

Parcel:

80. Prior To Building Permit Issuance

Planning

080 - Planning. 10 0080-Planning-MAP - MODEL HOME COMPLEX (cont.) Not Satisfied

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.

080 - Planning. 11 0080-Planning-MAP - PARKING SPACES Not Satisfied

Parking spaces are required in accordance with County Ordinance No. 348. All parking areas and driveways shall be surfaced with asphaltic concrete to current standards as approved by the Riverside County Department of Building and Safety.

080 - Planning. 12 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

Plan: TR36288M01

Parcel:

80. Prior To Building Permit Issuance

Planning

080 - Planning. 12 0080-Planning-MAP - ROOF MOUNTED EQUIPMENT (cont.) Not Satisfied
 Planning Department approval.

080 - Planning. 13 0080-Planning-MAP - SCHOOL MITIGATION Not Satisfied
 Impacts to the Hemet Unified School District shall be mitigated in accordance with California State law.

080 - Planning. 14 0080-Planning-MAP - UNDERGROUND UTILITIES Not Satisfied
 All utility extensions within a lot shall be placed underground.

080 - Planning. 15 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 current fee. The plan shall be in compliance with Specific Plan No. 293, Amendment No. 5 - Design Standards and Guidelines, 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,

Plan: TR36288M01

Parcel:

80. Prior To Building Permit Issuance

Planning

080 - Planning. 15 0080-Planning-MAP - Walls/Fencing Plans (cont.) Not Satisfied

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 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, wood 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.

080 - Planning. 16 0080-Planning-USE - MAJOR COMMUNITY ENTRY Not Satisfied

The applicant shall construct a Major Community Entry (one on the project site side) as described in the Winchester Hills Specific Plan and in reference to Figure IV-11 Page IV-21 and Figure IV-12 Page IV-22.

080 - Planning. 17 0080-Planning-USE - NOT TO EXCEED 80% 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

Plan: TR36288M01

Parcel:

80. Prior To Building Permit Issuance

Planning

080 - Planning. 17 0080-Planning-USE - NOT TO EXCEED 80% (cont.) Not Satisfied
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.
- 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.
- 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.

Transportation

080 - Transportation. 1 RCTD - ANNEX ALL MAINTENANCE DISTRICTS Not Satisfied

Prior to issuance of a building permit, the Project shall complete all annexation/formation into all of respective maintenance districts, as approved by the County Transportation and County EDA/CSA, with approved improvement plans, and as noted or shown on the approved Maintenance Exhibit.

080 - Transportation. 2 RCTD - 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 - 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: TR36288M01

Parcel:

80. Prior To Building Permit Issuance

Waste Resources

080 - Waste Resources. 1 Gen - 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 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:

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.

Flood

Plan: TR36288M01

Parcel:

90. Prior to Building Final Inspection

Flood

090 - Flood. 1 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 map prior to the District's acceptance of the drainage system for operation and maintenance.

Planning

090 - Planning. 1 0090-Planning-LANDSCAPE MAINTENANCE Not Satisfied

1.Per Winchester Hills S. P. Section H. Landscaping Plan (2) 5, the applicant and/or developer shall be responsible for maintenance and upkeep of all slope plantings, common landscaped areas and irrigation systems until such time as these operations are turned over to another party.

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 accordance with the Specific Plan No. 293, Amendment No. 5 (Winchester Hills) Design Standards and Guidelines.

090 - Planning. 4 0090-Planning-MAP - LC COMPLY W/ LNDSCP/ IRR Not Satisfied

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

090 - Planning. 5 0090-Planning-MAP - LC LNDSCP INSPCT DEPOSIT 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 Installation, Six Month Establishment, and One Year

Plan: TR36288M01

Parcel:

90. Prior to Building Final Inspection

Planning

090 - Planning. 5 0090-Planning-MAP - LC LNDSCP INSPCT DEPOSIT (cont.) Not Satisfied

Post-Establishment inspections. In the event that an open landscape case is not available, then the applicant shall open a FEE ONLY case to conduct inspections. The deposit required for landscape inspections shall be determined by the Riverside County Landscape Division. The Planning Department shall clear this condition upon determination of compliance.

090 - Planning. 6 0090-Planning-MAP - LC LNDSCP INSPCTN RQMNTS Not Satisfied

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

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 Planning Department's Milestone 80 conditions entitled "USE-LANDSCAPING SECURITY" and the Milestone 90 condition entitled "LANDSCAPE INSPECTION DEPOSIT." Upon successful completion of the INSTALLATION INSPECTION, the County Planning Department's Landscape Inspector and the permit holder's landscape architect (or on-site representative) shall execute a Landscape Certificate of Completion that shall be submitted to the Planning Department and the Department of Building and Safety. The Planning Department shall clear this condition upon determination of compliance.

090 - Planning. 7 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

Plan: TR36288M01

Parcel:

90. Prior to Building Final Inspection

Planning

- | | | |
|--------------------|---|---------------|
| 090 - Planning. 7 | 0090-Planning-MAP - PALEO MONITORING REPORT (cont.
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. | Not Satisfied |
| 090 - Planning. 8 | 0090-Planning-MAP - ROOF RUN-OFF DISCHARGE
Since this project is a zero lot line situation, all dwellings shall be provided with roof gutters and downspouts so that runoff is properly discharged. | Not Satisfied |
| 090 - Planning. 9 | 0090-Planning-MAP- ROLL-UP GARAGE DOORS
All residences shall have automatic roll-up garage doors. | Not Satisfied |
| 090 - Planning. 10 | 0090-Planning-USE - LANDSCAPE COMPLIANCE LTR
7. The land divider/permit holder's landscape architect or other state licensed party responsible for preparing the landscape and irrigation plans shall provide a Compliance Letter to the County Planning Department and the County Department of Building and Safety stating that the landscape and irrigation system has been installed in compliance with the approved landscaping and irrigation plans. The Compliance Letter shall be submitted at least three (3) working days prior to final inspection of the structure or issuance of occupancy permit, whichever comes first. | Not Satisfied |
| 090 - Planning. 11 | 0090-Planning-USE - LANDSCAPE DESIGN GUIDE
The applicant shall follow the landscape design guidelines as described in the Winchester Hills Specific Plan and in reference to Figure IV-2 on Page IV-10. | Not Satisfied |
| 090 - Planning. 12 | 0090-Planning-USE - LANDSCAPE ENTRY TRACT
Prior to issuance of 50th occupancy permit, the applicant shall enhance the landscaping areas at both entrances (intersection of Street "A" & La Ventana Road and Street "D" & Winchester Hills Drive) into the Tract No. 36288 with consistent landscaping indentified in the Winchester Hills Specific Plan. (Modified at PC 11/7/12) | Not Satisfied |
| 090 - Planning. 13 | 0090-Planning-USE - LANDSCAPE IRRIGATION PLN
The land divider/permit holder shall provide or cause to be provided a Compliance Letter to the County Planning Department and the County Department of Building and Safety | Not Satisfied |

Plan: TR36288M01

Parcel:

90. Prior to Building Final Inspection

Planning

090 - Planning. 13 0090-Planning-USE - LANDSCAPE IRRIGATION PLN (cont.) Not Satisfied
stating that the landscape and irrigation system has been installed in compliance with the approved landscaping and irrigation plans. The Compliance Letter shall be submitted at least three (3) working days prior to final inspection of the structure or issuance of occupancy permit, whichever comes first.
(Modified at PC 11/7/12)

090 - Planning. 14 0090-Planning-USE - LANDSCAPE MAINTENANCE Not Satisfied
Per Winchester Hills S. P. Section H. Landscaping Plan (2) 5, the applicant and/or developer shall be responsible for maintenance and upkeep of all slope plantings, common landscaped areas and irrigation systems until such time as these operations are turned over to another party. (Added at PC 11/7/12)

090 - Planning. 15 0090-Planning-USE - MAINTENANCE PLAN LANDSCA Not Satisfied
The applicant shall follow the Winchester Hills Specific Plan Section I. Comprehensive Maintenance Plan. Per Section I 2 (Residential Neighborhood Association), the applicant shall form a Residential Neighborhood Association to assume maintenance responsibility for common areas and facilities that benefit only residents in those areas including side yards, detention basin landscaping, and perimeter landscaping.

Transportation

090 - Transportation. 1 RCTD - 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:

- 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.
- 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 Project 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.
- Storm drains and flood control facilities shall be completed according to the improvement plans and

Plan: TR36288M01

Parcel:

90. Prior to Building Final Inspection

Transportation

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

as noted elsewhere in these conditions. Written confirmation of acceptance for use by the Flood Control District, if applicable, is required.

- 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.
- 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.
- Landscaping and irrigation, water and electrical systems shall be installed and operational in accordance with County Ordinance 461 and 859.

090 - Transportation. 2 RCTD - FEE PAYMENT 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:

- All Transportation Uniform Mitigation Fees (TUMF)
- All Fees for Zone "E4" of the Menifee Valley Road and Bridge Benefit District.

090 - Transportation. 3 RCTD - LANDSCAPING COMPLETION Not Satisfied

The project proponent shall comply in accordance with landscaping and 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 La Ventana Road, Domenigoni Parkway, and Winchester Hills Drive. Trails shall be improved along Domenigoni Parkway.

090 - Transportation. 4 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 of those lots where the Project is seeking Building Final Inspection (Occupancy).

090 - Transportation. 5 RCTD - 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 Business

Plan: TR36288M01

Parcel:

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 5 RCTD - WQMP COMPLETION (cont.)
Storm Water Compliance Program Section.

Not Satisfied

Waste Resources

090 - Waste Resources. 1 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: February 6, 2019

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
Riv. Co. Regional Parks & Open Space
P.D. Geology Section
Riv. Co. Trans. Dept. – Landscape Section

P.D. Archaeology Section
Riv. Co. Airport Land Use Commission
French Valley Airport, Attn: General Manager
Board of Supervisors - Supervisor: Washington
Planning Commissioner: 3rd District John Petty
Eastern Municipal Water District (EMWD)
Southern California Edison Co. (SCE)
Southern California Gas Co.
California Council For The Blind

TRACT MAP NO. 36288M01 – Applicant/Owner: Meadow Vista Holdings, LLC – Engineer Representative: Pangaea Land Consultants, Inc. – Third Supervisorial District – Highway 79 Policy Area – Harvest Valley / Winchester Area Plan – Land Use Designation: Public Facilities (PF), – Location: north of Domenigoni Parkway, east of La Ventana Road, west of Leon Road, south of Winchester Hills Drive – Zoning: Winchester Hills Specific Plan (SP 293, Area 19) - **REQUEST:** Minor Change to a previously approved Tentative Tract Map to adjust right-of-ways, centerlines, lot lines, and pad elevations. Number of lots will remain – APN: 461-160-044 – **BBID: 078-694-046**

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 February 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 David Alvarez, Project Planner at (951) 955-5719, or e-mail at daalvarez@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.



2834 La Mirada Drive, Suite H
Vista, California 92081
760.PANGAEA (726-4232)

Project Number 2017-104

December 4, 2018

Mr. Russell Brady
Riverside County Planning
4080 Lemon Street, 12th Floor
Riverside, CA 92501

rbrady@RIVCO.ORG

SUBJECT: Minor Change Request to TR36288

Dear Russell:

The Tentative Map for Tract 36288 was approved in 2010. Per the approved TM and the Conditions of Approval, the project was approved with Private Streets with a section width of 50 feet, allowing for a face-of-curb to face-of-curb street section of 36 feet, along with 7-foot parkways containing 5-foot sidewalks on both sides.

Considering the current market for homes and the negative impact homeowners' association fees can have on attracting buyers and on qualifying ratios for obtaining mortgages by purchasers, the owner determined it will be best to revise the project to increase the width of the dedicated rights-of-way of the internal streets from 50 feet to 56 feet to meet the current County of Riverside Standard No. 105 (1 of 2) for a Local Street (56' R/W). This will eliminate the need for an HOA by using Public Streets instead of Private Streets.

With this letter and accompanying submittal materials and check, we hereby request review of the submitted items in support of our proposed Minor Changes to the approved TR36288 map.

The embedded exhibit shows the approved Tentative Map overlaid with the proposed changes, showing revised rights-of-way, centerlines, lot lines, and select pad elevations. All lots were reviewed to ensure the minimum lot size is met. There are no changes to the number of lots, the street pattern, grading (except select minor pad elevations changes), access points, or other material changes; only changes necessary to enlarge the streets to have rights-of-way of 56 feet.

Tract 36288 Minor Change

December 4, 2018

2

We are also proposing to use a street section with contiguous sidewalks versus non-contiguous to avoid creating narrow strips of landscape that would be maintained by an HOA.



Existing Approved Tentative Map (in gray) Overlaid with Proposed Changes

Please let us know if you have any questions or comments on this information, or if you require further detail.

Sincerely,

Pangaea Land Consultants, Inc.


Chuck Glass
Partner/Owner


Richard C. Brasher, PE, AICP
Partner/Owner



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- | | |
|---|---|
| <input type="checkbox"/> TENTATIVE TRACT MAP | <input type="checkbox"/> TENTATIVE PARCEL MAP |
| <input type="checkbox"/> REVERSION TO ACREAGE | <input type="checkbox"/> EXPIRED RECORDABLE MAP |
| <input type="checkbox"/> AMENDMENT TO FINAL MAP | <input type="checkbox"/> VESTING MAP |

MINOR CHANGE Original Case No. TR36288, AMD. #1

REVISED MAP Original Case No. _____

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: Meadow Vista Holdings, LLC

Contact Person: Dave Jacinto E-Mail: davejacinto@gmail.com

Mailing Address: 2834 La Mirada Drive, Suite E

	<small>Street</small>	
<u>Vista</u>	<u>CA</u>	<u>92081</u>
<small>City</small>	<small>State</small>	<small>ZIP</small>

Daytime Phone No: (760) 809-7473 Fax No: ()

Engineer/Representative Name: Pangaea Land Consultants, Inc.

Contact Person: Rich Brasher E-Mail: rich.brasher@pangaealandconsultants.com

Mailing Address: 2834 La Mirada Drive, Suite H

	<small>Street</small>	
<u>Vista</u>	<u>CA</u>	<u>92081</u>
<small>City</small>	<small>State</small>	<small>ZIP</small>

Daytime Phone No: (760) 936-3248 Fax No: ()

Property Owner Name: Meadow Vista Holdings, LLC

Contact Person: Dave Jacinto E-Mail: davejacinto@gmail.com

Mailing Address: 2834 La Mirada Drive, Suite H

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

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

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APPLICATION FOR SUBDIVISION AND DEVELOPMENT

General location (cross streets, etc.): North of Domenigoni Parkway , South of _____, East of La Ventana Road West of _____

SUBDIVISION PROPOSAL:

Map Schedule: _____ Minimum Developable Lot Size: 3,500 SF
Number of existing lots: one (1) Number of proposed developable lots: 72
Planned Unit Development (PUD): Yes No Vesting Map: Yes No
Number of proposed non-developable lots (excluding streets): two (2) Subdivision Density: 7.2 dwelling units per acre.

Is there previous development application(s) filed on the same site: Yes No

If yes, provide Application No(s). TM 36288, TM 30266-2, SP 293
(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): Submitted/approved with TM

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.

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

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: Meadow Vista Holdings, LLC, Dave Jacinto

Address: 2834 La Mirada Drive, Suite E, Vista, CA 92081

Phone number: (760) 809-7473

Address of site (street name and number if available, and ZIP Code): 92596

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: 441-160-044

Specify any list pursuant to Section 65962.5 of the Government Code: none

Regulatory Identification number: n/a

Date of list: _____

Applicant:  Date 12/12/2018

This completed application form, together with all of the listed requirements provided on the Subdivision 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\Subdivision Condensed Application.docx
Created: 04/08/15 Revised: 08/03/18



**COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY**



Juan C. Perez
Director of Transportation and Land Management Agency

Patricia Romo
Assistant Director,
Transportation Department

Steven A. Weiss
Planning Director,
Planning Department

Mike Lara
Building Official,
Building & Safety Department

Greg Flannery
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 Meadow Vista Holdings, LLC hereafter "Applicant" and Dave Jacinto "Property Owner".

Description of application/permit use:

Minor Change to an existing approved Tentative Map, TR36288, to modify internal roads from 50-foot wide private roads to 56-foot wide public roads. Process application concurrent with final improvement plans and final map.

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): 441-160-044

Property Location or Address:

North of Domenigoni Parkway and east of the future intersection with La Ventana Road.

2. PROPERTY OWNER INFORMATION:

Property Owner Name: Dave Jacinto Phone No.: (760) 809-7473

Firm Name: Sierra Linda Development Email: davejacinto@gmail.com

Address: 2834 La Mirada Drive, Suite E
Vista, CA 92081

3. APPLICANT INFORMATION:

Applicant Name: Meadow Vista Holdings, LLC Phone No.: (760) 809-7473

Firm Name: (Dave Jacinto at Sierra Linda Dev.) Email: davejacinto@gmail.com

Address (if different from property owner)

4. SIGNATURES:

Signature of Applicant:  Date: 12/12/2018
Print Name and Title: DAVE JACINTO

Signature of Property Owner: _____ Date: _____
Print Name and Title: _____

Signature of the County of Riverside, by _____ Date: _____
Print Name and Title: _____

FOR COUNTY OF RIVERSIDE USE ONLY	
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.

12/12/2018

Property Owner(s) Signature(s) and Date

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

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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

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:

TENTATIVE TRACT MAP NO. 36288 MINOR CHANGE NO. 1– No New Environmental Document Required – EA41176 – Applicant/Owner: Meadow Vista Holdings, LLC – Engineer Representative: Pangaea Land Consultants, Inc. – Third Supervisorial District – Highway 79 Policy Area – Harvest Valley/Winchester Area Plan – Land Use Designation: Public Facilities (PF) – Location: Northerly of Domenigoni Parkway, easterly of La Ventana Road, westerly of Leon Road, southerly of Winchester Hills Drive – Zoning: Winchester Hills Specific Plan (SP293, Area 19) – **REQUEST:** A modification to approved Tentative Tract Map No. 36288 to modify internal streets within the subdivision from private to public streets. As a result of this modification the right of way width will increase from 50 feet to 56 feet to meet the current County of Riverside Ordinance No. 461 Standard No. 105 for Local Streets. The result of changing from private to public streets will require the adjustment of right-of-ways, centerlines, lot lines, and selected pad elevations. The number of lots will remain as originally approved, 72 residential lots and two (2) lots for water quality basins, and the minimum lot size will continue to be met. The map remains as a Schedule “A” subdivision and is comprised of 10 gross acres.

TIME OF HEARING:	9:00 a.m. or as soon as possible thereafter
DATE OF HEARING:	SEPTEMBER 2, 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 only. 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 Deborah Bradford at (951) 955-6646 or email at dbradfor@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 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. 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. Public access to this meeting will not be available. You may participate remotely by registering with the Planning Department. 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 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: Deborah Bradford, P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on July 30, 2020,

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

APN (s) or case numbers TR36288M01 for

Company or Individual's Name RCIT - GIS,

Distance buffered 2400'

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

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

TITLE: GIS Analyst

ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502

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

Riverside County GIS Mailing Labels

TR36288M01 (2400 feet buffer)



- Legend**
-  County Boundary
 -  Cities
 -  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.

461170001
WALTON CALIFORNIA
4800 N SCOTTSDALE RD STE 4000
SCOTTSDALE AZ 85251

461170006
FORESTAR USA REAL ESTATE GROUP INC
14755 PRESTON RD STE 130
DALLAS TX 75254

461160049
COUNTY OF RIVERSIDE
3133 MISSION INN AVE
RIVERSIDE CA 92507

461160017
SALT CREEK II
P O BOX 13037
NEWPORT BEACH CA 92658

461160037
RANCHO DE LOS CAZADORES
1950 SKYCREST DR
FULLERTON CA 92831

461160019
RIVERSIDE COUNTY FLOOD CONT
1995 MARKET ST
RIVERSIDE CA 92501

461160029
WINCHESTER MEADOWS
1064 PESCADOR DR
NEWPORT BEACH CA 92660

461280016
RIVERSIDE COUNTY FLOOD CONTROL
1995 MARKET ST
RIVERSIDE CA 92501

461280022
ROBERT E. CLARK
P O BOX 213
WINCHESTER CA 92596

461190085
RANCON WINCHESTER VALLEY 85
41391 KALMIA ST STE 200
MURRIETA CA 92562

461280020
WILHELM KLEPPE
29370 LEON RD
WINCHESTER CA 92596

461290001
NEWPORT ROAD 103
219 MEADOW VISTA WAY
ENCINITAS CA 92024

461160044
JACINTO FAMILY LTD PARTNERSHIP
3951 SIERRA LINDA DR
ESCONDIDO CA 92025

461280021
WILHELM KLEPPE
29370 LEON RD
WINCHESTER CA 92596

461280023
RIVERSIDE COUNTY FLOOD CONT
1995 MARKET STREET
RIVERSIDE CA 92501

Meadow Vista Holdings, LLC.
Atten: Dave Jacinto
2834 La Mirada Drive, Suite E.
Vista, CA 92081

Meadow Vista Holdings, LLC.
Atten: Dave Jacinto
2834 La Mirada Drive, Suite E.
Vista, CA 92081

Pangaea Land Consultants Inc.
Atten: Rich Brasher
2834 La Mirada Drive, Suite H.
Vista, CA 92801

Pangaea Land Consultants Inc.
Atten: Rich Brasher
2834 La Mirada Drive, Suite H.
Vista, CA 92801

Eastern Municipal Water Dist.
Atten: Joe Mouawad
P.O. Box 8300
Perris, CA 92572-8300

Eastern Municipal Water Dist.
Atten: Joe Mouawad
P.O. Box 8300
Perris, CA 92572-8300

Hemet Unified School District
Facilities Department
1791 W. Acacia Ave.
Hemet, CA 92545

Hemet Unified School District
Facilities Department
1791 W. Acacia Ave.
Hemet, CA 92545

Southern Calif. Edison Co.
P.O. Box 800
Rosemead, CA 91770

Southern Calif. Edison Co.
P.O. Box 800
Rosemead, CA 91770

Southern Calif. Gas Co.
4495 Howard Ave.
Riverside, CA 92507

Southern Calif. Gas Co.
4495 Howard Ave.
Riverside, CA 92507

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 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.

TR36288M01

Project Title/Case Numbers

Deborah Bradford
County Contact Person

951.955.6646
Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

Meadow Vista Holdings, LLC., Dave Jacinto
Project Applicant

2834 La Mirada Drive, Suite E., Vista, CA 92081
Address

North of Domenigoni Parkway, South of Winchester Hills Drive, East of La Ventana Road and West of Leon Road
Project Location

Minor Change to TR36288 is a request for a minor change to approved Tentative Tract Map No. 36288. As proposed, the minor change is to revise the widths of the internal streets from private streets to public streets. This will result in an increase width of the right of ways from 50 feet to 56 feet to meet the current County of Riverside Ordinance No. 461 Standard No. 105 for Local Streets. The result of changing from private to public streets will require the adjustment of right-of-ways, centerlines, lot lines, and selected pad elevations. The number of lots will remain as originally approved, 72 residential lots and 2 lots for water quality basins. The proposed minor change to the approved TR36288 would result in the same conclusions as was evaluated in the previous Addendum to Mitigated Negative Declaration for Environmental Assessment No. 41176. None of the conditions described in the State CEQA Guidelines Section 15162 exist based on the findings and conclusions set forth herein; and therefore, no further environmental documentation is required, pursuant to the State CEQA Guidelines

Project Description

This is to advise that the Riverside County Planning Commission, as the lead agency, has approved the above-referenced project on September 2, 2020, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A finding that nothing further is required was prepared for the project pursuant to the provisions of the California Environmental Quality Act 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 for the project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Addendum to Mitigated Negative Declaration, for EA No. 41176 is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

Signature

Deborah Bradford, Project Planner
Title

Date

Date Received for Filing and Posting at OPR: _____

FOR COUNTY CLERKS'S USE ONLY

STATE OF CALIFORNIA - THE RESOURCES AGENCY
DEPARTMENT OF FISH AND GAME
ENVIRONMENTAL FILING FEE CASH RECEIPT

Receipt #: 201300017

State Clearinghouse # (if applicable): _____

Lead Agency: COUNTY PLANNING Date: 01/14/2013

County Agency of Filing: Riverside Document No: 201300017

Project Title: EA 42327; TR 36288 (TR30266/EA 38611)

Project Applicant Name: SIERRA LINDA DEVELOPMENT Phone Number: _____

Project Applicant Address: 2834 LA MIRADA DRIVE, STE E VISTA CA 92081

Project Applicant: Private Entity

CHECK APPLICABLE FEES:

- | | |
|--|----------------|
| <input type="checkbox"/> Environmental Impact Report | _____ |
| <input type="checkbox"/> Negative Declaration | _____ |
| <input type="checkbox"/> Application Fee Water Diversion (State Water Resources Control Board Only) | _____ |
| <input type="checkbox"/> Project Subject to Certified Regulatory Programs | _____ |
| <input checked="" type="checkbox"/> County Administration Fee | \$50.00 |
| <input checked="" type="checkbox"/> Project that is exempt from fees (DFG No Effect Determination (Form Attached)) | |
| <input type="checkbox"/> Project that is exempt from fees (Notice of Exemption) | |
| Total Received | \$50.00 |

Signature and title of person receiving payment: _____

Notes:



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
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

FILED
RIVERSIDE COUNTY
JAN 14 2013

EA42327 / TR36288 (TR30266/EA38611)

Project Title/Case Numbers

H. P. Kang
County Contact Person

(951) 955-1888
Phone Number

LARRY W. WARD, CLERK
By: *[Signature]*
M. Meyer, Deputy

N/A
State Clearinghouse Number (if submitted to the State Clearinghouse)

Sierra Linda Development
Project Applicant

2834 La Mirada Drive, Suite E. Vista, CA 92081
Address

The project is located north of Domenigoni Parkway, south of Winchester Hill Drive, west of Leon Road and east of La Ventana Road.
Project Location

Tentative Tract Map No. 36288 is a Schedule "A" subdivision of ten (10) Gross Acres into 72 single family residential lots with a minimum lot size of 3,600 square feet and two (2) water quality basin lots.
Project Description

This is to advise that the Riverside County Planning Commission, as the lead agency, has approved the above-referenced project on November 7, 2012, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. An Addendum to an earlier Initial Study was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,156.25 + \$50.00).
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.

This is to certify that the Mitigated Negative Declaration, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

[Signature]
Signature

Project Planner
Title

12/11/12
Date

Date Received for Filing and Posting at OPR: _____

DM/dm
Revised 12/19/2012
Y:\Planning Master Forms\CEQA Forms\NOD Form.doc

COUNTY CLERK
Neg Declaration/Nic Determination
Filed per P.R.C. 21152
POSTED

JAN 14 2013

Removed: 22713
By: *[Signature]*
County of Riverside, State of California
Dept.

Please charge deposit fee case#: ZEA42327 ZCFG05690

FOR COUNTY CLERK'S USE ONLY

[Empty box for County Clerk's use]



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Carolyn Syms Luna
Director

ADDENDUM TO A MITIGATED NEGATIVE DECLARATION

Project/Case Number: TR36288 / EA42327 (TR30266/EA38611)

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: H. P. Kang Title: Project Planner Date: October 10, 2012

Applicant/Project Sponsor: Sierra Linda Development Date Submitted: 6/03/10

ADOPTED BY: Planning Commission

Person Verifying Adoption: H. P. Kang Date: November 7, 2012

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 H. P. Kang at (951) 955-1888.

Y:\Planning Case Files-Riverside office\TR36288\DH-PC-BOS Hearings\DH-PC\MND.TR36288.docx

Please charge deposit fee case#: ZEA42327 ZCFG05690

FOR COUNTY CLERK'S USE ONLY

Empty rectangular box for County Clerk's use.

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

O* REPRINTED * R1006141

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: SIERRA LINDA DEVELOPMENT \$64.00
paid by: CK 1007
CFG FOR EA42327
paid towards: CFG05690 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Jun 03, 2010 12:41
SBROSTRO posting date Jun 03, 2010

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$64.00

Overpayments of less than \$5.00 will not be refunded!

EA 38611

STATE OF CALIFORNIA - THE RESOURCES AGENCY
DEPARTMENT OF FISH AND GAME
ENVIRONMENTAL FILING FEE CASH RECEIPT

Receipt # 200401208

Lead Agency: COUNTY PLANNING Date: 10/08/2004

County Agency of Filing: Riverside Document No: 200401208

Project Title: EA 38611; GPA 00617; SPA 293; CZ 6673; TTM 30266

Project Applicant Name: SIERRA LINDA DEVELOPMENT Phone Number:

Project Applicant Address: 3591 SIERRA LINDA DR. ESCONDIDIO CA 92025

Project Applicant: Private Entity

CHECK APPLICABLE FEES:

- Environmental Impact Report \$850.00
 - Negative Declaration _____
 - Application Fee Water Diversion (State Water Resources Control Board Only) _____
 - Project Subject to Certified Regulatory Programs _____
 - County Administration Fee \$64.00
 - Project that is exempt from fees (DeMinimis Exemption)
 - Project that is exempt from fees (Notice of Exemption)
- Total Received** \$914.00

Signature and title of person receiving payment: _____

Notes:



COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

NOTICE OF DETERMINATION

TO:
 Office of Planning and Research (OPR)
 1400 Tenth Street, Room 121
 Sacramento, CA 95814
 County Clerk
 County of Riverside

FROM:
 Riverside County Planning Department
 4080 Lemon Street, 9th Floor
 P. O. Box 1409
 Riverside, CA 92502-1409
 82-675 Highway 111, 2nd Floor
 Indio, CA 92201

Riverside County Transportation Department
 4080 Lemon Street, 8th Floor
 P. O. Box 1090
 Riverside, CA 92502-1090

SUBJECT: Filing of Notice of Determination in Compliance with Section 21152 of the California Public Resources Code.

E.A. Number: 38611 GENERAL PLAN AMENDMENT NO. 00617, SPECIFIC PLAN AMENDMENT NO. 293, AMENDMENT NO. 2, CHANGE OF ZONE NO. 6673, TENTATIVE TRACT MAP NO. 30266

Project Title: Case Numbers

91082004 Tracie Wheaton (909) 955-23137 **FILED**
State Clearinghouse Number Contact Person Area Code/No./Ext RIVERSIDE COUNTY

OCT 08 2004

Sierra Linda Development Applicant's Address: 3591 Sierra Linda Drive, Escondido, CA. 92025
Project Applicant/Property Owner and Address

By GARY L. ORSO C. Kohler
 Deputy

Located north of Patton Road, west of Leon Road, south of Olive Avenue, and east of Briggs Road.
Project Location

tive Tract Map No. 30266 proposes to subdivide 126.75 acres into 244 residential lots with a minimum lot size of 7,200 square feet, 7 storm-pedestrian access and non vehicular easements, 2 multi-family lots, 10 commercial lots for a total of 23.34 acres, 1-5.0 acre park lot, and 1-10.0 acre school lot.

Project Description

This is to advise that the Riverside County Planning Commission has approved the above-referenced project on August 20, 2003, and has made the following determinations regarding that project:

- The project will, will not have a significant effect on the environment.
- An Environmental Impact Report was prepared for the project and certified pursuant to the provisions of the California Environmental Quality Act. (\$914 fee)
 An Addendum to a Environmental Impact Report was prepared for the project and certified pursuant to the provisions of the California Environmental Quality Act (\$64 fee + evidence of prior EIR fee \$928)
 A Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act. (\$1,314 fee)
 The project was undertaken pursuant to and in conformity with Specific Plan No. 220 (Warm Springs) for which an Environmental Impact Report was certified or a Negative Declaration adopted. All potentially significant effects of the project were adequately analyzed in the earlier EIR or Negative Declaration and were avoided or mitigated pursuant to that earlier EIR or Negative Declaration. NO FURTHER ENVIRONMENTAL DOCUMENTATION IS REQUIRED. (\$64 fee)
- Mitigation Measures were, were not made a condition of the approval of the project.
- Findings were made in accordance with Section 21081 of the California Public Resources Code.
- A statement of Overriding Considerations , was, was not adopted for this project.
- A de minimis finding was, was not made for this project in accordance with Section 711.4 of the California Fish and Game Code.

This is to certify that the Negative Declaration or Final EIR, with comments, responses and record of project approval is available to the general public at:

- Riverside County Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92501
- Riverside County Planning Department, 82-675 Highway 111, Room 209, Indio, CA 92201
- Riverside County Transportation Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92501

Tracie Wheaton Planner II August 20, 2003 COUNTY CLERK
Signature Title Date Neg. Declaration/Mtc Determination Filed per P.R.C. 21152

) BE COMPLETED BY OPR Date Received for Filing and Posting at OPR:	FOR COUNTY CLERK'S USE ONLY
	Please charge deposit fee case #: <u>E.A. 38611</u>

POSTED
OCT 08 2004
NOV 08 2004
 Removed: _____
 County of Riverside, State of California
 9/28/04 3.48



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**


Agenda Item No.:

4.2

Planning Commission Hearing: September 2, 2020

PROPOSED PROJECT

Case Number(s):	Conditional Use Permit No. 200008	Applicant(s): Tom Gregg – Platinum Collision Center
CEQA:	No Further Review Required	
Area Plan:	Southwest	
Zoning Area/District:	French Valley Area	
Supervisory District:	Third District	
Project Planner:	Deborah Bradford	
Project APN(s):	963-060-032	



Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

Conditional Use Permit No. 200008 is a proposal to allow for the operation of a 22,365 square foot collision center facility on Parcels 11 and 15 of the French Valley Common Shopping Center (PPT180016 & PM37399). The 22,365 square foot facility includes approximately 2,780 square feet of office space and approximately 19,585 square feet of shop area. Office uses will include customer reception and waiting area, claims processing, and managerial and accounting functions. Operations within the shop area include disassembly, body repair, parts storage, light mechanical repair and painting of vehicles. Parcel 15 will be utilized for drop off of customer's vehicles and all associated parking. This area will be conducted in a screened parking area and secured by an 8-foot tall metal fence with mesh material for screening, and accessible with rolling gates. In addition a separate four-bay enclosure is proposed at the southeastern corner of Parcel 15 and will be for washing and detailing repaired vehicles. This enclosure will be approximately ten (10') feet in height and will be constructed of fully grouted CMU wall and painted to match the building. Access to the site will be obtained via Benton Road from a private driveway at the westerly side of the French Valley Commons project.

The description as included above constitutes the "Project" as further referenced in this staff report.

The project is located Northerly of Benton Road, southerly and easterly of Winchester Road, and westerly of Leon Road.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTIONS:

FIND that **NO NEW ENVIRONMENTAL DOCUMENT IS REQUIRED** because all potentially significant effects on the environment have been adequately analyzed in the previously adopted Mitigated Negative

Declaration for Plot Plan No. 180016 and Tentative Parcel Map No. 37399 pursuant to applicable legal standards, and none of the conditions described in CEQA Guidelines Section 15162 exist based on the findings and conclusions provided in this staff report; and

APPROVE CONDITIONAL USE PERMIT NO. 200008, 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:	Specific Plan No. 106 (Dutch Village) Planning Area 5b
Specific Plan Land Use:	Commercial Retail (CR)
Existing General Plan Foundation Component:	Community Development (CD)
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Commercial Retail (CR)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	Highway 79 Policy Area
Surrounding General Plan Land Uses	
North:	Commercial Retail (CR) and Open Space: Recreation (OS:R)
East:	Medium High Density Residential (MHDR)
South:	Business Park (BP) and Light Industrial (LI)
West:	Commercial Retail (CR)
Existing Zoning Classification:	Scenic Highway Commercial (C-P-S)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	Specific Plan (SP 284 – Quinta Do Lago)
East:	Specific Plan (SP 284 – Quinta Do Lago)
South:	Rural Residential (R-R), Specific Plan (SP - Quinta Do Lago, SP 265 – Borel Airpark Center)
West:	Scenic Highway Commercial (C-P-S)
Existing Use:	Vacant land
Surrounding Uses	
North:	Vacant land
East:	Vacant land
South:	Single family residences, vacant land
West:	Commercial

Project Site Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	14.06 parcel current parcel area 3.02 acre CUP area	No Requirement
Proposed Building Area (SQFT):	22,925 SF	N/A
Building Height (FT):	28' Maximum	50'-0" Maximum

Parking:

<i>Type of Use</i>	<i>Building Area (in SF)</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
Auto Repair/Service Shop	22,925 SF	1 space/150 SF	153	182
TOTAL:	22,925 SF		153	182

Located Within:

City's Sphere of Influence:	Yes – City of Temecula
Community Service Area ("CSA"):	No
Recreation and Parks District:	No
Special Flood Hazard Zone:	No
Area Drainage Plan:	No
Dam Inundation Area:	Yes – Lake Skinner
Agricultural Preserve	No
Liquefaction Area:	Yes – Low
Fault Zone:	No
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	Yes – 5677
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes
Airport Influence Area ("AIA"):	Yes – French Valley Airport Influence Area, Compatibility Zones B1 and C

PROJECT LOCATION MAP



Figure 1: Location Map

PROJECT BACKGROUND AND ANALYSIS

Background:

The project site has previously been approved for development through Plot Plan No. 180016 (PPT180016) and Tentative Parcel Map No. 37399 (PM37399). These approvals included development of a total of 138,495 square feet of building area amongst 15 buildings and subdivision of the current overall 14.06 acre parcel into 15 parcels. These prior applications were approved by the Board of Supervisors on September 25, 2018 and included a Mitigated Negative Declaration that analyzed the environmental impacts of that project.

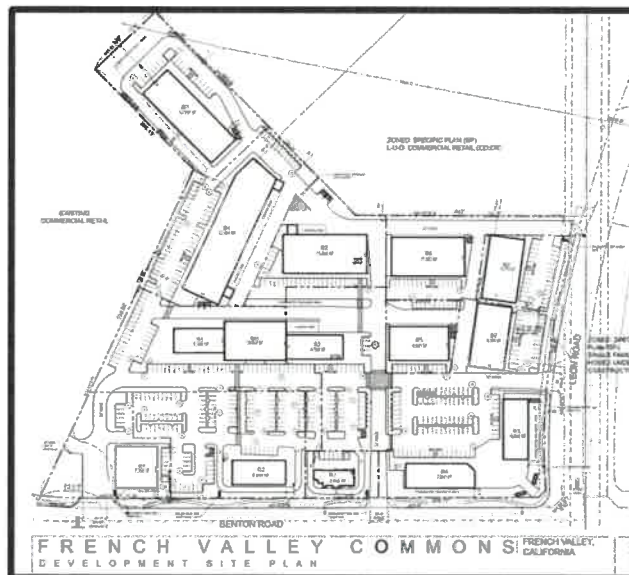


Figure 2: PPT180016

Conditional Use Permit No. 200008 was submitted on May 27, 2020. The current Conditional Use Permit would occupy the area covered by buildings B1 and B3 from the previous Plot Plan and parcels 11 and 15 of the Tentative Parcel Map. The Conditional Use Permit would develop building B1/parcel 11 for the collision center and would leave building B3/parcel 15 undeveloped for parking/vehicle storage.

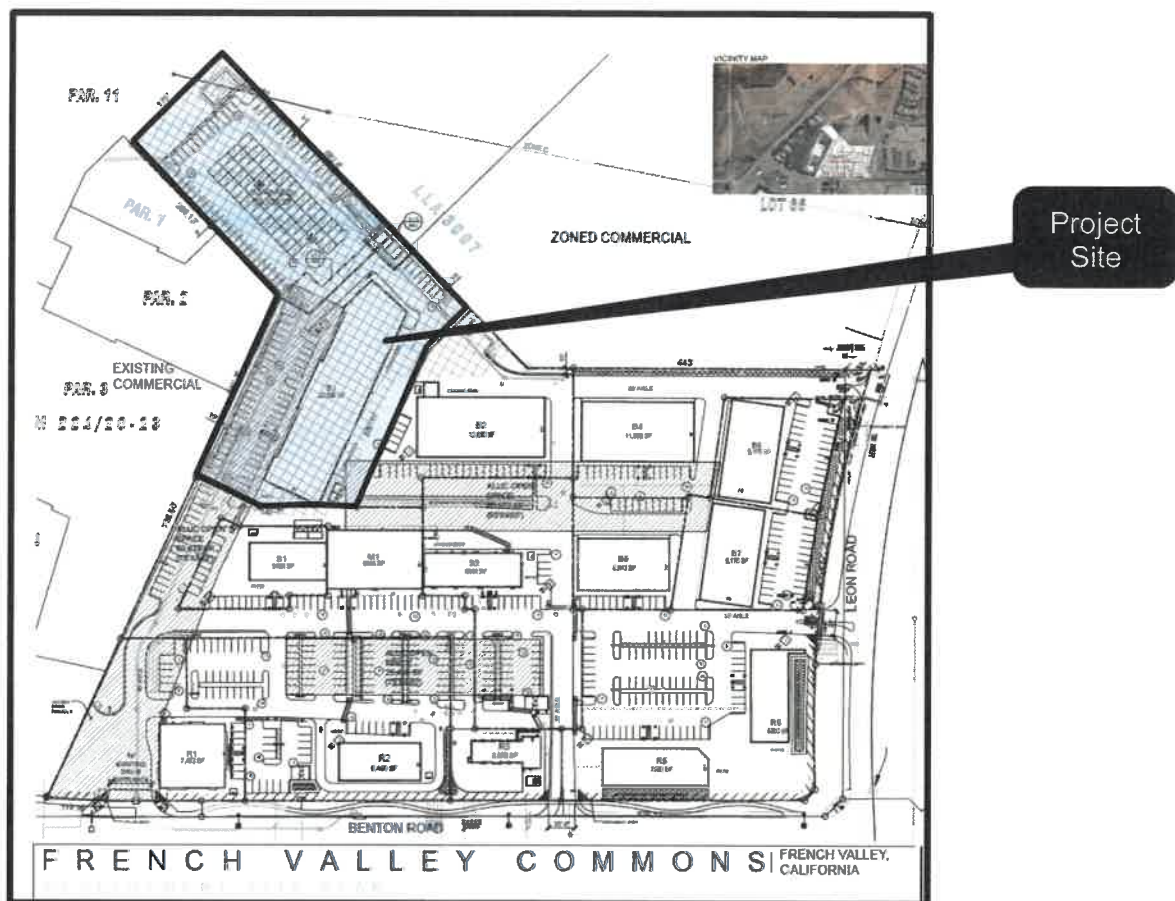


Figure 3: CUP200008

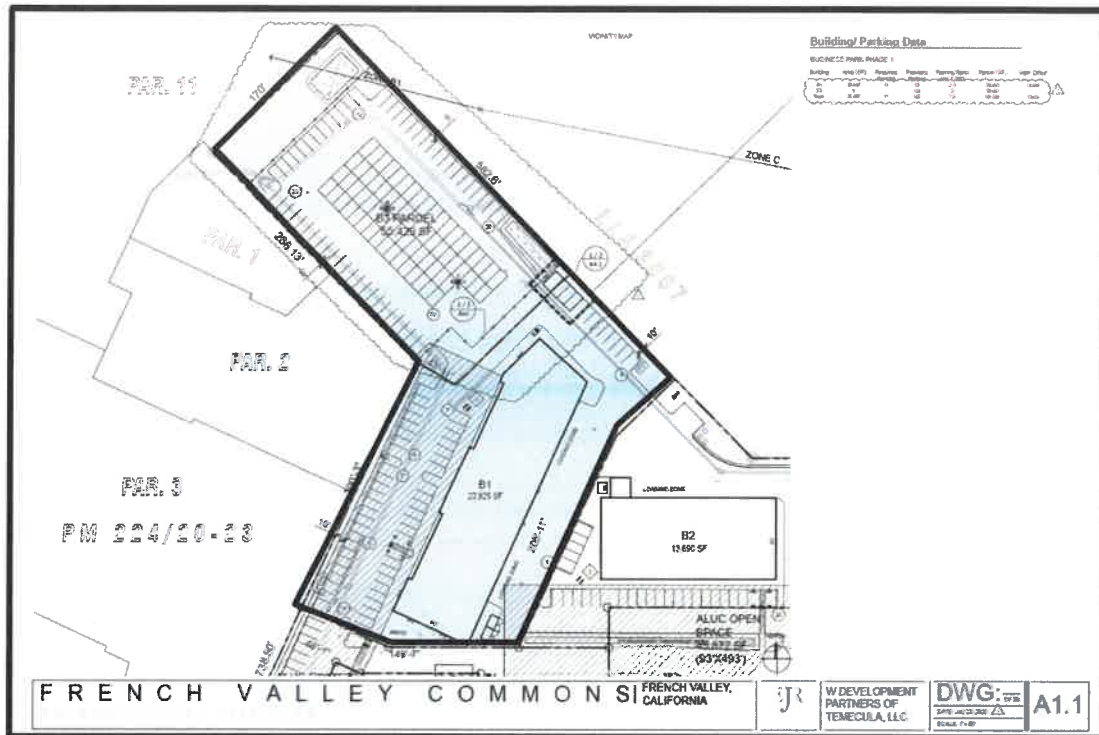


Figure 4: Detail of Project Site

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

In accordance with State CEQA Guidelines Section 15162, Conditional Use Permit No. 200008 will not result in any new significant environmental impacts not identified in the previously adopted Mitigated Negative Declaration (MND) for Plot Plan No. 180016 and Tentative Parcel Map No. 37399 (French Valley Commons). The Conditional Use Permit is a proposal for a specific use within the French Valley Commons. The proposed use of a collision center will not result in any substantial physical changes resulting in a substantial increase in the severity of previously identified significant effects, does not propose any substantial changes which will require major revision to the MND, no considerably different mitigation measures have been identified and no mitigation measures found infeasible have become feasible because of the following:

- a. The Conditional Use Permit is a proposal for a specific use within the French Valley Commons. The Conditional Use Permit would develop an area previously identified by the MND for development and would have the same impacts relative to the existing project site (i.e. biological resources, cultural resources, etc.) The Conditional Use Permit proposes a total building area of 22,365 square feet, which is less than the 22,925 approved with Plot Plan No. 180016. The Conditional Use Permit does not propose any greater peak or daily trips generated compared to what was previously analyzed for the French Valley Commons, especially since the Conditional Use Permit proposes to not construct building B3 that would result in a reduction in trips from what was previously analyzed. Any traffic related impacts from air quality, noise, greenhouse gas emissions, would also be the same or reduced from what was previously analyzed in the MND. The Conditional Use Permit proposed use as a collision center would not handle materials or generate emissions beyond the general manufacturing uses that were assumed within the MND.

As a collision center that would handle certain chemicals and generate emissions, these chemicals would be handled through standard existing regulations for handling and emissions that would not generate substantial emissions. Overall, the Conditional Use Permit would result in the same or reduced impacts from what was previously analyzed in the MND; and,

- b. The subject site was included within the project boundary analyzed in the MND; and,
- c. There are no changes to the mitigation measures included in the MND; and
- d. The Conditional Use Permit does not propose any substantial changes to the approved Plot Plan or Tentative Parcel Map as reviewed in the MND that would result in any increase in environmental impacts.

FINDINGS

Land Use Findings:

1. The project site has a General Plan Land Use Designation of Commercial Retail (CD:CR) (0.20-0.35 FAR). The Commercial Retail land use designations of the General Plan states, "Commercial uses help to provide jobs for local residents, contribute to enhancing and balancing communities economically, and facilitate a tax base that aids in providing needed public facilities and services." It is the goal of the General Plan to accommodate commercial demand, stimulate focused commercial centers and accommodate a variety and range of uses, and encourage that new or rehabilitated commercial structures and centers enhance the character of the area and are integrated into the community they are intended to service. The Commercial Retail land use designation, states it encourages, "Local and regional serving retail and service uses" for the development of commercial retail uses at a neighborhood, community and regional level, as well as for professional office and tourist-oriented commercial uses. The proposed Conditional Use Permit would provide a service use for the surrounding community and would therefore be consistent with the Commercial Retail land use designation.
2. The project is also located within Specific Plan No. 106 (Dutch Village Specific Plan) which designates the site as Commercial Retail. The Conditional Use Permit proposes development that includes a collision center. This use is consistent with the land use designation of the Specific Plan of Commercial Retail as noted in the previous finding. The project is consistent with the applicable provisions of this Specific Plan.
3. The existing zoning is Scenic Highway Commercial (C-P-S), which is consistent with the General Plan land use designation of Commercial Retail. The proposed use of a collision center is a permitted use in the C-P-S zone since the C-P-S zone specifically permits automobile repair garages, body shops, spray painting shops. The Conditional Use Permit is consistent with the applicable development standards of the C-P-S zone as shown below in the Development Standards findings.

Entitlement Findings:

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

Conditional Use Permit

The following findings are required to approve the Conditional Use Permit, pursuant to the provisions of Section 18.28.D 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, as detailed previously in the Land Use findings.
2. 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. As indicated previously in the Environmental Findings, the Conditional Use Permit would not result in any greater impacts to the environment than what was analyzed in the previous MND. The Conditional Use Permit proposed use of a collision center will be subject to a number of existing regulations regarding the storage and use of any hazardous materials that may be used and any potential air emissions that may be generated. 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.
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 area to the west of the project site have been developed with, approved for, or designated for similar uses as the proposed project. Areas to the north and west of the proposed project are vacant uses and have been considered in the design of the project. Areas to the south of the proposed project that are developed with or designated for residential uses have been considered in the design of the project. The project incorporates visual building aesthetics and landscaping where appropriate. 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 previously approved Plot Plan and Tentative Parcel Map will improve Benton Road and Leon Road along its frontage. All other drainage improvements will be provided onsite to convey existing drainage patterns and to treat any onsite runoff prior to outlet.
5. All use permits which permit the construction of more than one structure on a single legally divided parcel shall, in addition to all other requirements, be subject to a condition which prohibits the sale of any existing or subsequently constructed structures on the parcel until the parcel is divided and a final map recorded in accordance with Ordinance No. 460 in such a manner that each building is located on a separate legally divided parcel. The previous Plot Plan and Tentative Parcel Map and the current Conditional Use Permit propose a single building on a single parcel, so this situation does not exist for this project.

Development Standards Findings:

1. The proposed project is consistent with Ordinance No. 348, in particular with the permitted uses and development standards of the Scenic Highway Commercial (C-P-S) zone as detailed below.
 - a. *There is no minimum lot are required.* The Project site is comprised of Parcels 11 and 15 of the Tentative Parcel Map. Parcel 11 is 1.8 acres and Parcel 15 is 1.3 acres. The Project is consistent with this development standard.
 - 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 proposed use will be located within building B1 which will have a maximum height of 28 feet. The Project complies with this development standard.
 - c. *Automobile parking shall be provided as required by Section 18.12.* The proposed use will be for an auto repair/service shop. Parking requirements for a standalone auto repair/service shop is one space/150 square feet, which would require 153 parking spaces. Based on this development standard five (5) of those spaces will need to be provided for electric vehicles. In addition, all electrical vehicle parking spaces shall be serviced by an electrical vehicle charging station. If capable, a charging station may service more than one electrical vehicle parking space. The applicant will be providing a total of 182 parking spaces. The Project complies with this development standard.
 - d. *All new utilities shall be undergrounded.* The project is conditioned to underground any new and any existing overhead utilities, excluding electrical lines rated higher than 33 kV.
 - 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 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.
 - f. *All signs shall be in conformance with Article XIX of Ordinance No. 348.* No signs are proposed at this time, but applications for future signs will be reviewed as part of the building permit process for consistency with Article XIX of Ordinance No. 348.
 - g. *All lighting, including spotlights, floodlights, 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 within the Highway 79 Policy Area, and policy SWAP 9.2 requires a maximum residential density of the midpoint of the existing designation minus 9%. The project is for a commercial use, not a residential use. Therefore, SWAP 9.2 does not apply to the proposed project.
2. This project site is located within Criteria Cells 5677 of the Western Riverside County Multiple Species Habitat Conservation Plan. This project fulfills the plan requirements located within a Criteria Area of the Multi-Species Habitat Conservation Plan. Riverside County determined that no conservation was described for the project site through HAN180014.
3. This project is within the City of Temecula Sphere of Influence. The project was transmitted to the City of Temecula on June 30, 2020 and no comments have been received.
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 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. On August 13, 2020, ALUC found the project consistent with the 2007 French Valley Airport Land Use Compatibility Plan (as amended in 2011).

CONCLUSIONS:

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 OUTREACH

Public hearing notices were mailed to property owners within 600 feet of the proposed project site. As of the writing of this report Planning Staff has not received written communication/phone calls from residents who indicated support or opposition to the proposed project.

APPEAL INFORMATION

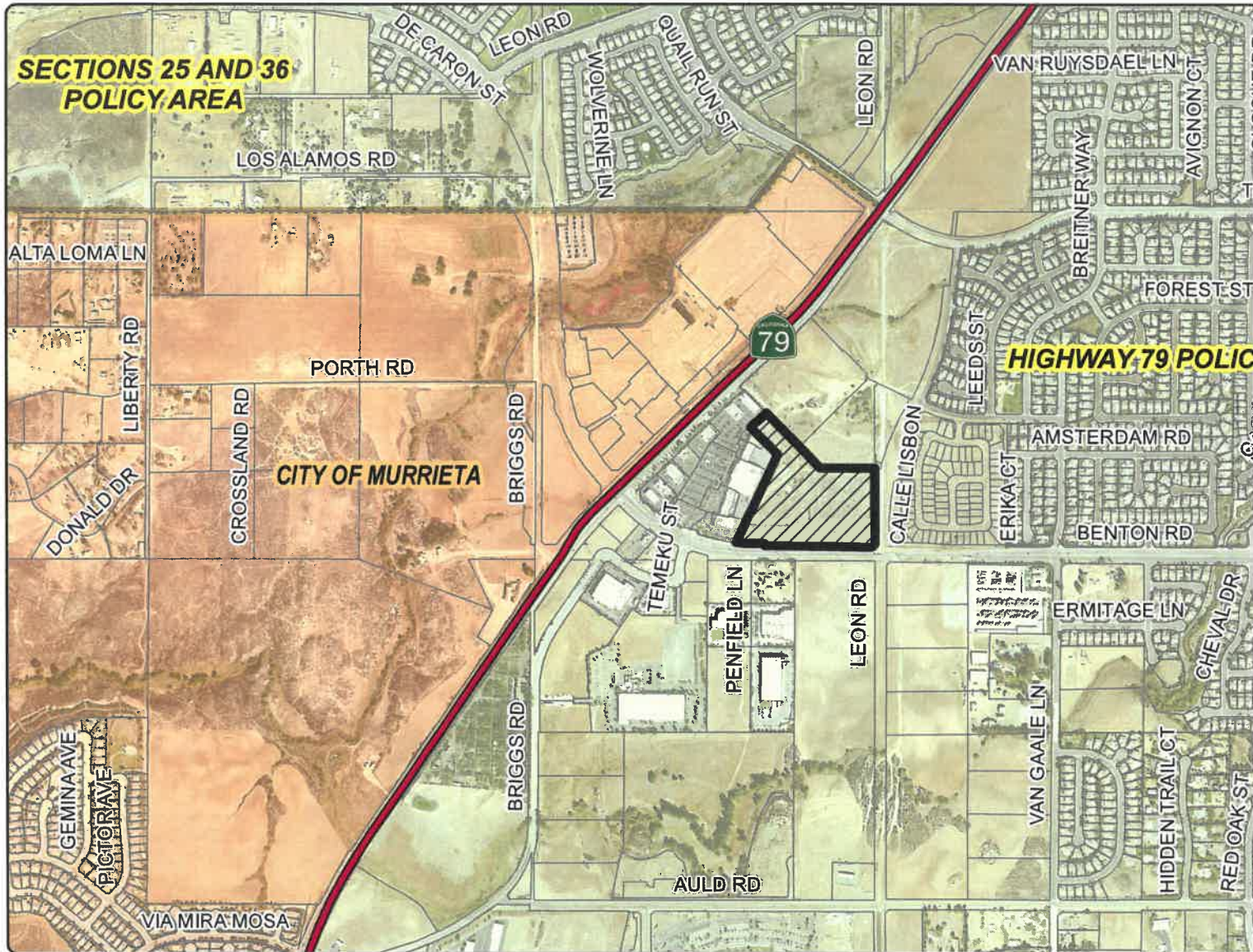
The Planning Commission's decision may be appealed to the Board of Supervisors. Such appeals shall be submitted in writing to the Clerk of the Board, with the required fee as set forth in Ordinance No. 671

(Consolidated Fees for Land Use and Related Functions), within 10 days after the decision appears on the Board's agenda.

RIVERSIDE COUNTY PLANNING DEPARTMENT CUP200008

VICINITY/POLICY AREAS

Supervisor: Washington
District 3



Zoning Area: Rancho California



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 a 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)964-6277 (Eastern County) or Website: <http://planning.rivco.org>

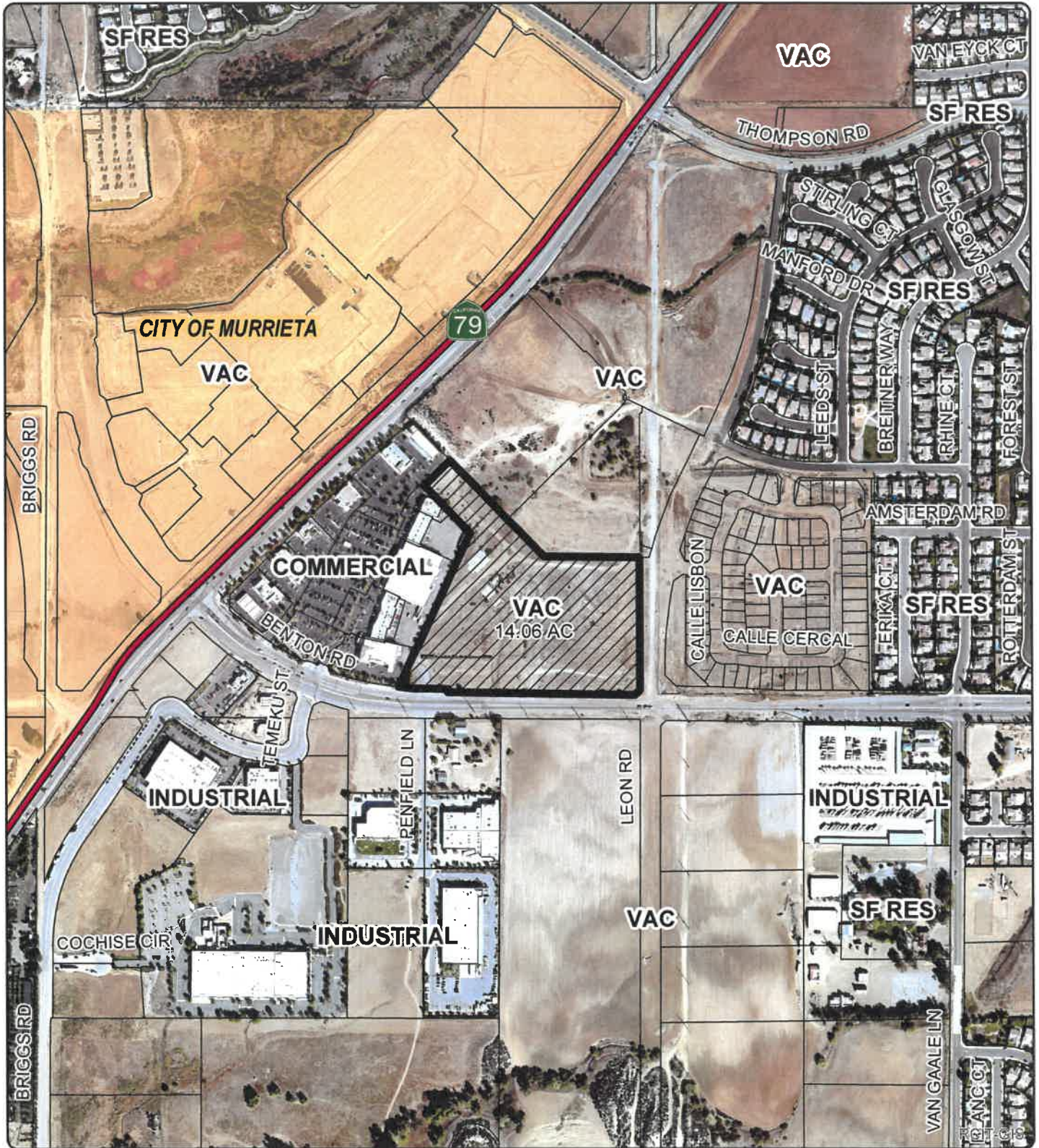
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP200008

LAND USE

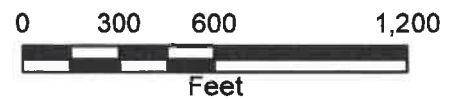
Supervisor: Washington
District 3

Date Drawn: 08/04/2020
Exhibit 1



Zoning Area: Rancho California

Author: Vinnie Nguyen



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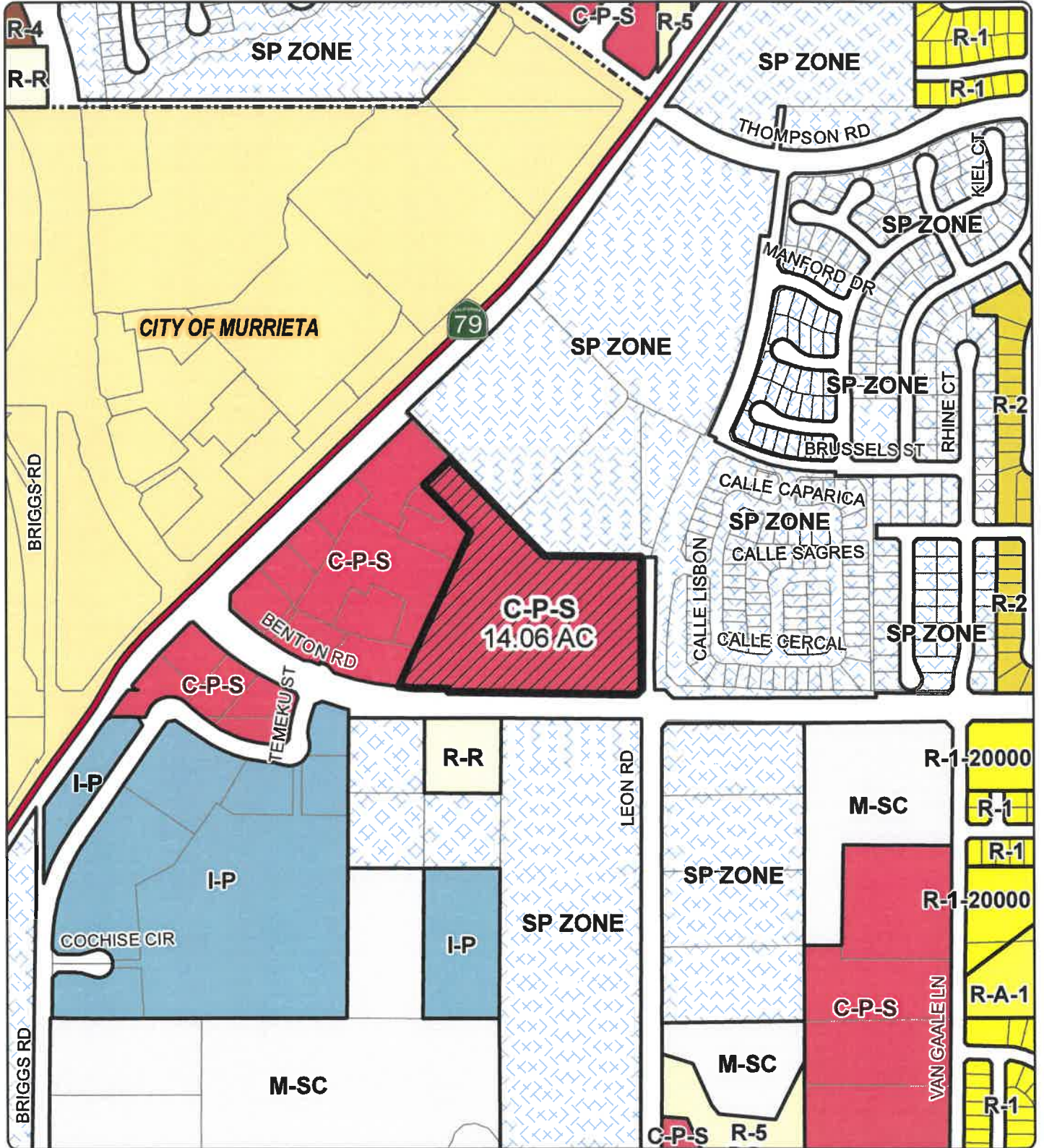
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP200008

EXISTING ZONING

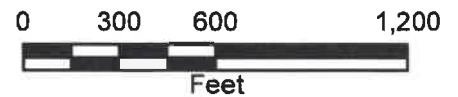
Supervisor: Washington
District 3

Date Drawn: 08/04/2020
Exhibit 2



Zoning Area: Rancho California

Author: Vinnie Nguyen



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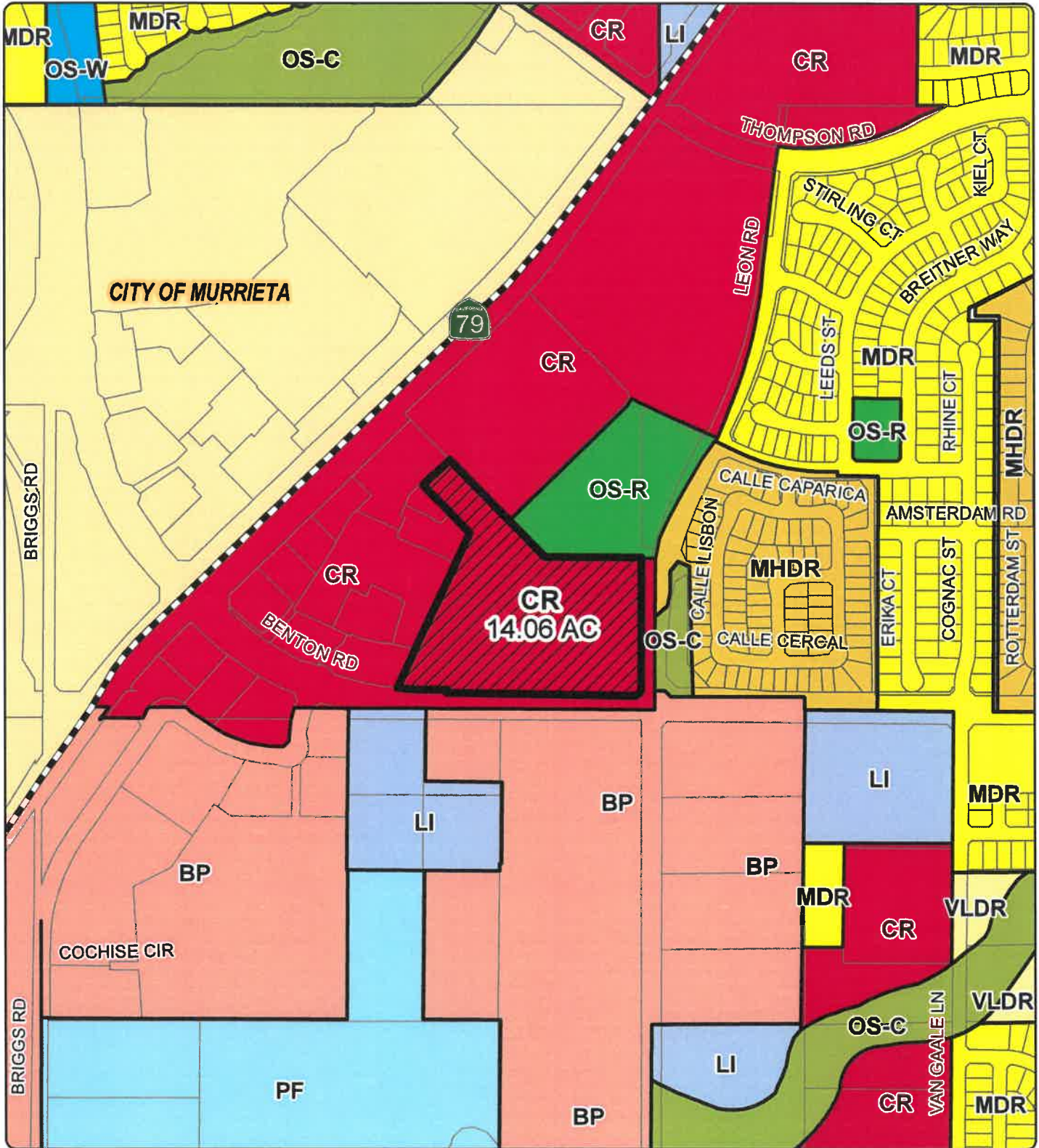
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP200008

EXISTING GENERAL PLAN

Supervisor: Washington
District 3

Date Drawn: 08/04/2020
Exhibit 5



Zoning Area: Rancho California

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>

LEGEND

STUCCO FINISH
PAINT
MANUFACTURER COMMENTS
PRODUCTS
MANUFACTURER COMMENTS
PRODUCTS
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PRODUCTS

A **Metal Seam Roof**

~~Standing Seam Metal Roof
 Manufacturer: Beridge
 Manufacturing or Equal
 Color Name: Champagne
 Carbon Dollar Tree
 Green Cedar Tree~~

B **Heavy Timber Pop-out**

~~Heavy Timber/ 6in-10in
 Beam 4x Timber
 Color: Natural Stain~~

Precedent Image

C **Foam Cornice with Sheet Metal Cap**

Foam with Sheet Metal Cap
 Paint:
 Brand: Sherwin Williams
 Brand Number: SW 2049
 Color Name: Westchester
 Gray

D **Corrugated Metal Awning**

Precedent Imagery

E **Faux Stone Wainscot 'A'**

Faux Stone Wainscot 'A'
 Manufacturer: Cultured
 Stone by Boral
 Product: Country Ledgesone
 Color: Aspen

F **Faux Stone Wainscot 'B'**

Faux Stone Wainscot 'B'
 Manufacturer: Cultured
 Stone by Boral
 Product: Country Ledgesone
 Color: Chardonnay

G **Faux Wood Slat Panel System**

Faux Wood Slat Panel
 System
 Manufacturer: Nichiha
 Product: Vintage Wood
 Color: Cedar

Precedent Image

H **Horizontal Siding**

~~Horizontal Siding
 Manufacturer: Boral
 Product: Channel Siding
 Paint:
 Brand: Sherwin Williams
 Brand Number: SW 7006
 Color Name: Extra White~~

Precedent Image

I **Stucco Finish - SW 6000**

Stucco Finish
 Paint:
 Brand: Sherwin Williams
 Brand Number: SW 6000
 Color Name: Snowflak

J **Stucco Finish - SW 6750**

~~Stucco Finish
 Paint:
 Brand: Sherwin Williams
 Brand Number: SW 6750
 Color Name: Winterfall~~

NOT USED

K **Stucco Finish - SW 6868**

~~Stucco Finish
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 Brand Number: SW 6868
 Color Name: Blue Reef~~

NOT USED

J **Stucco Finish - SW 7006**

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 Brand Number: SW 7006
 Color Name: Extra White

L **Stucco Finish - SW 7016**

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 Brand Number: SW 7016
 Color Name: Mistful Gray

M **Stucco Finish - SW 7103**

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 Brand Number: SW 7103
 Color Name: Whitetail

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 Brand Number: SW 7516
 Color Name: Keenest White

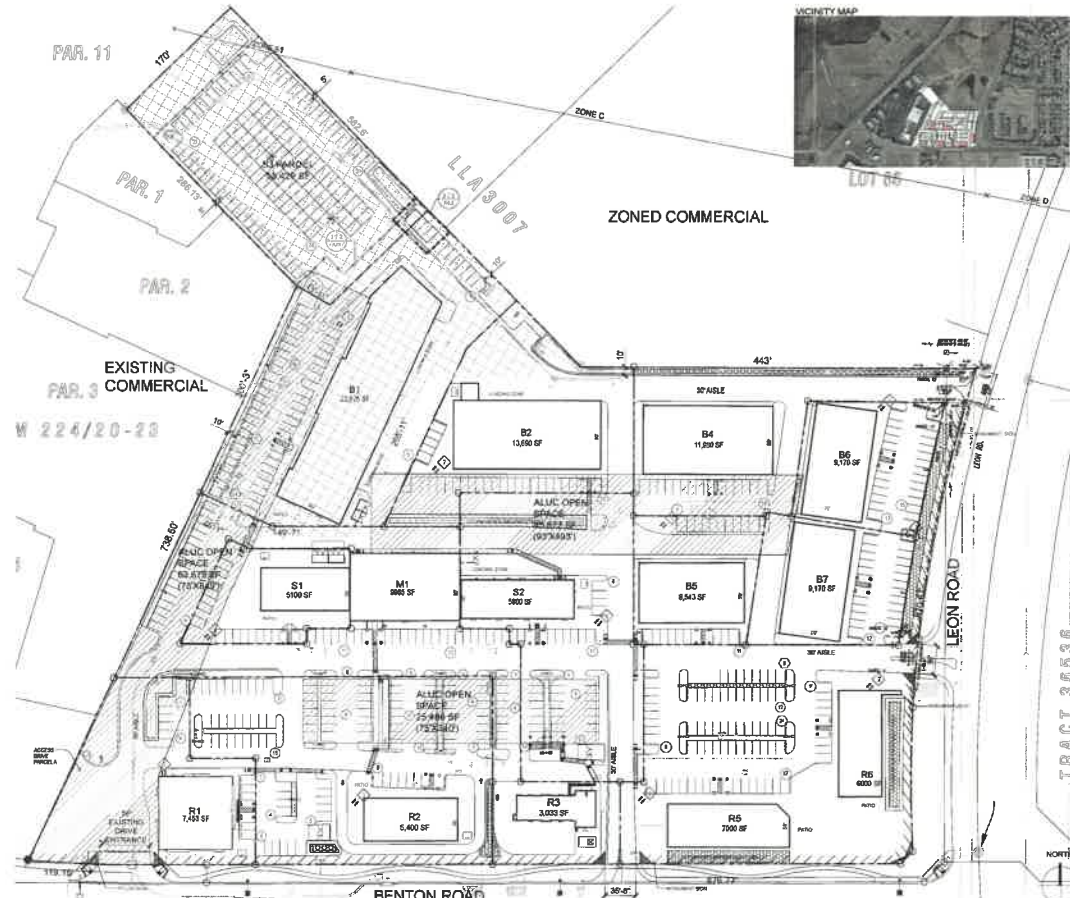
O **Stucco Finish - SW 7567**

Stucco Finish
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 Brand: Sherwin Williams
 Brand Number: SW 7567
 Color Name: Nantucket Dune



LEGEND

- PLANNING DEPARTMENT COMMENTS
- ENVIRONMENTAL PROGRAMS DEPARTMENT COMMENTS
- TRANSPORTATION DEPARTMENT COMMENTS
- FLOOD CONTROL DISTRICT COMMENTS
- REGIONAL PARKS & OPEN SPACE DISTRICT COMMENTS
- FIRE DEPARTMENT COMMENTS
- ENVIRONMENTAL HEALTH DEPARTMENT COMMENTS
- BUILDING & SAFETY PLAN CHECK COMMENTS
- WASTE MANAGEMENT DEPARTMENT COMMENTS



Project Data CUP 2008

Project Address: Benton Road and Leon Road, French Valley, CA
 APN: 083-000-032
 PPT: 180216
 FPM: 37389

Contact: Jim Roache (Owner Representative)
 EJR Group
 jim@ejrgroup.com
 925-250-7115

Owner: Rob Mann
 WDevelopment Partners of Temecula, LLC

Site Data

RETAIL PHASE 1	208,881 SF (4.74 AC)
RETAIL PHASE 2	78,116 SF (1.80 AC)
BUSINESS PARK PHASE 1	185,884 SF (4.27 AC)
BUSINESS PARK PHASE 2	121,829 SF (2.80 AC)
PARCELA ACCESS DRIVE	20,093 SF (0.45 AC)
Totals:	612,405 SF (14.06 AC)

Jurisdiction: County of Riverside
 Zoning: Specific Plan (SP)
 Land Use Designation: Commercial Retail (CP; CR)

Boundaries Information: THIS PLAN HAS BEEN PREPARED BY USING SITE DATA INFORMATION FROM SW3 ENGINEERING INC.

Utility Company: SCE: Southern California Edison
 Cable Company: Frontier
 Water: Eastern Municipal Water District
 Gas: Southern California Gas

Building/ Parking Data

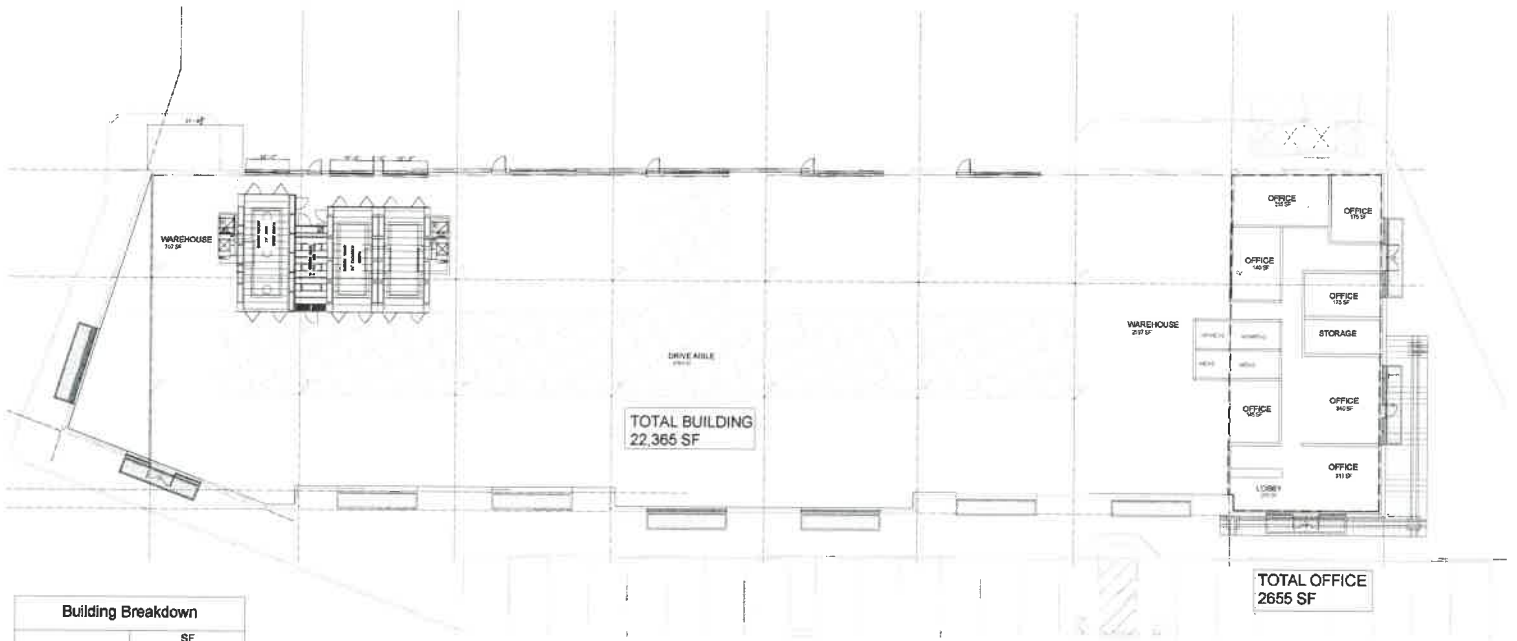
Building	Area (SF)	Required Parking	Provided Parking	Parking Ratio (per 1,000)	Percent (SF)	Max. Office
RETAIL PHASE 1:						
B1	8,281	86	94	8.4	39,888	
B2	8,380	88	89	10.9	44,188	
B3	8,092	82	17	8.4	15,056	
B4	7,881	81	49	8.2	38,882	
B5	8,480	89	65	7.4	24,887	
B6	8,051	83	71	8.9	39,821	
B7	8,179	85	101	7.2	38,881	
Totals	58,764	593	591			
RETAIL PHASE 2:						
B8	7,880	88	61	8.8		
B9	8,280	82	61	8.8		
Totals	16,000	72	81	8.8	78,116	
BUSINESS PARK PHASE 1:						
Building	Area (SF)	Required Parking	Provided Parking	Parking Ratio (per 1,000)	Percent (SF)	Max. Office
C1	2,281	18	18	7.2	7,880	1,880
C2	2,281	18	18	7.2	7,880	1,880
Totals	4,562	36	36	8.8	15,760	3,760
BUSINESS PARK PHASE 2:						
Building	Area (SF)	Required Parking	Provided Parking	Parking Ratio (per 1,000)	Percent (SF)	Max. Office
D1	1,880	12	12	11.2	38,821	8,880
D2	8,881	1	28	2.2	28,880	2,880
D3	8,179	1	7	8.2	31,881	4,880
D4	8,179	1	28	8.2	30,881	4,880
Totals	26,919	21	75	8.8	112,829	18,880

CASE: CUP20008
 EXHIBIT: Exhibit C
 DATE: 06/05/20
 PLANNER: D. Bradford

LEGEND

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CUP 20008



Building Breakdown	
	SF
Office	1,411
Lobby	200
Drive Aisle	4,384
Service	12,042
Warehouse	3,304

FRENCH VALLEY COMMONS FRENCH VALLEY, CALIFORNIA
 B1 BUILDING FLOOR PLAN



W DEVELOPMENT PARTNERS OF TEMECULA, LLC

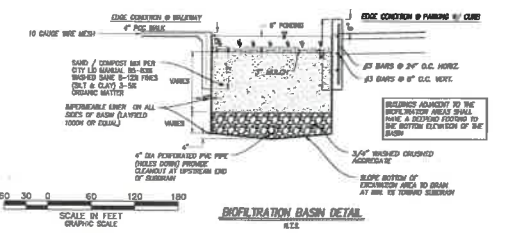
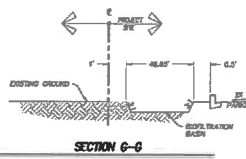
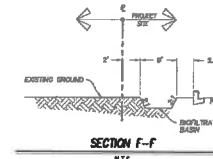
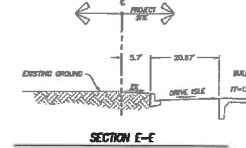
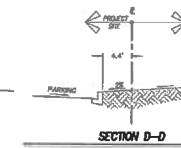
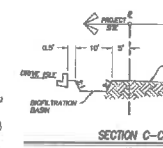
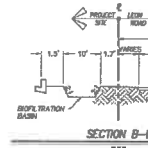
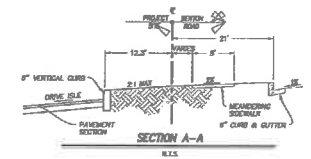
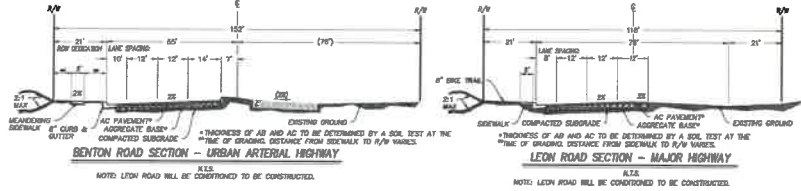
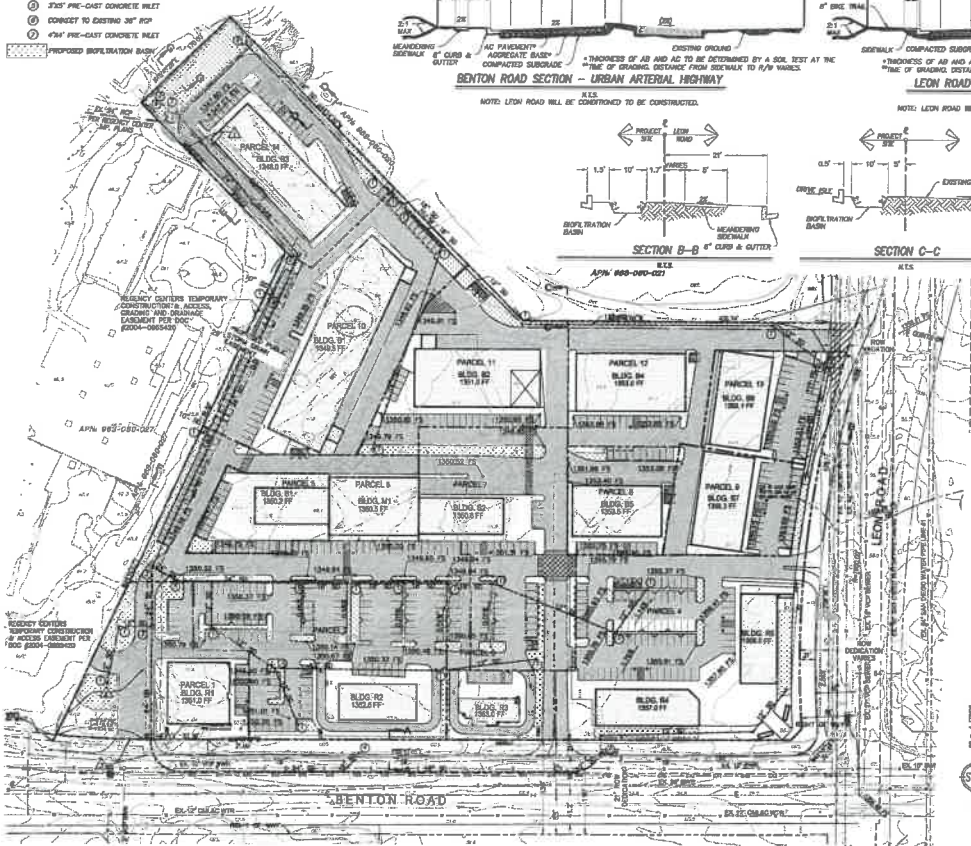
DWG: 1 OF 30
 DATE: July 21, 2020
 SCALE: 1/4" = 10'-0"

A2.0

LEGEND

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- CONSTRUCTION NOTES**
1. 3" PRE-CAST CONCRETE INLET
 2. CONCRETE SIDEWALK
 3. STORM DRAIN MANHOLE PER R/W/MSD
 4. CATCH BASIN @ PER R/W/MSD
 5. 3" PRE-CAST CONCRETE INLET
 6. CONCRETE TO EXISTING 30" R/W
 7. 4" PRE-CAST CONCRETE INLET
 8. PROPOSED INFILTRATION BASIN



- EXISTING EASEMENTS**
- ADDITIONAL COMMENTS
 - ADDITIONAL COMMENTS
 - ADDITIONAL COMMENTS
 - ADDITIONAL COMMENTS
 - ADDITIONAL COMMENTS

PRELIMINARY EARTHWORK

CUT	14728 CY
FILL	16728 CY
IMPORT	1800 CY

- NOTES**
1. DRIVEWAYS SHALL BE CONSTRUCTED TO COUNTY STANDARD
 2. DRIVEWAYS SHALL BE CONSTRUCTED TO COUNTY STANDARD

SWS ENGINEERING, INC.
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**COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY**

Juan C. Perez
Agency Director



08/24/20, 9:11 am

CUP200008

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for CUP200008. 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 (CUP200008) 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. 200008 is a proposal to allow for the operation of a collision center facility on Parcels 11 and 15 of the French Valley Common Shopping Center (PPT180016 & PM37399). The 22,365 square foot facility includes approximately 2,780 square feet of office space and approximately 19,585 square feet of shop area. Office uses will include customer reception and waiting area, claims processing, and managerial and accounting functions. Operations within the shop area include disassembly, body repair, parts storage, light mechanical repair and painting of vehicles. Parcel 15 will be utilized for drop off of customer's vehicles and all associated parking. This area will be conducted in a screened parking area and secured by an 8-foot tall metal fence with mesh material for screening, and accessible with rolling gates. In addition a separate four-bay enclosure is proposed at the southeastern corner of Parcel 15 and will be for washing and detailing repaired vehicles. This enclosure will be approximately ten (10') feet in height and will be constructed of fully grouted CMU wall and painted to match the building. Access to the site will be obtained via Benton Road from a private driveway at the westerly side of the French Valley Commons project.

Advisory Notification. 3 AND - Design Guidelines

Compliance with applicable Design Guidelines:

1. 3rd & 5th District Design Guidelines

Advisory Notification. 4 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBITS.

Exhibit A (Site Plan), dated August 6, 2020.

Exhibit B (Building Elevations), date May 2020

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 4 AND - Exhibits (cont.)

- Exhibit B (Wash Bay Elevations), dated August 6, 2020
- Exhibit C (Floor Plans), dated August 6, 2020.
- Exhibit G (Conceptual Grading Plan), dated August 6, 2020.
- Exhibit M (Colors and Materials), dated August 6, 2020.
- Exhibit W (Wall and Fencing Plan), dated August 6, 2020.

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)
 - 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. 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)

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. 6 AND - Hold Harmless

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 6 AND - Hold Harmless (cont.)

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 CUP200008 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 CUP200008, 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.

E Health

E Health. 1 ECP COMMENTS

Based on the information provided in the environmental assessment documents submitted for related projects (CUP0377 and PM37399) 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.

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 1 LSP - Landscape Requirement (cont.)

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.

Transportation. 2 Traffic Study 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.

Winchester Road (SR-79) (NS) at:

- Via Mira Mosa-Auld Road (EW)
- Benton Road (EW)
- Max Gillis Boulevard-Thompson Road (EW)
- Jean Nicholas Road-Skyview Road (EW)
- Pourroy Road-Whisper Heights Road (EW)

Pourroy Road (NS) at:

- Thompson Road (EW)
- Benton Road (EW)

West Access-Penfield Road (NS) at:

- Benton Road (EW)

East Access NS) at:

- Benton Road (EW)

Leon Road (NS) at:

- North Access-Via Quinta Do Reyes (EW)

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 2 Traffic Study Conditions (cont.)

- South Access (EW)
- Benton Road (EW)

As such, the proposed project is consistent with this General Plan policy.

The associated conditions of approval incorporate mitigation measures identified in the traffic study, which are necessary to achieve or maintain the required level of service.

For more information regarding the public work bidding requirements please visit the following link: <http://rctlma.org/tran s/Land-Development/Funding-Programs/Road-and-Bridge-Benefit-District-RBBD/Public-Works- Bidding-Requirements>.

Transportation. 3 TRANS GENERAL CONDITIONS

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. In order to receive any fee credit or reimbursement for improvements, the project proponent shall contact the Transportation Department and enter into an agreement for fee credit or reimbursement prior to advertising. All work shall be preapproved by and shall comply with the requirements of the Transportation Department and the public contracts code in order to be eligible for fee credit or reimbursement.

To enter into an agreement, please contact our Funding Programs group at (951) 955-1667.

3. If the applicant/developer is constructing a "TUMF" facility as a condition of approval for this project and will be seeking "TUMF" credits and/or reimbursements for the "TUMF" improvements built with this project, the applicant shall enter into a "TUMF Improvement and Credit Agreement" with the Transportation Department prior to the first building permit issuance as directed by the Director of Transportation Please contact (951) 955-6800 for additional information.

4. Ramps shall be constructed at 4 way intersections and "T" intersections per Standard No. 403, sheets 1 through 7 of Ordinance 461.

5. Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the 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

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 3 TRANS GENERAL CONDITIONS (cont.)

Policies and Guidelines from the Transportation Department Web site: [http://rctlma.org/trans/General-Information/Pamphlets Brochures](http://rctlma.org/trans/General-Information/Pamphlets%20Brochures)

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

7. The street design and improvement concept of this project shall be coordinated with PM37399.

8. 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 Gen - Custom

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 (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

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

ADVISORY NOTIFICATION DOCUMENT

Waste Resources

Waste Resources. 1

Gen - Custom (cont.)

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.

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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 Murrieta Creek/Warm Springs 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.

Planning

060 - Planning. 1 Gen - Compliance with PPT180016 Not Satisfied

All grading permits shall implement the conditions of approval of Plot Plan No. 180016.

060 - Planning. 2 Gen - Fee Balance Not Satisfied

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

Planning-EPD

060 - Planning-EPD. 1 0060-EPD-30-Day Burrowing Owl Preconstruction Survey Not Satisfied

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Parcel: 963060032

60. Prior To Grading Permit Issuance

Survey

060 - Survey. 1 CREDIT/REIMBURSEMENT 4 IMP (cont.) Not Satisfied
Transportation Department and the public contracts code in order to be eligible for fee credit or reimbursement.

To enter into an agreement, please contact our Funding Programs group at (951) 955 1667.

For more information regarding the public work bidding requirements please visit the following link:
<http://rctlma.org/transportation/Land Development/Funding Programs/Road and Bridge Benefit District RBBB/Public Works-Bidding Requirements>

Transportation

060 - Transportation. 1 FILE L&LMD APPLICATION Not Satisfied

File an application with the Transportation Department, L&LMD Section, 8th Floor, 4080 Lemon Street, Riverside, CA. Refer to condition of approval in the 80 and 90 Trans. (USE Annex L&LMD/Other Dist) conditions of approval for annexation requirements.

If you have any questions or for the processing fee amount, please call the L&LMD Section at (951) 955 6748.

060 - Transportation. 2 SUBMIT FINAL WQMP Not Satisfied

This project is located in the Santa Margarita watershed. Prior to the issuance of a grading permit, the project proponent shall submit a Water Quality Management Plan (WQMP), as a single PDF on two CD copies, in accordance with the latest version of the WQMP manual as determined by the California Regional Water Quality Board and the Transportation Department. All water quality features shall be included on the grading plan. Guidance can be found on line at: www.rcflood.org/npdes. The following comments must be addressed with the final WQMP.

1. At the northwesterly corner of the site adjacent to proposed Building 15 there is an existing 54" RCP that receives surface runoff from the east. Additionally, there is an interim detention basin associated with development of Tract 36536 to the east. Currently in process are plans for final design of this detention basin (see attached sheet 8 of RCFCWCD Drawing 7 0541). The primary outlet of the basin drains to the northwest, however, it appears that the secondary spillway of the basin will be located directly adjacent to and easterly of Building 15. The applicant shall demonstrate that the emergency spillway flows and other tributary flows from the area adjacent to the basin can enter the existing 54" RCP given the proposed site layout, ensuring that Building 15 and adjacent structures will be free from flooding. This can be addressed with the submittal of the final WQMP.

2. In Appendix 1, the WQMP Site Plan (DMA Map) shows a detail for the Bioretention Basins. The detail shows 10" of ponded water above the soil media. Note that per the LID Handbook referenced below, ponding is limited to 6". The detail shows the soil media depth at 18", which is the minimum allowed. Note that 36" of soil media is the maximum allowed for volume calculation purposes. Increasing the media depth will help offset the reduction of ponded depth from 10" to 6". The applicant shall revise the design to comply with the LID Handbook. This can be addressed with the submittal of the final WQMP.

3. In Appendix 7, hydromodification calculations, please note that currently all project DMAs flow into BMP 27, while only DMA 27 is required to be treated by BMP 27. 1) There appears to be only one POC for this project, POC 1. The applicant shall review page 17 of Appendix G of the Santa Margarita Region Hydromodification Management Plan for the definition of Point of Compliance. 2) Treated flows that exit a BMP, should not be designed to mix with untreated stormwater flows. This may lead to flooding of the downstream BMP, e.g. BMP 27, and therefore may likely create short circuiting of the

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80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 2 ROUGH GRADE APPROVAL (cont.) Not Satisfied

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.

Flood

080 - Flood. 1 Mitcharge - Use Not Satisfied

This project is located within the limits of the Murrieta Creek/Warm Springs Valley Area Drainage Plan (ADP). The County Board of Supervisors has adopted this ADP to establish a drainage fee within the plan area pursuant to Ordinance No. 460 Section 10.25.

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, 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. Personal or corporate checks will not be accepted for payment.

Planning

080 - Planning. 1 Gen - Compliance with PPT180016 Not Satisfied

All building permits shall implement the conditions of approval of Plot Plan No. 180016.

080 - Planning. 2 Gen - Electric Vehicles Not Satisfied

Building plans shall show compliance with electrical vehicle Ordinance Section 18.12.c of Ordinance No. 348, or as otherwise may be approved as allowed per Ordinance No. 348.

080 - Planning. 3 Gen - Fee Balance Not Satisfied

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

Survey

080 - Survey. 1 CORNER CUT BACK Not Satisfied

1. Sufficient public street right of way along Benton Road shall be conveyed for public use to provide for a 76 foot half width right of way per County Standard No. 91, Ordinance 461.

2. 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.

080 - Survey. 2 PRIOR TO ROAD CONSTRUCT Not Satisfied

Prior to road construction, survey monuments including centerline monuments, tie points, property

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80. Prior To Building Permit Issuance

Survey

080 - Survey. 2 PRIOR TO ROAD CONSTRUCT (cont.) Not Satisfied
corners and benchmarks shall be located and tied out and corner records filed with the County Surveyor pursuant to Section 8771 of the Business & Professions Code. Survey points destroyed during construction shall be reset, and a second corner record filed for those points prior to completion and acceptance of the improvements.

Transportation

080 - Transportation. 1 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 (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 Benton Road.
2. Street lights.
3. Traffic signals per the traffic condition of approval.
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. 2 sets of street lighting plans approved by Transportation Department.
4. "Streetlight Authorization" form from SCE or other electric provider.

080 - Transportation. 2 ESTABLISH WQMP MAINT ENTITY Not Satisfied

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

080 - Transportation. 3 IMPLEMENT WQMP Not Satisfied

The project proponent shall construct BMP facilities described in the approved Final WQMP prior to the issuance of a building permit to the satisfaction of County Grading Inspection Section. The project proponent is responsible for performing all activities described in the WQMP and that copies of the approved Final WQMP are provided to future owners/occupants.

080 - Transportation. 4 LANDSCAPE COMMON AREA Not Satisfied

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 4 LANDSCAPE COMMON AREA (cont.) Not Satisfied

Prior to issuance of building permits, the project proponent 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. Each review may take at least 5 weeks to complete. At a minimum for landscaping and maintenance, the permanent maintenance organization shall comply with the latest adopted version of Ordinance No. 859 and the County of Riverside Guide to California Friendly Landscaping. CC&R's shall prohibit the use of water intensive landscaping. The approved Landscape Maintenance Exhibit defines the Common Maintenance Areas for the project.

080 - Transportation. 5 LANDSCAPE INSPECTION DEPOSIT Not Satisfied

Prior to building permit issuance, all landscape inspection deposits and plan check fees shall be paid

080 - Transportation. 6 LANDSCAPE PLOT PLAN/PERMIT REQUIRED Not Satisfied

Prior to issuance of building permits, the developer/permit holder shall apply for a 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 sheet 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.

Drawings shall be completed on standard County Transportation Department 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. 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;
- 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.

Please reference Landscape Plan Checklists available online at 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,

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 6 LANDSCAPE PLOT PLAN/PERMIT REQUIRED (cont.) Not Satisfied

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. 7 LANDSCAPING PROJECT SPECIFIC Not Satisfied

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

080 - Transportation. 8 LANDSCAPING/TRAIL COM/IND Not Satisfied

Landscaping (and/or trails) 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 Benton Road 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. 9 LIGHTING PLAN Not Satisfied

A separate street light plan is required for this project. Street lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No. 1000 or No. 1001.

080 - Transportation. 10 Traffic Study Signal Design Not Satisfied

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

Signals not eligible for fee credit:

Winchester Road (SR 79) (NS) at Benton Road (EW) – signal modification

Winchester Road (SR 79) (NS) at Max Gillis Road Thompson Road – signal modification

West Access Penfield Road (NS) at Benton Road (EW)

or as approved by the Transportation Department.

For improvements eligible for fee credit, the project proponent shall contact the Transportation Department and enter into an agreement for signal mitigation fee credit or reimbursement prior to start of construction of the signal. All work shall be pre approved by and shall comply with the requirements of the Transportation Department and the public contract code in order to be eligible for fee credit or reimbursement.

080 - Transportation. 11 Traffic Study Geometrics Not Satisfied

The intersection of West Access Penfield Road (NS) at Benton Road (EW) shall be signalized and improved to provide the following geometrics:

Plan: CUP200008

Parcel: 963060032

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 11 Traffic Study Geometrics (cont.)

Not Satisfied

Northbound: one shared left turn/through lane/right turn lane
Southbound: one shared left turn/through lane, one right turn lane
Eastbound: one left turn lane, one through lane, one shared through/right turn lane
Westbound: one left turn lane, one through lane, one shared through/right turn lane

The intersection of East Access (NS) at Benton Road (EW) shall be improved to provide the following geometrics:

Northbound: N/A
Southbound: one right turn lane
Eastbound: one through lane
Westbound: one through lane, one shared through/right turn lane

NOTE:

This access shall be restricted to right in/right out turning movements. Appropriate channelization shall be provided by the project proponent.

The intersection of Winchester Road (SR 79) (NS) at Benton Road (EW) shall be improved to provide the following geometrics:

Northbound: two through lanes, and one shared through/right turn lane
Southbound: one left turn lane, two through lanes
Eastbound: N/A
Westbound: two left turn lanes, one right turn lane

NOTE:

The project proponent shall obtain an encroachment permit from Caltrans, District 8.

The intersection of Winchester Road (SR 79) (NS) at Max Gillis Road Thompson Road (EW) shall be improved to provide the following geometrics:

Northbound: one left turn lane, one through lane, and one shared through/right turn lane
Southbound: one left turn lane, two through lanes, one right turn lane
Eastbound: one left turn lane, one through lane, two right turn lanes
Westbound: one left turn lane, one shared through/right turn lane

NOTE:

The project proponent shall obtain an encroachment permit from Caltrans, District 8.

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.

Plan: CUP200008

Parcel: 963060032

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 11 Traffic Study Geometrics (cont.) Not Satisfied

080 - Transportation. 12 TUMF CREDIT AGREEMENT Not Satisfied

If the applicant/developer is constructing a "TUMF" facility as a condition of approval for this project and will be seeking "TUMF" credits and/or reimbursements for the "TUMF" improvements built with this project, the applicant shall enter into a "TUMF Improvement and Credit Agreement" with the Transportation Department prior to the first building permit issuance as directed by the Director of Transportation. Please contact (951) 955 6800 for additional information.

080 - Transportation. 13 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 off-site 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 Gen - Recyclables Collection and Loading Area 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 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 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

Plan: CUP200008

Parcel: 963060032

80. Prior To Building Permit Issuance

Waste Resources

080 - Waste Resources. 2 Gen - Waste Recycling Plan (cont.) Satisfied
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.

Planning

090 - Planning. 1 Gen - Accessible Parking Not Satisfied

A minimum of five (5) 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 90 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 the 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.

Plan: CUP200008

Parcel: 963060032

90. Prior to Building Final Inspection

Planning

090 - Planning. 1 Gen - Accessible Parking (cont.) Not Satisfied

090 - Planning. 2 Gen - Fee Balance Not Satisfied

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

Transportation

090 - Transportation. 1 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 any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division for continuous maintenance within public road rights of way, in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859. Said annexation should include the following:

- 1. Landscaping along Benton Road.
- 2. Street-lights
- 3. Traffic signals per the traffic condition of approval.
- 4. Street sweeping

090 - Transportation. 2 EXISTING MAINTAINED Not Satisfied

Benton Road along project boundary is a paved County maintained road designated as Urban Arterial Highway and shall be improved with 8" concrete curb and gutter located 55 feet from centerline to curb line, 8" curbed landscape median, and must match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 76 foot half width dedicated right of way in accordance with County Standard No. 91, Ordinance 461.

NOTE:

- 1. A 5' meandering sidewalk shall be constructed within the 21' parkway per Standard No. 404.
- 2. The easterly driveway shall be right in and right out only and shall be constructed per County Standard No. 207-A, Ordinance 461.
- 3. Raised curb median along project boundary shall be constructed at centerline per County Standard No. 113, Ordinance 461 to prohibit left turn movements.

090 - Transportation. 3 LANDSCAPE INSPECTION DEPOSIT Not Satisfied

Prior to building permit final inspection, all landscape inspection deposits and plan check fees shall be paid.

090 - Transportation. 4 LANDSCAPE INSPECTION REQUIRED Not Satisfied

Plan: CUP200008

Parcel: 963060032

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 4 LANDSCAPE INSPECTION REQUIRED (cont.) Not Satisfied

The project's Licensed/Registered Landscape Architect or On site Representative shall schedule the Landscape PRE INSTALLATION INSPECTION (irrigation/soils reports), the Landscape INSTALLATION INSPECTION (planting/mulch/Ord 859 compliance), and ensure an acceptable Landscape Security and Inspection Deposit is posted with the Department. The PRE INSTALLATION INSPECTION shall occur prior to the installation of any landscape or irrigation. An INSTALLATION INSPECTION shall be at least 5 working days prior to the building final inspection or issuance of occupancy permit, whichever occurs first. All landscape planting and irrigation systems shall be installed in accordance with Landscaping Concept Plans, Planning Exhibits, landscaping, irrigation, Ord 859 requirements, and shading plans. All landscaping shall be healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order.

Non residential permits After a successful landscape ONE YEAR POST ESTABLISHMENT INSPECTION, the Landscape Inspector and the Licensed/Registered Landscape Architect shall execute a Landscape Certificate of Completion that shall be submitted to the Transportation Department, Landscape Section. Landscape Bonds may be released at that time.

090 - Transportation. 5 LANDSCAPING COMM/IND 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 Leon Road and Benton Road. Assurance of continuous maintenance is, required by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division; or if desired the developer may file an application for annexation into Landscaping and Lighting Maintenance District No. 89 1 Consolidated by contacting the Transportation Department at (951) 955 6767.

090 - Transportation. 6 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 will be improved within Benton Road.

090 - Transportation. 7 R & B B D Not Satisfied

Prior to the time of issuance of a Certificate of Occupancy or upon final inspection, whichever occurs first, the project proponent shall pay fees in accordance with Zone "D" of the Southwest Road and Bridge Benefit District.

090 - Transportation. 8 STREETLIGHTS INSTALL Not Satisfied

Install street-lights 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 street-lights are energized along the streets

Plan: CUP200008

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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 8 STREETLIGHTS INSTALL (cont.) Not Satisfied
associated with this development where the developer is seeking Building Final Inspection
(Occupancy).

090 - Transportation. 9 Traffic Study - Signal Installation Not Satisfied

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

Signals not eligible for fee credit:

Winchester Road (SR 79) (NS) at Benton Road (EW) – signal modification

Winchester Road (SR 79) (NS) at Max Gillis Road Thompson Road – signal modification

West Access Penfield Road (NS) at Benton Road (EW)

or as approved by the Transportation Department.

For improvements eligible for fee credit, the project proponent shall contact the Transportation Department and enter into an agreement for signal mitigation fee credit or reimbursement prior to start of construction of the signal. All work shall be pre approved by and shall comply with the requirements of the Transportation Department and the public contract code in order to be eligible for fee credit or reimbursement.

The project proponent shall interconnect the traffic signal at Temeku Street (NS) at Benton Road (EW) to the signal at West Access Penfield Road (NS) and Benton Road (EW). Interconnect shall utilize fiber connections.

or as approved by the Transportation Department.

090 - Transportation. 10 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. 11 WQMP COMPLETION Not Satisfied

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

090 - Transportation. 12 WQMP REGISTRATION Not Satisfied Not Satisfied

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

Plan: CUP200008

Parcel: 963060032

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 12 WQMP REGISTRATION Not Satisfied (cont.) Not Satisfied

090 - Transportation. 13 WQMP REGISTRATION Not Satisfied

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

090 - Transportation. 14 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.

Waste Resources

090 - Waste Resources. 1 Form D – Mandatory Commercial Recycling and Organics Re 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

090 - Waste Resources. 2 Gen - Recyclables Collection and 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: June 30, 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
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. Airport Land Use Commission
Board of Supervisors - Supervisor: Washington
Planning Commissioner: Thornhill
Riv. Co. Airport Land Use Commission
Temecula Sphere of Influence

Temecula Valley Unified
CALTRANS District # 8
Eastern Municipal Water District (EMWD)

CONDITIONAL USE PERMIT NO. 200008 - CEQ# 200030 – Applicant: Tom Gregg (Platinum Collision Center) - Third Supervisorial District – Rancho California Area – Southwest Area Plan: Community Development: Commercial Retail (CD: CR) – Location: North of Benton Road, south of Thompson Road, east of Winchester Road, and west of Leon Road – 14.06 gross acres – Zoning: Specific Plan No. 106 (Dutch Village) – **REQUEST:** The proposed project is a request to allow for the operation of a collision center facility on Parcel 11 of the French Valley Common Shopping Center (PPT180016 & PM 37399). The 22,365 square foot facility includes approximately 2,780 square feet of office space and approximately 19,585 square feet of shop area. Office uses will include customer reception and waiting area, claims processing, and managerial and accounting functions. Operations within the shop area include disassembly, body repair, parts storage, light mechanical repair and painting of vehicles. Parcel 15 will be utilized for drop off of customer’s vehicles and all associated parking. This area will be conducted in a screened parking area and secured by an 8-foot tall metal fence with mesh material for screening, and accessible with rolling gates. In addition a separate four-bay enclosure is proposed at the southeastern corner of Parcel 15 and will be for washing and detailing repaired vehicles. This enclosure will be approximately ten (10’) feet in height and will be constructed of fully grouted CMU wall and painted to match the building. Access to the site will be obtained via Benton Road from a private driveway at the westerly side of the French Valley Commons project. APN: 963-060-032. **BBID: 252-595-214**

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 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 meeting on June 25, 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.

Any questions regarding this project, should be directed to Deborah Bradford, Project Planner at (951) 955-6646, or e-mail at dbradfor@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

August 20, 2020

Ms. Deborah Bradford, Project Planner
Riverside County Planning Department
4080 Lemon Street, 12th Floor
Riverside CA 92501
(VIA HAND DELIVERY)

CHAIR
Russell Betts
Desert Hot Springs

VICE CHAIR
Steven Stewart
Palm Springs

COMMISSIONERS

Arthur Butler
Riverside

John Lyon
Riverside

Steve Manos
Lake Elsinore

Richard Stewart
Moreno Valley

Gary Youmans
Temecula

STAFF

Director
Simon A. Housman

Paul Rull
Barbara Santos

County Administrative Center
4080 Lemon St., 14th Floor.
Riverside, CA 92501
(951) 955-5132

www.rcaluc.org

RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW

File No.: ZAP1102FV20
Related File Nos.: CUP200008 (Conditional Use Permit)
Compatibility Zone: Zones B1 and C
APNs: 963-060-032

Dear Ms. Bradford:

On August 13, 2020, the Riverside County Airport Land Use Commission (ALUC) found County of Riverside Case No. CUP200008 (Conditional Use Permit), a proposal to establish an auto collision repair facility within a 22,925 square foot commercial building (approved building B1) and construct a 560 square foot wash bay on a 1.62 acre parcel, and a 122 parking stall vehicle storage yard on an adjoining 1.28 acre parcel (replacing approved 13,917 square foot commercial building B3), located northerly of Benton Road, easterly of its intersections with Winchester Road and Penfield Lane, and westerly of a northerly straight line extension of Leon Road, CONSISTENT with the 2007 French Valley Airport Land Use Compatibility Plan, as amended in 2011, 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 and shall comply with the requirements of Riverside County Ordinance No. 655, as applicable.
2. The following uses/activities are not included in the proposed project and shall be prohibited at this site:
 - (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. (Such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, composting operations, trash transfer stations that are open on one or more sides, recycling centers

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, and incinerators.)

- (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
 - (e) Children's schools, day care centers, libraries, hospitals, skilled nursing and care facilities, places of worship, critical community infrastructure facilities, aboveground bulk storage of more than 6,000 gallons of hazardous or flammable materials, highly noise sensitive outdoor nonresidential uses, and hazards to flight.
3. The attached notice shall be provided to all prospective purchasers of the property and tenants or lessees of the buildings.
 4. Prior to recordation of a final map or issuance of building permits, whichever comes first, the landowner shall convey an avigation easement to the County of Riverside as owner of French Valley Airport. Contact the Riverside County Economic Development Agency – Aviation Division at (951) 955-9722 for additional information.
 5. The proposed infiltration basin 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 infiltration 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. The infiltration basin shall be designed in accordance with all parameters identified in the Wildlife Hazard Management at Riverside County Airports: Background and Policy, including 48 hours drawdown, steep slopes (steeper than 3:1), avoid landscaping or provide appropriate landscaping reviewed by a qualified biologist that will not be attractive to hazardous wildlife and adequately maintained, and consider the use of covers.

A notice sign, in a form similar to that attached hereto, shall be permanently affixed to the stormwater basin with the following language: "There is an airport nearby. This stormwater basin is designed to hold stormwater for only 48 hours and not attract birds. Proper maintenance is necessary to avoid bird strikes". The sign will also include the name, telephone number or other contact information of the person or entity responsible to monitor the stormwater basin.

6. Buildings shall be limited to a maximum top point elevation of 1,382 feet above mean sea level unless a "Determination of No Hazard to Air Navigation" letter authorizing a higher top point elevation has been issued by the Federal Aviation Administration Obstruction Evaluation Service for any building whose top point elevation exceeds the runway elevation by more than one foot for every 100 feet of distance from the northerly end of the runway at French Valley Airport.

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

7. Noise attenuation measures shall be incorporated into the design of the office areas of the proposed buildings, to the extent such measures are necessary to ensure that interior noise levels from aircraft operations are at or below 45 CNEL.
8. This project has been evaluated as 16,406 square feet of repair area, 3,304 square feet of warehouse area, 1,521 square feet of office area, 200 square feet of lobby area, 100 square feet of storage area, and a 560 square foot wash bay. Any increase in building area, change in use to any use other than offices, repair or warehousing, or modification of the lot lines and areas will require an amended ALUC review to evaluate consistency with the ALUCP compatibility criteria.
9. A minimum of 3.1 acres of ALUC-qualifying open area shall be provided on the project site, as shown on the exhibit entitled "ALUC Exhibit – Open Space." No trees, poles, fencing, or trash enclosures, or any other permanent items greater than four feet in height and four inches in diameter shall be placed within these areas.
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 Riverside County – Aviation Division as owner and operator of French Valley Airport. In the event of any reasonable complaint about glare related to aircraft operations, the applicant shall agree to such specific mitigation measures as determined or requested by Riverside County Aviation Division.

Supporting documentation was provided to the Airport Land Use Commission and is available online at www.rcaluc.org, click Agendas, click 08-13-20 Agenda, Bookmark Agenda Item 3.3.

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

Attachment: Notice of Airport in Vicinity

cc: Platinum Collision (applicant)
Jim Roachelle (representative)
Rob Mann (property owner)
Liliana Valle, County Airports Manager (via hand delivery)
Vicki Powszok, French Valley Airport
ALUC Case File

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NOTICE

THERE IS AN AIRPORT NEARBY.

**THIS STORM WATER BASIN IS DESIGNED TO HOLD
STORM WATER FOR ONLY 48 HOURS AND**

NOT TO ATTRACT BIRDS

PROPER MAINTENANCE IS NECESSARY TO AVOID

BIRD STRIKES



IF THIS BASIN IS OVERGROWN, PLEASE CONTACT:

Name: _____ **Phone:** _____

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)



Charlissa Leach, P.E.
Assistant TLMA Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

General Application Form

Submit this completed General Application Form, along with a signed Applicant-Property Owner Signature Form, and an applicable Supplemental Information Form. The Forms are located on the Planning Dept. website's Development Application page (<https://planning.rctlma.org/Development-Process/Applications>) or by clicking on the applicable link above or below. Filing Instructions documents are also available on that webpage.

Select the applicable Application Type(s):

Legislative Actions	
<input type="checkbox"/> Change of Zone	<input type="checkbox"/> Development Agreement
<input type="checkbox"/> General Plan Amendment – Land Use	<input type="checkbox"/> Specific Plan
<input type="checkbox"/> General Plan Amendment – Circulation Section	<input type="checkbox"/> Specific Plan Amendment
Subdivisions	
<input type="checkbox"/> Tentative Tract Map	<input type="checkbox"/> Minor Change
<input type="checkbox"/> Tentative Parcel Map	<input type="checkbox"/> Revised Map
<input type="checkbox"/> Vesting Map	<input type="checkbox"/> Land Division Phasing Map
<input type="checkbox"/> Amendment to Final Map	<input type="checkbox"/> Extension of Time (Ord. No. 460)
<input type="checkbox"/> Reversion to Acreage	
Use Permits	
<input checked="" type="checkbox"/> Conditional Use Permit	<input type="checkbox"/> Commercial Hog Ranch Permit/Amended Permit
<input type="checkbox"/> Plot Plan	<input type="checkbox"/> Revised Use Permit or Plot Plan
<input type="checkbox"/> Plot Plan – Administrative (Minor Plot Plan)	<input type="checkbox"/> Surface Mining Permit
<input type="checkbox"/> Public Use Permit	<input type="checkbox"/> Reclamation Plan/Interim Management Plan
<input type="checkbox"/> Wind Energy Conversion System Permit	<input type="checkbox"/> Revised Surface Mining Permit/Reclamation Plan
<input type="checkbox"/> Temporary Use Permit	<input type="checkbox"/> Extension of Time (Ord. No. 348)
<input type="checkbox"/> Variance	<input type="checkbox"/> Solar Power Plant
Ministerial Actions	
<input type="checkbox"/> Crowding Fowl Permit	<input type="checkbox"/> Determination of Non-Conforming Use Status
<input type="checkbox"/> FFA or 4-H Project	<input type="checkbox"/> Extension of Non-Conforming Use Status
<input type="checkbox"/> Exception to Notice Ordinance (No. 847)	<input type="checkbox"/> Outdoor Advertising Display Permit (Billboard)
<input type="checkbox"/> Food Truck	<input type="checkbox"/> Public Convenience and Necessity Determination
<input type="checkbox"/> Grading Permit Initial Study	<input type="checkbox"/> Setback Adjustment
<input type="checkbox"/> Historic District Alteration Permit	<input type="checkbox"/> Substantial Conformance to Minor Plot Plan
<input type="checkbox"/> Large Family Day Care Permit	<input type="checkbox"/> Substantial Conformance to Plot Plan or Use Permit
<input type="checkbox"/> Living Native Tree Removal Permit	<input type="checkbox"/> Substantial Conformance to Surface Mining Permit/Reclamation Plan
<input type="checkbox"/> Minor Temporary Event Permit	<input type="checkbox"/> Substantial Conformance with a Specific Plan
Miscellaneous Actions	
<input type="checkbox"/> Agricultural Preserve Disestablishment-Diminishment	<input type="checkbox"/> Request for Deposit for Planning Research
<input type="checkbox"/> Agricultural Preserve Establishment-Enlargement	<input type="checkbox"/> Geology Report Review
<input type="checkbox"/> Entry into Land Contract within Agricultural Preserve	<input type="checkbox"/> Request for Pre-Application Review
<input type="checkbox"/> Agricultural Preserve Notice of Non-Renewal	<input type="checkbox"/> MSHCP Habitat Acquisition and Negotiation Strategy (HANS)
<input type="checkbox"/> Request for Zoning Affidavit or Rebuild Letter	<input type="checkbox"/> MSHCP Habitat Acquisition and Negotiation Strategy (HANS Lite)
<input type="checkbox"/> MSHCP Expedited Review Process (ERP)	

GENERAL APPLICATION FORM

Note: The Applicant represents that he/she has the express authority to submit this application on behalf of the Property Owner(s) and understands that the "Applicant" is not assignable without written consent by the County of Riverside, who will not consent to reassignment unless any outstanding costs have been paid by Applicant, and that all deposit statements, requests for deposits or refunds shall be directed to the Applicant.

Applicant Contact (BILLING CONTACT):			
Contact Person:	TOM GREGG - PLATINUM COLLISION		
	<small>First Name</small>	<small>Middle Name</small>	<small>Last Name</small>
E-mail Address:	tom@platinumccs.com		
Mailing Address:	12483 BELLEGRAVE AVENUE		
	<small>Street Number</small>	<small>Street Name</small>	<small>Unit or Suite</small>
	EASTVALE, CA 91752		
	<small>City</small>	<small>State</small>	<small>Zip Code</small>
Daytime Phone No.:	951-223-8600	Mobile Phone No.:	951-833-0493

Engineer/Representative Contact, if any:			
Contact Person:	N/A		
	<small>First Name</small>	<small>Middle Name</small>	<small>Last Name</small>
E-mail Address:			
Mailing Address:			
	<small>Street Number</small>	<small>Street Name</small>	<small>Unit or Suite</small>
	<small>City</small>	<small>State</small>	<small>Zip Code</small>
Daytime Phone No.:		Mobile Phone No.:	

Property Owner Contact:			
Contact Person:	ROBERT MAJN - W. DEVELOPMENT PARTNERS		
	<small>First Name</small>	<small>Middle Name</small>	<small>Last Name</small>
E-mail Address:	robmajn@frontlinecap.com		
Mailing Address:	125 STILLMAN STREET		
	<small>Street Number</small>	<small>Street Name</small>	<small>Unit or Suite</small>
	SAN FRANCISCO, CA 94107 94107		
	<small>City</small>	<small>State</small>	<small>Zip Code</small>
Daytime Phone No.:		Mobile Phone No.:	415-990-3370

Check this box if there are additional persons or entities who have an ownership interest in the subject property or properties that comprise this Application and complete one or more Additional Property Owner Sheets.

GENERAL APPLICATION FORM

PROPERTY INFORMATION:

Assessor's Parcel Number(s):

963-060-032

Approximate Gross Acreage: 3.02 ac (for this application) of 4.06 ac Total in this existing APN

I/We, the applicant, certify that the following responses are true and correct. Yes No

Generally, Ministerial Actions and Miscellaneous Actions, will not require the completion of the following Sections: "Hazardous Site Review Statement," "Hazardous Materials Disclosure Statement," "Airport Influence Area/ Federal Aviation Regulation Part 77," "Military Land Use Compatibility," or "Water Quality Management Plan Information." as part of this Application Form.

HAZARDOUS SITE REVIEW STATEMENT

Government Code Section 65962.5(f) requires the applicant for any development project to consult specified state-prepared lists and submit a signed statement to the local agency indicating whether the project is located on 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 this development project with respect to the Cal EPA's Cortese List Data Resources webpage 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 any of the lists compiled pursuant to Section 65962.(e) of the Government Code.
- The project IS located on one of the lists compiled pursuant to Section 65962.(e) of the Government Code. Please specify the list, the date of list, and the property's regulatory identification number:

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

GENERAL APPLICATION FORM

AIRPORT INFLUENCE AREA/ FEDERAL AVIATION REGULATION PART 77

Is the project located within an Airport Influence Area?

Yes No

If yes, review of projects, excluding Ministerial and Miscellaneous Actions, by the Riverside County Airport Land Use Commission will be required.

*Please refer to Riverside County's Map My County website to determine if the Plan is located within an Airport Influence Area (using the Planning Layer - Airport Layers)
(https://gis.countyofriverside.us/Html5Viewer/?viewer=MMC_Public)*

Generally, applications, excluding Ministerial and Miscellaneous Actions, within 8 miles of March Air Reserve Base or within 4 miles of other airports may require a Federal Aviation Administration (FAA) Obstruction Evaluation/Airport Airspace Analysis.

MILITARY LAND USE COMPATIBILITY

Using the California Military Land Use Compatibility Analyst website, the owner or authorized agent has determined whether the project is 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

WATER QUALITY MANAGEMENT PLAN INFORMATION

Is the project located within any of the following Watersheds? Check the appropriate box if applicable.

- Santa Ana/San Jacinto Valley Region
- Santa Margarita Region
- Santa Margarita Region-Other Development Project
- Whitewater Region

*Please refer to Riverside County's Map My County website to determine if the Plan is located within any of these watersheds (using the Geographic Layer - Watershed)
(https://gis.countyofriverside.us/Html5Viewer/?viewer=MMC_Public)*

If any of these checkboxes are checked, go to the Planning Department website's Development Application page's Miscellaneous Exhibits/Materials subsection (Project Specific Water Quality Management Plan (WQMP) Checklists to complete the applicable Checklist Form, or click on the adjacent link to open the applicable Checklist Form. Complete the form and attach a copy of the completed form as part of the Development Application package.

If the completed Checklist Form concluded that the application requires a preliminary project-specific Water Quality Management Plan (WQMP), such a Plan shall be prepared and included along with the completed Checklist as part of the submittal of the Development Application package.

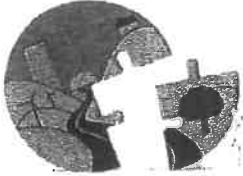
STEP 2: This completes the required information on this General Application form. Open the following link to access and complete the Applicant-Property Owner Signature Form. Completion of an applicable Supplemental Information Form for a particular application may also be required. Please refer to the

GENERAL APPLICATION FORM

Planning Department website's Development Application page's Filing Instruction subsection to review the specific filing instructions and documentation requirements for the application type selected.

FOR COUNTY OF RIVERSIDE USE ONLY	
Plan No:	
Set ID No., If applicable	Application Filing Date:
Print staff name and title:	

Y:\Planning Master Forms\Application Forms\General_Application_Form.docx
Revised: 03/18/2020



Charissa Leach, P.E.
Assistant TLMA Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

Applicant-Property Owner Signature Form

This Form is to be completed and signed (print name, signature and date signed) by the Applicant and the Property Owner(s) of the property(ies) underlying most Planning Department Applications. This signed Form is to be included as part of an Application package.

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

AGREEMENT FOR PAYMENT OF PROCESSING FEES

The Applicant agrees to make an initial deposit in the amount as indicated by County ordinance, at the time this Form is signed and submitted as part of a complete application to the County of Riverside. The 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. The 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.

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. 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.

This application shall only be signed by an authorized representative of the Applicant and the Property Owner. The person(s) signing this Form represents that he/she has the express authority to submit this application on behalf of the Applicant and/or Property Owner. This application is not assignable without written consent by the County of Riverside. The County of Riverside will not consent to assignment of this application until all outstanding costs have been paid by Applicant. Deposit statements, requests for deposits or refunds shall be directed to Applicant.

To ensure quality service, the 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 Applicant or Property Owner information changes.

THOMAS GREGG
Printed Name of Applicant

[Signature]
Signature of Applicant

5/14/20
Date Signed

Applicant-Property Owner Signature Form

Note: Property owner(s)'s signatures are NOT required for the following applications or requests:

Geological Report Review	Request for Appeal
Request for Application Withdrawal or Rights Transfer	Request for Deposit for Planning Research
Request for Pre-Application Review	Request for Rough Grading Permit Planning Clearance
Request for Planning Condition Clearance	Request for Zoning Affidavit or Rebuild Letter

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, County personnel, or its agents, may enter the subject property 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.


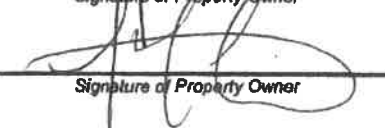
AGREEMENT FOR PAYMENT OF PROCESSING FEES

The Property Owner acknowledges that the Applicant is authorized to submit this application 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. This application shall only be submitted by an authorized representative of the Applicant and the Property Owner. The person(s) submitting this application represents that he/she has the express authority to submit this application on behalf of the Applicant and/or Property Owner. This application is not assignable without written consent by the County of Riverside. The County of Riverside will not consent to assignment of this application until all outstanding costs have been paid by Applicant. Deposit statements, requests for deposits or refunds shall be directed to Applicant at the address identified in Applicant Contact section above.

INDEMNIFICATION AGREEMENT

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 Tract Map, Tentative Parcel Map, Revised Map, Map Minor Change, Reversion to Acreage, Conditional Use Permit, Public Use Permit, Surface Mining Permit and/or Reclamation Plan, Wind Energy Conversion System Permit, Hazardous Waste Siting Permit, Minor Temporary Event Permit, Plot Plan, Substantial Conformance (to any Permit or Plot Plan), Revised Permit, (to any Permit or Plot Plan), Variance, Setback Adjustment; General Plan Amendment, Specific Plan, Specific Plan Amendment, Specific Plan Substantial Conformance, Zoning Amendment; 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.

Applicant-Property Owner Signature Form

<u>ROBERT MANN</u> Printed Name of Property Owner	 Signature of Property Owner	<u>5/14/20</u> Date Signed
<u>THOMAS F. GREGG</u> Printed Name of Property Owner	 Signature of Property Owner	<u>5/14/20</u> Date Signed

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 additional completed and signed Additional Property Owner Signature Form(s) for those persons or entities having an interest in the real property(ies) involved in this application and acknowledge the Authority Given, the Agreement for Payment, and Indemnification Agreement Sections above.

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.
- 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.

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 facility co-location, only the co-locating service provider needs to sign the indemnification paragraph above.

PROPERTY INFORMATION:	
Assessor's Parcel Number(s):	963-060-032
Approximate Gross Acreage:	14.06

Applicant-Property Owner Signature Form

FOR COUNTY OF RIVERSIDE USE ONLY

Plan No:

Set ID No., if applicable

Application Filing Date:

Print staff name and title:

Y:\Planning Master Forms\Application Forms_Applicant_Property_Owner_Signature_Form.docx
Revised: 04/08/2020

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. 200008 – No New Environmental Document Required – CEQ200030 – Applicant: Tom Gregg (Platinum Collision Center) – Third Supervisorial District – Rancho California Area – Southwest Area Plan: Community Development: Commercial Retail (CD-CR) – Location: Northerly of Benton Road, southerly of Thompson Road, easterly of Winchester Road, and westerly of Leon Road – 14.06 gross acres – Zoning: Specific Plan No. 106 (Dutch Village) – **REQUEST:** The proposal is a request to allow for the operation of a 22,365 sq. ft. collision center facility on Parcels 11 and 15 of the French Valley Common Shopping Center (PPT180016 & PM37399). The 22,365 sq. ft. facility includes approximately 2,780 sq. ft. of office space and approximately 19,585 sq. ft. of shop area. Office uses will include customer reception and waiting area, claims processing, and managerial and accounting functions. Operations within the shop area include disassembly, body repair, parts storage, light mechanical repair and painting of vehicles. Parcel 15 will be utilized for drop off of customer's vehicles and all associated parking. This area will be conducted in a screened parking area and secured by an 8-foot tall metal fence with mesh material for screening, and accessible with rolling gates. In addition a separate four-bay enclosure is proposed at the southeastern corner of Parcel 15 and will be for washing and detailing repaired vehicles. This enclosure will be approximately 10 feet in height and will be constructed of fully grouted CMU wall and painted to match the building. Access to the site will be obtained via Benton Road from a private driveway at the westerly side of the French Valley Commons project.

TIME OF HEARING:	9:00 a.m. or as soon as possible thereafter
DATE OF HEARING:	SEPTEMBER 2, 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 only. 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 Deborah Bradford at (951) 955-6646 or email at dbradfor@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 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. 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. Public access to this meeting will not be available. You may participate remotely by registering with the Planning Department. 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 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: Deborah Bradford, P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on August 5, 2020,

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

APN (s) or case numbers CUP200008 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

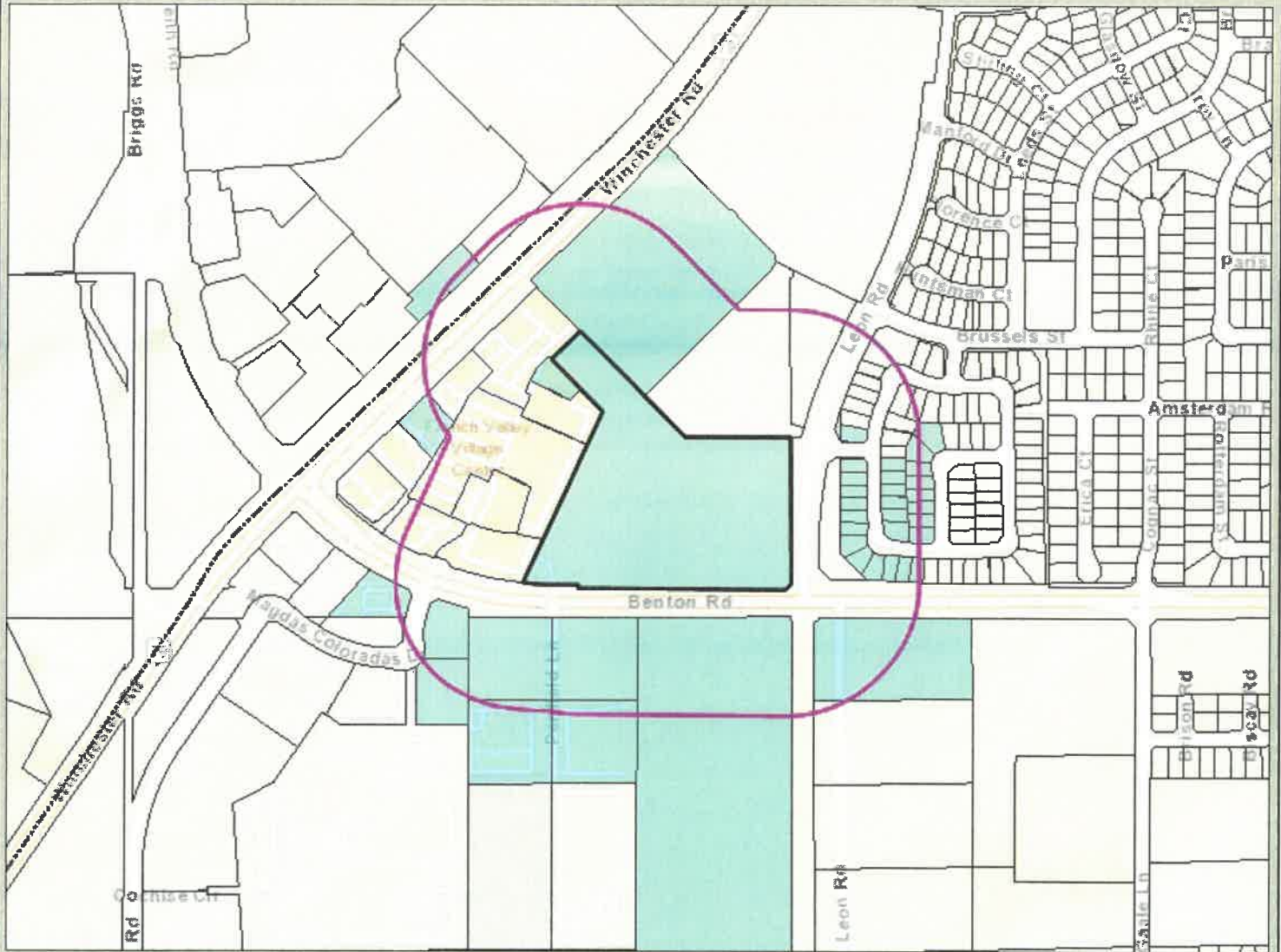
ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502

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

Riverside County GIS Mailing Labels

CUP200008 (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... 8/5/2020 10:43:39 AM

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963060032
W DEV PARTNERS OF TEMECULA
PO BOX 77564
SAN FRANCISCO CA 94107

963070018
HELP HOSPITALIZED VETERANS INC
36585 PENFIELD LN
WINCHESTER CA 92596

963070020
GHD PROPERTIES
36580 PENFIELD LN
WINCHESTER CA 92596

963070024
SABA FAMILY TRUST DATED 07/24/2018
41309 AVENIDA BIONA
TEMECULA CA 92591

963060073
JUNG OCK LEE
440 S VERMONT AVE # 301
LOS ANGELES CA 90020

963070015
TETON HOLDINGS
31301 KESTREL WAY
WINCHESTER CA 92596

963481005
FRANCISCO JR I CABRAL
36477 CALLE GRANDOLA
WINCHESTER CA 92596

963480021
LAUREN K. HERRERA
36499 CALLE LISBON
WINCHESTER CA 92596

963480024
MARK ANTHONY GOERINGER
36463 CALLE LISBON
WINCHESTER CA 92596

963480026
DEBRAKIR JACOBS
36439 CALLE LISBON
WINCHESTER CA 92596

963480016
FRIETS MAULANA
31059 CALLE CERCAL
WINCHESTER CA 92596

963481004
EVELYN WHEELOCK
36465 CALLE GRANDOLA
WINCHESTER CA 92596

963481009
MARIO HERBERT SCHOLL
36470 CALLE LISBON
WINCHESTER CA 92596

963481011
JOE MICHAEL C BASA
36446 CALLE LISBON
WINCHESTER CA 92596

963440001
REGENCY CENTERS
P O BOX 790830
SAN ANTONIO TX 78279

963450031
SCOTT MURRIETA SERVICE STATION
139 RADIO RD
CORONA CA 92879

963480018
RHONDA D. NEVILLE
31035 CALLE CERCAL
WINCHESTER CA 92596

963480027
HOBGOOD RONNIE A & PAMELA J INTERVIVOS
36427 CALLE LISBON
WINCHESTER CA 92596

963440008
TLS HOLDINGS
705 N CRESCENT DR
BEVERLY HILLS CA 90210

963480020
NATASHA F. LANDERS-REESE
31011 CALLE CERCAL
WINCHESTER CA 92596

963481007
ERIC W. TALLMAN
PO BOX 1532
LIHUE HI 96766

963010001
NIHAL J. ELQURA
31401 CAM CAPISTRANO NO 1
SAN JUAN CAPO CA 92675

963060052
FRENCH VALLEY TOWNE CENTER
P O BOX 1175
SAN JUAN CAPO CA 92693

963070021
HELP HOSPITALIZED VETERANS
36585 PENFIELD RD
WINCHESTER CA 92596

963070014
RIVCO DEV
30141 ANTELOPE RD STE D320
MENIFEE CA 92584

963070019
GINO LOUIS BATTISTA
36560 PENFIELD LN
WINCHESTER CA 92596

963472013
RAGUI F. MORCOS
3572 LANGDON
FREMONT CA 94538

963481001
ANTONIO JAMES TYLER
36429 CALLE GRANDOLA
WINCHESTER CA 92596

963481003
JARED JAMES FLOREZ
36453 CALLE GRANDOLA
WINCHESTER CA 92596

963481008
NEERAJ SACHDEVA
36482 CALLE LISBON
WINCHESTER CA 92596

963481012
JASSIDY JOHNSON
575 LANDS END WAY APT 226
OCEANSIDE CA 92058

963471001
PARDEE HOMES
177 E COLORADO BLV NO 500
PASADENA CA 91105

963472012
CARL C. CAYETANO
31098 CALLE SAGRES
WINCHESTER CA 92596

963480019
CHRISTOPHER WILLIAM HANSEN
31023 CALLE CERCAL
WINCHESTER CA 92596

963480025
MATTHEW GARRETT COOK
36451 CALLE LISBON
WINCHESTER CA 92596

963481006
TERRY JOHNSON
36489 CALLE GRANDOLA
WINCHESTER CA 92596

963481002
MADELINE ESPARZA
36441 CALLE GRANDOLA
WINCHESTER CA 92596

963481010
OMAR HEADLEY
36458 CALLE LISBON
WINCHESTER CA 92596

963480017
TERIN DEAN MARLATT
31047 CALLE CERCAL
WINCHESTER CA 92596

963480022
GIAHUY LE DO
36487 CALLE LISBON
WINCHESTER CA 92596

963480023
ANNETTE REPAREJO
36475 CALLE LISBON
WINCHESTER CA 92596

Platinum Collision
Atten: Tom Gregg
12483 Bellegrave Avenue
Eastvale, CA 91752

Platinum Collision
Atten: Tom Gregg
12483 Bellegrave Avenue
Eastvale, CA 91752

Robert Mann
c/o W. Development Partners
125 Stillman Street
San Francisco, CA 94107

Robert Mann
c/o W. Development Partners
125 Stillman Street
San Francisco, CA 94107

Eastern Municipal Water Dist.
Atten: Joe Mouawad
P.O. Box 8300
Perris, CA 92572-8300

Eastern Municipal Water Dist.
Atten: Joe Mouawad
P.O. Box 8300
Perris, CA 92572-8300

Southern California Edison
Attention: Jeff Clark
P.O Box 800
Rosemead, CA 91770

Southern California Edison
Attention: Jeff Clark
P.O Box 800
Rosemead, CA 91770

Southern California Gas Co.
4495 Howard Ave.
Riverside, CA 92507.

Southern California Gas Co.
4495 Howard Ave.
Riverside, CA 92507.

City of Temecula
Community Development Department
41000 Main Street
Temecula, CA 92590

City of Temecula
Community Development Department
41000 Main Street
Temecula, CA 92590

Temecula Valley Unified School District
31350 Rancho Vista Road
Temecula, CA 92592

Temecula Valley Unified School District
31350 Rancho Vista Road
Temecula, CA 92592

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 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.

CUP200008

Project Title/Case Numbers

Deborah Bradford

County Contact Person

951.955.6646

Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

Platinum Collision – Tom Gregg

Project Applicant

12483 Bellegrave Avenue, Eastvale, CA 91752

Address

North of Benton Road, South of Thompson Road, East of Winchester Road, and West of Leon Road

Project Location

Conditional Use Permit No. 200008 (CUP200008) is a request to allow for the operation of 22,365 square foot collision center facility on Parcels 11 and 15 of the French Valley Shopping Center (PPT180016 & PM37399). The 22,365 sq. ft. facility includes approximately 2,780 sq. ft. of office space and approximately 19,585 sq. ft. of shop area. Office uses will include customer reception and waiting area, claims processing, and managerial and accounting functions. Operations within the shop area include disassembly, body repair, parts storage, light mechanical repair and painting of vehicles. Parcel 15 will be utilized for drop off of customer's vehicles and all associated parking. This area will be conducted in a screened parking area and secured by an 8-foot tall metal fence with mesh material for screening and accessible with rolling gates. In addition, a separate four-bay enclosure is proposed at the southeastern corner of Parcel 15 and will be for washing and detailing repaired vehicles. Access to the site will be obtained via Benton Road from a private driveway at the westerly side of the French Valley Commons project. No new environmental document is required because all potentially significant effects on the environment have been adequately analyzed in the previously adopted Mitigated Negative Declaration for PPT180016 and PM37399 pursuant to applicable legal standards and none of the conditions described in CEQA Guidelines Section 15162 exist based on the staff report's findings and conclusions for this project, which are incorporated by reference. The proposed Project will not result in any new impacts from what was previously analyzed in the MND, the subject site was included within the project boundary analyzed in the MND, there are no changes to the mitigation measures included in the MND, and the CUP does not propose any substantial changes to the approved Plot Plan or Parcel Map as reviewed in the MND that would result in any increase in environmental impacts.

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 NOT have a significant effect on the environment.
2. A finding that nothing further is required was prepared for the project pursuant to the provisions of the California Environmental Quality Act 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 for the project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Mitigated Negative Declaration, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

Deborah Bradford, Project Planner

Signature

Title

Date

Date Received for Filing and Posting at OPR: _____

FOR COUNTY CLERKS'S USE ONLY

**INVOICE (INV-00121529)
FOR RIVERSIDE COUNTY**

**County of Riverside
Transportation & Land Management Agency**



BILLING CONTACT / APPLICANT

Jim Roachelle
EJR Group
349 20 Th St
Oakland, Ca 94612

INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS
INV-00121529	08/24/2020	08/24/2020	Due

REFERENCE NUMBER	FEE NAME	TOTAL
CFW200030	0452 - CF&W Trust Record Fees	\$50.00

SITE ADDRESS		
30880 Benton Rd Winchester, CA 92596	SUB TOTAL	\$50.00

TOTAL DUE	\$50.00
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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 Attn: Accounts Receivables P.O. Box 1605 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 Attn: Accounts Receivables 4080 Lemon St., 14th Fl. 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 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.

4.3

Planning Commission Hearing: September 2, 2020

PROPOSED PROJECT

Case Number(s): Plot Plan No. 190008

Applicant(s): Barker Logistics LLC

EA No.: CEQ1900017

Area Plan: Mead Valley

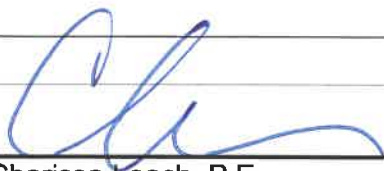
Zoning Area/District: North Perris Area

Representative(s): SDH Associates

Supervisory District: First District

Project Planner: Russell Brady

Project APN(s): 317-240-001



Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

PLOT PLAN NO. 190008 is a proposal for the construction and operation of a total of 683,000 square foot warehouse facility on 30.19-acres. Proposed uses include warehousing, distribution, and manufacturing.

The project will be accessed via three driveways, two on Placentia Street and one on Patterson Avenue. The first Placentia Street driveway is located near the east end of the site's frontage on Placentia Street and will accommodate truck entrance and exist and regular vehicle entrance and exit. Stacking for three trucks entering the site prior to the gate will be provided on site for this driveway. The second Placentia Street driveway is located midway along the frontage and is for regular passenger vehicles to access the parking area. The Patterson Avenue driveway is located near the northern end of the site's frontage on Patterson Avenue and will accommodate truck entrance and exist and regular vehicle entrance and exit. Stacking for three trucks entering the site prior to the gate will be provided on site for this driveway as well. Trucks exiting from the Patterson Avenue Driveway will be prevented from turning right towards the north via a raised median or "porkchop" to prevent trucks from circulating through the residential area to the north. Trucks are anticipated to be oriented to the south to Placentia Street with the planned interchange with I-215 at Placentia Street.

Placentia Street and Patterson Avenue are both currently improved with asphalt pavement, but not to ultimate improvements and with no curb, gutter, or sidewalk on either side. Additional right-of-way dedication will be provided for the northerly half-width of Placentia Street and easterly half-width of Patterson Avenue with 32 feet half width of road paving from centerline to curb as well as curb, gutter and sidewalk on the project side's half width. Additional asphalt paving is proposed on the south and west half-widths of Placentia Street and Patterson Avenue, respectively, for half-width paving of 15 feet.

The Project site is currently vacant with disturbed surface and slopes downward from the southwest to northeast. Grading for the site is anticipated to be balanced and would generally follow the existing topography, although the site will generally excavate areas in the southwestern portion of the site and fill

areas in the northeast portion of the site to bring the middle portion of the site relatively level for the proposed building. This grading design will create slopes and retaining walls with a maximum height of approximately 6 feet down to the building area on the west and south portions of the site along Patterson Avenue Placentia Street, respectively, and slopes and retaining walls with a maximum height of approximately 3 to 6 feet along the east and north portions of the site. Blasting is not anticipated based on the grading proposed. Underground detention boxes are proposed in the eastern and western portions of the site. The project would also construct segments of master planned drainage facilities that would convey existing flows from the west of the site to the east of the site along the project sites' northern boundary and within Placentia Street.

The description as included above and as further detailed in the Environmental Impact Report constitutes the "Project" as further referenced in this staff report.

The Project site is located northerly of Placentia Street, easterly of Patterson Avenue, westerly of Harvill Avenue, and southerly of Rider Street.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTIONS:

ADOPT Planning Commission Resolution No. 2020-011 CERTIFYING the ENVIRONMENTAL IMPACT REPORT (EIR), adopting environmental findings pursuant to the California Environmental Quality Act, and adopting a Mitigation Monitoring and Reporting Program; and

APPROVE PLOT PLAN NO. 190008, 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:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Community Development
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Business Park (BP)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	N/A
Surrounding General Plan Land Uses	
North:	Business Park (BP), Rural Community: Very Low Density Residential (RC:VLDR), Medium Density Residential (MDR)
East:	Business Park (BP)

	South:	Rural Community: Very Low Density Residential (RC:VLDR)
	West:	Rural Community: Very Low Density Residential (RC:VLDR), Rural Residential (RR)
Existing Zoning Classification:		Manufacturing – Service Commercial (M-SC), Industrial Park (I-P)
Proposed Zoning Classification:		N/A
Surrounding Zoning Classifications		
	North:	Light Agriculture, one-acre minimum (A-1-1), Industrial Park (I-P)
	East:	Manufacturing – Service Commercial (M-SC), Light Agriculture, one-acre minimum (A-1-1), Rural Residential, one-acre minimum (R-R-1)
	South:	Rural Residential, one-acre minimum (R-R-1)
	West:	Rural Residential, one-acre minimum (R-R-1), Light Agriculture, one-acre minimum (A-1-1)
Existing Use:		Vacant land
Surrounding Uses		
	North:	Single-family residential, vacant land
	East:	Industrial, single-family residential
	South:	Single-family residential, vacant land
	West:	Single-family residential

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	30.19	N/A
Proposed Building Area (SQFT):	683,000	N/A
Floor Area Ratio:	0.52	0.25 minimum, 0.60 maximum for Light Industrial
Building Height (FT):	46' 6"	40 feet at setback line, maximum of 50 feet
Landscape Area (SQFT):	12% (159,476 sq. ft.)	I-P zone portion (13.7 acres) – 15% (89,908 sq. ft.) M-SC zone portion (15.94 acres) – 10% (69,468 sq. ft.) Total: 159,376 sq. ft.

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	10,000	1 per 250	40	
Warehouse	673,000	1 per 2,000	337	
TOTAL:			377	377

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:	Yes, partially within very high fire hazard zone
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:

Plot Plan No. 190008 was submitted to the County of Riverside on March 5, 2019.

Anticipated Uses

The Project proposes the construction of a warehouse building 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 Environmental Impact Report (EIR), 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 EIR. If any proposed uses exceed what the Project was permitted for and what was analyzed in the EIR, further entitlement permitting and analysis pursuant to CEQA would be required.

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 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 Environmental Impact Report (EIR) has been prepared for this project in accordance with the California Environmental Quality Act (CEQA). The EIR represents the independent judgement of Riverside County. The Draft Environmental Impact Report was circulated in June 10, 2020 with the comment period closed on July 24, 2020. Below is a summary of the significant and unavoidable impacts identified in the circulated Draft EIR:

Air Quality - AQMP Consistency

The Project would have the potential to result in or cause National Ambient Air Quality Standards (NAAQS) or California Ambient Air Quality Standards (CAAQS) violations due to the project's exceedance of regional operational emission thresholds for NOx. Therefore, the Project would have a significant and unavoidable cumulative effect on regional air pollution. All feasible mitigation has been adopted. However, impacts related to AQMP consistency would remain significant and unavoidable.

Air Quality – Operation Emissions-Regional

Although construction emissions are able to be mitigated to a level that does not exceed emission thresholds, operational emissions (primarily from mobile/vehicle emissions) for NOx are not able to be mitigated to a level below emission thresholds as no feasible mitigation exists to reduce mobile emissions. Therefore, impacts related to operational emissions of NOx would remain significant and unavoidable.

Four comments were received during the 45-day public review period (including the summary from State Clearinghouse). These comments were reviewed, and detailed responses to each comment were prepared and included in the Final EIR, which was posted on August 20, 2020 and with emailed notices to commenters sent on August 20, 2020.

For the reasons set forth above and in the Environmental Impact Report prepared for this Project, the proposed project will potentially have a significant effect on the environment related to Air Quality. Mitigation Measures from the Environmental Impact Report have been incorporated as conditions of approval on the project.

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 20% 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: Business Park (CD:BP) in the Riverside County General Plan. The Project is consistent with the Community Development: Business Park (CD:BP) land use designation and other aspects of the General Plan, including the Mead Valley Area Plan, since the Project proposes a building that could accommodate employee-intensive uses, including industrial, manufacturing, research and development, technology centers, corporate and support office uses, and clean industry that are described as anticipated uses within the Business Park land use designation in the General Plan.
2. The Project site currently has two Zoning Classifications of Industrial Park (I-P) and Manufacturing – Service Commercial (M-SC). Both of these zones specifically allow 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 warehouse, distribution, and manufacturing, is consistent with Ordinance No. 348 (Land Use) and is an allowable use within both the Industrial Park (I-P) and 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 Business Park in the Riverside County General Plan. The Plot Plan proposes the construction of a building designed to be used for warehouse, distribution, or manufacturing purposes. These general uses are consistent with the Business Park land use designation of the General Plan since industrial and manufacturing uses are specifically listed as anticipated uses for each of these designations in the General Plan Policy LU 30.1.
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 EIR, all impacts have been reduced to the minimum level of impact amount feasible. The EIR determined that potentially significant and unavoidable impacts to air quality 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 east and north 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. Although areas surrounding the project to the north, west, and south are designated for non-residential uses, these areas have been considered in the design of the Project. This is first considered in the direction of truck traffic via the driveway located near the eastern portion of the site along Placentia Street to Harvill Avenue and prohibiting truck traffic on Patterson Avenue to minimize impacts to residential areas to the south along Placentia and west and north along Patterson Avenue. The Project also incorporates visual buffering from the surrounding residential community through separation of buildings, distance of docks away from residential areas, and visual screening via walls and landscaping where appropriate. 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 and improvements for both Placentia Street and Patterson Avenue. The Project has been designed to accommodate, treat, and outlet the existing drainage pattern on the Project site as well as incorporate master planned drainage facilities to accommodate regional drainage.
5. The proposed uses are consistent with Ordinance No. 348, in particular with the permitted uses and development standards of the Industrial Park (I-P) and Manufacturing – Service Commercial (M-SC) zones 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. Both the Industrial Park (I-P) and Manufacturing – Service Commercial (M-SC) zones 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 that would not be able to be subdivided into multiple parcels.

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) and Industrial Park (I-P) zones as detailed below. Although there are two different zones that the Project is located within, the development standards of the Industrial Park (I-P) zone are more restrictive than the Manufacturing – Service Commercial (M-SC) zone, so the Industrial Park (I-P) standards have been complied with across the entire Project, excluding the amount of landscaping which is explained below. The proposed building is primarily located within the M-SC zone, however, due to the I-P zone development standards being more restrictive, the standards of the I-P zone are what are shown below to show compliance. Since the standards of the M-SC zone are less

restrictive, the Project would also comply with the M-SC standards where they may apply to those portions of the site and building that are located within the M-SC zone.

- a. *The minimum lot size shall be 20,000 square feet with a minimum average lot width of 100 feet. No subdivision is proposed at this time that would create parcels smaller than what currently exists. The site consists currently of a single parcel that is approximately 30.19 acres.*
- b. *The maximum height of all structures, including buildings, shall be 35 feet at the yard setback line. Any portion of a structure that exceeds 35 feet in height shall be set back from each yard setback line not less than two feet for each one foot in height that is in excess of 35 feet. All buildings and structures shall not exceed 50 feet in height, unless a height up to 75 feet for buildings, or 105 feet for other structures is specifically permitted under the provisions of Section 18.34. of Ordinance No. 348. The maximum height proposed for the building is 46 feet and 6 inches. As also noted below in subsection g of this section, the applicable baseline setback requirements are 25 foot minimum along streets, side yard setback of 10 feet, rear yard setback of 15 feet, and when abutting a residential or commercially zoned property of 50 feet.*

As the Project is designed, the critical setback relative to the allowed height is the setback to residential or commercial zoned properties. Residential zoning exists to the south and west of the project site. The proposed setback of the building to the south Project site property line is a minimum of 68 feet (Placentia Street), which the required setback is 68 feet (50 feet plus 18 feet with the 9 foot additional building height above 35 feet at 44 feet in height at this setback point). The proposed setback of the building to the west Project site property line is a minimum of 125 feet (Patterson Avenue), which the required setback is 70 feet (50 feet plus 22 feet with the 11 foot additional building height above 35 feet at 46 feet in height at this setback point). All other standard required setbacks per the Industrial Park (I-P) zone are met as shown in subsections d, e, and f of this section to not affect the maximum allowed height of the building.

- c. *In the I-P zone, a minimum 15 percent of the site shall be landscaped and automatic irrigation shall be installed (I-P zone). In the M-SC zone, a minimum of ten percent of the site proposed for development shall be landscaped and irrigated (M-SC zone). Since the project is split between two zones, the project proposes landscaping that meets the collective total of amount of landscaping required based on the amount of acreage of the site located within each of the zones. Approximately 13.7 acres of the site is located in the I-P zone and approximately 15.94 acres of the site is located in the M-SC zone. Based on these areas 89,908 sq. ft. of landscaping is required per the I-P zone and 69,468 sq. ft. is required per the M-SC zone for a total of 159,376 sq. ft. of landscaping required. The project proposes a total of 159,476 sq. ft. of landscaping across the entire site which meets the collective landscape requirement of the two zones.*
- d. *A minimum 25 foot setback shall be required on any street. A minimum ten foot strip adjacent to the street line shall be appropriately landscaped and maintained, except for designated pedestrian and vehicular access ways. The remainder of the setback may be used for off-street automobile parking, driveways or landscaping. The Project site is bordered by streets on the south and west sides. The Project proposes minimum setbacks of 68 feet and 125 feet for the frontages on Placentia Street and Patterson Avenue, respectively. The Project includes a minimum 10 foot strip of landscaping on the site outside of the right-of-way along all frontages, excluding where driveways are located.*

- e. *The minimum sideyard setback shall equal not less than ten feet for the two side lot areas combined.* The sideyard condition could be applied on the north or possibly east sides of the site. The minimum building setback on these sides are 114 feet and 116 feet, respectively for the north and east sides, which meets the minimum for sideyard setback of 10 feet.
- f. *The minimum rear yard setback shall be 15 feet.* The rear yard setback condition could be applied on the north or possibly east sides of the site. As noted previously, the Project site meets the lower threshold for setback of 10 feet for side yard setback on these sides so would also meet this 15 foot rear yard setback.
- g. *A minimum 50 foot setback shall be required on any boundary where the industrial property abuts a residential or commercially zoned property. A minimum of 20 feet of the setback shall be landscaped, unless a tree screen is approved, in which case the setback area may be used for automobile parking, driveways or landscaping. Block walls or other fencing may be required.* The Project provides a minimum 68 foot setback from the site's proposed parcel line/right-of-way across from residential zoned properties located on the other side of Placentia Street on the south side of the project. The Project provides a minimum 125 foot setback from the site's proposed parcel line/right-of-way across from residential zoned properties located on the other side of Patterson Avenue on the west side of the project. Within these setback areas there is a minimum 20 foot landscape area located on site adjacent to each of the right-of-ways. On the south side the project does not include any loading areas, service areas, or other exterior uses that would require specific screening, buffering, or securing via walls or fences and no such walls or fences are proposed along the Project's southern boundary on Placentia Street. The west side of the project does include loading and other service areas. This would be screened with a 14 foot tall screen wall that encloses the loading area and on the outside of that would be further screened with landscaping within the 20 foot wide landscaping area on site.
- h. *Parking, loading, trash and service areas shall be screened by structures or landscaping. They shall be located in such a manner as to minimize noise or odor nuisance. Block walls or other fencing may be required.* Standard vehicle parking areas are located along the south and west sides of the property and are screened with landscaping between the parking areas and the adjacent road right-of-way. The loading areas are located on the west and east sides of the building that face residential land uses, but is screened via a 14 foot tall screen wall on the west side and a 17 foot tall screen wall on the east side. Landscaping located on site and within the right-of-way for Patterson Avenue provide additional screening. Trash and other service areas are proposed within the loading area for the building and would be adequately screened by the screen wall and landscaping proposed.
- i. *Outside storage shall be screened with structures or landscaping. Landscaping shall be placed in a manner adjacent to the exterior boundaries of the area so that materials stored are screened from view. If a non-screened exhibit of products is proposed, it shall be part of the industrial park plot plan, and shall be set back at least ten feet from the street line.* No outside storage is proposed with the Project. If future tenants desire to incorporate outside storage it will be required to be adequately screened consistent with the I-P development standards.
- j. *Automobile parking 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 10,000 square feet of office area and the remaining 673,000 square feet as warehouse area. At 1 space per 250 square feet, as required by Ordinance No. 348, the office area requires 40 spaces. At 1 space per 2,000 square feet, as required by Ordinance No. 348, the warehouse area requires 337 spaces. A total of 377 spaces is required. The building proposes 377 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 23 spaces, which meets the minimum requirement of Section 18.12 for 9 spaces.

- k. *All new utilities shall be underground.* The Project is conditioned to underground any new utilities, excluding electrical lines rated higher than 33 kV.
- l. *All roof mounted mechanical equipment shall be screened from the ground elevation view to a minimum sight distance of 1,320 feet.* 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 I-P and M-SC zones 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.
- m. *All signs shall be in conformance with Article XIX of Ordinance No. 348.* No signs are proposed at this time, but applications future signs will be reviewed as part of the building permit process for consistency with Article XIX of Ordinance No. 348.
- n. *All lighting, including spotlights, floodlights, 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. 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 March 26, 2019 and no comment was received.

3. In compliance with Assembly Bill 52 (AB52), notices regarding the Project were mailed to all requesting tribes on September 18, 2020. Consultation was requested by Rincon, Soboba, and Pechanga Tribes. The Cahuilla Tribe did not request consultation but did request on site monitoring. Consultation with Rincon Tribe took place on October 31, 2019. Rincon requested a Phase I report and that a Luiseno Tribe monitor be on site. Consultation with the Soboba Tribe took place on January 9, 2020. Soboba requested a Phase I report and standard set of conditions be applied to the case. Which includes a Cultural resource monitoring program be implemented. The Phase I report and proposed conditions of approval were provide to both tribes along with a request for any TCR information to be considered in CEQA analysis. Rincon and Soboba concurred with the proposed conditions and agreed to conclude AB52 consultation. Rincon's conclusion letter was dated December 31, 2019 and Soboba concluded at a meeting held on February 26, 2020. Pechanga consultation occurred through email primarily with request for certain conditions and mitigation measures that were applied to the project with certain edits from Planning staff. Consultation was subsequently concluded with Pechanga.
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 partially within a Very High Fire Hazard Severity zone and that portion is located within a Local Responsibility Area.
2. The Project site has been designed so that development is in compliance sections 4290 and 4291 of the Public Resources Code and Ordinance No. 787 by requiring any building constructed shall comply with special construction provisions as required by this Ordinance.
3. With incorporation of standard conditions of approval 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. All necessary roadway infrastructure shall be provided by the project.
4. 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 Environmental Impact Report, 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 any written communication or phone calls who indicated support/opposition to the proposed Project.

This Project was presented before the Mead Valley Municipal Advisory Committee in November 2019. The Project applicants also held a number of other meetings with neighboring residents and other area organizations as well as mailers to area residents.

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.

2
3 **RESOLUTION NO. 2020 -011**
4 **CERTIFYING ENVIRONMENTAL IMPACT REPORT NO. CEQ190017**
5 **FOR PLOT PLAN NO. 190008**
6

7 **WHEREAS**, pursuant to the provisions of Government Code Section 65350 et seq., public hearings
8 were held before the Riverside County Planning Commission in Riverside, California on September 2,
9 2020, to consider Plot Plan No. 190008 (PP No. 190008); and,

10 **WHEREAS**, all the procedures of the California Environmental Quality Act (CEQA) and Riverside
11 County Rules to Implement CEQA ("Rules") have been met, and EIR No. CEQ190017 (referred to herein
12 as EIR or DEIR), in connection with PP No. 190008 (referred to alternatively herein as the "Project"), is
13 sufficiently detailed so that all of the potentially significant effects of the Project on the environment and
14 measures necessary to avoid or substantially lessen such effects have been evaluated in accordance with
15 CEQA and the above referenced Rules; and

16 **WHEREAS**, pursuant to the State CEQA Guidelines section 15151, the evaluation of
17 environmental effect is to be completed in light of what is reasonably feasible; and

18 **WHEREAS**, the Riverside County Planning Department circulated a Notice of Preparation (NOP)
19 for a 30-day public review period from September 30, 2019 to October 29, 2019, and held one public
20 scoping meeting on October 7, 2019. The County prepared a Draft EIR (State Clearinghouse No.
21 2019090706) to address and evaluate all potential environmental impacts of PP No. 190008. The County
22 circulated the DEIR for public review and comment as specified in the State CEQA Guidelines for a 45-
23 day period from June 10, 2020 to July 24, 2020. Public comments were received by the County and have
24 been responded to by the County consistent with CEQA requirements. The Project's Final EIR (FEIR)
25 Responses to Comments document have been published prior to the September 2, 2020 Planning
26 Commission Hearing (the "Responses").

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

FORM APPROVED COUNTY COUNSEL
BY: Aaron C. Gettis 8/20/20
DATE

1 **BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Planning Commission
2 of the County of Riverside in regular session assembled on September 2, 2020 that:

- 3 A. The Project includes PP No. 190008 which was considered at the public hearing before the
4 Planning Commission.
- 5 B. The Project site consists of approximately 31.55 gross acres at the northeast corner of the
6 Placentia Avenue/Patterson Avenue intersection in the Mead Valley Area Plan area in
7 unincorporated western Riverside County (the "Project Site"). The Project Site is bordered
8 by existing single-family residential and vacant land uses to the north, single-family
9 residential uses to the south and west, and single-family residential and
10 industrial/manufacturing uses east of the Project Site.
- 11 C. The Project Site General Plan Land Use designation is "Business Park" (BP). Zoning
12 designations of the Project Site are "Industrial Park" (IP) and "Manufacturing-Service
13 Commercial" (M-SC). The Project does not propose or require amendment of the site's
14 existing General Plan land use designation and/or zoning designations.
- 15 D. The Project Site is located within the influence area of March Air Reserve Base and is subject
16 to Compatibility Zone C in the March Air Reserve Base/Inland Port Airport Land Use
17 Compatibility Plan. The Project Site is also identified as being located in the West Regional
18 Council of Governments sub-region planning area.
- 19 E. PP No. 190008 proposes development of a 699,630 square foot warehouse/logistics building
20 on the Project Site, with an interior 9,000 square foot office component. The building
21 dimensions are 42 to 49.5 feet (at its peak) in height, 1,098 feet long, and 720 feet at its
22 widest. It is 600 feet from dock doors on the west of the structure to the dock doors on the
23 east of the structure. The automobile parking spaces are to be located around the perimeter
24 of the building. Truck/truck trailer bays will be located on the east and west elevations of
25 the building. Vehicular access to the Project Site would be provided by three driveways:
26 Driveway 1 would be located at Patterson Avenue and Walnut Street and provide full access
27 for passenger and trucks. Driveway 2 would be on Placentia Street and provide full access
28 for passenger cars only.

1 Driveway 3 would also be on Placentia Street but allow full access for passenger cars and
2 trucks. The rights-of-way adjacent to the Project Site would be constructed by the Project
3 and consistent with County requirements and pursuant to the Project Conditions of
4 Approval.

5 F. EIR No. CEQ190017 was prepared to evaluate the potential environmental impacts of PP
6 No. 190008. The DEIR analyzed the Project's potential significant effects on the
7 environment and made the required findings in compliance with the State CEQA Guidelines
8 and Riverside County Rules. Based on the findings and conclusions in the DEIR and the
9 conditions of approval applied to the Project by the County of Riverside, PP No. 190008
10 will not cause serious public health problems.

11 G. As part of the Planning Commission's tentative approval process, conditions of approval
12 were agreed to by the Project applicant.

13 **BE IT FURTHER RESOLVED** by the Planning Commission that the following environmental
14 impacts associated with EIR No. CEQ190017 are determined to have no environmental impacts in
15 consideration of existing regulations and Project Design Features.

16 A. Aesthetics

17 *Impact: Substantial effects upon scenic highway corridors.*

18 *Scenic Resources Threshold a): Implementation of the Project would not have a substantial*
19 *effect upon a scenic highway corridor within which it is located.*

20 1. No Impact:

21 The Project Site is not located adjacent to a State-designated scenic highway. The
22 Riverside County General Plan and Mead Valley Area Plan indicate the nearest
23 County-designated scenic highway is Interstate 215, approximately one-half (1/2)
24 mile east of the Project Site and separated from the Project Site by industrial uses
25 and vacant land. In addition, there are eight (8) eligible Scenic Highways in
26 Riverside County. None are in view of the Project Site. The closest eligible Scenic
27 Highway is State Route 74, near Romoland and the City of Perris, which is
28 approximately three miles southeast of the Project site. The Project will not be

1 visible from any State Routes or from Interstate 215. Therefore, Project development
2 will have no impact upon a scenic corridor. (DEIR p. 4.1-2).

3 The evidence supporting these conclusions includes, without limitation, the
4 discussion of these impacts in Subsection 4.1 of the DEIR and the citations noted
5 therein.

6 **B. Agriculture and Forestry Resources**

7 *Impact: Conversion of Farmland to non-agricultural use.*

8 *Agriculture Threshold a): The Project would not convert Prime Farmland, Unique*
9 *Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps*
10 *prepared pursuant to the Farmland Mapping and Monitoring Program of the California*
11 *Resources Agency, to non-agricultural use.*

12 1. No Impact:

13 The Project as proposed would not convert Prime Farmland, Unique Farmland, or
14 Farmland of Statewide Importance (Farmland) to non-agricultural use. This
15 threshold of significance was addressed in the Initial Study prepared for the Project
16 (DEIR, Appendix A), which indicated that there is no Prime Farmland, Unique
17 Farmland, or Farmland of Statewide Importance (Farmland) on the Project Site.
18 Thus, no impact would occur. (DEIR, p. 4.2-2).

19 The evidence supporting these conclusions includes, without limitation, the
20 discussion of these impacts in Subsection 4.2 of the DEIR and the citations noted
21 therein and DEIR Appendix A.

22 *Impact: Conflict with existing agricultural zoning, use, or preserved land.*

23 *Agriculture Threshold b): The Project would not conflict with existing agricultural zoning,*
24 *agricultural use or with land subject to a Williamson Act contract or land within a Riverside*
25 *County Agricultural Preserve.*

26 1. No Impact:

27 The Project Site does not contain land zoned for agriculture or land used for
28 agricultural purposes. Although off-site adjacent property is zoned to allow

1 agricultural use, no properties are currently used for agricultural activities. All
2 adjacent parcels are developed with residential uses. This threshold of significance
3 was addressed in the Initial Study prepared for the Project, (DEIR, Appendix A),
4 which indicated no impact would occur. (DEIR, p. 4.2-2).

5 The evidence supporting these conclusions includes, without limitation, the
6 discussion of these impacts in Subsection 4.2 of the DEIR and the citations noted
7 therein and DEIR Appendix A.

8 *Impact: Conversion of Farmland, to non-agricultural use due to changes in the existing*
9 *environment.*

10 *Agriculture Threshold d): The Project would not involve other changes in the existing*
11 *environment which, due to their location or nature, could result in conversion of Farmland,*
12 *to non-agricultural use.*

13 1. No Impact:

14 Due to the lack of agricultural activity and Farmland in the Project Site's vicinity,
15 the Project has no potential to result in changes to the existing environment which,
16 due to their location or nature, could result in the conversion of Farmland to a non-
17 agricultural use. This threshold of significance was addressed in the Initial Study
18 prepared for the Project (DEIR, Appendix A), which indicated no impact would
19 occur. (DEIR, p. 4.2-2).

20 The evidence supporting these conclusions includes, without limitation, the
21 discussion of these impacts in Subsection 4.2 of the DEIR and the citations noted
22 therein and DEIR Appendix A.

23 *Impact: Conflict with existing zoning for, or cause rezoning of, forest land.*

24 *Forest Threshold a): The Project would not conflict with existing zoning for, or cause*
25 *rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland*
26 *(as defined by Public Resources Code section 4526), or timberland zoned Timberland*
27 *Production (as defined by Govt. Code section 51104(g)).*

1 1. No Impact

2 The Project Site is not zoned as forest land and there are no lands within the Project
3 Site's vicinity that are zoned for forest land, timberland, or Timberland Production.
4 This threshold of significance was addressed in the Initial Study prepared for the
5 Project (DEIR, Appendix A), which indicated no impact would occur. Thus,
6 implementation of the proposed Project would not conflict with existing zoning for,
7 or cause rezoning of, forest land, timberland, or timberland zoned Timberland
8 Production (DEIR, p. 4.2-3).

9 The evidence supporting these conclusions includes, without limitation, the
10 discussion of these impacts in Subsection 4.2 of the DEIR and the citations noted
11 therein and DEIR Appendix A.

12 *Impact: Loss of forest land or conversion of forest land to non-forest use.*

13 *Forest Threshold b): The Project would not result in the loss of forest land or conversion of*
14 *forest land to non-forest use.*

15 1. No Impact:

16 The Project Site is not zoned as forest land and there are no lands within the Project
17 Site's vicinity that are zoned for forest land, timberland, or Timberland Production.
18 As such, there is no potential for the proposed Project to cause the loss of forest land
19 or the conversion of forest land to non-forest use. No impact would occur (DEIR,
20 p. 4.2-3).

21 The evidence supporting these conclusions includes, without limitation, the
22 discussion of these impacts in Subsection 4.2 of the DEIR and the citations noted
23 therein and DEIR Appendix A.

24 *Impact: Conversion of forest land to non-forest use due to other changes in the existing*
25 *environment.*

26 *Forest Threshold c): The Project would not involve other changes in the existing*
27 *environment which, due to their location or nature, could result in conversion of forest land*
28 *to non-forest use.*

1 1. No Impact

2 Due to the absence of forest lands on the Project Site in its vicinity, there is no
3 potential for the proposed Project to involve other changes in the existing
4 environment which, due to their location or nature, could result in the conversion of
5 forest land to non-forest use. No impact would occur. (DEIR, p. 4.2-3).

6 The evidence supporting these conclusions includes, without limitation, the
7 discussion of these impacts in Subsection 4.2 of the DEIR and the citations noted
8 therein and DEIR Appendix A.

9 C. Biological Resources

10 *Impact: Substantial effect on riparian habitat or other sensitive natural community.*

11 *Threshold e): The Project would not substantially effect on any riparian habitat or other*
12 *sensitive natural community identified in local or regional plans, policies, and regulations*
13 *or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service.*

14 1. No Impact

15 No Critical Habitat is located on the Project Site. The Critical Habitat nearest the
16 Project Site is approximately 4.2 miles southeast and is designated for spreading
17 navarretia and thread-leaved brodiaea along the San Jacinto River. Therefore, the
18 loss or adverse modification of Critical Habitat will not occur as a result of Project
19 development and consultation with the United States Fish and Wildlife Service will
20 not be required. Additionally, Project development and operation will not result in
21 impacts to riparian/riverine habitats. The Project Site does not support any
22 discernible drainage courses, inundated areas, wetland vegetation, or hydric soils that
23 would be considered jurisdictional or qualify as riparian/riverine habitat. Therefore,
24 no impact would occur. (DEIR, p. 4.4-7).

25 The evidence supporting these conclusions includes, without limitation, the
26 discussion of these impacts in Subsection 4.4 of the DEIR and the citations noted
27 therein, and DEIR Appendices P and L.

28 *Impact: Conflicts with local policies or ordinances protecting biological resources.*

1 *Threshold g): The Project would not conflict with any local policies or ordinances*
2 *protecting biological resources, such as a tree preservation policy or ordinance.*

3 1. No Impact:

4 There are no oak trees on the Project Site. Therefore, the Project is not in conflict
5 with the Riverside County Oak Tree Management Guidelines. In addition, the
6 Project complies with Mead Valley Area Plan policies related to biological resources
7 and no impact will result from Project development or Project operation. (DEIR, p.
8 4.4-8).

9 The evidence supporting these conclusions includes, without limitation, the
10 discussion of these impacts in Subsection 4.4 of the DEIR and the citations noted
11 therein, and DEIR Appendices P and L.

12 **D. Cultural Resources**

13 *Impact: Alteration or destruction of an historic site and substantial adverse change in the*
14 *significance of a historical resource.*

15 *Thresholds a) and b): Project construction and implementation would not alter or destroy*
16 *a historic site or cause a substantial adverse change in the significance of a historical*
17 *resource pursuant to California Code of regulations 15064.5.*

18 1. No Impact:

19 The Project Site is vacant and the City of Riverside County General Plan does not
20 identify any historical resources on the Project Site. Furthermore, the Cultural
21 Resources Assessment prepared for the Project concluded that the Project would not
22 alter or destroy a historical resource or site. Therefore, Project development and
23 operation would not alter or destroy a historical resource as defined in Section
24 15064.5. No impact would occur. (DEIR, p. 4.5-4).

25 The evidence supporting these conclusions includes, without limitation, the
26 discussion of these impacts in Subsection 4.5 of the DEIR and the citations noted
27 therein, and DEIR Appendix A.

1 **E. Geology and Soils**

2 ***Impact: Impacts due to geologic hazards.***

3 ***Other Geologic Hazards Threshold a): The Project would not be subject to geologic***
4 ***hazards, such as seiche, mudflow, or volcanic hazard.***

5 1. No Impact:

6 No steep hillsides subject to mudflow and no volcanoes are located on or near the
7 Site. The nearest large body of surface water is the Perris Reservoir, located
8 approximately 3.8 miles northeast of the Project Site. In the unlikely event of a
9 seiche, water is anticipated to be confined to the young alluvial valley channel east
10 of Interstate 215. Furthermore, the Project Site is located approximately 36 miles
11 from the Pacific Ocean at an elevation greater than 1,500 feet above Mean Sea Level.
12 Therefore, there is no potential for the Project to cause or be subject to hazards
13 associated with seiches, mudflows, and/or volcanic hazards. No impact would occur.
14 (DEIR, p. 4.7-7).

15 The evidence supporting these conclusions, includes, without limitation, the
16 discussion of these impacts in Subsection 4.7 of the DEIR and the citations noted
17 therein and DEIR Appendix N.

18 ***Impact: Grading affecting or negating subsurface sewage disposal systems***

19 ***Slopes Threshold c): The Project would not result in grading that affects or negates***
20 ***subsurface sewage disposal systems.***

21 1. No Impact:

22 The Project Site does not contain any subsurface sewage systems. Project
23 development and operation will connect to the existing Eastern Municipal Water
24 District sewer system for disposal of waste water. Therefore, Project development
25 has no potential to affect or negate subsurface sewage disposal systems. No impact
26 would occur. (DEIR, p. 4.7-8.)

27 The evidence supporting these conclusions, includes, without limitation, the
28 discussion of these impacts in Subsection 4.7 of the DEIR and the citations noted

1 therein and DEIR Appendix N.

2 ***Impact: Have soil incapable of supporting septic tanks or alternative wastewater***
3 ***disposal systems.***

4 ***Soils Threshold c): The Project does not propose the use of septic tanks or***
5 ***alternative wastewater disposal systems.***

6 1. No Impact:

7 The Project does not propose the use of septic tanks or alternative wastewater
8 disposal systems. Project development and operation will connect to the existing
9 Eastern Municipal Water District sewer system for disposal of waste water.
10 Accordingly, no impact associated with the installation or use of septic tanks or
11 alternative wastewater systems would occur with implementation of the Project.
12 (DEIR, p. 4.7-9.)

13 The evidence supporting these conclusions, includes, without limitation, the
14 discussion of these impacts in Subsection 4.7 of the DEIR and the citations noted
15 therein.

16 F. Hazards and Hazardous Materials

17 ***Impact: Impairment or physical interference with an adopted emergency response plan or***
18 ***emergency evacuation plan.***

19 ***Hazards and Hazardous Materials Threshold c): The Project would not impair***
20 ***implementation of or physically interfere with an adopted emergency response plan or an***
21 ***emergency evacuation plan.***

22 1. No Impact:

23 Project development and operation would not impair or physically interfere with any
24 County-adopted emergency management plan or evacuation plan. Designated
25 evacuation routes and emergency ingress and egress would not be obstructed by
26 Project development or operation. Furthermore, Project development will include
27 construction of various off-site improvements (“Project Design Features”),
28 including:

- 1 • Widening of the northerly right-of-way of Placentia Avenue to its ultimate
2 width as a Secondary Highway, per Riverside County Standard No. 94,
3 Ordinance 461.
- 4 • Placing the existing overhead utilities currently on power poles along the
5 Project site southerly and westerly boundaries along Placentia Avenue
6 underground; placing any Verizon or CATV communication lines currently
7 overhead underground in a common trench with the Southern California
8 Edison distribution lines.
- 9 • Widening the easterly right-of-way of Patterson Avenue to its ultimate
10 easterly limit as a Secondary Highway, per Riverside County Standard No.
11 94, Ordinance 461.

12 Construction of these Project Design Features will facilitate emergency response to,
13 and evacuation from, the Project site and the Project vicinity. Thus, no impact would
14 occur and mitigation is not required (DEIR, p. 4.9-4).

15 The evidence supporting these conclusions includes, without limitation, the
16 discussion of these impacts in Subsection 4.9 of the DEIR and the citations noted
17 therein.

18 ***Impact: Hazardous materials sites.***

19 ***Hazards and Hazardous Materials Threshold e): The Project would not be located on a***
20 ***site which is included on a list of hazardous materials sites compiled pursuant to***
21 ***Government Code Section 65962.5 and would not create a significant hazard to the public***
22 ***or the environment as a result.***

23 1. **No Impact:**

24 The Project Site is not listed on any hazardous materials site lists compiled pursuant
25 to Government Code Section 65962.5. Thus, no impact would occur. (DIER p. 4.9-
26 5).

27 The evidence supporting these conclusions includes, without limitation, the
28 discussion of these impacts in Subsection 4.9 of the DEIR and the citations noted

1 therein.

2 ***Impact: Safety hazards due to private airstrips or heliports.***

3 ***Airports Threshold d): The Project Site is not located within the vicinity of a private airstrip,***
4 ***or heliport, and would not result in a safety hazard for people residing or working in the***
5 ***project area due to private airstrips or heliports.***

6 1. No Impact:

7 The Project Site is located approximately 3.9 miles northwest of the privately-owned
8 Perris Valley Airport. The Project Site is located outside the Airport Influence Area.
9 Therefore, the Project will not expose people residing or working in the Project area
10 to safety hazards associated with a private airstrip or heliport. (DEIR, p. 4.9-6).

11 The evidence supporting these conclusions includes, without limitation, the
12 discussion of these impacts in Subsection 4.9 of the DEIR and the citations noted
13 therein.

14 **G. Hydrology and Water Quality**

15 ***Impact: Degradation of water quality***

16 ***Water Quality Thresholds h) and i): The Project would not risk the release of pollutants***
17 ***due to project inundation since it is not in a flood hazard, tsunami, seiche, or dam failure***
18 ***inundation zone, or in a hazard area.***

19 1. No Impact:

20 The Project Site is not located within a flood hazard, tsunami, or seiche zone. The
21 Project Site is 3.8 miles southwest of Lake Perris. Therefore, a seiche event is very
22 unlikely. In the event of a seiche, water is anticipated to be confined to the young
23 alluvial valley channel east of Interstate 215. In addition, there is no risk of the
24 Project Site being affected by a tsunami because the Project site is approximately 36
25 miles from the Pacific Ocean and is at an elevation exceeding 1,500 feet above Mean
26 Sea Level. Therefore, there is no risk that the Project will release pollutants due to
27 Project inundation by a flood, tsunami, or seiche. (DEIR, pp. 4.10-6 and 4.7-7).

28 Furthermore, the Project Site is not located within a hazard area or dam failure

1 inundation zone and would have no impact in this regard. (DEIR, p. 4.10-6).

2 The evidence supporting these conclusions includes, without limitation, the
3 discussion of these impacts in Subsection 4.10 of the DEIR and the citations noted
4 therein and DEIR Appendices I and U.

5 *Impact: Conflict with or obstruct implementation of a water quality control plan or*
6 *sustainable groundwater management plan.*

7 *Water Quality Threshold j): The Project would not conflict with or obstruct*
8 *implementation of a water quality control plan or sustainable groundwater management*
9 *plan.*

10 1. No Impact:

11 The Project Site is located within the jurisdiction of the Santa Ana Regional Water
12 Quality Control Board, which has produced the Santa Ana River Basin Water Quality
13 Control Plan for the Santa Ana River Watershed. The Project will be required to
14 prepare Storm Water Pollution Prevention Plans for Project operational activities and
15 to implement a long-term water quality sampling and monitoring program or receive
16 an exemption. The Project would not conflict with or obstruct implementation of the
17 Santa Ana River Basin Water Quality Control Plan. (DEIR, pp. 4.10-6 and 7).

18 The evidence supporting these conclusions includes, without limitation, the
19 discussion of these impacts in Subsection 4.10 of the DEIR and the citations noted
20 therein and DEIR Appendices I and U.

21 H. Land Use and Planning

22 *Impact: Conflict with any land use plan, policy, or regulation adopted for the purpose of*
23 *avoiding or mitigating an environmental effect.*

24 *Land Use Threshold a): The Project would not cause a significant environmental impact*
25 *due to a conflict with any land use plan, policy, or regulation adopted for the purpose of*
26 *avoiding or mitigating an environmental effect.*

27 1. No Impact:

28 Project development is consistent with the land use designations assigned to the

1 Project Site in the County of Riverside General Plan, Land Use Ordinance, and the
2 Mead Valley Area Plan.

3 The proposed Project is consistent with all pertinent land use designations and is
4 designed in compliance with all zoning standards and Mead Valley Area Plan
5 standards. The Project would not conflict with the Western Riverside County
6 Multiple Species Habitat Conservation Plan. (DEIR, pp. 4.11-1 and 2). A Riverside
7 County General Plan Consistency Analysis has been prepared and no inconsistencies
8 have been identified. (DEIR, Appendix K). The Project would not result in any
9 adverse environmental impacts due to an inconsistency with any applicable land use
10 plans, policies or regulations, there is no potential for the Project to contribute to a
11 considerable environmental effect related to this issue.

12 The evidence supporting these conclusions includes, without limitation, the
13 discussion of these impacts in Subsection 4.11 of the DEIR and the citations noted
14 therein and DEIR Appendix K.

15 I. Mineral Resources

16 *Impact: Decrease availability of a known mineral resource.*

17 *Threshold a): The Project would not result in the loss of availability of a known mineral*
18 *resource that would be of value to the region or the residents of the State.*

19 1. No Impact:

20 The Project Site does not have a known mineral resource nor is the Project Site zoned
21 for any mineral resource extraction. No State of California plans designate the
22 Project Site as a mineral resource site. Therefore, Project development would not
23 result in the loss of availability of a known mineral resource that would be of value
24 to the region or to residents of the State of California and there would be no impact.
25 (DEIR, p. 4.12-2).

26 The evidence supporting these conclusions includes, without limitation, the
27 discussion of these impacts in Subsection 4.12 of the DEIR and the citations noted
28 therein.

1
2 ***Impact: Decrease availability of a locally-imported mineral resource recovery site.***

3 ***Threshold b): The Project would not result in the loss of availability of a locally-imported***
4 ***mineral resource recovery site delineated on a local general plan, specific plan, or other***
5 ***land use plan.***

6 1. No Impact:

7 The Project Site does not have any known mineral resources. The Project Site is on
8 land designated as MRZ-3 (Significance of mineral deposits undetermined). No State
9 of California plans designate the Site as a mineral resource site. Therefore, Project
10 development will not result in the loss of availability of a locally-important mineral
11 resource recovery site delineated on the Riverside County General Plan or the Mead
12 Valley Area Plan and there would be no impact. (DEIR, p. 4.12-2).

13 The evidence supporting these conclusions includes, without limitation, the
14 discussion of these impacts in Subsection 4.12 of the DEIR and the citations noted
15 therein.

16 ***Impact: Exposure of people or property to hazards from proposed, existing, or abandoned***
17 ***quarries or mines.***

18 ***Threshold c): The Project would not expose people or property to hazards from proposed,***
19 ***existing, or abandoned quarries or mines.***

20 1. No Impact:

21 There are no proposed, existing or abandoned quarries or mines on the Project Site.
22 Therefore, Project development has no potential to expose people or property to
23 hazards from proposed, existing or abandoned quarries or mines and there would be
24 no impact.

25 The evidence supporting these conclusions includes, without limitation, the
26 discussion of these impacts in Subsection 4.12 of the DEIR and the citations noted
27 therein.

28 J. Noise

1 *Impact: Noise impacts from private airstrips.*

2 *Airport Noise Threshold b): The Project would not expose people residing or working in*
3 *the project area to excessive noise levels associated with private airstrips.*

4 1. No Impact:

5 The Project Site is not located within the vicinity of a private airstrip. The Perris
6 airstrip is located approximately 4 miles south of the Project site. At this distance,
7 the Project would not expose people working in the Project area to excessive noise
8 levels. (DEIR, p. 4.13-5).

9 The evidence supporting these conclusions includes, without limitation, the
10 discussion of these impacts in Subsection 4.13 of the DEIR and the citations noted
11 therein and DEIR Appendix F.

12 **K. Population and Housing**

13 *Impact: Displacement of substantial numbers of people and/or existing housing.*

14 *Threshold a): The Project would not displace substantial numbers of existing people or*
15 *housing, necessitating the construction of replacement housing elsewhere.*

16 1. No Impact:

17 The Project Site is vacant. Therefore, Project development and operation would not
18 result in displacing any people or housing. (DEIR, p. 4.15-2).

19 The evidence supporting these conclusions includes, without limitation, the
20 discussion of these impacts in Subsection 4.15 of the DEIR and the citations noted
21 therein and DEIR Appendix F.

22 **L. Recreation**

23 *Impact: Construction or expansion of recreational facilities which might have an adverse*
24 *physical effect on the environment.*

25 *Parks and Recreation Threshold a): The Project would not include recreational facilities*
26 *or require the construction or expansion of recreational facilities which might have an*
27 *adverse physical effect on the environment.*

28 1. No Impact:

1 The Project Site is proposed to be developed as a logistics/warehouse building with
2 a surface parking lot. The Project does not include any public or private recreational
3 facilities. Therefore, Project development and operation will not result in a
4 significant increase in population and thereby will not require construction or
5 expansion of recreational facilities which might have an adverse physical effect on
6 the environment. No impact will result. (DEIR, p. 4.17-2).

7 The evidence supporting these conclusions includes, without limitation, the
8 discussion of these impacts in Subsection 4.17 of the DEIR and the citations noted
9 therein.

10 *Impact: Deterioration of existing neighborhood or regional parks or other recreation*
11 *facilities.*

12 *Parks and Recreation Threshold b): The Project would not include the use of existing*
13 *neighborhood or regional parks or other recreational facilities such that substantial*
14 *physical deterioration of the facility would occur or be accelerated.*

15 1. No Impact:

16 The Project Site is proposed to be developed as a logistics/warehouse building with
17 a surface parking lot. Project development will not include recreational facilities.
18 No residential uses are part of the proposed Project. Therefore, Project development
19 and operation will not result in an increase in population and thereby will not result
20 in an increase in use of existing neighborhood and regional parks or other recreational
21 facilities such that substantial physical deterioration of the facility would occur or be
22 accelerated. No impact will result. (DEIR, p. 4.17-2).

23 The evidence supporting these conclusions includes, without limitation, the
24 discussion of these impacts in Subsection 4.17 of the DEIR and the citations noted
25 therein.

26 M. Wildfire

27 *Impact: Expose people or structures to significant risks as a result of runoff, post-fire slop*
28 *instability, or drainage changes.*

1 *Wildfire Threshold d): The Project would not expose people or structures to significant*
2 *risks, including downslope or downstream flooding or landslides, as a result of runoff, post-*
3 *fire slope instability, or drainage changes.*

4 1. No Impact:

5 The Project Site is not sufficiently sloped to affect downstream flooding or landslides
6 and would not support post-fire slope stability because Project development
7 (grading) would create a largely flat building site. Drainage is addressed in the
8 "Hydrology/Water Quality" sub-section of this DEIR (pp. 4.10-1 – 9) and indicates
9 no significant impacts to drainage would occur as a result of Project development or
10 Project operation. (DEIR, pp. 4.21-3).

11 The evidence supporting these conclusions includes, without limitation, the
12 discussion of these impacts in Subsection 4.10 and 4.21 and of the DEIR and the
13 citations noted therein and DEIR Appendices I and U.

14 **BE IT FURTHER RESOLVED** by the Planning Commission that the following environmental
15 impacts associated with the DEIR are determined to be less than significant in consideration of existing
16 regulations and Project Design Features.

17 A. Aesthetics

18 *Impact: Damage to scenic resources, obstruction of scenic vistas, or creation of*
19 *aesthetically offensive site.*

20 *Scenic Resources Threshold b): The Project would result in a less-than-significant impact*
21 *resulting from damage to scenic resources, including, but not limited to, trees, rock*
22 *outcroppings and unique or landmark features; less-than-significant impacts resulting from*
23 *an obstruction of prominent scenic vistas or views open to the public; and less-than-*
24 *significant impacts resulting from the creation of an aesthetically offensive site open to*
25 *public view.*

26 1. Project Impact(s):

27 The proposed Project will have a less than significant impact on scenic view from
28 adjacent properties to the north, south, and west. The Project Applicant/Developer

1 has purchased the 4 residential large lot homes that border the Project site to the east.
2 The proposed Project will not substantially damage scenic resources or significantly
3 obstruct any prominent scenic vistas or public views. The Project Site does not
4 contain any unique scenic resources. Development of the Project would not
5 substantially block views of scenic mountain resources in the distance. Also, the
6 proposed Project incorporates design elements (DEIR, p.4.1-7), such as perimeter
7 landscaping and fencing to ensure that development proposed on the
8 warehouse/logistics building and related facilities (i.e. parking bays, surface parking
9 lot) would not create an aesthetically offensive site open to public view. Impacts
10 would be less than significant. (DEIR, pp. 4.1-2 - 4).

11 The evidence supporting these conclusions includes, without limitation, the
12 discussion of these impacts in Subsection 4.1 and of the DEIR and the citations noted
13 therein and DEIR.

14 *Impact: Degrade the existing visual character or quality of public views of the Site and its*
15 *surrounding or conflict with applicable zoning and other regulations governing scenic*
16 *quality.*

17 *Scenic Threshold c): The Project would result in less-than-significant impacts due to*
18 *degradation of the existing visual character or quality of public views of the site and its*
19 *surroundings. However, Project does not conflict with applicable zoning and other*
20 *regulations governing scenic quality.*

21 1. Project Impact(s):

22 Project Site ground surface relief features will change somewhat during Project
23 development in that Project development will necessitate grading that will involve
24 cuts of approximately 16 feet and fills of approximately 15 feet to achieve proposed
25 finished grades. The Project Site is located within an urbanized area. Both the
26 County of Riverside General Plan land use designation and the County of Riverside
27 Zoning Code designations for the Project site allow the proposed warehouse/logistics
28 building. In addition, the Mead Valley Area Plan provides for the proposed use.

1 (DEIR, p. 4.1-4). (*Id.*).

2 The evidence supporting these conclusions includes, without limitation, the
3 discussion of these impacts in Subsection 4.1 and of the DEIR and the citations noted
4 therein and DEIR.

5 *Impact: Interference with nighttime use of the Mt. Palomar Observatory.*

6 *Mt. Palomar Observatory Threshold a): The Project would result in less-than-significant*
7 *impacts due to an interference with the nighttime use of the Mt. Palomar Observatory, as*
8 *protected through Riverside County Ordinance No. 655*

9 1. Project Impact(s):

10 The Project Site is located within Zone B of the Mt. Palomar Observatory Nighttime
11 Lighting Policy Area. Mandatory compliance with Riverside County Ordinance No.
12 655 (DEIR, p. 4.1-6) such as mandatory requirements for lamp source and shielding
13 of light emissions for outdoor fixtures to reduce “skyglow,” will ensure that the
14 Project does not interfere with the nighttime use of the Mt. Palomar Observatory and
15 impacts would be less than significant. (DEIR, pp. 4.1-4 and 6).

16 The evidence supporting these conclusions includes, without limitation, the
17 discussion of these impacts in Subsection 4.1 of the DEIR and the citations noted
18 therein.

19 *Impact: Light or glare affecting day or nighttime views.*

20 *Other Lighting Issues Threshold a): The Project would result in less-than-significant*
21 *impacts due to the creation of a new source of substantial light or glare which would*
22 *adversely affect day or nighttime views in the area.*

23 1. Project Impact(s):

24 Construction and operation of the warehouse/logistic building would introduce new
25 sources of exterior light and glare that would be visible to adjacent residents. The
26 new lighting will be security lighting, interior and exterior building lighting, and light
27 emanating from truck traffic and employee vehicles. Mandatory compliance with
28 Riverside County Ordinances Nos. 655 and 915 (DEIR, pp. 4.1-6 and 7), which

1 provides lighting standards to eliminate adverse effects of lighting associated with
2 development, will ensure that the Project does not create new sources of substantial
3 light or glare that affect day or nighttime views in the area. (DEIR, pp. 4.1-5, 6, and
4 7).

5 The evidence supporting these conclusions includes, without limitation, the
6 discussion of these impacts in Subsection 4.1 of the DEIR and the citations noted
7 therein.

8 ***Impact: Exposure of residential property to unacceptable light levels.***

9 ***Other Lighting Issues Threshold b): The Project would result in less-than-significant***
10 ***impacts due to the exposure of residential property to unacceptable light levels.***

11 1. Project Impact(s):

12 The Project would not expose residential properties to unacceptable light levels.
13 Project lighting will be confined to the Project Site and will comply with
14 requirements of Riverside County Ordinances Nos. 655 and 915 (DEIR, pp. 4.1-6
15 and 7), which provides lighting standards to eliminate adverse effects of lighting
16 associated with development, will ensure that the Project does not expose off-site
17 residential properties to unacceptable light levels.

18 In addition, Project development will set the proposed logistics/warehouse building
19 back from adjacent residential properties and include a 14-foot wall along its western
20 boundary and a 17-foot wall along its eastern boundary to further shield adjacent
21 residential properties. The County will impose Standard Conditions that will ensure
22 any light impacts to adjacent residential properties will be maintained at a less than
23 significant level. (DEIR, 4.1-5, 6, and 7).

24 The evidence supporting these conclusions includes, without limitation, the
25 discussion of these impacts in Subsection 4.1 of the DEIR and the citations noted
26 therein.

27 **B. Agriculture and Forest Resources**

28 ***Impact: Development of non-agricultural uses within 300 feet of agriculturally zoned***

1 *property.*

2 ***Agriculture Threshold c): The Project would result in less-than-significant impacts due to***
3 ***development of non-agricultural uses within 300 feet of agriculturally zoned property***
4 ***(Ordinance No. 625 "Right-to-Farm").***

5 1. Project Impact(s):

6 The Project would have less-than-significant impacts to adjacent properties that are
7 agriculturally-zoned. No surrounding property is currently used primarily for
8 agricultural purposes. Should an off-site property within 300 feet become used for
9 agriculture, mandatory compliance to Ordinance No. 625 (DEIR, p. 4.2-4), as would
10 be required by the County, would further ensure that impacts would be less than
11 significant. Since all the agriculturally-zoned properties have residential uses, the
12 resultant Project impact would be less than significant. (DEIR, pp. 4.2-2 and 4).

13 The evidence supporting these conclusions includes, without limitation, the
14 discussion of these impacts in Subsection 4.2 of the DEIR and the citations noted
15 therein.

16 C. Air Quality

17 ***Impact: Objectionable odors affecting a substantial number of people.***

18 ***Air Quality Threshold d): The Project would result in less-than-significant impacts due to***
19 ***the creation of objectionable odors affecting a substantial number of people.***

20 1. Project Impact(s):

21 Potential odor sources associated with the Project may result from construction
22 equipment exhaust and application of asphalt and architectural coatings during
23 construction activities and temporary storage of typical solid waste associated with
24 long-term Project operation. The Project would be required to comply with South
25 Coast Air Quality Management District (SCAQMD) Rule 402, which prohibits the
26 discharge of odorous emissions that would create a public nuisance. (DEIR, pp. 4.3-
27 24, 25, and 27).

28 The evidence supporting these conclusions includes, without limitation, the

1 discussion of these impacts in Subsection 4.3 of the DEIR and the citations noted
2 therein, and DEIR Appendices D and O.

3 **D. Biological Resources**

4 *Impact: Effects on wildlife movement.*

5 *Threshold d): The Project would result in less-than-significant interference with the*
6 *movement of any native resident or migratory fish or wildlife species or with established*
7 *native resident or migratory wildlife corridors, or impede the use of native wildlife nursery*
8 *sites.*

9 1. Project Impact(s):

10 The Project Site has not been identified as occurring in a wildlife corridor or linkage.
11 However, the Project Site is located east of the MSHCP Proposed Noncontiguous
12 Habitat Block 4, which is comprised of the Motte Rimrock reserve and provides
13 habitat for MSHCP listed species Quino checkerspot butterfly, coastal California
14 gnatcatcher, and Stephens' Kangaroo Rat. Removal of any trees, shrubs or other
15 potential nesting habitat on the Project Site should be conducted outside the avian
16 nesting season pursuant to Mitigation Measure MM-BR-5 (DEIR, pp. 4.4-6 and 16).
17 The evidence supporting these conclusions includes, without limitation, the
18 discussion of these impacts in Subsection 4.4 of the DEIR and the citations noted
19 therein, and DEIR Appendices P and L.

20 *Impact: Effect on State or Federally protected wetlands.*

21 *Threshold (f): The Project would result in less-than-significant effect on State or federally*
22 *protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through*
23 *direct removal, filling, hydrological interruption, or other means.*

24 1. Project Impact(s):

25 The Project Site does not support any discernible drainage courses, inundated areas,
26 wetland vegetation, or hydric soils that would be considered jurisdictional by the
27 United States Army Corps of Engineers, Regional Water Quality Board, and/or the
28 California Department of Fish and Wildlife. Furthermore, Project Site development

1 will not result in impacts to riparian/riverine habitats and a DBESP will not be
2 required for the loss of riparian/riverine habitat. Lastly, because none of the clay
3 soils needed to support vernal pools are found on-site, special-status plant and
4 wildlife species associated with vernal pools are presumed absent from the Project
5 Site. As such, the level of Project development and operation impact would be less
6 than significant. (DEIR, pp. 4.4-7 and 8).

7 The evidence supporting these conclusions includes, without limitation, the
8 discussion of these impacts in Subsection 4.4 of the DEIR and the citations noted
9 therein, and DEIR Appendices P and L.

10 **E. Energy**

11 *Impact: Wasteful, inefficient, or unnecessary consumption of energy resources*

12 *Threshold a): The Project would result in less-than-significant environmental impact due*
13 *to wasteful, inefficient, or unnecessary consumption of energy resources, during project*
14 *construction or operation.*

15 1. **Project Impact(s):**

16 Energy consumed by Project operation is calculated to be comparable to, or less than,
17 energy consumed by other industrial uses of similar scale and intensity constructed
18 and operating in California. The Project would comply with the California Building
19 Standards (CALGreen; CCR, Title 24, Part 11) as implemented by the County of
20 Riverside. Further, the Project would implement energy-saving features and
21 operational programs, consistent with reduction measures contained in the County of
22 Riverside Climate Action Plan Update. The Project would also provide for and
23 promote energy efficiencies beyond those required under Federal and State of
24 California standards and regulations and in doing so would meet or exceed all
25 California Building Standards Code Title 24 standards. Lastly, the Project would not
26 cause or result in the need for additional energy producing facilities or energy
27 delivery systems. (DEIR, pp. 4.6-5 – 7).

28 Construction energy efficiencies and energy conservation during Project

1 construction would be achieved, indirectly, through use of bulk purchases, transport
2 and use of construction materials. Fuel efficiencies are improving within on- and
3 off-road vehicle engines due to more stringent government requirements. Therefore,
4 Project energy consumption would not be considered inefficient, wasteful, or
5 otherwise unnecessary and the result level of impact would be less than significant.
6 (DEIR, p. 4.6-7).

7 The evidence supporting these conclusions includes, without limitation, the
8 discussion of these impacts in Subsection 4.6 of the DEIR and the citations noted
9 therein, and DEIR Appendix G.

10 *Impact: Conflict with or obstruct a state or local plan for renewable energy or energy*
11 *efficiency.*

12 *Threshold b): The Project would result in less-than-significant conflict or obstruction of a*
13 *state or local plan for renewable energy or energy efficiency.*

14 1. Project Impact(s):

15 The Project would implement energy-saving features and operational programs,
16 consistent with reduction measures contained in the County of Riverside Climate
17 Action Plan and would comply with Standards Title 24 mandates, along with other
18 State and County Energy Efficiency/Energy Conservation Plans as summarized in
19 Table 4.6.5 (DEIR, p.4.6-8). Additionally, regulatory measures, standards, and
20 policies directed at reducing air pollutant emissions and GHG emissions would also
21 act to promote energy conservation and reduce Project energy consumption. (DEIR,
22 pp.4.6-7 – 4.6-16.)

23 The evidence supporting these conclusions includes, without limitation, the
24 discussion of these impacts in Subsections 4.3, 4.6, and 4.8 of the DEIR and the
25 citations noted therein, and DEIR Appendix G.

26 F. Geology and Soils

27 *Impact: Location being subject to rupture of a known earthquake fault.*
28

1 *Alquist-Priolo Earthquake Fault Zone or County Fault Zone Threshold a): The Project*
2 *would have less-than-significant impacts due to the rupture of a known earthquake fault, as*
3 *delineated by the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the*
4 *State Geologist for the area or based on substantial evidence of a known fault.*

5 1. Project Impact(s):

6 Development of the Project Site would not expose people or structure to substantial
7 adverse seismic risks. The warehouse/logistic building is not located within a
8 currently established State of California Alquist-Priolo Earthquake Fault Zone or a
9 Riverside County Fault Hazard Zone for surface fault rupture hazards. No active or
10 potentially active faults with the potential for surface fault rupture are known to pass
11 directly beneath the site. There are 25 known active faults within a search radius of
12 25 miles from the property. Earthquakes that might occur on these fault zones or
13 other faults within southern California and northern Baja California may potentially
14 generate significant ground motion at the Project site. The Geotechnical
15 Investigation indicates the potential for ground rupture is considered to be very low
16 due to the absence of active or potentially active faults at the Project site. Mandatory
17 compliance with local and state regulatory requirements related to building
18 construction and compliance with site-specific geotechnical recommendations will
19 reduce seismic risk to people or structures to a less-than-significant level. (DEIR, pp.
20 4.7-3).

21 The evidence supporting these conclusions includes, without limitation, the
22 discussion of these impacts in Subsection 4.7 of the DEIR and the citations noted
23 therein, and DEIR Appendix N.

24 *Impact: Seismic-related ground failure, including liquefaction.*

25 *Liquefaction Zone Potential Threshold a): The Project would result in less-than-*
26 *significant impacts associated with seismic-related ground failure, including liquefaction.*

27 1. Project Impact(s):
28

1 The Project Site is located in an area of “low” liquefaction susceptibility. The
2 Geologic Investigation for the Project site states that due to the lack of a permanent,
3 near-surface groundwater table and the dense to very dense nature of the old alluvial
4 fan deposits, liquefaction potential for the site is negligible and not a design
5 consideration. Mandatory compliance with local and state regulatory requirements
6 related to building construction and compliance with site-specific geotechnical
7 recommendations will reduce impacts. As such, implementation of the Project
8 would result in less-than-significant impacts associated with seismic-related ground
9 failure and/or liquefaction hazards. (DEIR, pp. 4.7-4).

10 The evidence supporting these conclusions includes, without limitation, the
11 discussion of these impacts in Subsection 4.7 of the DEIR and the citations noted
12 therein, and DEIR Appendix N.

13 *Impact: Strong seismic ground shaking.*

14 *Ground-Shaking Zone Threshold a): The Project would result in less-than-significant*
15 *impacts associated with strong seismic ground shaking.*

16 1. Project Impact(s):

17 Although the Project Site is not directly on an active fault, the nearest known active
18 fault is the Glen Ivy segment of the Elsinore fault, which is approximately 11 miles
19 west of the Project Site. This fault segment is the dominant source of any potential
20 ground motion. In addition, earthquakes that might occur on the 25 known active
21 faults or other faults within southern California and northern Baja California are
22 potential generators of significant motion at the Project Site. However, mandatory
23 compliance with local and state ordinances and building codes including but not
24 limited to the CBSC (Chapter 18) and County of Riverside Building Code would
25 ensure that the proposed structures are developed as required to and ensure that
26 impacts would be less than significant. (DEIR, pp. 4.7-4, 5, and 6).

1 The evidence supporting these conclusions includes, without limitation, the
2 discussion of these impacts in Subsection 4.7 of the DEIR and the citations noted
3 therein, and DEIR Appendix N.

4 *Impact: Unstable geologic units or soils that result in on- or off-site landslide, lateral*
5 *spreading, collapse, or rockfall hazards.*

6 *Landslide Risk Threshold a): The Project would result in less-than-significant impacts due*
7 *to a geologic unit or soil that is unstable, or that would become unstable as a result of the*
8 *project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or*
9 *rockfall hazards.*

10 1. Project Impact(s):

11 There are no landslides mapped on, or near, the Project Site. Investigations of the
12 Site concluded that due to the relatively level topography of the site landslides are
13 not present at the property or at a location that could impact the subject Site. In
14 addition, rock falls are not a design hazard or consideration due to the absence of
15 natural bedrock slopes above and adjacent to the Project site. (DEIR, p. 4.7-6).

16 The evidence supporting these conclusions includes, without limitation, the
17 discussion of these impacts in Subsection 4.7 of the DEIR and the citations noted
18 therein, and DEIR Appendix N.

19 *Impact: Ground subsidence due to unstable geologic units.*

20 *Ground Subsidence Threshold a): The Project would result in less-than-significant impacts*
21 *associated with geologic units or soils that are unstable, or that would become unstable as*
22 *a result of the Project, and impacts associated with ground subsidence would be less than*
23 *significant.*

24 1. Project Impact(s):

25 The Project Site soils are classified as having a "slight" (0.1 to 2.0 percent) degree
26 of specimen collapse. The required remedial grading and compaction adherence to
27 the geology report recommendations and existing grading regulations makes the
28 impacts less than significant. (DEIR, p. 4.7-7).

1 The evidence supporting these conclusion includes, without limitation, the
2 discussion of these impacts in Subsection 4.7 of the DEIR and the citations noted
3 therein, and DEIR Appendix N.

4 ***Impact: Changes to topography or ground surface relief features.***

5 ***Slopes Threshold a): The Project would result in less-than-significant impacts due to a***
6 ***change to topography or ground surface relief features.***

7 1. Project Impact(s):

8 Development of the Project would change topography and ground surface relief
9 features as compared to existing conditions. However, the Geotechnical
10 Investigation determined that the factor thresholds for Project development meet or
11 exceed the level of safety significance as per County of Riverside standards. As a
12 result, the Project impact would be less than significant. (DEIR, pp. 4.7-7 and 8).

13 The evidence supporting these conclusions includes, without limitation, the
14 discussion of these impacts in Subsection 4.7 of the DEIR and the citations noted
15 therein, and DEIR Appendix N.

16 ***Impact: Slopes greater than 2:1 or higher than 10 feet.***

17 ***Slopes Threshold b): The Project would result in less-than-significant impacts due to the***
18 ***creation of cut or fill slopes greater than 2:1 or higher than 10 feet.***

19 1. Project Impact(s):

20 Development of the Project would create cut or fill slopes inclined at 2:1 but higher
21 than 10 feet. Compliance with requirements of the County of Riverside and the 2016
22 California Building Code and standard grading specifications will ensure any
23 Project-development impacts related to cut and fill slope stability will be maintained
24 at a less than significant level. (DEIR, p. 4.7-8).

25 The evidence supporting these conclusions includes, without limitation, the
26 discussion of these impacts in Subsection 4.7 of the DEIR and the citations noted
27 therein, and DEIR Appendix N.

28 ***Impact: Erosion or loss of topsoil.***

1 *Soils Threshold a): The Project would result in less-than-significant impacts due to*
2 *substantial soil erosion or loss of topsoil.*

3 1. Project Impact(s):

4 A majority of the Project site is covered with grassland. The Site is also blanketed
5 by topsoil and underlain by very old alluvium and granitic bedrock. The removal of
6 grassland and the few trees on the Property during development will result in short-
7 term erosion impacts due to increasing the rate of water runoff and concomitant
8 susceptibility to erosion. Compliance with standard County of Riverside
9 requirements (e.g., Ordinance No. 745,1) as well as the requirements of the Riverside
10 County National Pollutant Discharge Elimination System Municipal Stormwater
11 Permit will ensure decreasing the degree of Project impact. In addition, Best
12 Management Practices for the Project will minimize soil erosion and loss of topsoil
13 resulting from Project development activities. As a result, the Project impact would
14 be less than significant. (DEIR, p. 4.7-8)

15 The evidence supporting these conclusions includes, without limitation, the
16 discussion of these impacts in Subsection 4.7 of the DEIR and the citations noted
17 therein, and DEIR Appendix N.

18 *Impact: Expansive soils.*

19 *Soils Threshold b): The Project would result in less-than-significant impacts due to*
20 *expansive soils, as defined in Section 1802.3.2 of the California Building Code (2007) and*
21 *would result in less-than-significant impacts due to substantial risks to life or property*
22 *resulting from expansive soils.*

23 1. Project Impact(s):

24 Laboratory tests determined that the near-surface soils on Project Site have a very
25 low expansion potential. Accordingly, the Project would not create substantial risks
26 to life or property from exposure to expansive soils. Compliance with requirements
27 of the County of Riverside and the 2016 California Building Code and standard
28

1 grading and compaction specifications will ensure any Project-development impacts
2 related to expansive soils will be less than significant. (DEIR, p. 4.7-9).

3 The evidence supporting these conclusions includes, without limitation, the
4 discussion of these impacts in Subsection 4.7 of the DEIR and the citations noted
5 therein, and DEIR Appendix N.

6 ***Impact: On- or off-site wind erosion or blowsand.***

7 ***Wind Erosion and Blows and Threshold a): The Project would result in less-than-***
8 ***significant impacts associated with on- or off-site wind erosion and blowsand.***

9 1. Project Impact(s):

10 The Project Site would be exposed to wind erosion during construction. Project
11 development activities will involve removal of vegetative cover on the Project site,
12 temporarily expose on-site soils, and thereby increase erosion and blowsand. This
13 impact would be a short-term potentially significant impact. However, Project
14 Design as well as compliance with standard County of Riverside regulations would
15 reduce this impact to a less than significant level via watering and covering stock
16 piles during construction. (DEIR, pp. 4.7-9, 10, and 12).

17 The evidence supporting these conclusions includes, without limitation, the
18 discussion of these impacts in Subsection 4.7 of the DEIR and the citations noted
19 therein, and DEIR Appendix N.

20 **G. Hazards and Hazardous Materials**

21 ***Impact: Hazardous emissions or hazardous or acutely hazardous materials, substances, or***
22 ***waste affecting schools.***

23 ***Hazards and Hazardous Materials Threshold d): The Project would result in less-than-***
24 ***significant impacts due to emission of hazardous emissions or handling hazardous or acutely***
25 ***hazardous materials, substances, or waste within one-quarter (1/4) mile of an existing or***
26 ***proposed school.***

27 1. Impact(s):

1 Air quality tests determined a hazard index for the respiratory endpoint totaled less
2 than one for all receptors in the Project vicinity, which is less-than-significant.
3 Furthermore, there are no schools located within one-quarter (1/4) mile of the Project
4 Site. Accordingly, the Project has no potential to emit hazardous emissions or handle
5 hazardous or acutely hazardous materials, substances, or waste within one-quarter
6 mile of an existing or proposed school. No impact would occur and mitigation is not
7 required. (DEIR, pp. 4.9-4 and 5).

8 The evidence supporting these conclusions includes, without limitation, the
9 discussion of these impacts in Subsections 4.3 and 4.9 of the DEIR and the citations
10 noted therein, and DEIR Appendices D, J, O, and T.

11 ***Impact: Inconsistency with an Airport Master Plan***

12 ***Airports Threshold a): The Project would result in less-than-significant impacts due to an***
13 ***inconsistency with an Airport Master Plan.***

14 1. **Impact(s):**

15 The Project Applicant submitted the Project plans to the Riverside County Airport
16 Land Use Commission (ALUC) for the agency's independent review. The ALUC
17 determined that the Project is consistent with the 2014 March Air Reserve
18 Base/Inland Port Airport Land Use Review and conditional approval of the Project
19 is documented in Airport Land Use Commission Development Review February 20,
20 2020 (DEIR, Appendix T). Any conditions, revisions, or limitations required by the
21 ALUC would be incorporated into the Project prior to approval by the County. Thus,
22 the potential for the Project to result in inconsistency with an Airport Master Plan is
23 considered less than significant. (DEIR, pp. 4.9-5 and 6).

24 The evidence supporting these conclusions includes, without limitation, the
25 discussion of these impacts in Subsection 4.9 of the DEIR and the citations noted
26 therein and DEIR Appendices J, O, and T.

27 ***Impact: Review by Airport Land Use Commission.***

1 *Airports Threshold b): The Project was reviewed by the Airport Land Use Commission and*
2 *was found to be compatible with airport operations; impacts would be less than significant.*

3 1. Impact(s):

4 The Project Applicant submitted the Project plans to the Riverside County Airport
5 Land Use Commission (ALUC) for the agency's independent review. The ALUC
6 determined that the Project is consistent with the 2014 March Air Reserve
7 Base/Inland Port Airport Land Use Review and conditional approval of the Project
8 is documented in Airport Land Use Commission Development Review February 20,
9 2020 (DEIR, Appendix T). Any conditions, revisions, or limitations required by the
10 ALUC would be incorporated into the Project prior to approval by the County. Thus,
11 the potential for the Project to result in inconsistency with an Airport Master Plan is
12 considered less than significant. (DEIR, pp. 4.9-6).

13 The evidence supporting these conclusions includes, without limitation, the
14 discussion of these impacts in Subsection 4.9 of the DEIR and the citations noted
15 therein and DEIR Appendices J, O, and T.

16 *Impact: Safety hazards for people residing or working in the area.*

17 *Airports Threshold c): The Project would result in a less-than-significant impact due to*
18 *safety hazards associated with public airports.*

19 1. Impact(s):

20 Project Applicant submitted the Project plans to the Riverside County Airport Land
21 Use Commission (ALUC) for the agency's independent review. The ALUC
22 determined that the Project is consistent with the 2014 March Air Reserve
23 Base/Inland Port Airport Land Use Review and conditional approval of the Project
24 is documented in Airport Land Use Commission Development Review February 20,
25 2020 (DEIR, Appendix T). Any conditions, revisions, or limitations required by the
26 ALUC would be incorporated into the Project prior to approval by the County. As
27 such, the Project would not result in an airport safety hazard for people residing or
28 working in the Project area. (DEIR, p. 4.9-6).

1 The evidence supporting these conclusions includes, without limitation, the
2 discussion of these impacts in Subsection 4.9 of the DEIR and the citations noted
3 therein and DEIR Appendices J, O, and T.
4

5 **H. Hydrology and Water Quality**

6 ***Impact: Violation of water quality standards or waste discharge requirements.***

7 ***Water Quality Threshold a): The Project would result in less-than-significant impacts due***
8 ***to a violation of water quality standards or waste discharge requirements.***

9 1. **Project Impact(s):**

10 The Project would not violate any water quality standards or waste discharge
11 requirements. The Project is required to prepare and comply with a Storm Water
12 Pollution Prevention Program (SWPPP) to address short-term construction –related
13 water quality issues and is required to comply with National Pollution Discharge
14 Elimination System Permit (NPDES) permit requirements and Best Management
15 Practices (BMPs). Implementation of the Project SWPPP and compliance with
16 applicable NPDES and SARWQCB requirements would ensure that potential
17 construction-source water quality impacts of the Project are reduced to below the
18 level of significance. (DEIR, pp. 4.10-3, 4, and 5).

19 The evidence supporting these conclusions includes, without limitation, the
20 discussion of these impacts in Subsection 4.10 of the DEIR and the citations noted
21 therein, and DEIR Appendices I and U.

22 ***Impact: Depletion or groundwater supplies or interference with groundwater recharge.***

23 ***Water Quality Threshold b): The Project would not substantially deplete groundwater***
24 ***supplies or interfere substantially with groundwater recharge such that the Project may***
25 ***impeded sustainable groundwater management of the basin, and impacts would be less-***
26 ***than-significant.***

27 1. **Project Impact(s):**
28

1 The Project does not propose direct withdrawal of groundwater that would
2 substantially deplete groundwater supplies. Nor does the Project propose facilities or
3 activities affecting designated groundwater recharge areas. Further, construction
4 proposed by the Project will not involve massive substructures at depths that would
5 significantly impair or alter the direction or rate of flow of groundwater. The Project
6 design incorporates three (3) underground infiltration vaults, an infiltration basin,
7 and LID landscaped areas. Low Impact Development Principles and Low Impact
8 Development Ongoing and Annual Best Management Practices would be
9 implemented to fully address all Drainage Management Areas. Based on the
10 preceding discussion, the Project's potential to substantially deplete groundwater
11 supplies, or to substantially interfere with groundwater recharge capabilities are
12 anticipated to be less than significant. (DEIR, p. 4.10-5).

13 The evidence supporting these conclusions includes, without limitation, the
14 discussion of these impacts in Subsection 4.10 of the DEIR and the citations noted
15 therein and DEIR Appendices I and U.

16 *Impact: Alteration of existing drainage patterns of the site or area.*

17 *Water Quality Threshold c): The Project would result in less-than-significant impacts due*
18 *to the alteration of the existing drainage pattern of the site or area, including the alteration*
19 *of the course of a stream or river or through the addition of impervious surfaces.*

20 1. Project Impact(s):

21 The Project Site currently drains from the southwest to the northeast. Under post-
22 development conditions, the site would drain in the same orientation, and utilize three
23 (3) underground vaults, as well as a surface basin, to attenuate post-development
24 peak flows. The Project does not propose or require alteration of any streams or
25 rivers. As such, the potential for the Project to substantially alter the existing drainage
26 pattern of the site or area is considered less than significant. (DEIR, p. 4.10-5).

1 The evidence supporting these conclusions includes, without limitation, the
2 discussion of these impacts in Subsection 4.10 of the DEIR and the citations noted
3 therein, and DEIR Appendices I and U.

4 *Impact: Erosion or siltation.*

5 *Water Quality Threshold (d): The Project will result in less-than-significant impacts due*
6 *to erosion or siltation.*

7
8 1. Project Impact(s):

9 The Project stormwater management system would ensure that additional runoff
10 generated by the Project would not exceed the capacity of the receiving storm drain
11 system or otherwise result in flooding on-site or off-site. The proposed drainage
12 facilities have been appropriately sized to accommodate drainage for the 2-year, 5-
13 year, and 10-year storms at the 1-hour, 3-hour, 6-hour, and 24-hour durations.
14 Additionally, the proposed drainage facilities would safely convey the 100-year peak
15 hour flow off-site. As such, the potential for the Project to substantially increase the
16 rate or amount of surface runoff in a manner which would result in flooding on-site
17 or off-site is considered less than significant. (DEIR, p. 4.10-5).

18 The evidence supporting these conclusions includes, without limitation, the
19 discussion of these impacts in Subsection 4.10 of the DEIR and the citations noted
20 therein, and DEIR Appendices I and U.

21 *Impact: Flooding*

22 *Water Quality Threshold e): The Project would result in less-than-significant impacts due*
23 *to changes in absorption rates or amount of surface runoff in a manner that would result in*
24 *flooding on-site or off-site.*

25 1. Project Impact(s):

26 The Project stormwater management system would ensure that additional runoff
27 generated by the Project would not exceed the capacity of the receiving drain system
28 or otherwise result in flooding on-site or off-site. Proposed drainage facilities have

1 been appropriate sized to accommodate drainage at various durations. As such, the
2 potential for the Project to substantially increase the rate or amount of surface runoff
3 in a manner which would result in flooding on-site or off-site is considered less than
4 significant. (DEIR, p. 4.10-5).

5 The evidence supporting these conclusions includes, without limitation, the
6 discussion of these impacts in Subsection 4.10 of the DEIR and the citations noted
7 therein, and DEIR Appendices I and U.

8 *Impact: Exceedance to the capacity of stormwater drainage systems and polluted runoff.*

9 *Water Quality Threshold f): The Project would not create or contribute runoff water that*
10 *would exceed the capacity of existing or planned stormwater drainage systems or provide*
11 *substantial additional sources of polluted runoff, and impacts would be less-than-significant.*

12 1. Project Impact(s):

13 The Project would utilize a series of underground vaults, as well as a surface basin,
14 to attenuate post-development stormwater discharge volumes and rates. Proposed
15 drainage facilities have been appropriately sized to accommodate drainage. Based
16 on the preceding, the potential for the Project to create or contribute runoff water that
17 would exceed the capacity of existing or planned stormwater drainage systems or
18 provide substantial additional sources of polluted runoff is considered less than
19 significant. (DEIR, pp. 4.10-5 and 6).

20 The evidence supporting these conclusions includes, without limitation, the
21 discussion of these impacts in Subsection 4.10 of the DEIR and the citations noted
22 therein, and DEIR Appendices I and U.

23 *Impact: Structures that could impede or redirect flood flows.*

24 *Water Quality Threshold g): The Project would not impede or redirect flood flows, and*
25 *impacts would be less-than-significant.*

26 1. Project Impact(s):

27 The Project Site is not located in a flood zone. The Project Site is located in Zone
28 X, which indicates the Project Site is an area determined to be outside the 1% annual

1 chance floodplain. As post-development conditions, the Site's existing general
2 drainage pattern will be retained. The Project stormwater management system has
3 been sized to properly convey all drainage. The potential for the Project to impede
4 or redirect flood flows is considered less than significant. (DEIR, p. 4.10-6).

5 The evidence supporting these conclusions includes, without limitation, the
6 discussion of these impacts in Subsection 4.10 of the DEIR and the citations noted
7 therein, and DEIR Appendices I and U.

8 I. Land Use and Planning

9 *Impact: Disruption or division of the physical arrangement of an established community.*

10 *Planning Threshold b): The Project would not disrupt or divide the physical arrangement*
11 *of an established community (including a low-income or minority community).*

12 1. Impact(s):

13 The Project site consists of mostly vacant land and is located within an area that is
14 designated as Business Park and zoned Industrial Park and Manufacturing-Service
15 Commercial. The property bordering the Project site to the east is zoned M-SC and
16 contains a light industrial use. Surrounding properties to the north, west and south
17 are residentially-zoned, but the majority of the land is vacant with only 12 single-
18 family residences on large lots bordering the Project site to the north, south and west.
19 Project development does not include any barriers (e.g., freeway, storm channel,
20 bridge, or utility transmission line easement). As a result, Project development as
21 proposed would not divide the physical arrangement of the low-density residential
22 community and the impact would be less than significant. (DEIR, p. 4.11-2).

23 The evidence supporting these conclusions includes, without limitation, the
24 discussion of these impacts in Subsection 4.11 of the DEIR and the citations noted
25 therein.

26 J. Noise

27 *Impact: Exposure of people to excessive noise levels*
28

1 *Airport Noise Threshold a): The Project will result in a less-than-significant exposure of*
2 *people residing and/or working in Project area to excessive noise levels.*

3 1. Project Impact(s):

4 The Project site is located approximately 2.5 miles southwest of March Air Reserve
5 Base, within the C2 Compatibility Zone of the March Air Reserve Base. The Project
6 is not considered a noise-sensitive land use, and has been determined to be consistent
7 with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility
8 Plan.

9 Review and conditional approval of the Project is documented in Airport Land Use
10 Commission (ALUC) Development Review (Riverside County Airport Land Use
11 Commission) February 20, 2020 (DEIR, Appendix T). Conditions, revisions or
12 limitations required by the ALUC would be incorporated in the Project prior to
13 approval by the County. Based on the preceding, the potential for the Project to
14 expose people residing or working in the Project area to excessive noise levels is
15 considered less than significant.

16 The evidence supporting these conclusions includes, without limitation, the
17 discussion of these impacts in Subsection 4.13 of the DEIR and the citations noted
18 therein, and DEIR Appendix F and Appendix T.

19 **K. Population and Housing**

20 *Impact: Creation of demand for additional housing, including low-income housing.*

21 *Threshold b): The Project would not create a demand for additional housing, particularly*
22 *housing affordable to households earning 80% or less of the County's median income, and*
23 *impacts would be less than significant.*

24 1. Project Impact(s):

25 The Project is expected to employ approximately 700 workers (DEIR, p. 4.15-2).
26 Additional adjunct jobs for truck drivers, mechanics and maintenance personnel will
27 be created as well. It is not possible to estimate Project development or operation
28 employees at this time in that union/non-union and job descriptions are unavailable.

1 It can be anticipated that a portion of the new jobs will be filled by residents of nearby
2 unincorporated areas and cities. As a result, the impact on housing demand in the
3 area will not be substantial such that additional affordable or market rate housing
4 would be required.

5 The evidence supporting these conclusions includes, without limitation, the
6 discussion of these impacts in Subsection 4.15 of the DEIR and the citations noted
7 therein.

8 ***Impact: Inducement of substantial population growth.***

9 ***Threshold c): The Project would not induce substantial population growth in the area, either***
10 ***directly (for example, by proposing new homes and businesses) or indirectly (for example,***
11 ***through extension of roads or other infrastructure), and impacts would be less than***
12 ***significant.***

13 1. **Project Impact(s):**

14 The Project involves development and operation of a new logistics/warehouse
15 business on what currently is vacant land. The land use proposed is consistent with
16 the Industrial Park and Manufacturing – Service Commercial designation assigned
17 the Project Site in the Riverside County General Plan and thereby has been assumed
18 in Riverside County’s population and employment projections. Accordingly, the
19 Project would not induce substantial population growth and impacts would be less
20 than significant. (DEIR, p. 4.15-2).

21 The evidence supporting these conclusions includes, without limitation, the
22 discussion of these impacts in Subsection 4.15 of the DEIR and the citations noted
23 therein.

24 **L. Public Services and Utilities**

25 ***Impact: Impacts due to the provision of new or physically altered government facilities***

26 ***Threshold a): The Project and all Project-related component would not result in substantial***
27 ***adverse physical impacts associated with the provision of new or physically altered***
28 ***government facilities or the need for new or physically altered governmental facilities, the***

1 *construction of which could cause significant environmental impacts, in order to maintain*
2 *acceptable service ratios, response times or other performance objectives for fire services,*
3 *sheriff services, schools, libraries, and/or health services.*

4 1. Project Impact(s):

5 The Project would introduce structures, traffic, and workers to the Project Site, which
6 would increase the demand for fire protection and law enforcement services provided
7 by the Riverside County Fire Department and Sheriff Facilities. The increased
8 demand will potentially lengthen response times. However, the proposed use is
9 consistent with the County of Riverside General Plan land use designation and
10 General Plan EIR No. 521 assumes build out of the allowed uses and indicates such
11 build out impacts to fire protection services and law enforcement services would be
12 less than significant due to required Project compliance with associated development
13 impact fees that would offset increased service demands.

14 The Project is industrial in nature and thereby would not result in impacts to schools,
15 libraries or health services such that the physical impacts would require provision of
16 altered or new government facilities. The overall Project impact level to Public
17 Services will be less than significant. (DEIR, pp. 4.16-4 and 5).

18 The evidence supporting these conclusions includes, without limitation, the
19 discussion of these impacts in Subsection 4.16 of the DEIR and the citations noted
20 therein.

21 **M. Recreation**

22 *Impact: Located within a Community Service Area or recreation and park district with a*
23 *Community Parks and Recreation Plan.*

24 *Parks and Recreation Threshold c): The Project would not be located within a Community*
25 *Service Area (CSA) or recreation and park district with a Community Parks and Recreation*
26 *Plan (Quimby fees).*

27 1. Project Impact(s):

28

1 The Project Site is not located within a Community Service Area. The Project Site
2 also is not located in any recreation and parks districts. The Quimby Act
3 (Government Code Section 66477) allows local jurisdictions, through an ordinance,
4 to require developers to dedicate land, pay fees or a combination of both for park and
5 recreational purposes as a condition of approval of tract and parcel maps. The land,
6 fees, or combination thereof would be used for the development of new, or
7 rehabilitation of existing, park and recreation facilities to serve the associated
8 population. The County of Riverside currently does not have a requirement for
9 industrial projects to pay Quimby Act fees. The Project will have a Condition of
10 Approval requiring any such future fees be paid according to County of Riverside
11 requirements. The resultant impact level will be less than significant. (DEIR, p.
12 4.17-2).

13 The evidence supporting these conclusions includes, without limitation, the
14 discussion of these impacts in Subsection 4.17 of the DEIR and the citations noted
15 therein.

16 **N. Transportation**

17 *Impact: Conflicts with congestion management program.*

18 *Threshold b): The Project would not conflict with an applicable congestion management*
19 *program (CMP), including, but not limited to level of service standards and travel demand*
20 *measures, and other standards established by the county congestion management agency*
21 *for designated roads or highways; less-than-significant impacts.*

22 1. **Project Impact(s):**

23 Within the Study Area, Interstate 215 (I-215) is a CMP freeway. Under all analysis
24 scenarios, the Project would contribute fewer than 50 peak hour trips at all CMP
25 facilities within the Study Area. Per the deficiency/impact significance criteria
26 identified at Section 4.18.1.9, Project impacts at Study Area CMP facilities would
27 therefore be less-than-significant. (DEIR, pp. 4.18-40 and 41).
28

1 The evidence supporting these conclusions includes, without limitation, the
2 discussion of these impacts in Subsection 4.18 of the DEIR and the citations noted
3 therein, and DEIR Appendix H.

4 *Impact: Impacts due to increased hazards due to design or incompatible uses.*

5 *Threshold c): The Project would not substantially increase hazards due to a design feature*
6 *(e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment),*
7 *and impacts would be less than significant; Cause an effect upon circulation during*
8 *Project's construction; or Result in inadequate emergency access or access to nearby uses.*

9 1. Project Impact(s):

10 The implemented Project would not substantially increase hazard to a design
11 feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g.,
12 farm equipment); cause an effect upon circulation during the Project's construction;
13 or result in inadequate emergency access. The final design of the Project site plan
14 and all Project traffic improvements would be subject to review and approval by the
15 County, thereby ensuring conformance of the Project improvements with County
16 design and safety standards. In addition, representatives of the County Sheriff
17 Department and County Fire Department would review the Project's plans to ensure
18 that emergency access is provided consistent with Department(s) requirements.
19 Efficient and safe access within, and access to, the Project is provided by the site
20 plan design concept, site access improvements, and site adjacent roadway
21 improvements included as components of the Project. On-site traffic signing and
22 striping would be implemented in conjunction with detailed construction plans for
23 the Project site. Sight distance at each Project access point would be reviewed to
24 ensure conformance with County sight distance standards at the time of preparation
25 of final grading, landscape and street improvement plans. It is also recognized that
26 temporary and short-term traffic detours and traffic disruption could result during
27 Project construction activities. Management and control of construction traffic would
28 be addressed through the preparation of a construction area traffic management plan

1 to be submitted to the County prior to or concurrent with Project building plan
2 review(s). The Project Construction Traffic Management Plan (Plan), will identify
3 traffic controls for any street closures, detours, or other potential disruptions to traffic
4 circulation during Project construction. The Plan would also be required to identify
5 construction vehicle access routes, and hours of construction traffic. Therefore, the
6 potential for the Project to substantially increase hazards to a design feature (e.g.,
7 sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment);
8 cause an effect upon circulation during the project's construction; or result in
9 inadequate emergency access is considered less-than-significant. (DEIR, p. 4.18-41).
10 The evidence supporting these conclusions includes, without limitation, the
11 discussion of these impacts in Subsection 4.18 of the DEIR and the citations noted
12 therein, and DEIR Appendix H.

13 *Impact: Effects due to new or altered road maintenance.*

14 *Threshold d): The Project would not cause an effect upon, or a need for new or altered*
15 *maintenance of roads, and impacts would be less than significant.*

16 1. Project Impact(s):

17 The Project would implement recommended roadway system improvements
18 identified in this Section and any additional/alternative improvements that may be
19 required pursuant to the Project Conditions of Approval. All proposed improvements
20 would be designed and constructed consistent with County engineering standards
21 and requirements. The County would review and inspect all roads constructed as part
22 of the Project prior to their acceptance for maintenance, thereby minimizing potential
23 roadway maintenance requirements.

24 Roadways in the Study Area generally would require routine, intermittent
25 maintenance. Periodic maintenance of the Study Area roadway system is a function
26 of the County (and Caltrans for Caltrans facilities). Such maintenance activities
27 would not result in any new or substantially different impacts beyond those identified
28 and addressed in this DEIR.

1 Maintenance and repair of Study Area roads is funded by federal, state, and local tax
2 revenues. The Project will also contribute fees and tax revenues to the County that
3 may be directed to the repair and maintenance of Study Area roads. Therefore, the
4 potential for the Project to cause an effect upon, or a need for new or altered
5 maintenance of roads would be less-than-significant. (DEIR, pp. 4.18-41 and 42).
6 The evidence supporting these conclusions includes, without limitation, the
7 discussion of these impacts in Subsection 4.18 of the DEIR and the citations noted
8 therein, and DEIR Appendix H.

9 *Impact: Changes in air traffic patterns resulting in substantial safety risks.*

10 *Threshold e): Implementation of the Project would not result in a change in air traffic*
11 *patterns, including either an increase in traffic levels or a change in location that results in*
12 *substantial safety risks.*

13 1. Project Impact(s):

14 The Project site is located approximately 2.5 miles south/southwesterly of March Air
15 Reserve Base/Inland Port Airport (MARB/IPA), within the MARB/IPA Airport
16 Influence Area (Airport Influence Area). The Project proposes conventional light
17 industrial/warehouse uses and does not propose or require facilities or operations that
18 would affect or be affected by MARB/IPA air traffic levels or air traffic patterns.
19 The Project does not propose designs or uses that would not encroach on restricted
20 air space(s) nor would the Project structures otherwise adversely affect MARB/IPA
21 airfield operations. The Project would comply with all requirements established
22 under the ALUCP. The potential for the Project to result in a change in air traffic
23 patterns, including either an increase in traffic levels or a change in location that
24 results in substantial safety risks would be less-than-significant. (DEIR, p. 4.18-42).
25 The evidence supporting these conclusions includes, without limitation, the
26 discussion of these impacts in Subsection 4.18 of the DEIR and the citations noted
27 therein, and DEIR Appendix H.

28 *Impact: Alteration to waterborne, rail or air traffic.*

1 ***Threshold f): The Project would not alter waterborne, rail or air traffic.***

2 1. **Project Impact(s):**

3 There are no existing or proposed waterborne traffic routes or rail traffic routes
4 within the Study Area. The Project would have no impact on waterborne traffic or
5 rail traffic. Thus, potential for the Project to alter waterborne, rail, or air traffic would
6 be less-than-significant. (DEIR, p. 4.18-42).

7 The evidence supporting these conclusions includes, without limitation, the
8 discussion of these impacts in Subsection 4.18 of the DEIR and the citations noted
9 therein, and DEIR Appendix H.

10
11 **O. Utilities and Service System**

12 ***Impact: Impacts due to construction or expansion of water treatment facilities.***

13 ***Water Threshold a): The Project would not require or result in the relocation or***
14 ***construction of new water or expanded water, wastewater treatment, or storm water***
15 ***drainage systems, whereby the construction or relocation would cause significant***
16 ***environmental effects; impacts would be less than significant.***

17 1. **Project Impact(s):**

18 The Eastern Municipal Water District (EMWD) provides potable water treatment for
19 all customers within the EMWD Service Area (Service Area). Water quality of all
20 potable water deliveries within the Service Area meets or surpasses all regulated
21 drinking water standards and water treatment is not considered a substantive
22 constraint on water supplies. The Project proposes conventional light industrial
23 facilities and does not require water treatment beyond that provided by EMWD. No
24 additional or non-standard treatment is required to specifically meet the Project's
25 water demands. The Applicant would be required to pay water service connection
26 fees established by EMWD to support the maintenance and planned improvement of
27 water treatment facilities. The EMWD, as a regional water treatment provider, would
28 determine when and in what manner treatment facilities would be constructed and/or

1 upgraded to meet increasing demands of area-wide development, including the
2 incremental demands of the Project. Based on the preceding, the potential for the
3 Project to require or result in the construction of new water treatment facilities or
4 expansion of existing facilities, the construction of which would cause significant
5 environmental effects is considered less-than-significant. (DEIR, p. 4.20-3).

6 The evidence supporting these conclusions includes, without limitation, the
7 discussion of these impacts in Subsection 4.20 of the DEIR and the citations noted
8 therein.

9 *Impact: Impacts due to insufficient water supplies.*

10 *Water Threshold b:) The Project would have sufficient water supplies available to serve*
11 *the Project and reasonably foreseeable future development during normal, dry, and multiple*
12 *dry year; impacts would be less than significant.*

13 1. Project Impact(s):

14 Table 4.20.1 shows that the Eastern Municipal Water District (EMWD) has sufficient
15 capacity to serve the Project with water in light of its existing and projected
16 commitments, even under a repeat of historic multiple-year drought scenarios. No
17 new or expanded entitlements would be needed to serve the Project. Based on this,
18 impacts are considered less-than-significant. (DEIR, p. 4.20-4).

19 The evidence supporting these conclusions includes, without limitation, the
20 discussion of these impacts in Subsection 4.20 of the DEIR and the citations noted
21 therein.

22 *Impact: Impacts associated with new or expanded wastewater treatment facilities.*

23 *Sewer Threshold a): The Project would not require or result in the construction of new*
24 *wastewater treatment facilities, including septic systems, or expansion of existing facilities,*
25 *the construction of which would cause significant environmental effects; impacts would be*
26 *less than significant*

27 1. Project Impact(s):

1 Wastewater treatment and conveyance services for the Project would be provided by
2 EMWD. The Project would construct wastewater service lines connecting to existing
3 EMWD sewer mainlines. All proposed connections to sewer lines, and proposed
4 sewer realignments and modifications would conform to purveyor standards and
5 requirements, and would be subject to review and approval by the affected
6 purveyor(s). The composition of wastewater produced by the Project would be
7 typical of other light industrial uses currently operating within the EMWD service
8 area, and would not require alteration of EMWD wastewater treatment practices or
9 facilities. No additional or non-standard treatment is required to specifically meet the
10 Project's wastewater treatment demands. The Applicant would be required to pay
11 sewer connection fees established by EMWD to support the maintenance and
12 planned improvement of wastewater treatment facilities. EMWD, as regional
13 wastewater treatment provider, would determine when and in what manner treatment
14 facilities would be constructed and/or upgraded to meet increasing demands of area-
15 wide development, including the incremental demands of the Project. Based on the
16 preceding, the potential for the Project to require or result in the construction of new
17 wastewater treatment facilities or expansion of existing facilities, the construction of
18 which would cause significant environmental effects is considered less-than-
19 significant. (DEIR, pp. 4.20-4 and 5).

20 *Impact: Impacts due to inadequate wastewater treatment capacity.*

21 *Sewer Threshold b): The Project would not result in a determination by the wastewater*
22 *treatment provider that serves or may service the Project that it has inadequate capacity to*
23 *serve the project's projected demand in addition to the provider's existing commitments;*
24 *impacts would be less than significant.*

25 1. Project Impact(s):

26 Project's potential to exceed current or anticipated wastewater treatment capacities
27 or require the construction of new water or wastewater treatment facilities or
28 expansion of existing facilities, the construction of which could cause significant

1 environmental effects, is considered less-than-significant. Wastewater treatment
2 service will be provided to the Project site by EMWD. Wastewater generated by the
3 Project would be collected and conveyed to the PVRWRF. PVRWRF has wastewater
4 treatment capacity available to serve the Project without the need for additional or
5 expanded wastewater treatment facilities. The Applicant would comply with
6 EMWD requirements for wastewater service including, but not limited to, plan check
7 review and approval, facility construction, inspection, jurisdictional annexation, and
8 payment of financial participation charges. The Applicant would also pay applicable
9 sewer connection and service fees, providing funds available for EMWD wastewater
10 system expansion and maintenance, acting to offset the Project's incremental
11 demands for wastewater collection and treatment services. Impacts would be less
12 than significant. (DEIR, p 4.20-5).

13 ***Impact: Generate solid waste.***

14 ***Solid Waste Threshold a): The Project would generate less-than-significant waste in excess***
15 ***of State or Local standards, or in excess of the capacity of local infrastructure, or otherwise***
16 ***impair the attainment of solid waste reduction goals.***

17 1. **Project Impact(s):**

18 The proposed Project's solid waste disposal needs can be accommodated by existing
19 Riverside County Waste Management Department (RCWMD) landfills (i.e.
20 Badlands Landfill and/or the El Sobrante Landfill), and the Project would be fully
21 consistent with the Countywide Integrated Waste Management Plan (CIWMP) and
22 its requirements. Compliance with State and County waste reduction and recycling
23 mandates would decrease the Project's solid waste disposal requirements by a
24 minimum of 50 percent, further reducing potential impacts at serving landfills.
25 Project impacts would be less than significant. (DEIR, p. 4.20-6).

26 The evidence supporting these conclusions includes, without limitation, the
27 discussion of these impacts in Subsection 4.20 of the DEIR and the citations noted
28 therein.

1 *Impact: Conflicts with federal, state, and local statutes related to solid waste.*

2 *Solid Waste Threshold b): The Project would result in less-than-significant impacts due to*
3 *a conflict with federal, state, and local statutes and regulations related to solid wastes*
4 *including the CIWMP (County Integrated Waste Management Plan).*

5 1. Project Impact(s):

6 The Project would be required to comply with all applicable solid waste statutes and
7 regulations; as such, impacts related to solid waste statutes and regulations would be
8 less than significant. (DEIR, p. 4.20-6).

9 The evidence supporting these conclusions includes, without limitation, the
10 discussion of these impacts in Subsection 4.20 of the DEIR and the citations noted
11 therein.

12 *Impact: Construction of new or expanded utility infrastructure.*

13 *Utilities Threshold): The Project would result in less-than-significant impacts due to the*
14 *construction of new facilities or the expansion of existing facilities, whereby the construction*
15 *or relocation would cause significant environmental effects for the following: electricity;*
16 *natural gas; communications systems; storm water drainage; street lighting; maintenance*
17 *of public facilities, including roads; and other governmental services.*

18 1. Project Impact(s):

19 Development of the Project Site would require the construction of a variety of
20 utilities on-site and off-site, including electrical, natural gas, communications
21 systems, storm water drainage facilities, street lighting, and other facilities. All
22 utilities currently exist with the immediate vicinity of the Project Site. Additionally,
23 consistent with County requirements, the Project will provide onsite renewable
24 energy production generation comprising at least 20 percent of the Project energy
25 demand. To this end, the Project includes photovoltaic cells on the building roof that
26 will provide a minimum of 20 percent of the Project annual usage. All connections
27 would be accomplished consistent with County and purveyor requirements. The
28 potential for the Project to impact utilities facilities requiring or resulting in the

1 construction of new facilities or the expansion of existing facilities is considered less
2 than significant. (DEIR, p. 4.20-7).

3 The evidence supporting these conclusions includes, without limitation, the
4 discussion of these impacts in Subsection 4.20 of the DEIR and the citations noted
5 therein.

6 **P. Wildfires**

7 ***Impact: Impairment of an adopted emergency response plan or emergency evacuation plan.***

8 ***Wildfire Threshold a:)****The Project would not impair implementation of an adopted*
9 *emergency response plan or an emergency evacuation plan; impacts would be less than*
10 *significant.*

11 1. Project Impact(s):

12 Project development will include construction of various off-site roadway
13 improvements and relocation of overhead utilities to underground. These roadway
14 improvements will facilitate emergency response to the Project Site and Project
15 vicinity. These improvements, together with Project building design and compliance
16 with Riverside County regulations, will ensure Project development and operation
17 will not result in a requirement for installation or maintenance of associated
18 infrastructure that may exacerbate fire risk or that may result in temporary or ongoing
19 impacts to the environment. Thus, no impact would occur. (DEIR, p. 4.21-2).

20 The evidence supporting these conclusions includes, without limitation, the
21 discussion of these impacts in Subsection 4.21 of the DEIR and the citations noted
22 therein.

23 ***Impact: Exposure to pollutant concentrations from wildfire or the uncontrolled spread of a***
24 ***wildfire.***

25 ***Wildfire Threshold b):*** *The Project would result in less-than-significant impacts to Project*
26 *occupants from exposure of pollutant concentrations from wildfire or the uncontrolled*
27 *spread of a wildfire caused by slope, prevailing winds, and other factors.*

28 1. Project Impact(s):

1 According to the Mead Valley Area Plan, the Project Site is located within a Very
2 High Fire Hazard Area. Nevertheless, the post-development danger from wildland
3 fire will be lessened through development of the property because the Project Site
4 will replace flammable grassland with a structure built to compliance with State and
5 County Fire Code requirements and a large paved parking lot. Thus, impacts will be
6 less than significant. (DEIR, p. 4.21-2).

7 The evidence supporting these conclusion s includes, without limitation, the
8 discussion of these impacts in Subsection 4.21 of the DEIR and the citations noted
9 therein.

10 *Impact: Require infrastructures that may exacerbate fire risks or result in impacts to the*
11 *environment.*

12 *Wildfire Threshold c): The Project would not require installation or maintenance of*
13 *associated infrastructure that may exacerbate fire risks or that may result in temporary or*
14 *ongoing impacts to the environment; less-than-significant impacts.*

15 1. Project Impact(s):

16 Project development will include construction of various off-site roadway
17 improvements and relocation of overhead utilities to underground. These
18 improvements, together with Project building design/materials and compliance with
19 Riverside County regulations, will ensure Project development and operation will
20 not result in a requirement for installation or maintenance of associated infrastructure
21 that may exacerbate fire risk or that may result in temporary or ongoing impacts to
22 the environment. Impacts will be less than significant. (DEIR, pp. 4.21-2 and 3).

23 The evidence supporting these conclusions includes, without limitation, the
24 discussion of these impacts in Subsection 4.21 of the DEIR and the citations noted
25 therein.

26 **BE IT FURTHER RESOLVED** by the Planning Commission that the following environmental
27 impacts associated with the DEIR are potentially significant unless otherwise indicated, but each of these
28 impacts would be avoided or substantially lessened to a level of less than significant through existing

1 regulations, Project Design Features, and/or mitigation measures specified in Attachment A (Mitigation
2 Monitoring and Reporting Program) which is incorporated herein by this reference. Accordingly, the
3 County makes the following findings as to each of the following impacts pursuant to State CEQA
4 Guidelines section 15091 (a): "Changes or alterations have been required in, or incorporated into, the Project
5 which avoid or substantially lessen the significant environmental effect as identified in the final EIR."

6 **A. Air Quality**

7 *Impact: Exposure of sensitive receptors within one mile of the Project site to substantial*
8 *point-source emissions.*

9 *Threshold c): The Project would not expose sensitive receptors which are located within 1.0*
10 *mile of the Project site to substantial point source emissions, with implementation of*
11 *mitigation measures (refer to Project Resolution Attachment "A," Mitigation Monitoring*
12 *and Reporting Program).*

13 1. **Project Impact(s):**

14 DEIR Table 4.3.12, *Localized Significance Summary of Construction*, summarizes
15 the Project's localized emissions during peak construction activity. As shown in
16 DEIR Table 4.3.12, the Project's construction-related emissions would exceed the
17 SCAQMD localized significant thresholds for emissions of PM₁₀, and PM₂₅ at the
18 nearest receptor location in the vicinity of the Project Site. Thus, the impact is
19 significant and applicable regulatory requirements and mitigation measures are listed
20 in DEIR Subsection 4.3.8. (DEIR, pp. 4.3-20 and 21).

21 DEIR Table 4.3.14, *Localized Significance Summary of Operations*, presents the
22 Project's calculated daily localized emissions during long-term operations. As
23 shown on DEIR Table 4.3.14, the Project's estimated operational localized emissions
24 associated with CO, NO₂, PM₁₀, and PM₂₅ would not exceed localized thresholds
25 established by the SCAQMD. Accordingly, long-term operation of the proposed
26 Project would not expose any sensitive receptors which are located within 1.0 mile
27 of the Project site to substantial point source emissions on a direct or cumulatively-
28 considerable basis. Impacts are less than significant. (DEIR, p. 4.3-22).

1 The proposed Project would not produce the volume of traffic required to generate a
2 CO "hot spot." Therefore, localized air quality impacts related to mobile source
3 emissions would be less than significant. (DEIR, p. 4.3-22).

4 Long-term operations at the Project Site would not cause or contribute in a
5 cumulatively-considerable manner to the exposure of the maximally exposed
6 individual receptor (MEIR), maximally exposed individual worker (MEIW), or
7 maximally exposed individual school child (MEIS) to substantial DPM emissions.
8 Therefore, implementation of the proposed Project would result in a less-than-
9 significant impact to expose MEIR, MEIW, and MEIS which are located within 1.0
10 mile of the Project Site to project substantial point source diesel particulate matter
11 emissions (DPM). Although implementation of the Project would result in a less-
12 than-significant impact associated with DPM emissions, the mitigation measures
13 required in FEIR Subsection 4.3.8 to reduce the Project's operational air quality
14 impacts would further reduce DPM emissions associated with long-term operation
15 of the Project. (DEIR, pp. 4.3-22, 23, and 24.)

16 2. Finding: The Mitigation Measures (MM) outlined below would reduce impacts to
17 sensitive receptors a less-than-significant level. The MM reflects changes or
18 alterations that the County has required or incorporated into the Project that would
19 avoid or substantially lessen the potentially significant impact as identified in the
20 DEIR. (CEQA Guidelines §15091(a)(1)).

21 3. Mitigation Requirements (MM):

22 4. **MM-AQ-1 states:** During Project Site preparation and grading activity, all actively
23 graded areas within the Project site shall be watered at 2.1-hour watering intervals (e.g.,
24 4 times per day) or a movable sprinkler system shall be in place to ensure minimum soil
25 moisture of 12% is maintained for actively graded areas. Moisture content can be
26 verified with use of a moisture probe by the grading contractor.

27 *MM-AQ-1 Implementation Stage: Ongoing during site grading.*

28 *MM-AQ-1 Monitoring Party: Building & Safety Department*

1 5. Rationale: The applicable Mitigation Measure (MMs) and Conditions of Approval
2 (COA) outlined above, specifically implementation of MM-AQ-1, combined with
3 mandatory compliance with SCAQMD Rule 403 and California Air Resources
4 Board, Title 13, Chapter 10, Section 2485, Division 3 of the California Code of
5 Regulations, would reduce localized construction source PM10 and PM25
6 concentrations to levels that would be less-than-significant. The Project does not
7 propose or require uses or activities that would otherwise expose sensitive receptors
8 to substantial pollutant concentrations. (DEIR, p. 4.3-34).

9 The evidence supporting these conclusions includes, without limitation, the discussion of
10 these impacts in Subsection 4.3 of the DEIR and the citations noted therein and DEIR
11 Appendix D.

12 **B. Biological Resources**

13 *Impact: Conflict with conservation plans.*

14 *Threshold a): Project construction and implementation would not conflict with the*
15 *provisions of an adopted Habitat Conservation Plan, Natural Conservation Community*
16 *Plan, or other approved local, regional, or state conservation plan, with implementation of*
17 *mitigation measures (refer to Project Resolution Attachment "A," Mitigation Monitoring*
18 *and Reporting Program).*

19 1. Project Impact(s):

20 The Project is subject to compliance with two Habitat Conservation Plans (HCPs):
21 The Western Riverside County Multiple Species Conservation Program (MSHCP)
22 and the Stephens' Kangaroo Rat (SKR) HCP. The Project Site is not specifically
23 identified as a Covered Activity in either HCP. However, pursuant to the MSHCP
24 Section 7.1, developments that are outside of Criteria Areas and Public/Quasi-Public
25 Lands are permitted subject to consistency with the MSHCP policies that apply to
26 areas outside Criteria Areas. *The Habitat Assessment and Western Riverside County*
27 *Multiple Species Habitat Conservation Plan Consistency Analysis* conducted for the
28 Project and Project Site concluded that with payment of the MSHCP and SKR HCP

1 mitigation fees, development of the Project Site is fully consistent with the Western
2 Riverside County MSHCP and the SKR HCP. Required payment of these fees is
3 formulated into two Mitigation Measures. (DEIR, pp. 4.4-2 and 3).

4 2. Finding:

5 The Mitigation Measure (MM) outlined below would reduce impacts due to conflict
6 with the MSHCP and SKR to a less-than-significant level. The MM reflect changes
7 or alterations that the County has required or incorporated into the Project that would
8 avoid or substantially lessen the potentially significant impact as identified in the
9 DEIR. (CEQA Guidelines §15091(a)(1)).

10 3. Mitigation Requirements (MM):

11 **MM-BR-1 states:** Prior to commencement of any development activity on the
12 Project site, the Project Applicant/Developer shall remit required Multiple Habitat
13 Species Conservation Plan fees to the County of Riverside.

14 *MM-BR-1 Implementation Stage: Prior to issuance of the first grading permit.*

15 *MM-BR-1 Monitoring Party: County Building & Safety Department*

16 **MM-BR-3 states:** Prior to commencement of any development activity on the
17 Project site, the Project Applicant/Developer shall remit required Stephens'
18 Kangaroo Rat HCP Mitigation Fee to the County of Riverside in compliance with
19 County of Riverside Ordinance No. 663.10; SKR HCP.

20 *MM-BR-3 Implementation Stage: Prior to issuance of the first grading permit.*

21 *MM-BR-3 Monitoring Party: Riverside County Environmental Programs*
22 *Department.*

23 4. Rationale:

24 Implementation of Mitigation Measure MM-BR-1 and MM-BR-3 would ensure
25 Project compliance with MSHCP and HCP required fees. The resultant level of
26 impact to Biological Resources, after Mitigation, will be less than significant. (DEIR,
27 p. 4.4-16).
28

1 The evidence supporting these conclusions includes, without limitation, the
2 discussion of these impacts in Subsection 4.3 of the DEIR and the citations noted
3 therein and DEIR Appendices J, L, and P.

4 *Impact: Adverse effect on endangered or threatened species, or candidate, sensitive, or*
5 *special status species.*

6 *Thresholds b) and c): The Project would not have a substantial adverse effect, either directly*
7 *or through habitat modifications, on any endangered, or threatened species, as listed in Title*
8 *14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of*
9 *Federal Regulations (Sections 17.11 or 17.12); or have a substantial adverse effect either*
10 *directly or through habitat modifications on any species identified as a candidate, sensitive,*
11 *or special status species in local or regional plans, policies, or regulations, or by the*
12 *California Department of Fish and Game or US Fish and Wildlife Service, with*
13 *implementation of mitigation measures (refer to Project Resolution Attachment "A,"*
14 *Mitigation Monitoring and Reporting Program).*

15 1. Project Impact(s):

16 A majority of the Project Site, due to grading and disking, is dominated by early
17 successional and non-native vegetation that has reduced, if not eliminated, the ability
18 of the Project Site to provide suitable habitat for special-status plant species.
19 Furthermore, special-status plant and wildlife species associated with vernal pools
20 are presumed absent from the Project Site because none of the clay soils needed to
21 support vernal pools were observed on the Project Site. The Project Site has a
22 moderate potential to support Cooper's hawk, sharp-skinned hawk, burrowing owl
23 and California horned lark and a low potential to provide suitable habitat for Golden
24 eagle, great egret, egret blue heron, ferruginous hawk, white-tailed kite, merlin,
25 prairie falcon, and San Geigo black-tailed jackrabbit. The Project Site is located
26 within Burrowing Owl and Stephens's Kangaroo Rat protection areas. However, no
27 burrowing owls or evidence of recent or historic use by burrowing owls were
28 observed on the Project Site during focused surveys and thus, are presumed absent

1 from the Project Site. The Project Site does not provide suitable habitat for any of
2 the other special-status wildlife species known to occur in the Project area. Out of an
3 abundance of caution, Mitigation Measures identified below were proposed to ensure
4 impacts to those “moderate potential” special-status wildlife species do not occur
5 from Project development and operation and to ensure any Project-related impacts to
6 special-status species will be reduced to a less-than-significant level. (DEIR, pp. 4.4-
7 3, 4, and 5).

8
9 2. Finding:

10 The Mitigation Measures (MM) outlined below would reduce impacts to burrowing
11 owl and any other “moderate potential” species protected to a less-than-significant
12 level. The Mitigation Measures reflect changes or alterations that the County has
13 required or incorporated into the Project that would avoid or substantially lessen the
14 potentially significant impact as identified in the DEIR. (CEQA Guidelines
15 §15091(a)(1)).

16 3. Mitigation Requirements (MM):

17 **MM-BR-2 states:** Prior to commencement of any grading activities, the developer
18 shall conduct a 30-day burrowing owl pre-construction clearance survey. If
19 burrowing owls and/or birds displaying nesting behaviors are observed within the
20 Project site during future Project development, further review may be necessary to
21 ensure compliance with the Multiple Species Habitat Conservation Plan, Migratory
22 Bird Treaty Act, and California Fish and Game Code.

23 *MM-BR-2 Implementation Stage: Prior to issuance of the first grading permit.*

24 *MM-BR-2 Monitoring Party: Riverside County Environmental Programs*
25 *Department*

26 **MM-BR-4 states:** The Project developer/Applicant shall conduct a pre-construction
27 clearance survey prior to commencement of grading activities.

28 *MM-BR-4 Implementation Stage: Prior to issuance of the first grading permit.*

1 *MM-BR-4 Monitoring Party: Riverside County Environmental Programs*
2 *Department.*

3 4. Rationale:

4 Implementation of Mitigation Measures MM-BR-2 and MM-BR-4 would ensure that
5 the Project's impacts to sensitive wildlife species are reduced to below levels of
6 significance. In addition, the Project Applicant would be required as a mandatory
7 regulatory requirement to pay applicable and mandatory mitigation fees for Western
8 Riverside County MSHCP and SKR HCP compliance. With implementation of the
9 required mitigation, potential direct and cumulatively-considerable impacts to the
10 burrowing owl and birds protected by the MBTA would be reduced to below a level
11 of significance. (DEIR, 4.4-16).

12 The evidence supporting these conclusions includes, without limitation, the
13 discussion of these impacts in Subsection 4.3 of the DEIR and the citations noted
14 therein and DEIR Appendices J, L, and P.

15 C. Cultural Resources

16 *Impact: Alteration or destruction of an archaeological site and substantial adverse changes*
17 *in the significance of an archaeological resource.*

18 *Thresholds c) and d): Project construction and implementation would not alter or destroy*
19 *an archaeological site or cause a substantial adverse change in the significance of an*
20 *archaeological resource pursuant to California Code of Regulations, Section 15064.5, with*
21 *implementation of mitigation measures (refer to Project Resolution Attachment "A,"*
22 *Mitigation Monitoring and Reporting Program).*

23 1. Project Impact(s):

24 There are no cultural resources located within the Project Site boundaries. Therefore,
25 the Project would not alter or destroy a unique archaeological site or cause a
26 substantial adverse change in the significance of a known, unique archaeological
27 resource. Regardless, the Project Site is considered sensitive for buried cultural
28 resources because numerous prehistoric archaeological sites have been identified in

1 the Project Site vicinity. Thus, mitigation is provided to further reduce the already
2 less-than-significant impacts. Project-related construction activities have the
3 potential to unearth and adversely impact significant archaeological resources that
4 may be buried beneath the ground surface and discovered during Project construction
5 activities. Impacts would be significant on a direct and cumulatively-considerable
6 basis if discovered resources during construction are determined to be significant and
7 are not properly identified and treated. (DEIR, pp. 4.5-4, 5 and 6).

8
9 2. Finding:

10 The Mitigation Measures (MM) outlined below would reduce impacts to
11 archaeological resources to a less-than-significant level. The Mitigation Measures
12 reflect changes or alterations that the County has required or incorporated into the
13 Project that would avoid or substantially lessen the potentially significant impact as
14 identified in the DEIR. (CEQA Guidelines §15091(a)(1)).

15 3. Mitigation Requirements (MM):

16 **MM-CR-1 (Project Archaeologist) states:** Prior to issuance of grading permits:
17 The applicant/developer shall provide evidence to the County of Riverside Planning
18 Department that a County certified professional archaeologist (Project
19 Archaeologist) has been contracted to implement a Cultural Resource Monitoring
20 Program (CRMP). A Cultural Resource Monitoring Plan shall be developed that
21 addresses the details of all activities and provides procedures that must be followed
22 in order to reduce the impacts to cultural and historic resources to a level that is less
23 than significant as well as address potential impacts to undiscovered buried
24 archaeological resources associated with this project. A fully executed copy of the
25 contract and a wet-signed copy of the Monitoring Plan shall be provided to the
26 County Archaeologist to ensure compliance with this condition of approval.

27 Working directly under the Project Archaeologist, an adequate number of qualified
28 Archaeological Monitors shall be present to ensure that all earth moving activities

1 are observed and shall be on-site during all grading activities for areas to be
2 monitored including off-site improvements. Inspections will vary based on the rate
3 of excavation, the materials excavated, and the presence and abundance of artifacts
4 and features. The frequency and location of inspections will be determined by the
5 Project Archaeologist.

6 *MM-CR-1 Implementation Stage: Prior to issuance of first grading permit and*
7 *during ground disturbing activities.*

8
9 *MMCR-1 Monotoring Party: Riverside County Planning Department and Riverside*
10 *Archaeologist.*

11 **MM-CR-2 (Unanticipated Resources) states:** If during ground disturbance
12 activities, unique cultural resources* are discovered, the following procedures shall
13 be followed:

- 14 i. All ground disturbance activities within 100 feet of the discovered cultural
15 resource shall be halted and the applicant shall call the County Archaeologist
16 immediately upon discovery of the cultural resource. A meeting shall be
17 convened between the developer, the archaeologist, the tribal representative,
18 and the Planning Director to discuss the significance of the find.
- 19 ii. At the meeting, the significance of the discoveries shall be discussed and after
20 consultation with the tribal representative(s) and the archaeologist, a decision
21 shall be made, with the concurrence of the Planning Director, as to the
22 appropriate mitigation (documentation, recovery, avoidance, etc.) for the
23 cultural resources.
- 24 iii. Grading or further ground disturbance shall not resume within the area of the
25 discovery until a decision has been made through consultation with all
26 relevant parties as to the appropriate mitigation. Work shall be allowed to
27 continue outside of the buffer area and will continue if needed.

1 iv. Treatment and avoidance of the newly discovered resources shall be
2 consistent with the Cultural Resources Management Plan and Monitoring
3 Agreements entered into with the appropriate tribes. This may include
4 avoidance of the cultural resources through project design, in-place
5 preservation of cultural resources located in native soils and/or re-burial on
6 the Project property so they are not subject to further disturbance in perpetuity
7 as identified in Non-Disclosure of Reburial Condition.

8 v. If the find is determined to be significant and avoidance of the site has not
9 been achieved, a Phase III data recovery plan shall be prepared by the project
10 archeologist, in consultation with the Tribe, and shall be submitted to the
11 County for their review and approval prior to implementation of the said plan.

12 vi. Pursuant to Calif. Pub. Res. Code § 21083.2(b), if the project will cause
13 damage to a unique archaeological resource, the County shall determine if
14 reasonable efforts can be formulated to permit any or all of these resources to
15 be preserved in place or left in an undisturbed state. If the landowner and the
16 Tribe(s) cannot agree on the significance or the mitigation for the
17 archaeological or cultural resources, these issues will be presented to the
18 County Planning Director for decision. The County Planning Director shall
19 make the determination based on the provisions of the California
20 Environmental Quality Act with respect to archaeological resources,
21 recommendations of the project archeologist and shall take into account the
22 cultural and religious principles and practices of the Tribe(s).

23 * Unique cultural resources are defined, for this condition only, as being
24 multiple artifacts in close association with each other, but may include fewer
25 artifacts if the area of the find is determined to be of significance due to its
26 sacred or cultural importance as determined in consultation with the Native
27 American Tribe(s).

28 *MM-CR-2 Implementation Stage: On-going during ground-disturbing activities.*

1 *MM-CR-2 Monitoring Party: Riverside County Planning Department and Riverside*
2 *County Archaeologist.*

3 **MM-CR-3 (Phase IV Monitoring Report) states:** Prior to Grading Permit Final
4 Inspection, a Phase IV Cultural Resources Monitoring Report shall be submitted that
5 complies with the Riverside County Planning Department's requirements for such
6 reports for all ground disturbing activities associated with this grading permit. The
7 report shall follow the County of Riverside Planning Department Cultural Resources
8 (Archaeological) Investigations Standard Scopes of Work posted on the TLMA
9 website. The report shall include results of any feature relocation or residue analysis
10 required as well as evidence of the required cultural sensitivity training for the
11 construction staff held during the required pre-grade meeting and evidence that any
12 artifacts have been treated in accordance to procedures stipulated in the Cultural
13 Resources Management Plan.

14 *MM-CR-3 Implementation Stage: Prior to grading permit final inspection.*

15 *MM-CR-3 Monitoring Party: Riverside County Planning Department*

- 16 4. Rationale: Implementation of Mitigation Measures MM-CR-1, MM-CR-2, and
17 MM-CR-3 would ensure that, if significant archaeological resources are unearthed
18 during ground-disturbing construction activities, those resources are properly
19 identified and appropriately treated as recommended by a qualified archaeologist and
20 approved by the County Archaeologist. With implementation of the required
21 mitigation, the Project's potential to impact significant archaeological resources
22 would be reduced to less than significant. (DEIR, p. 4.5-15).

23 The evidence supporting these conclusions includes, without limitation, the
24 discussion of these impacts in Subsection 4.5 of the DEIR and the citations noted
25 therein and DEIR Appendix M.

26 *Impact: Disturbance of human remains.*

27 *Threshold e): The Project would result in less-than-significant impacts associated with the*
28 *disturbance of human remains, including those interred outside of formal cemeteries with*

1 *implementation of mitigation measures (refer to Project Resolution Attachment "A,"*
2 *Mitigation Monitoring and Reporting Program).*

3 1. Project Impact(s):

4 There are no known human remains on the Project Site. In the unlikely event that
5 human remains are discovered during Project grading or other ground disturbing
6 activities, compliance with the applicable provisions of the California Health and
7 Safety Code § 7050.5 and California Public Resources Code § 5097 et. seq. is
8 required mandatory compliance with this State law, along with the mitigation
9 measure provided below, would ensure that human remains, if encountered, are
10 appropriately treated and would preclude the potential for significant impacts to
11 Native American remains. (DEIR, p. 4.5-6).

12 2. Finding: The Mitigation Measure (MM) outlined below would reduce impacts to
13 discovery of human remains to a less-than-significant level. The Mitigation Measure
14 reflects changes or alterations that the County has required or incorporated into the
15 Project that would avoid or substantially lessen the potentially significant impact as
16 identified in the DEIR. (CEQA Guidelines §15091(a)(1)).

17 3. Mitigation Requirements (MM):

18 **MM-TCR-3 (Human Remains) states:** If human remains are found on this site,
19 the developer/permit holder or any successor in interest shall comply with State
20 Health and Safety Code Section 7050.5.

21 If human remains are encountered, State Health and Safety Code Section 7050.5
22 states that no further disturbance shall occur until the Riverside County Coroner has
23 made the necessary findings as to origin. Further, pursuant to Public Resources Code
24 Section 50.97.98(b), remains shall be left in place and free from disturbance until a
25 final decision as to the treatment and disposition has been made. If the Riverside
26 County Coroner determines the remains to be Native American, the Native American
27 Heritage Commission shall be contacted within the period specified by law (24
28 hours). Subsequently, the Native American Heritage Commission shall identify the

1 “most likely descendant.” The most likely descendant shall then make
2 recommendations and engage in consultation concerning the treatment of the remains
3 as provided in Public Resources Code Section 5097.98. Evidence of compliance with
4 this condition, if human remains are found, shall be provided to the County of
5 Riverside upon the completion of a treatment plan and final report detailing the
6 significance and treatment of the finding.

7 *MM-TCR-3 Implementation Stage: On-going monitoring during ground disturbing*
8 *activities.*

9 *MM-TCR-3 Monitoring Party: County Planning Department, Native American*
10 *Monitor(s), Riverside County Archaeologist, NAHC, and Riverside County Coroner.*

- 11 4. Rationale: Implementation of Mitigation Measure MM-TCR-3 will ensure that any
12 potential impacts related to the discovery of human remains during Project
13 development will be reduced to a less than significant level. (DEIR, p. 4.5-6)

14 The evidence supporting these conclusions includes, without limitation, the
15 discussion of these impacts in Subsections 4.5 and 4.19 of the DEIR and the citations
16 noted therein and DEIR Appendix M.

17 **D. Greenhouse Gas Emissions**

18 *Impact: Greenhouse gas emissions*

19 *Thresholds a) and b): The Project would result in less-than-significant impacts due to the*
20 *generation of greenhouse gas emissions, either directly or indirectly, that may have a*
21 *significant impact on the environment, and due to a conflict with an applicable plan, policy*
22 *or regulation adopted for the purpose of reducing the emissions of greenhouse gases, with*
23 *implementation of mitigation measures (refer to Project Resolution Attachment “A,”*
24 *Mitigation Monitoring and Reporting Program).*

- 25 1. Project Impact(s): GHG emissions reduction plans, policies and regulations
26 applicable to the Project include: AB 32, SB 32 (including related 2008/2017 CARB
27 Scoping Plan Elements), and the Climate Action Plan (CAP) Update. At Project
28 building, the Project’s total annual greenhouse gas (GHG) emissions are calculated

1 to be approximately 8,095.32 MTCP2e per year, which exceeds the Riverside County
2 CAP's annual GHG emissions threshold of 3,000 MTCO2e per year. Thus, Project
3 would result in a potentially significant impact on the environment. (DEIR, pp. 4.8-
4 26).

5 2. Finding: The Mitigation Measure outlined below would reduce impacts due to GHG
6 emissions to a less-than-significant level. The Mitigation Measure reflects changes
7 or alterations that the County has required or incorporated into the Project that would
8 avoid or substantially lessen the potentially significant impact as identified in the
9 DEIR. (CEQA Guidelines §15091(a)(1)).

10
11 3. Mitigation Requirements (MM):

12 **MM-GHG-1 states:** The Project shall implement Screening Table Measures
13 providing for a minimum 100 points per the County Screening Tables. The County
14 shall verify incorporation of the identified Screening Table Measures within the
15 Project building plans and site designs prior to the issuance of building permit(s)
16 and/or site plans (as applicable). The County shall verify implementation of the
17 identified Screening Table Measures prior to the issuance of Certificate(s) of
18 Occupancy.

19 *MM-GHG-1 Implementation Stage: Prior to issuance of building permit and/or site*
20 *plans and Certificate of Occupancy.*

21 *MM-GHG-1 Responsible Party: County of Riverside Planning Department and*
22 *Building & Safety Department.*

23 **MM-GHG-2 states:** The Project shall comply with CAP Update Measure R2-CE1.
24 CAP Update Measure R2-CE1 requires that the Project provide onsite renewable
25 energy production generation comprising at least 20 percent of the Project energy
26 demand. The County shall verify implementation of CAP Update Measure R2-CE1
27 within the Project building plans and site designs prior to the issuance of building
28 permit(s) and/or site plans (as applicable). The County shall verify implementation

1 of CAP Update Measure R2-CE1 prior to the issuance of Certificate(s) of
2 Occupancy.

3 *MM-GHG-2 Implementation Stage: Prior to issuance of building permit and/or site*
4 *plans.*

5 *MM-GHG-2 Responsible Party: County of Riverside Planning Department and*
6 *Building & Safety Department.*

7 **MM-GHG-3 states:** The Project shall comply with applicable provisions of the
8 County of Riverside Good Neighbor Policy for Logistics and
9 Warehouse/Distribution Centers as implemented through the Project Conditions of
10 Approval.

11 *MM-GHG-3 Implementation Stage: Prior to issuance of building permits and*
12 *Certificate of Occupancy.*

13 *MM-GHG-3 Responsible Party: County of Riverside Planning Department and*
14 *Building and Safety Department.*

- 15 4. **Rationale:** The implemented Screening Table Measures and compliance with CAP
16 Update Measure R2-CE1 would achieve a minimum of 100 Screening Table Points,
17 and would thereby ensure that the Project would achieve GHG emissions levels and
18 GHG emissions reductions targets consistent with those identified in the County
19 CAP Update. Project GHG emissions that are consistent with and would not exceed
20 GHG emissions levels and GHG emissions reductions targets identified in the CAP
21 Update would not comprise a significant impact on the environment. Additional
22 GHG emissions reductions would be achieved through implementation of the County
23 of Riverside Good Neighbor Policy for Logistics and Warehouse/Distribution
24 Centers. On this basis, with application of mitigation, the potential for the Project to
25 generate direct or indirect greenhouse gas emission that would result in a significant
26 impact on the environment is considered less-than-significant. Additionally, with
27 incorporation of mitigation, the potential for the Project to conflict with applicable
28

1 plans, policies and regulations adopted for the purpose of reducing the emissions of
2 greenhouse gases would be less-than-significant. (DEIR, pp. 4.8-27 - 35).

3 The evidence supporting these conclusions includes, without limitation, the
4 discussion of these impacts in Subsections 4.8 of the DEIR and the citations noted
5 therein and DEIR Appendix E.

6 **E. Hazards/Hazardous Materials**

7 *Impact: Transport, use, or disposal of hazardous materials.*

8 *Hazards and Hazardous Materials Threshold a): The Project would not create a significant*
9 *hazard to the public or the environment through the routine transport, use, or disposal of*
10 *hazardous materials and impacts would be less than significant with implementation of*
11 *mitigation measures (refer to Project Resolution Attachment "A," Mitigation Monitoring*
12 *and Reporting Program)*

13 1. Project Impact(s): During Project construction and operation, mandatory compliance
14 to federal, State, and local regulations and implementation of the identified
15 mitigation measures would ensure that the Project would not create a significant
16 hazard to the public or the environment through routine transport, use, or disposal of
17 hazardous materials. (DEIR, pp. 4.9-2 and 3)

18 The evidence supporting these conclusions includes, without limitation, the
19 discussion of these impacts in Subsection 4.9 of the DEIR and the citations noted
20 therein and DEIR Appendix J.

21 2. Findings: The Mitigation Measure outlined below, along with adherence to the State
22 and County of Riverside requirements for transport and disposal of identified
23 hazardous materials would reduce potential impacts associated with hazards and
24 hazardous materials to less than significant levels. The Mitigation Measure reflects
25 changes or alterations that the County has required or incorporated into the Project
26 that would avoid or substantially lessen the potentially significant impact as
27 identified in the DEIR. (CEQA Guidelines §15091(a)(1)).

28 3. Mitigation Requirements (MM):

1 MM-HA-1: Prior to issuance of a grading permit for site preparation for the
2 proposed warehouse/logistics building, the Applicant shall complete and submit an
3 asbestos and hazardous materials survey of all irrigation pipes and building materials
4 for review and approval of the County of Riverside Environmental Health
5 Department. Should asbestos materials be identified on-site, such materials shall be
6 handled and disposed of by licensed contractors in accordance with all appropriate
7 regulatory agency guidelines.

8 *MM-GHG-3 Implementation Stage: Prior to issuance of a grading permit.*

9 *MM-GHG-3 Responsible Party: County of Riverside Environmental Health*
10 *Department.*

- 11 4. Rationale: Development and operation of the proposed warehouse/logistics building
12 will generate construction and business operation waste. Transport and disposal of
13 the waste will be conducted according to State and County requirements.
14 Compliance with these requirements will maintain the existing safety level for
15 residents adjacent to the Project site. Mitigation Measure MM-HA-1 delineated
16 above, together with adherence to State and County of Riverside requirements for
17 transport and disposal of identified hazardous materials would reduce potential
18 impacts associated with hazards and hazardous materials to a less than significant
19 level. (DEIR, p. 4.9-9).

20 The evidence supporting these conclusions includes, without limitation, the
21 discussion of these impacts in Subsection 4.9 of the DEIR and the citations noted
22 therein and DEIR Appendix J.

23 *Impact: Upset and accident conditions involving the release of hazardous materials*
24 *into the environment.*

25 *Hazards and Hazardous Materials Threshold b): The Project would not create a*
26 *significant hazard to the public or the environment through reasonably foreseeable*
27 *upset and accident conditions involving the release of hazardous materials into the*
28 *environment and impacts would be less than significant with implementation of*

1 mitigation measures (refer to Project Resolution Attachment "A," Mitigation
2 Monitoring and Reporting Program).

3 5. Project Impact(s): The Project Site was historically farmed for many years.
4 Therefore, there is a potential that irrigation lines on the Project Site may be wrapped
5 with, or contain, asbestos. Therefore, mitigation is required. (DEIR, pp. 4.9-3 and
6 4).

7 6. Findings: The Mitigation Measure outlined below will ensure proper analysis and
8 handling of asbestos materials and will reduce the potential impact to a less than
9 significant level. The Mitigation Measure reflects changes or alterations that the
10 County has required or incorporated into the Project that would avoid or substantially
11 lessen the potentially significant impact as identified in the DEIR. (CEQA
12 Guidelines §15091(a)(1)).

13 7. Mitigation Requirements (MM):

14 **MM-HA-1**: Prior to issuance of a grading permit for site preparation for the
15 proposed warehouse/logistics building, the Applicant shall complete and submit an
16 asbestos and hazardous materials survey of all irrigation pipes and building materials
17 for review and approval of the County of Riverside Environmental Health
18 Department. Should asbestos materials be identified on-site, such materials shall be
19 handled and disposed of by licensed contractors in accordance with all appropriate
20 regulatory agency guidelines.

21 *MM-GHG-3 Implementation Stage: Prior to issuance of a grading permit.*

22 *MM-GHG-3 Responsible Party: County of Riverside Environmental Health*
23 *Department.*

24 8. Rationale: Development and operation of the proposed warehouse/logistics building
25 will generate construction and business operation waste. Transport and disposal of
26 the waste will be conducted according to State and County requirements.
27 Compliance with these requirements will maintain the existing safety level for
28 residents adjacent to the Project site. Mitigation Measure MM-HA-1 delineated

1 above, together with adherence to State and County of Riverside requirements for
2 transport and disposal of identified hazardous materials would reduce potential
3 impacts associated with hazards and hazardous materials to a less than significant
4 level. (DEIR, p. 4.9-9).

5 The evidence supporting these conclusions includes, without limitation, the
6 discussion of these impacts in Subsection 4.9 of the DEIR and the citations noted
7 therein and DEIR Appendix J.

8 **E. Noise**

9 *Impact: Substantial permanent or temporary noise increases and exposure of sensitive*
10 *receptors to substantial permanent increase in noise levels.*

11 *Noise Effects by the Project Thresholds a): The Project would result in a substantial*
12 *permanent and temporary increases in ambient noise levels in the project vicinity above*
13 *levels existing without the project, and would expose persons to noise levels exceeding*
14 *established standards with implementation of mitigation measures (refer to Project*
15 *Resolution Attachment "A," Mitigation Monitoring and Reporting Program).*

16 1. Project Impact(s): Impacts resulting from Project-related traffic and construction
17 noise would be less than significant. However, operational noise levels at receiver
18 location R2 will exceed the County of Riverside exterior noise level standards. R2
19 Represents existing residential outdoor living areas (backyards) located east of the
20 Project site at roughly 10 feet, on the north side of Placentia Street. This is a
21 potentially significant impact. All receiver locations will experience less than
22 significant unmitigated noise impacts during daytime hours. (DEIR, pp. 4.13-5 –
23 24).\

24 2. Finding: The Mitigation Measure outlined below will ensure that operational noise
25 levels at night are mitigated to a less than significant level. The Mitigation Measure
26 reflects changes or alterations that the County has required or incorporated into the
27 Project that would avoid or substantially lessen the potentially significant impact as
28 identified in the DEIR. (CEQA Guidelines §15091(a)(1)).

1 3. Mitigation Measures (MM):

2 **MM-N-1 states:** The following noise barrier is required to reduce the operational
3 noise level impacts to owned and/or occupied noise-sensitive uses at the time of
4 Project operation.

- 5 • A minimum 17-foot tall noise barrier at the eastern truck court boundary is
6 required. The barrier shall provide a weight of at least four (4) pounds per
7 square foot of face area with no decorative cutouts or line-of-sight openings
8 between shielded areas and the roadways, or a minimum transmission loss of
9 20dBA. The barriers shall consist of a solid face from top to bottom.
10 Unnecessary openings or decorative cutouts shall not be made. All gaps
11 (except for weep holes) should be filled with grout or caulking. The noise
12 barriers shall be constructed using the following materials:

- 13 ○ Masonry block;
- 14 ○ Earthen berm;
- 15 ○ Or any combination of construction materials capable of the
16 minimum weight of 4 pounds per square foot or a minimum
17 transmission loss of 20 dBA.

18 *MM-N-1 Implementation Stage: Prior to site plan approval and issuance of building*
19 *permits.*

20 *MM-N-1 Responsible Party: County of Riverside Planning Department and County*
21 *Building & Safety Department.*

22 4. Rationale:

23 Impacts resulting from Project-related traffic and construction noise would be less
24 than significant. Operational noise will be mitigated to a less than significant level,
25 with the implementation of Mitigation Measure MM-N-1. As such, the potential for
26 the Project to generate a substantial temporary or permanent increase in ambient
27 noise levels in the vicinity of the project in excess of standards established in the
28

1 local general plan, noise ordinance, or applicable standards of other agencies is
2 considered less than significant, as mitigated. (DEIR, p. 4.13-24).

3 The evidence supporting these conclusions includes, without limitation, the
4 discussion of these impacts in Subsection 4.13 of the DEIR and the citations noted
5 therein and DEIR Appendix F.

6 *Impact: Ground-borne vibration or ground-borne noise levels.*

7 *Noise Effects by the Project Thresholds a): The Project will not generate excessive ground-*
8 *borne vibrations or ground-borne noise levels, with implementation of mitigation measures*
9 *(refer to Project Resolution Attachment "A," Mitigation Monitoring and Reporting*
10 *Program).*

11
12 1. Project Impact(s):

13 Project operational vibration impacts would be less-than-significant. Truck vibration
14 levels are dependent on vehicle characteristics, load, speed, and pavement
15 conditions. Trucks transitioning on-site will be traveling at very low speeds.
16 However, ground-borne vibration levels resulting from construction activities will
17 exceed the County of Riverside RMS vibration threshold at selected receiver
18 locations east of the Project Site. Therefore, Project-related vibration impacts will
19 be potentially significant during construction. (DEIR, pp. 4.13-25).

20 2. Finding:

21 The Mitigation Measure outlined below will restrict use of large loaded trucks and
22 dozers, and thus, ensure that related vibration impacts from Project development are
23 mitigated to a less than significant level. The Mitigation Measure reflects changes
24 or alterations that the County has required or incorporated into the Project that would
25 avoid or substantially lessen the potentially significant impact as identified in the
26 DEIR. (CEQA Guidelines §15091(a)(1)).

27 3. Mitigation Measures (MM):
28

1 MM-N-2 states: For Project-related construction activities, large loaded trucks and
2 dozers (greater than 80,000 pounds) shall not be used within 90 feet of owned and
3 occupied noise-sensitive residential homes east of the Project site as identified in the
4 Noise Impact Analysis prepared for the Project during construction activities.
5 Instead, small rubber-tired or alternative equipment shall be used within this area
6 during Project construction to reduce vibration effects.

7 *MM-N-2 Implementation Stage: On-going during ground disturbing activities.*

8 *MM-N-2 Responsible Party: County of Riverside Building & Safety Department.*

9 4. Rationale:

10 As indicated on Table 4.13.30, *Summary of Significance Findings*, Incorporation of
11 MM-N-2 will mitigate all construction noise impacts to a less-than-significant
12 threshold. (DEIR, pp. 4.13-26 and 29).

13 The evidence supporting these conclusions includes, without limitation, the
14 discussion of these impacts in Subsection 4.13 of the DEIR and the citations noted
15 therein and DEIR Appendix F.

16 F. **Paleontological Resources**

17 *Impact: Destruction of a unique paleontological resource, site, or geologic feature.*

18 *Threshold a): The Project would result in less-than-significant impacts due to a direct or*
19 *indirect destruction of a unique paleontological resource, site, or unique geologic feature,*
20 *with implementation of mitigation measures (refer to Project Resolution Attachment "A,"*
21 *Mitigation Monitoring and Reporting Program).*

22 1. Project Impact(s):

23 No unique geologic features or paleontological resources have been identified on or
24 near the Project Site, nor is there a reported/recorded fossil locations within one (1)
25 mile of the Project Site. Therefore, the Project would not destroy a unique
26 paleontological resource, site, or unique geologic feature. Regardless, mitigation is
27 provided due to the presence of other Quaternary fossil localities in southern
28 California and the sediments present beneath the Project Site. Impacts would be

1 significant if resources, site, or geologic feature were discovered during Project
2 construction activities and not properly identified and treated. (DEIR, p. 4.14-2).

3 2. Finding.

4 The Mitigation Measure (MM) outlined below would reduce impacts to
5 paleontological resources to a less-than-significant level. The Mitigation Measure
6 reflect changes or alterations that the County has required or incorporated into the
7 Project that would avoid or substantially lessen the potentially significant impact as
8 identified in the FEIR. (CEQA Guidelines §15091(a)(1)).

9 3. Mitigation Measures:

10 MM-PR-1 states: Project development shall adhere to all guidelines and
11 recommendations of the Paleontological Monitoring Plan as presented within
12 *Paleontological Resource Assessment and Impact Mitigation Program, for the*
13 *Barker Logistics (APN 317-240-001-8) Project in Perris, Riverside County,*
14 *California* (Environmental Planning Group, LLC) March 28, 2019.

15 *MM-PR-1 Implementation Stage: On-going during ground-disturbing activities.*

16 *MM-PR-1 Responsible Party: County of Riverside Planning Department and*
17 *Building & Safety Department.*

18 4. Rationale:

19 Implementation of the Paleontological Monitoring Plan and adherence to those
20 guidelines and recommendations, as required by Mitigation Measure MM-PR-1, will
21 ensure any direct or indirect impacts to a unique paleontological resource, site or
22 unique geologic feature found on the Project Site will be reduced to a less than
23 significant level. (DEIR, p. 4.14-5).

24 The evidence supporting these conclusions includes, without limitation, the
25 discussion of these impacts in Subsection 4.14 of the DEIR and the citations noted
26 therein and DEIR Appendix Q.

27 G. Transportation

1 *Impact: Conflict with applicable plan, ordinance, or policy related to circulation system*
2 *performance.*

3 *Threshold a): The Project will not conflict with an applicable plan, ordinance or policy*
4 *establishing a measure of effectiveness for the performance of the circulation system, taking*
5 *into account all modes of transportation, including mass transit and non-motorized travel*
6 *and relevant components of the circulation system, including but not limited to intersections,*
7 *streets, highways and freeways, pedestrian and bicycle paths, and mass transit, with*
8 *implementation of mitigation measures (refer to Project Resolution Attachment "A,"*
9 *Mitigation Monitoring and Reporting Program).*

10 1. Project Impact(s):

11 As indicated at Table 4.18.18, under the EAP (2021) Conditions With I-
12 215/Placentia Avenue Interchange scenario," Project traffic would contribute to at
13 least 50 peak hour trips to deficient conditions (AM and PM peak hour) at the Harvill
14 Av. & Placentia St. (Intersection No. 8). Project impacts at this location and peak
15 hour would be potentially significant. For all other intersections and peak hour
16 conditions, the Project would contribute fewer than 50 peak hour trips to deficient
17 LOS conditions and/or Project traffic would not otherwise result in or cause LOS
18 deficiencies. Impacts for these locations and peak hour conditions would therefore
19 be less-than-significant. (DEIR, p. 4.18-28 and 29).

20 2. Finding:

21 The Mitigation Measure (MM) outlined below would reduce Project's contributions
22 to LOS deficiencies at the Harvill Av. & Placentia St. (Intersection No. 8) to less-
23 than-significant levels. The Mitigation Measure reflects changes or alterations that
24 the County has required or incorporated into the Project that would avoid or
25 substantially lessen the potentially significant impact as identified in the DEIR.
26 (CEQA Guidelines §15091(a)(1)).

27 3. Mitigation Measures (MM):

28

1 MM-TR-1 states: MVAP DIF shall be paid pursuant to County Ordinance 659.
2 TUMF shall be paid pursuant to County Ordinance 824. Applicant responsibility for
3 improvements not covered by the MVAP DIF or TUMF Programs, and/or not
4 constructed the Project shall be fulfilled by payment of Fair Share fees.

5 MVAP DIF, TUMF and/or fair share fees paid pursuant to Mitigation Measure MM-
6 TR-1 would be assigned to construction of improvements recommended to ensure
7 adequate LOS conditions are maintained in the Study Area under EAP (2021)
8 Conditions. Improvements recommended achieving acceptable LOS under EAP
9 (2021) Conditions, and that would be funded through MVAP DIF, TUMF and/or fair
10 share fee payments are listed below:

11 **Without I-215/Placentia Interchange (Same as E+P Conditions)**

12 Harvill Avenue & N. A Street (Intersection No. 10)

- 13 • Install a Traffic Signal.
- 14 • Add a northbound right turn lane with overlap phasing.

15
16 **With I-215/Placentia Interchange**

17 Harvill Avenue & Placentia Street (Intersection No. 8)

- 18 • Install a Traffic Signal.
- 19 • Add a westbound left turn lane.
- 20 • Add a westbound right turn lane with overlap phasing.

21 *MM-TR-1 Implementation Stage: Pursuant to Riverside County Ordinances and*
22 *prior to issuance of Certificate of Occupancy (for Fair Share Fees).*

23 *MM-TR-1 Responsible Party: County of Riverside Transportation Department.*

24 4. Rationale:

25 County regulatory requirements and Mitigation Measure MM-TR-1 requires the
26 Project to pay development impact fees and participate in fair share funding
27 programs to address the Project's direct and cumulative impacts to the local roadway
28 network. Under CEQA, a fair-share monetary contribution to a mitigation fund is

1 adequate mitigation if the funds are part of a reasonable plan that the relevant agency
2 is committed to implementing. Payment of requisite DIF, TUMF, and/or fair share
3 fees would satisfy the Applicant's mitigation responsibilities for potentially
4 significant impacts and would reduce impacts to levels that would be less-than-
5 significant. (DEIR p. 4.18-30).

6 The evidence supporting these conclusions includes, without limitation, the
7 discussion of these impacts in Subsection 4.18 of the DEIR and the citations noted
8 therein and DEIR Appendix H.

9 **H. Tribal Cultural Resources**

10 *Impact: Impacts to tribal cultural resources.*

11 *Thresholds a) and b): The Project would result in less-than-significant impacts due to*
12 *adverse change in the significance of a trical cultural resource as defined in Puublic*
13 *Resources Code Section 21074 and that is listed or eligible for listing in the California*
14 *Register of Historical Resources, or in a local register of historical resources or a resource*
15 *determined by the lead agency to be significant pursuant to criteria set forth in subdivision*
16 *(c) of Public Resources Code 5024.1, with implementation of mitigation measures (refer to*
17 *Project Resolution Attachment "A," Mitigation Monitoring and Reporting Program).*

18 1. Project Impacts(s):

19 There is a potential for Project development to uncover tribal cultural resources,
20 which would result in a significant impact. Under AB 52, consultation with the
21 Native American community is required. The County consulted with the Rincon and
22 Soboba Tribes and provided them with a Phase I report and a standard set of
23 conditions to be applied to the Project. The Rincon and Soboba tribes concurred with
24 the Conditions of Approval and agreed to conclude AB 52 consultation. (DEIR, p.
25 4.19).

26 2. Finding:

27 Compliance with County of Riverside General Plan policies and adherence to
28 Mitigation Measures TCR-1 through TCR-4 would contribute to ensure any Project-

1 related impacts to Tribal Cultural Resources would be reduced to a less than
2 significant level.

3 3. Mitigation Measures (MM):

4 **Mitigation Measure TCR-1 (Native American Monitor) states:** Prior to the
5 issuance of grading permits, the developer/permit applicant shall enter into an
6 agreement with the consulting tribe(s) for a Native American Monitor.

7 The Native American Monitor(s) shall be on-site during all initial ground disturbing
8 activities and excavation of each portion of the project site including clearing,
9 grubbing, tree removals, grading and trenching. In conjunction with the
10 Archaeological Monitor(s), the Native American Monitor(s) shall have the authority
11 to temporarily divert, redirect or halt the ground disturbance activities to allow
12 identification, evaluation, and potential recovery of cultural resources.

13 The developer/permit applicant shall submit a fully executed copy of the agreement
14 to the County Archaeologist to ensure compliance with this condition of
15 approval. Upon verification, the Archaeologist shall clear this condition. This
16 agreement shall not modify any condition of approval or mitigation measure.

17 *MM-TCR-1 Implementation Stage: Prior to issuance of first grading permit.*

18 *MM-TCR-1 Responsible Party: County of Riverside Planning Department, Building
19 & County Safety Department, County Archaeologist, Native American Monitors.*

20 **Mitigation Measure TCR-2 (Artifact Disposition) states:** Prior to Grading Permit
21 Final Inspection, the landowner(s) shall relinquish ownership of all cultural resources
22 that are unearthed on the Project property during any ground-disturbing activities,
23 including previous investigations and/or Phase III data recovery.

24 **Historic Resources-** All historic archaeological materials recovered during the
25 archaeological investigations (this includes collections made during an earlier
26 project, such as testing of archaeological sites that took place years ago), shall be
27 curated at the Western Science Center, a Riverside County curation facility that
28 meets State Resources Department Office of Historic Preservation Guidelines for the

1 Curation of Archaeological Resources ensuring access and use pursuant to the
2 Guidelines.

3 ***Prehistoric Resources-*** One of the following treatments shall be applied:

- 4 a. Reburial of the resources on the Project property. The measures for reburial
5 shall include, at least, the following: Measures to protect the reburial area
6 from any future impacts. Reburial shall not occur until all required
7 cataloguing, analysis and studies have been completed on the cultural
8 resources, with an exception that sacred items, burial goods and Native
9 American human remains are excluded. Any reburial processes shall be
10 culturally appropriate. Listing of contents and location of the reburial shall
11 be included in the confidential Phase IV Report. The Phase IV Report shall
12 be filed with the County under a confidential cover and not subject to a Public
13 Records Request.
- 14 b. If reburial is not agreed upon by the Consulting Tribes then the resources
15 shall be curated at a culturally appropriate manner at the Western Science
16 Center, a Riverside County curation facility that meets State Resources
17 Department Office of Historic Preservation Guidelines for the Curation of
18 Archaeological Resources ensuring access and use pursuant to the
19 Guidelines. The collection and associated records shall be transferred,
20 including title, and are to be accompanied by payment of the fees necessary
21 for permanent curation. Evidence of curation in the form of a letter from the
22 curation facility stating that subject archaeological materials have been
23 received and that all fees have been paid, shall be provided by the landowner
24 to the County. There shall be no destructive or invasive testing on sacred
25 items, burial goods and Native American human remains.

26 ***MM-TCR-2 Implementation Stage: On-going monitoring during ground disturbing***
27 ***activities. Written verification of any relinquishment of unearthed cultural resources***
28 ***prior to Final Inspection of Grading Permit is required.***

1 *MM-TCR-2 Responsible Party: County of Riverside Planning Department, Native*
2 *American Monitor(s) County Archaeologist.*

3 **Mitigation Measure TCR-3 (Human Remains) states:** If human remains are
4 found on this site, the developer/permit holder or any successor in interest shall
5 comply with State Health and Safety Code Section 7050.5.

6 If human remains are encountered, State Health and Safety Code Section 7050.5
7 states that no further disturbance shall occur until the Riverside County Coroner has
8 made the necessary findings as to origin. Further, pursuant to Public Resources Code
9 Section 50.97.98(b), remains shall be left in place and free from disturbance until a
10 final decision as to the treatment and disposition has been made. If the Riverside
11 County Coroner determines the remains to be Native American, the Native American
12 Heritage Commission shall be contacted within the period specified by law (24
13 hours). Subsequently, the Native American Heritage Commission shall identify the
14 "most likely descendant." The most likely descendant shall then make
15 recommendations and engage in consultation concerning the treatment of the remains
16 as provided in Public Resources Code Section 5097.98. Evidence of compliance with
17 this condition, if human remains are found, shall be provided to the County of
18 Riverside upon the completion of a treatment plan and final report detailing the
19 significance and treatment of the finding.

20 *MM-TCR-3 Implementation Stage: On-going monitoring during ground disturbing*
21 *activities. Evidence of compliance shall be provided to the County of Riverside upon*
22 *completion of a treatment plan and final report detailing the significance and*
23 *treatment of the finding.*

24 *MM-TCR-3 Responsible Party: County of Riverside Planning Department, Building*
25 *& County Safety Department, Native American Monitor(s) County Archaeologist,*
26 *NAHC, County Coroner.*

27 **Mitigation Measure TCR-4 (Tribal Cultural Sensitivity Training) states:** Prior
28 to ground disturbance, the Project Archaeologist and, if required, a representative

1 designated by the Tribe shall attend the pre-grading meeting with the contractors to
2 provide Cultural Sensitivity Training for all Construction Personnel. Training will
3 include a brief review of the cultural sensitivity of the Project and the surrounding
4 area; what resources could potentially be identified during earthmoving activities;
5 the protocols that apply in the event unanticipated cultural resources are identified,
6 including who to contact and appropriate avoidance measures until the find(s) can be
7 properly evaluated; and any other appropriate protocols. This is a mandatory training
8 and all construction personnel must attend prior to beginning work on the project
9 site. A copy of the agreement and a copy of the sign-in sheet shall be submitted to
10 the County Archaeologist to ensure compliance with this condition of approval.

11 4. Rationale:

12 Compliance with County of Riverside General Plan policies and adherence to
13 Mitigation Measures TCR-1 through TCR-4, with the required monitoring,
14 treatments, and staff training, would ensure any direct or indirect impacts to Tribal
15 Cultural Resources will be reduced to a less than significant level. (DEIR, p. 4.19-
16 5).

17 The evidence supporting these conclusions includes, without limitation, the
18 discussion of these impacts in Subsection 4.19 of the DEIR and the citations noted
19 therein and DEIR Appendix J.

20 *MM-TCR-4 Implementation Stage: Prior to issuance of the first grading permit.*

21 *MM-TCR-4 Responsible Party: County of Riverside Planning Department, Native
22 American Monitor(s) County Archaeologist.*

23 I. Wildfire

24 *Impact: Risk of loss, injury, or death to people or structures by wildfire.*

25 *Threshold e): The Project will only expose people or structures to a significant risk of loss,
26 injury, or death involving wildland fire, with implementation of mitigation measures (refer
27 to Project Resolution Attachment "A," Mitigation Monitoring and Reporting Program).*

28 1. Project Impact(s):

1 Although the Project site is located in a “Very High Fire Hazard” zone, the post-
2 development danger from wildland fire will be lessened through development of the
3 property by replacing grassland with a structure built to compliance with State and
4 County Fire Code requirements. (DEIR, p. 4.21-3).

5 2. Findings:

6 Implementation of MM-WI-1, which requires compliance with County of Riverside
7 Fire Department Fire Protection and Emergency Medical Services Strategic Master
8 Plan requirements, Riverside County Emergency Operations Plan requirements and
9 County of Riverside Standard Conditions will ensure Project development and
10 operation impact will be reduced to, and maintained at, a less than significant level.
11 The Mitigation Measures and County regulations reflect changes or alterations that
12 the County has required or incorporated into the Project that would avoid or
13 substantially lessen the potentially significant impact as identified in the DEIR.
14 (CEQA Guidelines §15091(a)(1)).

15 3. Mitigation Requirements (MM):

16 **MM-WI-1 states:** The Project Applicant/Developer shall demonstrate compliance
17 with County of Riverside General Plan policies, with the Riverside County Fire
18 Department Fire Protection and Emergency Medical Services Strategic Master Plan
19 requirements, with the Riverside County Emergency Operations Plan requirements,
20 and with County of Riverside Standard Conditions at required stages of Project
21 development as determined by the County of Riverside staff.

22 *MM-WI-1 Implementation Stage: Prior to issuance of a grading permit; prior to*
23 *issuance of a building permit; and/or prior to issuance of a Certificate of Occupancy,*
24 *as determined appropriate by County of Riverside.*

25 *MM-WI-1 Responsible Party: County of Riverside Fire Department, County*
26 *Emergency Medical Services, County Emergency Management Department, County*
27 *Planning Department.*

28 4. Rationale:

1 Although the Project Site is located in a "Very High Fire Hazard" zone, the post-
2 development danger from wildland fire will be lessened through development of the
3 property. Project development includes grading, soil movement to provide a level
4 development area; elimination of existing grasses and trees; and creating a largely
5 impervious surface to the Project Site, which includes the 699,630 square foot
6 warehouse/logistics building, loading docks, parking lot, improvements to adjacent
7 roadways, drainage improvements, and low-fuel landscaping. In addition, Project
8 development and operation must be conducted in compliance with County of
9 Riverside Ordinances and regulations noted above, which will assist in reducing
10 potential impacts from wildland fire. These Project components will reduce the risk
11 of wildfire spread across the Project Site, and as a result, would reduce potential
12 wildfire impacts to a less than significant level. (DEIR, p. 4.21-6).

13 The evidence supporting these conclusions includes, without limitation, the
14 discussion of these impacts in Subsection 4.21 of the DEIR and the citations noted
15 therein.

16 **BE IT FURTHER RESOLVED** by the Planning Commission that the following impacts
17 potentially resulting from the adoption of the EIR No. CEQ190017 cannot be fully mitigated and would be
18 only partially avoided or lessened in consideration of existing regulations, Project Design Features, or
19 mitigation measures specified in Attachment A (Mitigation Monitoring and Reporting Program,
20 incorporated by reference into this document). Accordingly, and as further explained below, the County
21 makes the following findings as to each of the following impacts as allowed by State CEQA Guidelines
22 section 15091(a): "Changes or alterations [that might further reduce Project impacts] are within the
23 responsibility and jurisdiction of another public agency and not the [County]. Such changes have been
24 adopted by such other agency"; or "Specific economic, legal, social, technological, or other considerations,
25 make infeasible the mitigation measures or project alternatives identified in the final EIR." Therefore, a
26 statement of overriding considerations consistent with State CEQA Guidelines sections 15092(b)(2)(B) and
27 15093 is required and included herein:

28 **A. Air Quality**

1 ***Threshold a): Conflict with or obstruct implementation of the applicable air quality plan.***

2 1. **Project Impact(s)**: Project operational-source NOx emissions exceedances would
3 delay or obstruct goals and strategies articulated in the AQMP for the South Coast
4 Air Basin. Additionally, the Project would implement uses other than those reflected
5 in the AQMP, and could therefore result in emissions not considered and addressed
6 in the AQMP emissions inventories and emissions control/reduction strategies. On
7 this basis, the Project would conflict with the governing AQMP. (DEIR p. 4.3-31)

8 2. **Finding**: Mitigation measures presented within the DEIR would act to generally
9 reduce operational-source emissions, including NOx emissions. However, there are
10 no feasible means to reduce Project operational-source NOx emissions to levels that
11 would be less-than-significant, and thereby avoid potential conflicts with AQMP
12 Consistency Criterion No. 1. Nor is it feasible to substantially alter the Project land
13 uses, and thereby avoid potential conflicts with AQMP Consistency Criterion No. 2.
14 Project conflict with the AQMP is therefore considered to be a significant and
15 unavoidable impact.

16 3. **Mitigation (MM), County Regulations, Design Requirements, and/or Best Available**
17 **Control Measures (BACM)**:

18 **BACM-AQ-1 states**: The contractor shall adhere to applicable measures contained
19 in Table 1 of Rule 403 including, but not limited to the following:

- 20 • All clearing, grading, earth-moving, or excavation activities shall cease when
21 winds exceed 25 miles per hour per SCAQMD guidelines to limit fugitive
22 dust emissions.
- 23 • The contractor shall ensure all disturbed unpaved roads and disturbed areas
24 within the Project are watered at least three (3) times daily during dry
25 weather. Watering, with complete coverage of disturbed areas, shall occur at
26 least three (3) times a day, preferably in the mid-morning, afternoon, and after
27 work is completed for the day.
- 28 • The contractor shall ensure traffic speeds on unpaved roads and Project site

1 areas are limited to 15 miles per hour or less.

2 *BACM-AQ-1 Implementation Stage: Throughout construction.*

3 *BACM-AQ-1 Monitoring Party: County of Riverside Building & Safety*
4 *Department*

5 **BACM-AQ-2 states:** The following measure shall be incorporated into Project plans
6 and specifications as implementation of SCAQMD Rule 1113: Only “Low-Volatile
7 Organic Compounds” paints (no more than 50 gram/liter of Volatile Organic
8 Compound) consistent with SCAQMD Rule 1113 shall be used.

9 *BACM-AQ-2 Implementation Stage: Prior to building permit issuance.*

10 *BACM-AQ-2 Monitoring Stage: County of Riverside Building & Safety Department*

11 **MM AQ-1 states:** During Project site preparation and grading activity, all actively
12 graded areas within the Project site shall be watered at 2.1-hour watering intervals
13 (e.g., 4 times per day) or a movable sprinkler system shall be in place to ensure
14 minimum soil moisture of 12% is maintained for actively graded areas. Moisture
15 content can be verified with use of a moisture probe by the grading contractor.

16 *MM AQ-1 Implementation Stage: Throughout grading.*

17 *MM AQ-1 Monitoring Party: County of Riverside Building & Safety Department*

18 **MM AQ-2 states:** Truck access gates and loading docks within the truck court on
19 the Project site shall be posted with signs that state as follows:

- 20 • Truck drivers shall turn off engines when not in use;
- 21 • Diesel delivery trucks servicing the Project shall not idle for more than five
22 (5) minutes; and,
- 23 • Telephone numbers of the building facilities manager and the California Air
24 Resources Board to report violations.

25 *MM AQ-2 Implementation Stage: Prior to occupancy permit issuance.*

26 *MM AQ-2 Monitoring Party: County of Riverside Building & Safety*
27 *Department*

28 **MM AQ-3 states:**

1 • Site design shall allow for trucks to check-in within the facility area to prevent
2 queuing of trucks outside the facility.

3 • Signs shall be posted in loading dock areas that instruct truck drivers to shut
4 down the engine after 300 seconds of continuous idling operation once the
5 vehicle is stopped, the transmission is set to “neutral” or “park,” and the
6 parking brake is engaged.

7 *MM AQ-3 Implementation Stage: Prior to occupancy permit issuance.*

8 *MM AQ-3 Monitoring Party: County of Riverside Building & Safety*
9 *Department*

10 **MM AQ-4 states:** The Project shall be designed to incorporate electric vehicle
11 charging stations and carpool parking spaces for employees.

12 *MM AQ-4 Implementation Stage: Prior to building permit issuance.*

13 *MM AQ-4 Monitoring Party: County of Riverside Building & Safety Department*

14 **MM AQ-5 states:** The Project shall comply with provisions of the County of
15 Riverside *Good Neighbor Policy for Logistics and Warehouse/Distribution Centers*
16 as implemented through the Project Conditions of Approval.

17 *MM AQ-5 Implementation Stage: Prior to occupancy permit issuance.*

18 *MM AQ-5 Monitoring Party: County of Riverside Building & Safety Department*

19 **MM AQ-6 states:** The Project shall comply with CAP Update Measure R2-CE1.
20 CAP Update Measure R2-CE1 requires that the Project provide onsite renewable
21 energy production generation comprising at least 20 percent of the Project energy
22 demand. The County shall verify implementation of CAP Update Measure R2-CE1
23 within the Project building plans and site designs prior to the issuance of building
24 permit(s) and/or site plans (as applicable). The County shall verify implementation
25 of CAP Update Measure R2-CE1 prior to the issuance of Certificate(s) of
26 Occupancy.

27 *MM AQ-6 Implementation Stage: Prior to occupancy permit issuance.*

28 *MM AQ-6 Monitoring Stage: County of Riverside Building & Safety Department*

1 MM AQ-7 states: During construction activity, electrical hook ups to the power grid
2 for electric construction tools, such as saws, drills, and compressors, and using
3 electric tools shall be provided where feasible.

4 *MM AQ-7 Implementation Stage: Throughout construction.*

5 *MM AQ-7 Monitoring Stage: County of Riverside Building & Safety Department*

6 MM-AQ-8 states: All non-road construction equipment greater than 50 horsepower
7 shall meet EPA Tier 4 emission standards with the following exception. Equipment
8 with an engine compliant with only Tier 3 emissions standards will be allowed when
9 the Applicant shows a good faith effort to procure Tier 4 equipment, and documents
10 that no Tier 4 equipment is available for a particular equipment type within the
11 County of Riverside within the scheduled construction period. In the event rental
12 equipment needs to be procured via a third-party vendor, each case shall be
13 documented with signed written or emailed correspondence by the appropriate
14 construction contractor, along with documented correspondence from at least two
15 construction equipment rental firms representing a good faith effort to locate engines
16 that meet Tier 4 requirements, as applicable. Documentation will be submitted to
17 County staff for review before Tier 3 equipment is used on the Project.

18 *MM AQ-8 Implementation Stage: Throughout construction.*

19 *MM AQ-8 Monitoring Stage: County of Riverside Building & Safety Department*

20 MM-AQ-9 states: All construction must be maintained in accordance with the
21 manufacturer's recommended maintenance schedule and specifications.
22 Maintenance records shall be maintained by the Contractor and made available for
23 inspection and remain on-site for a period of two-years following the completion of
24 construction.

25 *MM AQ-9 Implementation Stage: Throughout construction.*

26 *MM AQ-9 Monitoring Stage: County of Riverside Building & Safety Department*

27 **Condition of Approval on PPT190008 states:** Prior to Building Final Inspection,
28 the project applicant shall submit to the County a contribution of \$42,013 to be used

1 by the County towards projects to off-set air quality impacts in the Mead Valley
2 Area. Funds shall be maintained separately and shall not be comingled with County
3 General funds or spent on other County projects unrelated to Mead Valley. Funds
4 shall be used solely for purposes of benefitting the Mead Valley Area. In-lieu of a
5 cash contribution, a similar valued contribution may be made to the County as
6 approved by the TLMA Director.

- 7 4. Rationale: Compliance with regulatory requirements and the measures presented
8 above would act to generally reduce operational-source emissions, including NOx
9 emissions. Additionally, as stated in the updated Project Description in the FEIR,
10 refrigerated warehouse uses are not proposed. However, there are no feasible means
11 to reduce Project operational-source NOx emissions to levels that would be less-
12 than-significant, and thereby avoid potential conflicts with AQMP Consistency
13 Criterion No. 1. Nor is it feasible to substantially alter the Project land uses, and
14 thereby avoid potential conflicts with AQMP Consistency Criterion No. 2. Project
15 conflict with the AQMP is therefore considered to be a significant and unavoidable
16 impact.

17 The evidence supporting these conclusions includes, without limitation, the
18 discussion of these impacts in Subsection 4.3 of the DEIR and the citations noted
19 therein and Technical Appendix D. Also see FEIR Responses CARB-4 and
20 AQMD-13.

21 *Threshold b): Result in a cumulatively considerable net increase of any criteria pollutant*
22 *for which the project region is non-attainment under an applicable federal or state ambient*
23 *air quality standard.*

- 24 1. Project Impact(s):

25 Project operational-source NOx emissions would exceed applicable SCAQMD
26 regional thresholds. The Project is located within ozone and PM₁₀/PM_{2.5} non-
27 attainment areas (NOx is a precursor to ozone, PM₁₀, and PM_{2.5}). Project operational-
28 source NOx emissions exceedances would therefore result in a cumulatively

1 considerable net increase in criteria pollutants (ozone, PM₁₀, and PM_{2.5}) for which
2 the Project region is non-attainment. This is a potentially significant impact. (DEIR
3 p. 4.3-31)

4 2. Finding:

5 Mitigation measures presented within the DEIR would act to generally reduce
6 operational-source emissions, including NO_x emissions. However, there are no
7 feasible means to reduce Project operational-source NO_x emissions to levels that
8 would be less-than-significant. Project operational-source NO_x emissions
9 exceedances would result in a cumulatively considerable net increase in criteria
10 pollutants (ozone and PM₁₀/PM_{2.5}) for which the Project region is non-attainment.
11 This is a significant and unavoidable impact.

12 3. Mitigation (MM), County Regulations, Design Requirements, and/or Best Available
13 Control Measures (BACM):

14 **BACM-AQ-1 states:** The contractor shall adhere to applicable measures contained
15 in Table 1 of Rule 403 including, but not limited to the following:

- 16 • All clearing, grading, earth-moving, or excavation activities shall cease when
17 winds exceed 25 miles per hour per SCAQMD guidelines to limit fugitive
18 dust emissions.
- 19 • The contractor shall ensure all disturbed unpaved roads and disturbed areas
20 within the Project are watered at least three (3) times daily during dry
21 weather. Watering, with complete coverage of disturbed areas, shall occur at
22 least three (3) times a day, preferably in the mid-morning, afternoon, and after
23 work is completed for the day.
- 24 • The contractor shall ensure traffic speeds on unpaved roads and Project site
25 areas are limited to 15 miles per hour or less.

26 *BACM-AQ-1 Implementation Stage: Throughout construction.*

27 *BACM-AQ-1 Monitoring Party: County of Riverside Building & Safety*

28 *Department*

1 **BACM-AQ-2 states:** The following measure shall be incorporated into Project plans
2 and specifications as implementation of SCAQMD Rule 1113: Only “Low-Volatile
3 Organic Compounds” paints (no more than 50 gram/liter of Volatile Organic
4 Compound) consistent with SCAQMD Rule 1113 shall be used.

5 *BACM-AQ-2 Implementation Stage: Prior to building permit issuance.*

6 *BACM-AQ-2 Monitoring Stage: County of Riverside Building & Safety Department*

7 **MM AQ-1 states:** During Project site preparation and grading activity, all actively
8 graded areas within the Project site shall be watered at 2.1-hour watering intervals
9 (e.g., 4 times per day) or a movable sprinkler system shall be in place to ensure
10 minimum soil moisture of 12% is maintained for actively graded areas. Moisture
11 content can be verified with use of a moisture probe by the grading contractor.

12 *MM AQ-1 Implementation Stage: Throughout grading.*

13 *MM AQ-1 Monitoring Party: County of Riverside Building & Safety Department*

14 **MM AQ-2 states:** Truck access gates and loading docks within the truck court on
15 the Project site shall be posted with signs that state as follows:

- 16 • Truck drivers shall turn off engines when not in use;
- 17 • Diesel delivery trucks servicing the Project shall not idle for more than five
18 (5) minutes; and,
- 19 • Telephone numbers of the building facilities manager and the California Air
20 Resources Board to report violations.

21 *MM AQ-2 Implementation Stage: Prior to occupancy permit issuance.*

22 *MM AQ-2 Monitoring Party: County of Riverside Building & Safety*
23 *Department.*

24 **MM AQ-3 states:**

- 25 • Site design shall allow for trucks to check-in within the facility area to prevent
26 queuing of trucks outside the facility.
- 27 • Signs shall be posted in loading dock areas that instruct truck drivers to shut
28 down the engine after 300 seconds of continuous idling operation once the

1 vehicle is stopped, the transmission is set to “neutral” or “park,” and the
2 parking brake is engaged.

3 *MM AQ-3 Implementation Stage: Prior to occupancy permit issuance.*

4 *MM AQ-3 Monitoring Party: County of Riverside Building & Safety*
5 *Department*

6 **MM AQ-4 states:** The Project shall be designed to incorporate electric vehicle
7 charging stations and carpool parking spaces for employees.

8 *MM AQ-4 Implementation Stage: Prior to building permit issuance.*

9 *MM AQ-4 Monitoring Party: County of Riverside Building & Safety Department*

10 **MM AQ-5 states:** The Project shall comply with provisions of the County of
11 Riverside *Good Neighbor Policy for Logistics and Warehouse/Distribution Centers*
12 as implemented through the Project Conditions of Approval.

13 *MM AQ-5 Implementation Stage: Prior to occupancy permit issuance.*

14 *MM AQ-5 Monitoring Party: County of Riverside Building & Safety Department*

15 **MM AQ-6 states:** The Project shall comply with CAP Update Measure R2-CE1.
16 CAP Update Measure R2-CE1 requires that the Project provide onsite renewable
17 energy production generation comprising at least 20 percent of the Project energy
18 demand. The County shall verify implementation of CAP Update Measure R2-CE1
19 within the Project building plans and site designs prior to the issuance of building
20 permit(s) and/or site plans (as applicable). The County shall verify implementation
21 of CAP Update Measure R2-CE1 prior to the issuance of Certificate(s) of
22 Occupancy.

23 *MM AQ-6 Implementation Stage: Prior to occupancy permit issuance.*

24 *MM AQ-6 Monitoring Stage: County of Riverside Building & Safety Department*

25 **MM AQ-7 states:** During construction activity, electrical hook ups to the power grid
26 for electric construction tools, such as saws, drills, and compressors, and using
27 electric tools shall be provided where feasible.

28 *MM AQ-7 Implementation Stage: Throughout construction.*

1 *MM AQ-7 Monitoring Stage: County of Riverside Building & Safety Department*
2 **MM-AQ-8 states:** All non-road construction equipment greater than 50 horsepower
3 shall meet EPA Tier 4 emission standards with the following exception. Equipment
4 with an engine compliant with only Tier 3 emissions standards will be allowed when
5 the Applicant shows a good faith effort to procure Tier 4 equipment, and documents
6 that no Tier 4 equipment is available for a particular equipment type within the
7 County of Riverside within the scheduled construction period. In the event rental
8 equipment needs to be procured via a third-party vendor, each case shall be
9 documented with signed written or emailed correspondence by the appropriate
10 construction contractor, along with documented correspondence from at least two
11 construction equipment rental firms representing a good faith effort to locate engines
12 that meet Tier 4 requirements, as applicable. Documentation will be submitted to
13 County staff for review before Tier 3 equipment is used on the Project.

14 *MM AQ-8 Implementation Stage: Throughout construction.*

15 *MM AQ-8 Monitoring Stage: County of Riverside Building & Safety Department*
16 **MM-AQ-9 states:** All construction must be maintained in accordance with the
17 manufacturer's recommended maintenance schedule and specifications.
18 Maintenance records shall be maintained by the Contractor and made available for
19 inspection and remain on-site for a period of two-years following the completion of
20 construction.

21 *MM AQ-9 Implementation Stage: Throughout construction.*

22 *MM AQ-9 Monitoring Stage: County of Riverside Building & Safety Department*
23 **Condition of Approval on PPT190008 states:** Prior to Building Final Inspection,
24 the project applicant shall submit to the County a contribution of \$42,013 to be used
25 by the County towards projects to off-set air quality impacts in the Mead Valley
26 Area. Funds shall be maintained separately and shall not be comingled with County
27 General funds or spent on other County projects unrelated to Mead Valley. Funds
28 shall be used solely for purposes of benefitting the Mead Valley Area. In-lieu of a

1 cash contribution, a similar valued contribution may be made to the County as
2 approved by the TLMA Director.

- 3 4. Rationale: The measures presented above would act to generally reduce operational-
4 source emissions, including NOx emissions. However, there are no feasible means
5 to reduce Project operational-source NOx emissions to levels that would be less-
6 than-significant. Project operational-source NOx emissions exceedances would
7 result in a cumulatively considerable net increase in criteria pollutants (ozone and
8 PM10/PM2.5) for which the Project region is non-attainment. This is a significant
9 and unavoidable impact.

10 The evidence supporting these conclusions includes, without limitation, the
11 discussion of these impacts in Subsection 4.3 of the DEIR and the citations noted
12 therein and Technical Appendices D. Also see FEIR Responses CARB-4 and
13 AQMD-13.

14
15 **BE IT FURTHER RESOLVED** by the Planning Commission that it has considered, consistent
16 with CEQA's requirements, the impacts of the Project together with all other past, present, and probable
17 future projects producing related or cumulative impacts within the affected area for each resource area, and
18 finds that:

19 **A. Aesthetics Cumulative Impacts.**

20 **Cumulative Impact Finding:** Not cumulatively considerable.

21 The Project site is relatively flat and varies in elevation by approximately 45 feet. As such,
22 the Project site does not contribute to any prominent scenic vistas under existing conditions.
23 Views of the Box Springs mountains are available from the Project vicinity and throughout
24 the cumulative study area. Those views are not unique to the Project site vicinity.
25 Development in the Project cumulative area would be required to comply with applicable
26 General Plan County of Riverside and City of Perris policies, which in part regulate
27 preservation of designated scenic resources. Therefore, Project buildout in combination with
28 other developments completed and contemplated within the Project vicinity would not result

1 in cumulatively significant impacts to scenic vistas. The resultant level of cumulative
2 impacts would be less than significant. (DEIR p.4.1-6).

3 The Project site is not located within close proximity to any designated Scenic Highways
4 and does not contain any scenic resources. Therefore, Project development has no potential
5 contribution to a cumulatively significant impact to scenic resources.

6 Project development and new development in the surrounding area would be subject to
7 applicable County of Riverside development regulations and design standards, including the
8 County General Plan, Mead Valley Area Plan, and County Municipal Code. Mandatory
9 compliance with development regulations and design standards would ensure development
10 would incorporate high quality building and landscaping design and appearance. Project
11 development would include a warehouse/logistics building that would be similar in design
12 to nearby warehouse developments and thereby be aesthetically compatible with existing
13 quality and character of that nearby warehouse development. Although residential
14 development exists to the north, south and west of the Project site, the residential uses are
15 separated from the Project site by roadways, as well as perimeter screen walls and
16 landscaping proposed as part of Project development. Therefore, Project impacts will be less
17 than cumulatively considerable to the existing visual character or quality of the Project site
18 and vicinity (DEIR p.4.1-6).

19 Mount Palomar Observatory Threshold a) – The Project site is located within Zone B.
20 Mandatory compliance with Riverside County Ordinance No. 655, including use of low-
21 pressure sodium lamps, security, parking lot and parkway lighting. No interference with
22 Mount Palomar Observatory operations would result. The cumulative level of impact will
23 be less than significant due to required compliance with County requirements (DEIR p. 4.1-
24 6).

25 Other Lighting Issues Thresholds a) and b) – The County of Riverside Land Use Code
26 requires shielding of outdoor light fixtures for new projects to limit “spillover” of light and
27 glare onto adjacent properties. This would minimize light and glare and maintain acceptable
28 levels of light emanating from new projects.

1 Therefore, the cumulative effect from development on vacant land to the surrounding area
2 as well as to the Mount Palomar Observatory would be less than significant (DEIR p. 4.1-
3 6).

4 APPLICABLE REGULATIONS AND STANDARD CONDITIONS

5 County of Riverside Ordinance No. 655

6 The Riverside County Board of Supervisors adopted Ordinance No. 655 (Regulating Light
7 Pollution) on June 7, 1988. The intent of the Ordinance "is to restrict the permitted use of
8 certain light fixtures emitting into the night sky undesirable light rays which have a
9 detrimental effect on astronomical observation and research." Ordinance No. 655 requires
10 use of low-pressure sodium lamps that are shielded and identifies timing restrictions based
11 on the type of lighting source. In addition, Ordinance No. 655 provides standards for
12 preferred sources of illumination (low-pressure sodium lamps), shielding ("fully shielded if
13 feasible and partially shielded in all other cases, and must be focused to minimize spill light
14 into the night sky and onto adjacent properties"), hours of operation, and outdoor advertising
15 display.

16 All development projects in surrounding Riverside County areas would be required to
17 comply with the same light reduction requirements. Surrounding cities including but not
18 limited to Moreno Valley, Perris, and Riverside have similar lighting standards. Although
19 cumulative development in the Project's surrounding area is expected to introduce new
20 sources of artificial lighting and potentially reflective materials, the required compliance
21 with the applicable requirements would ensure that future cumulative development does not
22 introduce substantial sources of artificial lighting or glare, including light spillage onto
23 residential properties. As such, the Project would not contribute to cumulatively-
24 considerable, adverse impacts to the existing daytime or nighttime views in the area, or to
25 exposure of residential property to unacceptable light levels. (DEIR p. 4.1-13)

26 The evidence supporting these conclusions includes the Project's application materials on
27 file with the County of Riverside and a discussion of the Project's design features in DEIR
28 Section 3.0, the discussion of impacts in Subsection 4.1 of the DEIR.

1 B. Agriculture and Forest Resources Cumulative Impacts

2 **Cumulative Impact Finding:** Not cumulatively considerable.

3 The Project site is within an area the Riverside County General Plan (and Farmland Mapping
4 and Monitoring program of the California Resources Agency) designates as “Farmland of
5 Local Importance.” Agricultural activities took place on the Project site in the distant past.
6 However, the Project site is vacant, unused, has grade differentials of approximately 45 feet.
7 In addition, although several properties adjacent to the Project site are agriculturally zoned
8 (A-1-1 – Light Agriculture), those properties are developed with single-family residences
9 and not used for agricultural purposes (DEIR p. 4.2-3).

10 The Project site does not contain forest land and therefore Project development and operation
11 will not result in loss of such land or conversion of forest land to non-forest use. No forest
12 uses occur on the Project site and therefore Project development and operation will not
13 involve conversion of forest land to non-forest use. Therefore, Project development in
14 combination with other properties developed as warehouse uses in the cumulative analysis
15 area will not result in a cumulative impact to Agriculture and Forestry Resources. The
16 evidence supporting these conclusions includes, without limitation, the discussions
17 contained within Section 4.2 of the DEIR.

18 C. Air Quality Cumulative Impacts

19 **Cumulative Impact Finding:** Cumulatively Considerable

20 The cumulative impact area for air quality considerations is generally defined by the
21 encompassing Air Basin and boundaries of the jurisdictional air quality management agency.
22 In this case, the South Coast Air Basin (Basin) and the South Coast Air Quality Management
23 District (SCAQMD), respectively. Project air pollutant emissions within the context of
24 SCAQMD’s regional emissions thresholds provide an indicator of potential cumulative
25 impacts in the Basin. Due to the defining geographic and meteorological characteristics of
26 the Basin, criteria pollutant emissions that could cumulatively impact air quality would be,
27 for practical purposes, restricted to the Basin. Accordingly, the geographic area
28 encompassed by the Basin is the appropriate limit for the cumulative air quality analysis.

1 The AQMD has published a report entitled "White Paper on Potential Control Strategies to
2 Address Cumulative Impacts from Air Pollution." This report (Page D-3) states as follows -
3 - "... the AQMD uses the same significance thresholds for project specific and cumulative
4 impacts for all environmental topics analyzed in an Environmental Assessment or EIR. The
5 only case where the significance thresholds for project specific and cumulative impacts
6 differ is the Hazard Index (HI) significance threshold for toxic air contaminant (TAC)
7 emissions. The project specific (project increment) significance threshold is $HI > 1.0$ while
8 the cumulative (facility-wide) is $HI > 3.0$. It should be noted that the HI is only one of three
9 TAC emission significance thresholds considered (when applicable) in a CEQA analysis.
10 The other two are the maximum individual cancer risk (MICR) and the cancer burden, both
11 of which use the same significance thresholds (MICR of 10 in 1 million and cancer burden
12 of 0.5) for project specific and cumulative impacts.

13 Projects that exceed the project specific significance thresholds are considered by the
14 SCAQMD to be cumulatively considerable. This is the reason project-specific and
15 cumulative significance thresholds are the same. Conversely, projects that do not exceed the
16 project-specific thresholds are generally not considered to be cumulatively significant."

17 Therefore, the Project AQIA assumes that individual projects that do not generate
18 operational or construction emissions that exceed the SCAQMD's recommended daily
19 thresholds for project-specific impacts would also not cause a cumulatively considerable
20 increase in emissions for those pollutants for which the South Coast Air Basin is in non-
21 attainment and therefore would not be considered to have a significant adverse air quality
22 impact. Individual project-related construction and operational emissions that exceed
23 SCAQMD thresholds for project-specific impacts would be considered cumulatively
24 considerable (DEIR p.4.3-24)

25 **Construction Impacts**

26 The Project AQIA states that "...after implementation of Mitigation Measures BACM 1,
27 BACM 2 and MM AQ-1, which requires the Project site be watered at 2.1-hour watering
28 intervals (e.g., 4 times per day) or a movable sprinkler system shall be in place to ensure

1 minimum soil moisture of 12% in [sic] [is] maintained for actively graded areas, Project
2 construction-source air pollutant emissions would not result in exceedances of regional
3 thresholds...[and] Therefore, Project construction-source emissions would be considered
4 less than significant on a project-specific and cumulative basis.”

5 Project operational-source NOx emissions have the potential to result in exceedances of
6 SCAQMD regional thresholds for NOx. Approximately 94 percent of the Project
7 operational-source NOx emissions (by weight) are derived from vehicle usage. Since neither
8 the Project Applicant nor the Lead Agency have regulatory authority to control tailpipe
9 emissions, no feasible mitigation measures exist that would reduce Project operational-
10 source NOx emissions to levels that are less-than-significant. Mitigation measures presented
11 in the DEIR would diminish Project operational-source NOx emissions, but would not
12 reduce operational-source NOx emissions to levels that would be less-than-significant.

13 The South Coast Air Basin encompassing the Project site is designated as non-attainment
14 for ozone, PM₁₀, and PM_{2.5} (NOx is an ozone precursor; NOx is also a precursor to PM₁₀,
15 and PM_{2.5}) Project operational source NOx emissions regional threshold exceedances would
16 result in a cumulatively considerable net increase in criteria pollutants (ozone and
17 PM₁₀/PM_{2.5}) for which the Project region is non-attainment. These are cumulatively
18 significant and unavoidable air quality impacts (DEIR p.4.3-25). Mitigation Measures MM
19 AQ-2 through MM AQ-6 act to reduce these impacts to reduce these operational-source
20 emissions, including NOx emissions. However, there are no feasible means to reduce Project
21 operational-source NOx emissions to levels that would be less-than-significant, and thereby
22 avoid potential conflicts with AQMP Consistency Criterion No. 1. Nor is it feasible to
23 substantially alter the Project land uses, and thereby avoid potential conflicts with AQMP
24 Consistency Criterion No. 2. Project conflict with the AQMP is therefore considered to be a
25 significant and unavoidable impact. Per SCAQMD criteria, significant and unavoidable
26 impacts at the Project-level are also cumulatively significant and unavoidable. (DEIR p. 4.3-
27 33)

28 Likewise, MM AQ-2 through MM AQ-6 would act to generally reduce operational-source

1 emissions, including NOx emissions. However, there are no feasible means to reduce Project
2 operational-source NOx emissions to levels that would be less-than-significant. Project
3 operational-source NOx emissions exceedances would result in a cumulatively considerable
4 net increase in criteria pollutants (ozone and PM₁₀/PM_{2.5}) for which the Project region is
5 nonattainment. This is a significant and unavoidable impact. Per SCAQMD criteria,
6 significant and unavoidable impacts at the Project-level are also cumulatively significant and
7 unavoidable (DEIR p.4.3-33).

8 As indicated in DEIR Table 4.3-15, *Summary of Cancer and Non-Cancer Risks*, the Project's
9 maximum incremental contribution to the cumulative health risk for MEIR in the Project
10 area is 5.02 in 1,000,000, which is below the 10 in 1,000,000 incremental threshold set by
11 SCAQMD. The Project's maximum incremental contribution to the cumulative health risk
12 for MEIW in the Project area is 0.51 in 1,000,000 which below the 10 in 1,000,000 threshold
13 set by the SCAQMD. There are no schools within one-quarter mile of the Project site,
14 therefore there would no impacts to students.

15 Pursuant to SCAQMD cumulative impact criteria, the Project's MEIR, MEIW, and MEIS
16 impacts would be less than significant on a direct basis and less-than-cumulatively
17 considerable. Regardless, Mitigation Measures MM AQ-1 through MM AQ-9 (DEIR pp. 4-
18 32 and 4-33) address all air pollutant emissions, including DPM.

19 The evidence supporting these conclusions includes, without limitation, the discussion of
20 these impacts in Subsection 4.3 of the DEIR and the citations noted therein, Technical
21 Appendices D, E and O, Responses to Comment Letter CARB (Comments CARB-3 through
22 CARB-5) (FEIR p. 3-21 through 3-28) and AQMD-11 FEIR p. 3-44 and AQMD 4 FEIR p.
23 3-47.

24 **D. Biological Resources Cumulative Impacts**

25 **Cumulative Impact Finding:** Not Cumulatively Considerable after the incorporation of
26 Mitigation Measures and Applicable County Regulations and Design Requirements.

27 The cumulative impact analysis for biological resources considers Project development in
28 conjunction with other development projects in the Project site vicinity as well as based on

1 the MSHCP. The Project site is compliant with all MSHCP provisions. Although the
2 burrowing owl is not present on the Project site under existing conditions, the Project site
3 contains habitat suitable for the burrowing owl. Should the species migrate onto the Project
4 site and be present on the site at the time a grading permit issued, impacts could be
5 significant. (DEIR p.4.4-8)

6 No sensitive plant communities are located within the Project site. Project development and
7 operation could potentially result in an impact to nesting migratory birds if active nests are
8 disturbed during the nesting season. No discernible drainage courses, inundated areas,
9 wetland vegetation or hydric soils considered jurisdiction by the United States Corps of
10 Engineers, Santa Ana Regional Water Quality Board, or the California State Department of
11 Fish and Wildlife are present on the Project site. (DEIR p. 4.4-8)

12 Although the Project site might not contain any potential nesting habitat, a wide range of
13 habitat and vegetation types in the Project vicinity may have the potential to support nesting
14 birds. Therefore, it is likely other development projects within the Project vicinity may
15 impact nesting birds. Project development, individually and cumulatively, would be required
16 to comply with California State laws to preclude impacts to nesting birds. Mandatory
17 compliance with State law would ensure cumulative considerable impacts to nesting birds
18 would be less than significant.

19 The Project site contains potentially suitable habitat for the burrowing owl. Although
20 burrowing owls were not observed on the Project site during field surveys, as noted in this
21 Section, there is the potential for this species to migrate onto the Project site and occupy the
22 site prior to initiation of grading activities.

23 The burrowing owl is commonly found within the Project vicinity. Therefore, it is feasible
24 to conclude impacts to the burrowing owl habitat would occur in conjunction with
25 development of other projects in the Project vicinity and Project development has the
26 potential to contribute to a cumulatively considerable impact to the burrowing owl.

27 The narrative above describes potential impacts of Project development on Biological
28 Resources. Five Mitigation Measures were included within the DEIR that address potential

1 impacts to listed, threatened or otherwise sensitive species. In addition, the DEIR concludes
2 that potential impacts of the Project on Biological Resources would be reduced to less than
3 significant levels with implementation of the recommended Mitigation Measures. Project
4 and cumulative projects payment of regional MSHCP impact fees, together with
5 implementation of the identified Mitigation Measures, will ensure any cumulative regional
6 impacts to Biological Resources are reduced to less than significant levels. These measures
7 include MM BR-1 through MM BR-5. (DEIR p. 4.4-15 through p. 4.4-16)

8 Project development and operation, in combination with other cumulative projects, would
9 not substantially interfere with movement of any native resident or migratory fish or wildlife
10 species, would not interfere with migratory wildlife corridors, and would not impede use of
11 native wildlife nursery sites.

12 Presently, there are no projects that would, in combination with the proposed Project,
13 produce a significant impact to listed or sensitive species, wildlife movement, sensitive
14 habitat areas, jurisdictional waters or wetlands. Therefore, Project development is not
15 expected to contribute to any significant cumulative impacts related to Biological Resources.
16 (DEIR p. 4.4-9)

17 Project development and operation would not conflict with any local policies or ordinances
18 protecting biological resources. Other development projects noted in the Project vicinity
19 would be and have been required as standard conditions of project review and approval to
20 comply with applicable local policies and/or ordinances related to protection of biological
21 resources. In that the Project, together with the cumulative projects, would be prohibited
22 from violating applicable, local policies or ordinances pertaining to protection of biological
23 resources, a cumulatively considerable impact would not occur. (DEIR p. 4.4-9)

24 The evidence supporting these conclusions includes, without limitation, the discussion of
25 these impacts in Subsection 4.4 of the DEIR and the citations noted therein, DEIR Technical
26 Appendices L and P.

27 **E. Cultural Resources Cumulative Impacts**

28 **Cumulative Impact Finding:** Not Cumulatively Considerable after the incorporation of

1 Mitigation Measures and Applicable County Regulations and Design Requirements.

2 Record search and field surveys indicated no significant historical sites exist on the Project
3 site or within properties in the Project vicinity subject to cumulative analysis. Therefore,
4 Project development would not result in a cumulatively considerable impact to historical
5 sites or resources. (DEIR p. 4.5-6)

6 Project development would not impact any known prehistoric archaeological resources and
7 the likelihood of uncovering previously unknown prehistoric archaeological resources
8 during Project grading and construction. In addition, the potential of Project development
9 uncovering previously unknown prehistoric archaeological resources is low. Therefore,
10 Project development and operation would not contribute to a significant cumulative impact
11 to prehistoric archaeological sites and/or resources. (DEIR p. 4.5-6)

12 Required compliance with California Health and Safety Code Section 7050.5 as well as
13 Public Resources Code Section 5097 et. seq. would assure all future development projects
14 within the Project vicinity treat human remains that may be uncovered during Project grading
15 or construction in accordance with prescribed, respectful and appropriate practices and
16 thereby avoid cumulative impacts.

17 Some grading will be necessary to prepare the property for accommodating the proposed
18 warehouse building and parking. No cultural resources (historical; archaeological;
19 paleontological) or human remains are known to exist on the Project site. There may be a
20 possibility of discovery of paleontological resources or human remains associated with
21 Native American settlement beneath the surface that were not discovered during previous
22 grading activity onsite. Project development and operational impacts to historical and
23 archaeological resources would remain less than significant. (DEIR p. 4.5-6) Mitigation
24 (MM CR-1 through MM CR-3; DEIR p. 4.5-13 and 4.5-14) would contribute to ensuring
25 any Project-related impacts to Cultural Resources would be remain a less than significant
26 level.

27 The evidence supporting these conclusions includes, without limitation, the discussion of
28 these impacts in Subsection 4.5 of the DEIR and the citations noted therein, DEIR Technical

1 Appendix M, confidential communications by and between Native American tribes and the
2 County of Riverside as part of the SB-18 consultation processes on file with the County in
3 the County's Administrative Record for the Project, and Responses to Comment Letter from
4 the Rincon Band of Luiseno Indians RIN 1-3 (FEIR pp. 3-56 and 3-57).

5 **F. Geology and Soils Cumulative Impacts**

6 **Cumulative Impact Finding: Not Cumulatively Considerable**

7 All Project-related impacts to geology and soils would be less than significant and not
8 require mitigation. (DEIR Section 4.7) All potential Project-related impacts related to
9 geology and soils would be precluded through Project mandatory compliance with
10 geotechnical recommendations contained in the Geotechnical Investigation and with
11 compliance with State standards and regulations as part of Project design.

12 Potential geologic and soils impacts (e.g., erosion, liquefaction, ground failure) are restricted
13 to area of development; that is, to the entire Project site covered by building and paving.
14 Thereby, the impacts would not contribute to cumulative impacts associated with other
15 existing, planned, or proposed development. (DEIR Section 4.7)

16 Issues including fault rupture, seismic ground shaking, liquefaction, landslides and
17 expansive soils would involve impacts to, rather than from, the Project and remain site
18 specific. In addition, addressing these potential hazards for the Project would include using
19 measures to comply to existing requirements and specific design for the Project. These
20 would not relate to off-site areas or projects. Therefore, no connection would exist to similar
21 potential issues or cumulative impacts to/from other projects and properties.

22 The Project developer would be required to obtain an NPDES permit and demonstrate
23 compliance with required Storm Water Pollution Prevention Plan and Water Quality
24 Management Plan. This requirement also applies to other projects in the Project vicinity.
25 South Coast Air Quality Management District Rule 403 compliance would prevent wind-
26 related erosion hazards during Project development (grading and construction) and ensure
27 the Project together with other projects in the cumulative projects area (which also would be
28 subject to Rule 403 requirements) cumulative impacts related to wind and water hazards

1 would be less than significant.

2 The evidence supporting these conclusions includes, without limitation, the discussion of
3 these impacts in Subsection 4.7 of the DEIR and the citations noted therein, DEIR Technical
4 Appendix N.

5 **G. Greenhouse Gas Emissions Cumulative Impacts**

6 **Cumulative Impact Finding:** Not Cumulatively Considerable after the incorporation of
7 Mitigation Measures and Applicable County Regulations and Design Requirements.

8 CEQA emphasizes that the effects of greenhouse gas emissions are cumulative and should
9 be analyzed in the context of CEQA's requirements for cumulative impacts analysis. (CEQA
10 Guidelines Section 15130(f)).

11 The Project Greenhouse Gas (GHG) Analysis (DEIR Appendix E) is by nature a cumulative
12 analysis. Because GHG emissions and climate change are a global issue, any approved
13 project regardless of its location has the potential to contribute to a cumulative global
14 accumulation of GHG emissions. The geographic context of the cumulative contributions to
15 GHGs and climate change is worldwide. Practically however, lead agencies and responsible
16 agencies are only able to regulate GHG emissions within their respective jurisdictions.
17 Accordingly, for the purposes of this analysis, the cumulative impact area for GHG/Global
18 Climate Change considerations is the County and the encompassing SCAQMD jurisdictional
19 area.

20 Consistent with CEQA Guidelines direction, the Project GHG Analysis and the DEIR
21 evaluate Project GHG emissions under the following topical headings:

- 22 • Potential for the Project to generate greenhouse gas emissions, either directly or
23 indirectly, that may have a significant impact on the environment; and
- 24 • Potential for the Project to conflict with an applicable plan, policy or regulation
25 adopted for the purpose of reducing the emissions of greenhouse gases.

26 The County has further determined that each of the above thresholds establish a separate and
27 independent basis upon which to substantiate the significance of the Project's potential GHG
28 emissions impact. Project impacts within the context of the above threshold considerations

1 are evaluated in the following discussions.

2 As substantiated within Section 4.8 of the DEIR, with incorporation of Mitigation Measures
3 MM GHG-1, MM GHG-2, MM GHG-3, the Project would not generate greenhouse gas
4 emissions, either directly or indirectly, that may have a significant impact on the
5 environment. With incorporation of mitigation, the Project would not conflict with an
6 applicable plan, policy or regulation adopted for the purpose of reducing the emissions of
7 greenhouse gases. The Project's potential GHG emissions impacts are therefore determined
8 to be less-than-significant as mitigated and would not be cumulatively considerable.

9 Other related projects within the cumulative impact area would be required to minimize
10 GHG emissions and demonstrate compliance with any applicable plan, policy, or regulation
11 adopted for the purpose of reducing GHG emissions.

12 The evidence supporting these conclusions includes, without limitation, the discussion of
13 these impacts in Subsection 4.8 of the DEIR and the citations noted therein, DEIR Technical
14 Appendix N.

15 **H. Hazards and Hazardous Materials Cumulative Impacts**

16 **Cumulative Impact Finding: Not Cumulatively Considerable**

17 The future occupant of the warehouse/logistics building is not known at this time. However,
18 if the new business uses or stores hazardous materials, the business owner and operator
19 would be required to comply with all Federal, State and County regulations that would
20 ensure proper use, storage and disposal of hazardous substances. The Riverside County Fire
21 Department and Riverside County Department of Environmental Health would exercise
22 review and permitting requirements for any such use. Also, other developments in the Project
23 vicinity that propose construction of uses with the potential for use, storage or transport of
24 hazardous materials would be required to comply with applicable Federal, State and
25 County/City regulations and would be subject to further review of the County Fire
26 Department and County Department of Environmental Health. In that the Project site was
27 historically farmed for many years, the Phase I ESA determined that there is a potential that
28 irrigation lines on the property may be wrapped with or contain asbestos. Mitigation Measure

1 MM-HA-1 requires proper analysis and handling of such materials, and will reduce the
2 potential impact to a less than significant level. (DEIR pp. 4.9-3, 4.9-4)

3 The Project site does not contain any emergency facilities and does not serve as an
4 emergency evacuation route. Project development would improve any evacuation of the
5 vicinity by improving adjacent roadways. There is no potential for the Project to contribute
6 to any cumulative impacts pertaining to an adopted emergency response plan or emergency
7 evacuation plan. (DEIR 4.9-4)

8 No school is located within one-quarter mile of the Project site or is planned for development
9 within one-quarter of the Project site. Therefore, the Project would not contribute to a
10 cumulatively significant hazards/hazardous materials impact on any public or private
11 schools located within one-quarter mile of the Project site. (DEIR pp. 4.9-4 and 4.9-5)

12 The Project site is not located on a list of hazardous materials sites compiled pursuant to
13 Government Code Section 65962.5. Agricultural uses occupied the Project site at one time.
14 In the event that hazardous materials are encountered beneath the ground surface during
15 grading or construction activities, the materials would be handled and disposed of in
16 accordance with regulatory requirements. Therefore, Project development would not
17 contribute to a cumulatively significant hazardous materials impact associated with a listed
18 hazardous materials site. (DEIR p.4.8-6)

19 Project development and operation would not introduce any land use to the 31.55-acre
20 Project site that would conflict with the March ARB/IPA Land Use Compatibility Plan.
21 Therefore, cumulatively considerable impacts pertaining to airport-related hazards would be
22 less than significant. (DEIR p.4.9-6)

23 Project site is not located within the vicinity of any private airstrips or helipads. Therefore,
24 Project development does not have the potential to result in cumulatively significant impacts
25 with such facilities. (DEIR p.4.9-6).

26 The evidence supporting these conclusions includes, without limitation, the discussion of
27 these impacts in Subsection 4.9 of the DEIR and the citations noted therein and the Riverside
28 County ALUC Staff Report for the Project referenced in the DEIR Appendix T and the

1 inclusion of Mitigation Measure MM HM-1.

2 **I. Hydrology and Water Quality Cumulative Impacts**

3 **Cumulative Impact Finding: Not Cumulatively Considerable**

4 The cumulative impact analysis (DEIR Section 4.10) considers potential hydrology and
5 water quality impacts of Project development and operation in conjunction with other
6 development projects in the Project vicinity. The analysis of potential cumulative impacts is
7 divided into general topics of discussion by combining the Thresholds of Significance into
8 the following like topics – water quality; groundwater supply and recharge; erosion and
9 siltation; flood hazards; stormwater drainage system capacity; and, other hazards.

10 Pursuant to State Water Resources Control Board and SARWQCB requirements, all
11 construction projects that disturb one or more acres of land are required to obtain a NPDES
12 permit and obtain coverage for construction activities. A site specific SWPPP is required to
13 be developed and implemented for all development projects to obtain coverage. The SWPPP
14 must identify potential pollutants on the site and identify and implement an effective
15 combination of erosion control and sediment control measures to reduce or eliminate
16 discharge of pollutants to surface water from stormwater and non-stormwater discharges.
17 Also, all projects and cumulative developments within the Santa Ana River Basin would be
18 required to comply with the SARWQCB Santa Ana River Basin Water Quality Control
19 Program. By complying with these regulatory requirements, the Project's contribution to
20 water quality impacts during construction would not be cumulatively considerable. (DEIR
21 p. 4.10-7)

22 The Project and other projects within the watershed would be required to prepare site-
23 specific WQMPs and incorporate BMPs into Project design as necessary to ensure runoff
24 does not substantially contribute to existing water quality violations. Therefore, in the long-
25 term warehouse/logistics use on the Project site would not contribute to cumulatively
26 considerable water quality impacts. (DEIR p.4.10-7)

27 The Project does not propose direct withdrawal of groundwater that would substantially
28 deplete groundwater supplies. Nor does the Project propose facilities or activities affecting

1 designated groundwater recharge areas. The Project would not result in cumulatively
2 considerable impacts pertaining to depletion of groundwater supplies or substantial
3 interference with groundwater recharge. (DEIR p.4.10-7)

4 Development projects would be required to prepare SWPPPs and WQMPs to ensure
5 substantial soil erosion and/or sedimentation would not occur during temporary construction
6 conditions or in the long-term. In that the Project and other existing and planned
7 developments would be required to comply with Federal, State and County regulations,
8 Project development and operation would not result in a cumulatively considerable impact
9 to erosion or siltation. (DEIR p.4.10-7)

10 The Project storm drain improvements would have sufficient capacity to accommodate and
11 convey Project generated stormwater runoff. All development within the Project vicinity is
12 required to demonstrate storm drain capacity is available to accommodate anticipated
13 stormwater flows. Therefore, cumulative impacts would be less than significant and the
14 Project contribution of flows would be less than cumulatively considerable. (DEIR
15 p.4.10-8)

16 The Project stormwater drainage system would ensure peak flood flows and volumes would
17 be substantially similar to those that occur under existing conditions and thereby not increase
18 the potential for flooding on-site or off-site. The Drainage Report concluded that the system
19 provides adequate capacity and attenuation of drainage. (DEIR p. 4.10-8)

20 **J. Land Use and Planning Cumulative Impacts**

21 **Cumulative Impact Finding: Not Cumulatively Considerable**

22 Land use impacts are discussed within Section of 4.11 of the DEIR. The Project site carries
23 a General Plan Land Use Element land use designation(s) and a Zoning Code designation
24 that would allow development of the proposed warehouse/logistics building. That is, the
25 proposed Project is consistent with all pertinent land use designations and is designed in
26 compliance with all zoning standards and Mead Valley Area Plan standards. In that the
27 Project would not result in any adverse environmental impacts due to an inconsistency with
28 any applicable land use plans policies or regulations, there is no potential for the Project to

1 contribute to a cumulatively considerable environmental effect related to this issue. (DEIR
2 p. 4.11-2)

3 The Project would not conflict with the Western Riverside County Multiple Species Habitat
4 Conservation Plan. Thereby, there is no potential for the Project to contribute cumulatively
5 significant impacts to a conflict with any applicable habitat conservation plan or natural
6 community conservation plan and impacts would be less than cumulatively considerable.
7 (DEIR p. 4.11-2)

8 The Project site abuts residential, industrial and vacant land. The site is physically separated
9 from established land uses by roadways. There is no potential for the Project to cause or
10 cumulatively contribute to division of an established community because the existing
11 community connectivity will remain and be enhanced as a result of roadway improvements
12 that will be part of Project development. (DEIR 4.11-2)

13 The evidence supporting these conclusions includes, without limitation, the discussion of
14 these impacts in Subsection 4.11 of the DEIR.

15 **K. Mineral Resources Cumulative Impacts**

16 **Cumulative Impact Finding: Not Cumulatively Considerable**

17 Project development would not result in any impacts to a known mineral resource or expose
18 people or property to hazards from abandoned mines or quarries. (DEIR p. 4.12-2) Also, the
19 Project site is not designated for mineral resource extraction and does not have any known
20 mineral resources. As such the Project site, as designated (Significance of Mineral Deposits
21 Undetermined), is not considered a locally-important mineral resources site. This
22 designation, together with the Riverside County General Plan land use designation and the
23 fact that Project development would not affect any other mineral resource locations in the
24 Project vicinity, thereby indicates that the Project would not result in a cumulatively
25 considerable impact pertaining to Mineral Resources. (DEIR p. 4.12-2).

26 The evidence supporting these conclusions includes, without limitation, the discussion of
27 these impacts in Subsection 4.12 of the DEIR.

28 **L. Noise Cumulative Impacts**

1 **Cumulative Impact Finding: Not Cumulatively Considerable**

2 The Project site is not located within two miles of a public airport or public use airport or
3 within the vicinity of a private airstrip. Therefore, Project development and operation would
4 not result in a cumulatively considerable impact. (DEIR p. 4.13-26)

5 Noise levels associated with Project construction would not exceed applicable thresholds.
6 There are no known active or pending development projects in the immediate vicinity of the
7 Project site that would overlap with the Project's construction schedule. As such, the
8 Project's contribution to the cumulative exposure of sensitive receptors to substantial
9 temporary increases in ambient noise levels due to construction is considered less than
10 significant. (DEIR p. 4.13-26)

11 As mitigated (MM N-1 and MM N-2), operational noise levels will not contribute a long-
12 term noise level impact to the existing ambient noise environment at any sensitive receptor
13 locations. Therefore, permanent stationary noise impacts would not cumulatively
14 considerable. In addition, with implementation of specified mitigation, identified Project
15 construction vibration impacts to adjacent residences will be reduced to a less than
16 significant level. (DEIR p. 4.13-26)

17 Project traffic (operational) noise impacts or vibration impacts would not be cumulatively
18 considerable under short-term or long-term cumulative conditions. (DEIR p. 1.13-27)

19 The evidence supporting these conclusions includes, without limitation, the discussion of
20 these impacts in Subsection 4.13 of the DEIR.

21 **M. Paleontological Resources Cumulative Impacts**

22 **Cumulative Impact Finding: Not Cumulatively Considerable after the incorporation of**
23 **Mitigation Measures.**

24 No paleontological resources have been identified on or near the Project site. There is the
25 possibility that Project development (grading and construction) may reveal fossils, as is the
26 case with other potential projects in the vicinity of the Project site. (DEIR p. 4.14-2)

27 Cumulative development thereby has the potential to unearth paleontological resources. This
28 is a potentially cumulatively considerable impact that requires mitigation. Adherence to the

1 Paleontological Monitoring Plan, as required by MM-PR-1, would ensure the Project's
2 contribution to cumulative Paleontological Resources impacts would be less than significant.
3 The evidence supporting these conclusions includes, without limitation, the discussion of
4 these impacts in Subsection 4.14 of the DEIR and within Appendix F of the DEIR.

5 **N. Population and Housing Cumulative Impacts**

6 **Cumulative Impact Finding: Not Cumulatively Considerable**

7 The Project will not displace people or housing in that the Project site is vacant. The
8 industrial/business nature of the Project will generate employment that is anticipated by the
9 County of Riverside General Plan. The cumulative projects are similarly industrial
10 warehouse in nature with the exception of one small residential project. Any generation of
11 demand for additional housing (including affordable housing) will be cumulatively less than
12 significant. (DEIR p. 4.15-3)

13 The evidence supporting these conclusions includes, without limitation, the discussion of
14 these impacts in Subsection 4.15 of the DEIR.

15 **O. Public Services Cumulative Impacts**

16 **Cumulative Impact Finding: Not Cumulatively Considerable**

17 The need for public services and associated facilities is determined by service area
18 population or number of residents and workers within a jurisdiction's service area, as
19 described within Section 4.15 of the DEIR. Service population and type and density of
20 development determine the need for new or expanded fire protection, police, and other public
21 services.

22 Local planning policies utilize statistical information and interaction with other agencies
23 enable fire and police service providers to delineate past patterns, emerging trends, and
24 future issues of concern related to provision of services. Once determined, service providers
25 can redeploy resources to meet future service needs.

26 Project development, together with development of existing, planned and potential projects
27 within the vicinity of the Project site, may result in an overall increase in demand for fire
28 protection and police services that would involve additional personnel, equipment and/or

1 facilities. These agencies routinely asses demand as part of the annual monitoring and
2 budgeting process. New development would be required to adhere to conditions established
3 by fire and police service providers and to pay applicable Development Impact Funds to
4 ensure adequate staffing and equipment levels. Therefore, there would be no cumulative
5 impact on fire and police protection services. Cumulative impacts to the environment that
6 may result from new or expanded fire protection and police facilities would be evaluated as
7 those facilities are cleared according to CEQA. (DEIR p. 4.15-5)

8 The Project site and vicinity are located within the Val Verde Unified School District. Each
9 school district requires payment of development fees to provide for new school services
10 and/or facilities. Every new development is required to provide applicable fees to the School
11 District and therefore there would be no cumulative impact on school services. Cumulative
12 impacts to the environment that may result from new or expanded school facilities would be
13 evaluated as those facilities are cleared under CEQA. (DEIR p. 4.15-6)

14 The evidence supporting these conclusions includes, without limitation, the discussion of
15 these impacts in Subsection 4.15 of the DEIR.

16 **P. Recreation Cumulative Impacts**

17 **Cumulative Impact Finding: Not Cumulatively Considerable**

18 Project development will not increase use of neighborhood or regional parks because the
19 entire Project involves development and operation of a warehouse/logistics facility. All but
20 one project in the vicinity of the Project site is industrial in nature and thereby would not
21 impact parks or contain recreational facilities. All projects would be required to pay the
22 County-required fees for recreational facilities. Thereby, Project development and operation
23 would not result in a cumulatively considerable impact related to Recreation. (DEIR p. 4.17-
24 2)

25 The evidence supporting these conclusions includes, without limitation, the discussion of
26 these impacts in Subsection 4.17 of the DEIR.

27 **Q. Transportation Cumulative Impacts**

28 **Cumulative Impact Finding: Not Cumulatively Considerable**

1 Project traffic would contribute to potentially significant cumulative LOS impacts at the
2 following Study Area Intersections: Harvill Av. & Placentia St. (Intersection No. 8) and
3 Harvill Av. & N. A St. (Intersection No. 10). (DEIR p. 4.18-42)

4 Compliance with the County DIF Program, WRCOG TUMF Program, and payment of any
5 required fair share fees pursuant to MM TR-1 would fulfill the Applicant responsibilities for
6 improvements recommended to address the potential cumulative intersection LOS
7 deficiencies, and would reduce the Project contributions to cumulative impacts to levels that
8 would be less than significant.

9 Other related projects within the cumulative impact area would be required to minimize LOS
10 impacts and pay required DIF, TUMF, and fair shares fees directed to improvements
11 necessary to minimize or avoid cumulative LOS impacts.

12 As substantiated in this Section 4.18 of the DEIR, the Project would not result in, or
13 considerably contribute to cumulative transportation impacts affecting any other Study Area
14 transportation facilities. Impacts would be less-than significant.

15 The evidence supporting these conclusions includes, without limitation, the discussion of
16 these impacts in Subsection 4.18 of the DEIR and Appendix H of the DEIR.

17 **R. Tribal Cultural Resources Cumulative Impacts**

18 **Cumulative Impact Finding: Not Cumulatively Considerable**

19 Tribal Cultural Resources are discussed in Section 4.19 of the DEIR. As with all
20 development projects in the vicinity of the Project site, it is possible that Project development
21 (grading and construction) may uncover tribal cultural resources. Specific Mitigation is
22 required that will ensure should any such resources be encountered they will be curated
23 according to State law and appropriate tribal wishes (MM TCR-1, MM TCR-2, MM TCR-3
24 and MM TCR-4). The potential cumulative effect would be reduced to a less than significant
25 level. (DEIR p. 4.19-3)

26 The evidence supporting these conclusions includes, without limitation, the discussion of
27 these impacts in Subsection 4.19 of the DEIR and within Appendix M and Q of the DEIR.

28 **S. Utilities and Service Systems Cumulative Impacts**

1 **Cumulative Impact Finding: Not Cumulatively Considerable**

2 Potential Impacts to Utilities are discussed within Section 4.20 of the DEIR. The January
3 24, 2020 letter from EMWD indicating District approval of the Project Water Supply
4 Assessment stated “the combined total demand from this Project and other new/planned
5 developments falls below the total amount of new demand anticipated in the 2015 UWMP
6 [Urban Water Management Plan]. This land use [Business Park/Light Industrial] is
7 consistent with the Project and the demand for this Project is anticipated to be within the
8 projected demand for this area accounted for in the 2015 UWMP.” (DEIR p. 4.2-7 and DEIR
9 Appendix R)

10 Project development and operation would require water infrastructure, wastewater
11 infrastructure, and solid waste disposal. Public utility infrastructure development involves
12 utility providers and jurisdictions with discretionary review authority. Coordination
13 associated with preparation of infrastructure plans is intended to ensure adequate public
14 utility services and resources are available to serve individual development projects and
15 cumulative growth in the Project vicinity. The Project is subject to review for utility capacity.
16 Coordination with utility providers would allow for provision of utility services to the Project
17 and to other developments in the vicinity of the Project site. (DEIR p. 4.20-7)

18 The Project and other planned projects are subject to connection and service fees to offset
19 increased demand and assist in facility expansion and service improvements. Due to utility
20 planning and coordination, cumulatively considerable impacts to Utilities and Service
21 Systems would not occur. (DEIR p.4.20-7)

22 The evidence supporting these conclusions includes, without limitation, the discussion of
23 these impacts in Subsection 4.20 of the DEIR and within Appendix R of the DEIR.

24 **T. Wildfire Cumulative Impacts**

25 **Cumulative Impact Finding:** Not Cumulatively Considerable after the incorporation of
26 Mitigation Measures and Applicable County Regulations and Design Requirements.

27 The Project site and vicinity are located within a designated (Mead Valley Area Plan) Very
28 High Fire Hazard Area. The Project site is vacant, as is much of the surrounding Project area.

1 Project development and continuing development throughout the Project vicinity will be
2 accompanied by roadway improvements, utility and services improvements and structural
3 safety measures that will reduce danger to persons and structures from fires. This is a
4 potentially significant impact, however with the application of mitigation (MM WI-1) and
5 the application of standard County regulations and design standards, as presented within
6 DEIR Section 4.21.5 (DEIR pp. 4.21 and 4.21-5), cumulative impacts are reduced to a less
7 than significant impact.

8 The evidence supporting these conclusions includes, without limitation, the discussion of
9 these impacts in Subsection 4.21 of the DEIR and within Appendix R of the DEIR.

10 **BE IT FURTHER RESOLVED** by the Planning Commission that it has considered the following
11 alternatives identified in EIR No. CEQ19017 in light of the environmental impacts which cannot be avoided
12 or substantially lessened and has rejected those alternatives as failing to meet most of the Project's
13 objectives, as failing to reduce or avoid the Project's significant impacts, and/or or as infeasible for the
14 reasons hereinafter stated:

- 15 A. Pursuant to Public Resources Code Section 21002 and the State CEQA Guidelines section
16 15126.6(a), an EIR must assess a reasonable range of alternatives to the project action or
17 location. Section 15126.6(a) places special emphasis on focusing the discussion on
18 alternatives which provide opportunities for eliminating any significant adverse
19 environmental impacts, or reducing them to a level of insignificance, even if the alternative
20 would impede to some degree the attainment of the project objectives, or would be costlier.
21 In this regard, the EIR must identify an environmentally superior alternative among the other
22 alternatives. As with cumulative impacts, the discussion of alternatives is governed by the
23 "rule of reason." The EIR need not consider an alternative whose effect cannot be reasonably
24 ascertained or does not contribute to an informed decision-making and public participation
25 process. The range of alternatives is defined by those alternatives, which could feasibly
26 attain the objectives of the project. As directed by State CEQA Guidelines section
27 15126.6(a), an EIR shall include alternatives to the project that could feasibly accomplish
28 most of the basic objectives of the Project.

1 **B. Objectives**

2 The Project has been developed to achieve the following objectives:

- 3 • To build a land use in compliance with County of Riverside General Plan and
- 4 Mead Valley Area Plan.
- 5 • To create a sustainable Project.
- 6 • To promote regional-oriented warehouse/logistics development near Interstate 215.
- 7 • To maintain the integrity of the surrounding single-family residential neighborhood
- 8 through quality contemporary design, appropriate structural setbacks, architectural
- 9 treatments and building color palette.
- 10 • To concentrate employment opportunities near regional transportation.
- 11 • To provide a sustainably designed building that is energy conscious and a healthy
- 12 work environment.
- 13 • To make efficient use of undeveloped property in the Mead Valley area of
- 14 unincorporated Riverside County by maximizing its buildout potential for
- 15 employment-generating uses.
- 16 • To attract new businesses and jobs to unincorporated Riverside County and thereby
- 17 provide economic growth.
- 18 • To create an employment-generating business in the Project vicinity and thereby
- 19 reduce the need for members of the local workforce to commute outside the area
- 20 for employment.
- 21 • To develop a vacant or underutilized property with a High-Cube
- 22 warehouse/logistics building to help meet the substantial unmet regional demand
- 23 for this type of building and use.
- 24 • To develop a warehouse/logistics building that can attract building occupants
- 25 seeking modern warehouse building space in the Mead Valley area constructed to
- 26 contemporary design standards.
- 27 • To develop a vacant property zoned for the proposed warehouse/logistics building
- 28 use that has access to available infrastructure, including roads and utilities.

- 1 • To develop a vacant property with a warehouse/logistics building that has
- 2 operational characteristics that complement other existing warehouse buildings in
- 3 the immediate vicinity and minimize conflicts with other nearby land uses.
- 4 • To develop a project that is economically competitive with similarly-sized
- 5 buildings in the local area and in the Inland Empire.
- 6 • To develop a light industrial use in close proximity to designated truck routes and
- 7 Interstate 215 to avoid or shorten truck-trip lengths on other roadways (DEIR, pp. 2-
- 8 4. 2-5).

9 C. Alternatives

10 As directed in State CEQA Guidelines Section 15126.6(a), an EIR shall include alternatives
11 to the project that could avoid or substantially reduce one or more of the significant effects.
12 Because not all significant effects can be substantially reduced to a less-than-significant
13 level, either by adoption of mitigation measures, Project Design Features, existing
14 regulations, or by standard conditions of approval, the following section considers the
15 feasibility of the Project alternatives as compared to the Project. As explained below, these
16 findings describe and reject, for reasons documented in the Draft EIR and summarized
17 below, each one of the Project alternatives. The evidence supporting these findings is
18 presented in Section 6.0, *Project Alternatives*, of the DEIR and elsewhere in the
19 administrative record as a whole.

20 1. No Project / No Development Alternative

21 The No Project/No Development Alternative considers no development/disturbance
22 on the Project site beyond that which occurs under existing conditions. As such, the
23 entire 31.55-acre site would remain vacant and undeveloped. No physical
24 environmental impacts beyond those that historically have occurred on the Project
25 site; that is, agriculture. All significant effects of Project development and operation
26 would be avoided or lessened by selection of this Alternative. The No
27 Development/No Project Alternative would not meet all the Project Objectives,
28 although it would maintain the integrity of the surrounding single-family residential

1 neighborhood. (DEIR p. 6-4)

2 Because this alternative would avoid all of the Project's impacts, it warrants
3 consideration as the "environmentally superior alternative." However, pursuant to
4 State CEQA Guidelines section 15126.6(e)(2), if a no project alternative is identified
5 as the "environmentally superior alternative" then the EIR shall also identify an
6 environmentally superior alternative among the other alternatives. The Reduced
7 Project Alternative is identified as the "environmentally superior alternative."
8 (DEIR p. 6-17)

9 The No Project/No Development Alternative would result in no physical
10 environmental impacts to the Project site beyond those that have already occurred on
11 the property and ongoing, required weed abatement. With the exception of Wildfire
12 impacts, all effects of the Project would be equal to or lessened by the selection of
13 the No Project/No Development Alternative (DEIR pp. 6-4 – 6-7; DEIR Table 6-1,
14 *Comparison of Project Alternatives*). When compared to the Project, Wildfire
15 impacts would be increased under the No Project/No Development Alternative
16 DEIR, p. 6-7; DEIR Table 6-1, *Comparison of Project Alternatives*). The No
17 Project/No Development Alternative would however fail to meet all of the Project's
18 objectives (DEIR pp. 6-16, 6-17).

19 **2. Reduced Project Alternative – The Environmentally Superior Alternative**

20 The Reduced Project Alternative comprises a smaller warehouse/logistics building
21 of approximately 350,000 square feet in area; or approximately one-half the scope of
22 Project. The Reduced Project Alternative would not result in a reduction in building
23 height (maximum 49.5 feet). Landscaping is included in the Reduced Project
24 Alternative. Required automobile parking would be reduced by one-half. The
25 number of truck bays would be decreased. (DEIR p. 6-8)

26 All effects of the Project would be equal to or lessened by the selection of the
27 Reduced Project Alternative (DEIR Table 6-1, *Comparison of Project Alternatives*,
28 DEIR p. 6-18). The approximately 50% reduction in scope under this Alternative

1 would however substantially diminish attainment of certain of the Project Objectives,
2 as summarized below:

- 3 • **Project Objective:** To concentrate employment opportunities near regional
4 transportation. **Remarks:** *The approximately 50% reduction in scope under*
5 *this Alternative would likely reduce employment opportunities comparably –*
6 *tending to disperse rather than concentrate employment near regional*
7 *transportation.*
- 8 • **Project Objective:** To make efficient use of undeveloped property in the
9 Mead Valley area of unincorporated Riverside County by maximizing its
10 buildout potential for employment-generating uses. **Remarks:** *Development*
11 *of the site at approximately 50% of the Project scope as would occur under*
12 *this Alternative does not, from the perspective of the Lead Agency, represent*
13 *the highest and best use of the property. Development of the site at*
14 *approximately 50% of the Project scope would comparably diminish rather*
15 *than enhance buildout potential and employment-generating opportunities*
16 *otherwise resulting from the Project.*
- 17 • **Project Objective:** To attract new businesses and jobs to unincorporated
18 Riverside County and thereby provide economic growth. **Remarks:**
19 *Development of the site at approximately 50% of the Project scope would*
20 *comparably diminish the potential for attraction and development of new*
21 *business(es) otherwise resulting from the Project. Development of the site at*
22 *approximately 50% of the Project scope as would occur under this*
23 *Alternative would comparably diminish the potential for economic growth*
24 *resulting from development of the subject site otherwise resulting from the*
25 *Project.*
- 26 • **Project Objective:** To create an employment-generating business in the
27 Project vicinity and thereby reduce the need for members of the local
28 workforce to commute outside the area for employment. **Remarks:**

1 *Development of the site at approximately 50% of the Project scope as would*
2 *occur under this Alternative would comparably diminish employment-*
3 *generating opportunities otherwise resulting from the Project. The number*
4 *of commute trips and the commute distances would likely be increased when*
5 *compared to the Project.*

6 • **Project Objective:** To develop a vacant or underutilized property with a
7 High-Cube warehouse/logistics building to help meet the substantial unmet
8 regional demand for this type of building and use. **Remarks:** *Development*
9 *of the site at approximately 50% of the Project scope as would occur under*
10 *this Alternative does not, from the perspective of the Lead Agency, represent*
11 *the highest and best use of the subject property. Development of the site at*
12 *approximately 50% of the Project scope comparably diminishes the potential*
13 *to satisfy unmet regional demand for High-Cube warehouse/logistics uses*
14 *otherwise resulting from the Project.*

15 • **Project Objective:** To develop a warehouse/logistics building that can attract
16 building occupants seeking modern warehouse building space in the Mead
17 Valley area constructed to contemporary design standards. **Remarks:**
18 *Development of the site at approximately 50% of the Project scope as would*
19 *occur under this Alternative comparably diminishes the range of potential*
20 *occupancies/occupants otherwise resulting from the Project.*

21 • **Project Objective:** To develop a project that is economically competitive
22 with similarly-sized buildings in the local area and in the Inland Empire.
23 **Remarks:** *The diminished attainment of Project Objectives summarized*
24 *above collectively detract from and act to qualitatively reduce the*
25 *marketability and economic competitiveness of the Reduced Project*
26 *Alternative.*

27 3. **Business Park/Office Alternative**

28 The Business Park/Office Alternative would develop the Project site as a business

1 park use in accordance with the site's current General Plan/MVAP Business Park
2 Land Use designation for the site. Under the Business Park/Office Alternative, the
3 Project site would be developed with an approximately 329,823 square foot business
4 park/office building that would support administrative and professional offices. Site
5 improvements would include parking areas, drive aisles and landscaping. As with
6 the Project, the Business Park/Office Alternative would construct necessary
7 supporting infrastructure improvements. The Business Park/Office Alternative
8 would represent a reduction of approximately 369,807 square feet (53%) in the
9 Project building area. (DEIR p. 6-12)

10 Under this Alternative, impacts under the environmental topics of: air quality,
11 greenhouse gas emissions, public services, transportation, and utilities and service
12 systems would be greater than would occur under the Project. Impacts under the all
13 other environmental topics would be equal to or lessened by the selection of the
14 Business Park/Office Alternative (DEIR Table 6-1, *Comparison of Project*
15 *Alternatives*, DEIR p. 6-18). This Alternative would not achieve, or would
16 substantially diminish attainment of certain of the Project Objectives, as summarized
17 below:

- 18 • **Project Objective:** To concentrate employment opportunities near regional
19 transportation. *Remarks: The approximately 53% reduction in scope under*
20 *this Alternative (47% of the Project scope) would likely reduce employment*
21 *opportunities comparably – tending to disperse rather than concentrate*
22 *employment near regional transportation.*
- 23 • **Project Objective:** To make efficient use of undeveloped property in the
24 Mead Valley area of unincorporated Riverside County by maximizing its
25 buildout potential for employment-generating uses. *Remarks: Development*
26 *of the site at approximately 47% of the Project scope as would occur under*
27 *this Alternative does not, from the perspective of the Lead Agency, represent*
28 *the highest and best use of the property. Development of the site at*

1 approximately 47% of the Project scope would comparably diminish rather
2 than enhance buildout potential and employment-generating opportunities
3 otherwise resulting from the Project.

- 4 • **Project Objective:** To attract new businesses and jobs to unincorporated
5 Riverside County and thereby provide economic growth. **Remarks:**
6 *Development of the site at approximately 47% of the Project scope as would*
7 *occur under this Alternative would comparably diminish the potential for*
8 *attraction and development of new business(es) otherwise resulting from the*
9 *Project. Development of the site at approximately 47% of the Project scope*
10 *would comparably diminish the potential for economic growth resulting from*
11 *development of the subject site otherwise resulting from the Project.*

- 12 • **Project Objective:** To create an employment-generating business in the
13 Project vicinity and thereby reduce the need for members of the local
14 workforce to commute outside the area for employment. **Remarks:**
15 *Development of the site at approximately 47% of the Project scope as would*
16 *occur under this Alternative would comparably diminish employment-*
17 *generating opportunities otherwise resulting from the Project. The number*
18 *of commute trips and the commute distances would likely be increased when*
19 *compared to the Project.*

- 20 • **Project Objective:** To develop a vacant or underutilized property with a
21 High-Cube warehouse/logistics building to help meet the substantial unmet
22 regional demand for this type of building and use. **Remarks:** *Under this*
23 *Alternative, the subject site would be developed with Business Park/Office*
24 *uses. The Objective to develop the Project site with a High-Cube*
25 *warehouse/logistics building would not be achieved.*

- 26 • **Project Objective:** To develop a warehouse/logistics building that can attract
27 building occupants seeking modern warehouse building space in the Mead
28 Valley area constructed to contemporary design standards. **Remarks:**

1 *Development of the site at approximately 47% of the Project scope as would*
2 *occur under this Alternative comparably diminishes the range of potential*
3 *occupancies/occupants otherwise resulting from the Project.*

- 4 • **Project Objective:** To develop a project that is economically competitive
5 with similarly-sized buildings in the local area and in the Inland Empire.
6 *Remarks: The diminished attainment of Project Objectives summarized*
7 *above would collectively detract from and act to qualitatively reduce the*
8 *marketability and economic competitiveness of the Reduced Project*
9 *Alternative.*

10 4. **Environmentally Superior Alternative**

11 Section 15126.6(e)(2) of the State CEQA Guidelines indicates that an analysis of
12 alternatives to a Project shall identify an environmentally superior alternative among
13 the alternatives evaluated in an EIR. This issue is evaluated in DEIR Section 6.0,
14 *Project Alternatives*. Here, the “Reduced Project Alternative” is the environmentally
15 superior alternative. The Reduced Project Alternative would however greatly
16 diminish attainment of the Project Objectives (see: previous Item C. 2). Therefore,
17 this alternative is rejected as compared to the proposed Project.

18 5. **Alternatives Considered but Rejected**

19 The DEIR also considered and rejected certain alternatives from further analysis
20 within the EIR on grounds they were infeasible. In this regard, the DEIR considered
21 and rejected Alternative Sites for the Project. (DEIR p. 6-2)

22 Based on review of aerial photography, the Riverside County General Plan Land Use
23 Map and the Mead Valley Area Plan there are no other available, undeveloped
24 properties of similar size (approximately 31.55 acres), that the Project Applicant has
25 the reasonable possibility of controlling and that would have fewer developmental
26 and environmental constraints than the Project site evaluated in the DEIR. (DEIR p.
27 6-2) Development of the Project in an alternate location would have similar impacts
28 as would occur with implementation of the Project at its proposed location. The only

1 significant and unavoidable Project environmental impacts are attributable to the
2 Project operational-source emissions exceedance of the SCAQMD regional
3 threshold for NOx. This exceedance would occur irrespective of the Project location
4 anywhere within the encompassing regional South Coast Air Basin. Thus, it is likely
5 that selection of an alternative site would not eliminate this environmental effect, but
6 merely displace the source of the NOx emissions to another location, resulting in the
7 same or greater environmental effects in the region.

8 **BE IT FURTHER RESOLVED** by the Planning Commission that it has, pursuant to State CEQA
9 Guidelines section 15093, balanced the "economic, legal, social, technological, and other benefits" of the
10 Project, against the unavoidable adverse environmental effects described herein, and has determined that
11 each and every one of the following benefits individually outweigh and render acceptable each and every
12 one of those environmental effects:

13 **A. The Project will create new jobs.**

14 Because users of the Project's buildings are not yet known, the number of jobs that the
15 Project would generate cannot be precisely determined; however, using data and average
16 employment density factors utilized in the County of Riverside General Plan, it is expected
17 that the Project would employ one (1) worker for every 1,030 s.f. of building area. Based
18 on this employment generation rate, the Project is expected to create approximately 679 new,
19 recurring jobs (699,630 s.f. ÷ 1,030). (Riverside County, 2016 Appendix E, Table ES-5;
20 DEIR p. 5-2). Additional employment opportunities would result from Project construction
21 activities.

22 **B. The Project will implement the intent of Riverside County's General Plan for locating
23 employment-generating businesses along the I-215 corridor.**

24 The Riverside County General Plan and Mead Valley Area Plan call for the development of
25 employment-generating land uses along the I-215 corridor in Mead Valley. The Project will
26 assist the County in implementing these plans. As stated in the County's General Plan Land
27 Use Element (Chapter 3, p. LU-62, 2017): "Industrial land aids in creating economic growth
28 by providing jobs for local and area-wide residents, providing growth opportunities for new

1 and existing businesses, and facilitating a tax base upon which public services can be
2 provided. The goal of Riverside County is to provide attractive work environments that fit
3 with the character of each community and are well served by convenient and adequate
4 accessibility to multi-modal transportation options that bring jobs and housing in closer
5 proximity to one another. Stimulation of clusters of similar industrial business will facilitate
6 competitive advantage in the marketplace.”

7 **C. The Project will bring needed economic investment to the Mead Valley community.**
8 Development of the Project site with the proposed warehouse/logistics building represents
9 substantial economic investment in the Mead Valley area of Riverside County. Investment
10 will be made in infrastructure improvements, the buildings’ shells and exterior features, and
11 interior features as part of building tenant improvements.

12
13 **D. The Project will improve public roadways in favor of Riverside County.**
14 Roadway, intersection, and site access improvements to be constructed by the Project are
15 listed below. Roadways adjacent to the Project, site access points and site-adjacent
16 intersections will be constructed consistent with the identified roadway classifications and
17 respective cross-sections in the County of Riverside General Plan Circulation Element or as
18 otherwise specified by the County. Additional or alternative improvements may be specified
19 by the County through the Project Conditions of Approval. Pursuant to County Ordinance
20 No. 659, the Project would also pay Development Impact Fees in support of transportation
21 system facilities per the circulation system master plan.

22 **Roadways**

23 ***Patterson Avenue (N – S)***

24 Construct Patterson Avenue at its ultimate half-section width as a Secondary Highway (100-
25 foot right-of-way) between the Project’s northern boundary and Placentia Street, in
26 compliance with applicable County of Riverside and Caltrans standards.

27 ***Placentia Street (E – W)***

28 Construct Placentia Street at its ultimate half-section width as a Secondary Highway (100-

1 foot right-of-way) between the Project's Patterson Avenue and the Project's eastern
2 boundary, in compliance with applicable County of Riverside and Caltrans standards.

3 **Intersections**

4 ***Patterson Avenue & Driveway 1***

5 Install a stop control on the westbound approach and construct the intersection with the
6 following geometrics:

- 7 • Northbound Approach: One shared left-through-right turn lane.
- 8 • Southbound Approach: One shared left-through-right turn lane.
- 9 • Eastbound Approach: One shared left-through-right turn lane.
- 10 • Westbound Approach: One shared left-through-right turn lane.

11 ***Patterson Avenue & Placentia Street***

12 Maintain the existing traffic control and construct the intersection with the following
13 geometrics:

- 14 • Northbound Approach: Not Applicable (N/A)
- 15 • Southbound Approach: One shared left- right turn lane.
- 16 • Eastbound Approach: One shared left-through lane.
- 17 • Westbound Approach: One through lane and one right turn lane.

18 ***Driveway 2/Tobacco Road & Placentia Street***

19 Install a stop control on the southbound approach and construct the intersection with the
20 following geometrics:

- 21 • Northbound Approach: One shared left-through-right turn lane.
- 22 • Southbound Approach: One shared left-through-right turn lane.
- 23 • Eastbound Approach: One shared left-through-right turn lane.
- 24 • Westbound Approach: One shared left-through-right lane.

25 ***Placentia Street & Driveway 3***

26 Install a stop control on the southbound approach and construct the intersection with the
27 following geometrics:

- 28 • Northbound Approach: N/A

- 1 • Southbound Approach: One shared left- right turn lane.
- 2 • Eastbound Approach: One shared left-through lane.
- 3 • Westbound Approach: One shared through-right turn lane.

4 **Project Site Access**

5 Access to the Project site would be via Patterson Avenue and Placentia Avenue. These
6 rights-of-way adjacent to the Project site would be constructed by the Project consistent with
7 County requirements and pursuant to the Project Conditions of Approval. Vehicular and
8 truck traffic access to the Project site would be provided via the following driveways:

- 9 • Patterson Avenue and Walnut Street via Driveway 1 – full access for passenger cars
10 and trucks;
- 11 • Placentia Street via Driveway 2 – full access for passenger cars only; and
- 12 • Placentia Street via Driveway 3 – full access for passenger cars and trucks.

13 (DEIR pp. 0-4, 0-5)

14 **E. The Project will improve area utility infrastructure.**

15 The Project will improve and take advantage of the availability of local infrastructure as
16 described below.

17 **Water Infrastructure**

18 Water service will be provided to the Project site by the Eastern Municipal Water
19 District (EMWD). EMWD water lines are located in adjacent Placentia and Paterson
20 Avenues (DEIR p. 4.20-1). The Project would connect to existing EMWD water
21 lines. Any localized modifications of or connections to existing water lines would be
22 accomplished consistent with County and EMWD requirements. The Project would
23 also pay water service and connection fees that would be available for upgrading and
24 continued maintenance of the area water system.

25 **Wastewater Infrastructure**

26 Wastewater conveyance services will be provided by EMWD. The Project would
27 connect to existing available EMWD sanitary sewer lines (DEIR p. 4.20-4). Any
28 localized modifications of or connections to existing sanitary sewer lines would be

1 accomplished consistent with County and EMWD requirements. The Project would
2 also pay water service and connection fees that would be available for upgrading and
3 continued maintenance of the area sanitary sewer system.

4 **Stormwater Drainage Infrastructure**

5 The Project would implement on-site and site adjacent improvements that would
6 control and convey developed stormwater runoff. Storm drain conveyance system
7 improvement that are part of Project development will be located and sized in
8 compliance with the Master Drainage Plan for the Perris Valley Area provided by
9 Riverside County Flood Control and Water Conservation District (DEIR p. 0-35).
10 Pursuant to County Ordinance No. 659, the Project would also pay Development
11 Impact Fees in support of area flood control improvements per the master plan of
12 drainage.

13 **F. The Project will install ornamental landscaping features where none currently exist.**

14 The Project site will be landscaped and add trees, shrubs, and groundcover in the area, which
15 will be ornamental in nature and drought-tolerant. All landscaping would conform to
16 multiple and comprehensive landscaping policies articulated in the County General Plan
17 Policies and MVAP (DEIR Section 4.11 *Land Use and Planning*, et al.). By law, the Project
18 would be required to comply with County Zoning Ordinance (Ordinance 348) landscaping
19 requirements. Landscaping improvements constructed by the Project would contribute to
20 visual enhancement of the area and would generally further GHG sequestration (DEIR pp.
21 4.1-4, 4.8-29).

22 **G. The Project will include energy efficiency and sustainability features.**

23 The Project would implement energy-saving features and operational programs, consistent
24 with the reduction measures set forth in the CAP Update; the Project would generate onsite
25 electricity through the use of solar energy; and the Project would comply with the California
26 Green Building Standards Code (CALGreen; CCR, Title 24, Part 11) as implemented by the
27 County of Riverside. The Project also incorporates and expresses various design features
28 and attributes promoting energy efficiency and sustainability (DEIR p. 4.6-14). See also

1 DEIR Table 4.6.6, *CAP Update Measures*.

2 **BE IT FURTHER RESOLVED** by the Planning Commission that the State CEQA Guidelines
3 section 15126(g) requires an EIR to discuss how a Project could directly or indirectly lead to economic,
4 population, or housing growth. A project may be growth inducing if it removes obstacles to growth, taxes,
5 community service facilities, or encourages other activities which cause significant environmental effect.
6 The discussion is as follows:

- 7 **A.** CEQA requires a discussion of the ways in which the Project could be growth inducing. The
8 CEQA Guidelines identify a project as growth inducing if it would foster economic or
9 population growth or the construction of additional housing, either directly or indirectly, in
10 the surrounding environment (CEQA Guidelines §15126.2(d)). New employees and new
11 residential populations represent direct forms of growth. These direct forms of growth have
12 a secondary effect of expanding the size of local markets and inducing additional economic
13 activity in the area. (DEIR p. 5-4)
- 14 **B.** Because users of the Project's buildings are not yet known, the number of jobs that the
15 Project will generate cannot be precisely determined; therefore, for purposes of analysis,
16 employment estimates were calculated using data and average employment density factors
17 utilized in the County of Riverside General Plan. The General Plan estimated that light
18 industrial business would employ one (1) worker for every 1,030 s.f. of building area. Based
19 on this employment generation rate, the Project is expected to create approximately 679 new
20 recurring jobs (699,630 s.f. ÷ 1,030). (Riverside County, 2003a, Appendix E) The Project
21 also would create short-term construction-related jobs. It is expected that the majority of the
22 construction-related employees would be drawn from the existing labor force that would be
23 available in the County of Riverside, as the County has a shortage of jobs.
- 24 **C.** A project could indirectly induce growth at the local level by increasing the demand for
25 additional goods and services associated with an increase in population or employment and
26 thus reducing or removing the barriers to growth. This typically occurs in suburban or rural
27 environs where population growth results in increased demand for service and commodity
28 markets responding to the new population of residents or employees. Economic growth

1 would likely take place as a result of the Project's operation as a warehouse/logistics facility.
2 The Project warehouse/logistics building would result in economic growth in that those
3 employed in construction activities or in Project operational activities likely would purchase
4 goods and services in the Project vicinity or in the region. However, any increase would be
5 marginal and accommodated by existing providers of goods and services. This would mean
6 it is unlikely that new physical impacts to the environment would result because of the
7 plentiful available retail services in the Project vicinity. Employment generated would
8 provide opportunities for residents in vicinity. Therefore, Project generation of jobs would
9 not induce substantial growth in the Project vicinity (DEIR p. 5-2).

10 D. Under CEQA, growth inducement is not considered necessarily detrimental, beneficial, or
11 of little significance to the environment. Typically, growth-inducing potential of a project
12 would be considered significant if: 1) development fosters growth or a concentration of
13 population in excess of what is assumed in pertinent master plans, land use plans, or in
14 projections made by regional planning agencies such as SCAG; or 2) if a project provides
15 infrastructure or service capacity to accommodate growth beyond the levels currently
16 permitted by local or regional plans and policies. In general, growth induced by a project is
17 considered a significant impact if it can be demonstrated that the potential growth
18 significantly affects the environment in some other way (DEIR p. 5-2).

19 E. The Project is consistent with the County of Riverside General Plan land use designation
20 and zoning, along with all applicable development standards. Therefore, a
21 warehouse/logistics use is contemplated in existing County planning documents and codes,
22 and no substantial growth inducement would result from Project development or operation
23 (DEIR p. 5-2).

24 The Project would install new public infrastructure improvements, including roads, drainage
25 infrastructure, and other utility improvements; however, these infrastructure improvements
26 are sized to primarily serve the Project and to provide a future connection point for land uses
27 planned by the Riverside County General Plan. Based on the foregoing, the Project is not
28 expected to directly or indirectly induce growth in the local area.

1 **BE IT FURTHER RESOLVED** by the Planning Commission that the Project would implement
2 applicable elements of the Riverside County General Plan as follows:

3 The Project's consistency with all applicable policies of the County of Riverside General Plan and
4 the Mead Valley Area Plan is attached to the DEIR as Technical Appendix K, General Plan
5 Consistency Analysis.

6 **A. Land Use Element.**

7 The Land Use Element designates the general distribution, general location, and extent of
8 land uses, such as housing, business, industry, open space, agriculture, natural resources,
9 recreation, and public-quasi-public uses. The Land Use Element also discusses the standards
10 of residential and non-residential density intensity for the various land use designations. The
11 Land Use Element also provides development standards related to each land use category,
12 and general plan policy level direction for an array of land-use related issues. The Project is
13 consistent with, and is allowed under the site's current General Plan and MVAP Land Use
14 designation ("Business Park"). The Project would be implemented consistent with and
15 would support applicable General Plan and MVAP Land Use Policies (DEIR Section 4.11,
16 *Land Use & Planning*).

17 Project consistency with the County Land Use Element is further substantiated at DEIR
18 Appendix K, *General Plan Consistency Analysis. Effects Found not to be Significant as Part*
19 *of the Initial Study Process* are presented at DEIR Section 7.0.

20 Based on the preceding, the Planning Commission finds that the Project is consistent with
21 the General Plan Land Use Element. The Project is consistent with the General Plan Land
22 Use Element and is therefore consistent with the General Plan.

23 **B. Circulation Element**

24 The Circulation Element identifies the general location and extent of existing and proposed
25 major transportation facilities, including major roadways, rail, transit systems, and airports.
26 The Circulation Element also identifies and provides policy direction for implementation of
27 the Community Environmental Transportation Acceptability Process (CETAP) Corridors.
28 Per DEIR Mitigation Measure TR-1:

1 “MVAP DIF shall be paid pursuant to County Ordinance 659. TUMF shall be paid
2 pursuant to County Ordinance 824. Applicant responsibility for improvements not covered
3 by the MVAP DIF or TUMF Programs, and/or not constructed the Project shall be fulfilled
4 by payment of Fair Share fees” (DEIR p. 0-28, et al.). Additionally, the Project would
5 implement site-adjacent circulation system improvements pursuant to the County Conditions
6 of Approval.

7 Project consistency with the County Circulation Element is further substantiated at DEIR
8 Appendix K, *General Plan Consistency Analysis. Effects Found not to be Significant as Part*
9 *of the Initial Study Process* are presented at DEIR Section 7.0.

10 Based on the preceding, the Planning Commission finds that the Project is consistent with
11 the General Plan Circulation Element. The Project is consistent with the General Plan
12 Circulation Element and is therefore consistent with the General Plan.

13
14 **C. Multipurpose Open Space Element**

15 The Multipurpose Open Space Element addresses the conservation, development, and use
16 of natural resources, including water, soils, rivers, and mineral deposits. The Multipurpose
17 Open Space Element details plans and measures for preserving open space for protection of
18 natural resources such as wildlife habitat; the managed availability of space for parks, trails,
19 and scenic vistas; and protection of public health and safety through protection of areas
20 subject to geologic hazards, flooding and fires.

21 With the implementation of Applicable County Regulations and Design Requirements (RRs)
22 and feasible Mitigation Measures (MMs), the Project would have a less than significant
23 impact on biological resources as disclosed in DEIR Section 4.4, *Biological Resources*. The
24 Project’s potentially significant biological resources impacts would be reduced to levels that
25 would be less-than-significant through implementation of DEIR MMs BR-1 through MM
26 BR-3. These measures require payment of MSHCP Fees; compliance with measures that
27 address potential impacts to the burrowing owl and migratory birds, and payment of the
28 County Stephens’ Kangaroo Rat HCP Mitigation Fee. All other Project biological resources

1 impacts would be less-than-significant.

2 With the implementation of Applicable County Regulations and Design Requirements (RRs)
3 and feasible Mitigation Measures (MMs), the Project would have a less than significant
4 impact on cultural resources as disclosed in DEIR Section 4.5, *Cultural Resources*. The
5 Project's potentially significant cultural resources impacts would be reduced to levels that
6 would be less-than-significant through implementation of DEIR MMs CR-1 through CR-3.
7 These measures require retainment of a qualified archeologist and archaeological monitors;
8 monitoring for, and protection of potentially significant archaeological resources that may
9 be encountered during Project construction; and reporting and recordation of the site
10 archaeological monitoring activities and archaeological monitoring findings per the
11 County's Cultural Resources (Archaeological) Investigations Standard Scopes of Work.

12 With respect to other potential cultural resources impacts, the Project would comply with
13 Conditions of Approval, County Policies and Regulations, and State Regulations. In
14 combination these measures ensure proper design, construction, and operation of the Project
15 such that all other cultural resources impacts would remain at levels that would be less-than-
16 significant,

17 As disclosed in DEIR Section 4.17, *Recreation*, the Project does not propose any type of
18 residential use or other land use that would generate a population that would increase the use
19 of recreation facilities or existing neighborhood or regional parks, therefore, parks would
20 not be physically affected by the Project. In addition, the Project does not propose any type
21 of residential use and is not located within a Community Service Area (CSA) or recreation
22 and park district with a Community Parks and Recreation Plan (Quimby fees). The Project
23 would not physically impact an existing recreational trail. The Project would provide
24 easements for the Regional Trail alignment along Placentia Avenue consistent with County
25 Conditions of Approval. Environmental effects resulting from ground disturbance in the
26 trail easement areas is evaluated as an inherent part of the Project throughout the DEIR and
27 in no cases are significant effects identified specifically related to the trail easements. For
28 these reasons, the Project's potential to impact the environmental topic of Recreation, would

1 be less-than-significant.

2 Project consistency with the County Multipurpose Open Space Element is further
3 substantiated at DEIR Appendix K, *General Plan Consistency Analysis. Effects Found not*
4 *to be Significant as Part of the Initial Study Process* are presented at DEIR Section 7.0.

5 Based on the preceding, the Planning Commission finds that the Project is consistent with
6 the General Plan Multipurpose Open Space Element. The Project is consistent with the
7 General Plan Multipurpose Open Space Element and is therefore consistent with the General
8 Plan.

9 **D. Safety Element**

10 The Safety Element establishes policies and programs to protect the community from risks
11 associated with seismic, geologic, flood, and wildfire hazards. The Safety Element serves
12 the following functions: develops a framework by which safety considerations are
13 introduced into the land use planning process; facilitates identification and mitigation of
14 hazards for new development and thus strengthens existing codes; project review, and
15 permitting processes; presents policies directed at identifying and reducing hazards in
16 existing development; and strengthens earthquake, flood, inundation, and wildland fire
17 preparedness planning and post-related reconstruction policies. The Project complies with
18 all applicable building codes, County Ordinances, and State and federal laws.

19 As disclosed in DEIR Section 4.7, *Geology* the Project site is not affected by any potentially
20 significant or adverse geology/soils conditions. The Project does not propose or require uses
21 or operations that would exacerbate any potentially significant or adverse geology/soils
22 conditions. Further, the Project would comply with recommendations of the Project
23 Geotechnical Investigation, Conditions of Approval, County Policies and Regulations, and
24 State Regulations. In combination these measures ensure proper design, construction and
25 operation of the Project such that all geology and soils impacts would remain at levels that
26 would be less-than-significant.

27 As disclosed in DEIR Section 4.9, *Hazards and Hazardous Materials*, due to historical
28 agricultural use of the site, the Project Phase I Environmental Assessment (Phase I ESA)

1 determined that there is a potential that irrigation lines on the property may be wrapped with
2 or incorporate Asbestos Containing Materials (ACMs). If ACMs are encountered, their
3 disturbance could result in hazards to the public or the environment. DEIR Mitigation
4 Measure MM HA-1 requires that the Applicant complete and submit an asbestos and
5 hazardous materials survey of all irrigation pipes and building materials for review and
6 approval of the County of Riverside Environmental Health Department. Should asbestos
7 materials be identified on-site, such materials shall be handled and disposed of by licensed
8 contractors in accordance with all appropriate regulatory agency guidelines. With
9 implementation of Mitigation Measure MM HA-1, the potential for the Project to: Create a
10 significant hazard to the public or the environment through the routine transport, use, or
11 disposal of hazardous materials; or Create a significant hazard to the public or the
12 environment through reasonably foreseeable upset and accident conditions involving the
13 release of hazardous materials into the environment would be reduced to levels that would
14 be less-than-significant.

15 With respect to other potential hazards/hazardous materials impacts, the Project would
16 comply with recommendations of the Project Phase I ESA, Conditions of Approval, County
17 Policies and Regulations, and State and Federal Regulations. In combination these measures
18 ensure proper design, construction, and operation of the Project such that all other
19 hazards/hazardous materials impacts would remain at levels that would be less-than-
20 significant.

21 Project consistency with the County Safety Element is further substantiated at DEIR
22 Appendix K, *General Plan Consistency Analysis. Effects Found not to be Significant as Part*
23 *of the Initial Study Process* are presented at DEIR Section 7.0.

24 Based on the preceding, the Planning Commission finds that the Project is consistent with
25 the General Plan Safety Element. The Project is consistent with the General Plan
26 Multipurpose Open Space Element and is therefore consistent with the General Plan.

27 **E. Noise Element**

28 The Noise Element identifies and appraises noise problems and includes policies to protect

1 the County from excessive noise. The County of Riverside has adopted a Noise Element of
2 the General Plan to control and abate environmental noise, and to protect the citizens of the
3 County from excessive exposure to noise. The Noise Element identifies two separate types
4 of noise sources: 1) transportation and 2) stationary, and establishes guidelines for acceptable
5 transportation and stationary community noise levels.

6 As disclosed in DEIR Section 4.13, *Noise*, the Project could result in potentially significant
7 operational-source noise impacts; and potentially significant construction-source vibration
8 impacts. Mitigation Measures MM N-1 and MM N-2 (below) would reduce these impacts
9 to levels that would be less-than-significant.

10 **MM N-1** – The following noise barrier is required to reduce the operational noise level
11 impacts to owned and/or occupied noise-sensitive uses at the time of Project operation.

- 12 • A minimum 17-foot tall noise barrier at the eastern truck court boundary is required.
13 The barrier shall provide a weight of at least four (4) pounds per square foot of face
14 area with no decorative cutouts or line-of-sight openings between shielded areas and
15 the roadways, or a minimum transmission loss of 20dBA. The barriers shall consist
16 of a solid face from top to bottom. Unnecessary openings or decorative cutouts shall
17 not be made. All gaps (except for weep holes) should be filled with grout or caulking.
18 The noise barriers shall be constructed using the following materials:
 - 19 o Masonry block;
 - 20 o Earthen berm;
 - 21 o Or any combination of construction materials capable of the minimum weight of 4
22 pounds per square foot or a minimum transmission loss of 20 dBA.

23 **MM N-2** – For Project-related construction activities, large loaded trucks and dozers
24 (greater than 80,000 pounds) shall not be used within 90 feet of owned and occupied
25 noise-sensitive residential homes east of the Project site as identified in the Noise
26 Impact Analysis prepared for the Project during construction activities. Instead, small
27 rubber-tired or alternative equipment shall be used within this area during Project
28 construction to reduce vibration effects.

1 With respect to other potential noise and vibration impacts, the Project would comply
2 with Conditions of Approval, County Policies and Regulations, and State
3 Regulations. In combination these measures ensure proper design, construction, and
4 operation of the Project such that all other noise and vibration impacts would remain
5 at levels that would be less-than-significant

6 Project consistency with the County Noise Element is further substantiated at DEIR
7 Appendix K, *General Plan Consistency Analysis. Effects Found not to be Significant*
8 *as Part of the Initial Study Process* are presented at DEIR Section 7.0.

9 Based on the preceding, the Planning Commission finds that the Project is consistent
10 with the General Plan Noise Element. The Project is consistent with the General Plan
11 Noise Element and is therefore consistent with the General Plan.

12 **F. Housing Element**

13 The 2017-2021 Housing Element identifies and establishes County policies intended to
14 fulfill the housing needs of existing and future residents in Riverside County. The Element
15 establishes policies that guide County decision-making and set forth an action plan to
16 implement its housing goals.

17 As disclosed in DEIR Section 4.15, *Population and Housing*, the Project site does not
18 contain any residential uses, and the Project would not require demolition or displacement
19 of off-site residential uses. The Project site is expected to employ approximately 679
20 workers. It is expected that the job opportunities created by the Project would be filled by
21 existing residents in Riverside County and residents of homes that are already approved for
22 construction but not yet built. Therefore, the Project would not create a demand for
23 additional housing, and impacts would be less than significant.

24 Project consistency with the County Housing Element is further substantiated at DEIR
25 Appendix K, *General Plan Consistency Analysis. Effects Found not to be Significant as Part*
26 *of the Initial Study Process* are presented at DEIR Section 7.0.

27 Based on the preceding, the Planning Commission finds that the Project is consistent with
28 the General Plan Housing Element. The Project is consistent with the General Plan Housing

1 Element and is therefore consistent with the General Plan.

2 E. Air Quality Element

3 As disclosed in DEIR Subsection 4.3, *Air Quality*, even after compliance with
4 regulatory requirements and DEIR Mitigation Measures MM AQ-2 through MM
5 AQ-6 the Project's operational-source NOx emissions would exceed applicable
6 SCAQMD regional thresholds. This exceedance would cause the Project to be
7 inconsistent with the applicable AQMP. There are no feasible mitigation measures
8 that would reduce this impact to levels that would be less-than-significant. Project
9 operational-source NOx exceedances would also result in a cumulatively
10 considerable net increase of non-attainment criteria pollutants

11 (ozone, PM₁₀, PM_{2.5}).¹ There are no feasible mitigation measures that would reduce
12 this impact to levels that would be less-than-significant. Additional mitigation
13 measures and conditions of approval have been implemented based on agency input
14 received through the EIR public review process. These measures would may
15 diminish the Project operational-source NOx emissions – however, impacts would
16 remain significant and unavoidable.

17 With respect to other potential air quality impacts (including localized air quality
18 impacts, regional air quality impacts, and health risk impacts) the Project would
19 comply with Conditions of Approval, County Policies and Regulations, and State
20 and Federal Regulations. In combination these measures ensure proper design,
21 construction, and operation of the Project such that all other air quality impacts would
22 remain at levels that would be less-than-significant.

23 Project consistency with the County Air Quality Element is further substantiated at
24 DEIR Appendix K, *General Plan Consistency Analysis. Effects Found not to be*
25 *Significant as Part of the Initial Study Process* are presented at DEIR Section 7.0.

26 Based on the preceding, the Planning Commission finds that the Project is consistent
27 with the General Plan Air Quality Element. The Project is consistent with the General
28

¹ NOx is a precursor to ozone and PM₁₀/PM_{2.5}.

1 Plan Air Quality Element and is therefore consistent with the General Plan.

2 **F. Healthy Communities Element**

3 The Healthy Communities Element establishes policies to address primary health issues that
4 may address County residents, such as high rates of obesity, chronic illness, air pollution,
5 lack of access to healthy foods, unsafe environments, and lack of access to health care and
6 mental health services. The Project would be consistent with the applicable Healthy
7 Communities Element policies governing Countywide Land Uses and non-Motorized
8 Transportation, as the Project would help to achieve the purposes of the General Plan through
9 compliance with applicable General Plan policies.

10 Further, in support of the Healthy Communities Element, the Project would conform to
11 applicable provisions of the County's *Good Neighbor Policy for Logistics and*
12 *Warehouse/Distribution Uses* Board of Supervisors Policy F-3 (Policy). The purpose of this
13 Policy is to provide framework for the development and operations of logistics and
14 warehouse projects larger than 250,000 sf in size in a way that would lessen their impact on
15 the surrounding communities. This Policy provides development and operational criteria that
16 can be implemented to supplement project-level mitigation measures. The Project would be
17 required to comply with applicable provisions of the Good Neighbor as implemented
18 through DEIR MM AQ-6 and the Project Conditions of Approval.

19 Based on the preceding, the Planning Commission finds that the Project is consistent with
20 the General Plan Healthy Communities Element. The Project is consistent with the General
21 Plan Healthy Communities Element and is therefore consistent with the General Plan.

22 **G. Administration Element**

23 The Administration Element focuses on the administration of the General Plan, which is the
24 sole responsibility of the County of Riverside, under the authority of the Board of
25 Supervisors. This Element details the vision for Riverside County, General Planning
26 Principals, Countywide Elements and Planning Policies/Area Plan, Appendices of the
27 General Plan, and other administrative topics. The Project does not propose or require
28 facilities or operations that would conflict with or obstruct County Administration of the

1 General Plan.

2 Based on the preceding, the Planning Commission finds that the Project is consistent with
3 the General Plan Administration Element. The Project is consistent with the General Plan
4 Administration Element and is therefore consistent with the General Plan.

5 **BE IT FURTHER RESOLVED** by the Planning Commission that the Final EIR also discusses,
6 pursuant to State CEQA Guidelines sections 15126(c), 15126.2(d), and 15127 significant irreversible
7 environmental changes. As disclosed in DEIR Section 5.0, *Other CEQA Considerations*:

8 State CEQA Guidelines sections 15126 (c), 15126.2 (c), and 15127 require that for certain types or
9 categories of projects, an EIR must address significant irreversible environmental changes that
10 would occur should the project be implemented. As presented in the State CEQA Guidelines section
11 15127, the topic of Significant Irreversible Environmental Changes need be addressed in EIRs
12 prepared in connection with any of the following activities:

- 13 (a) The adoption, amendment, or enactment of a plan, policy, or ordinance of a public
14 agency;
- 15 (b) The adoption by a local agency formation commission of a resolution making
16 determinations; or
- 17 (c) A project which will be subject to the requirements for preparing of an
18 environmental impact statement pursuant to the requirements of the National
19 Environmental Policy Act of 1969, 42 U.S.C. Section 4321- 4347.

20 The Project would not require or result in actions listed in the State CEQA Guidelines
21 section 15127. Accordingly, the EIR is not required to address potential significant
22 irreversible environmental changes involved in the proposed action should it be
23 implemented.

24 **BE IT FURTHER RESOLVED** by the Planning Commission that PP 190008 is consistent with
25 the Riverside County General Plan.

26 **BE IT FURTHER RESOLVED** by the Planning Commission that it has reviewed and considered
27 EIR No. CEQ190017 in evaluating PP No. 190008, and that EIR No. CEQ190017 is an accurate and
28 objective statement that complies with the California Environmental Quality Act (CEQA) and reflects the

1 County's independent judgment, and that EIR No. CEQ190017 is incorporated by this reference.

2 **BE IT FURTHER RESOLVED** by the Planning Commission that it **ADOPTS** the statement of
3 overriding consideration, **CERTIFIES** EIR No. CEQ190017 and **ADOPTS** the Mitigation Monitoring and
4 Reporting Plan attached as Attachment "A" hereto. To the extent that there are any inconsistencies between
5 the mitigation measures as set forth in EIR No. CEQ190017, and those set forth in the Mitigation
6 Monitoring and Reporting Program, whichever measure is deemed more protective of the environment shall
7 control.

8 **BE IT FURTHER RESOLVED** by the Planning Commission that PP No. 190008 on file with the
9 Clerk of the Board, including the final exhibits and related cases, are hereby approved for the real property
10 described and shown on the final exhibits, and said real property shall be developed substantially in
11 accordance with PP No. 190008, unless they are amended by the Board of Supervisors.

12 **BE IT FURTHER RESOLVED** by the Planning Commission that copies of PP No. 190008 shall
13 be placed in the Office of Clerk of the Board, in the Office of County Planning Department, and the Office
14 of the Building and Safety Director.

15 **BE IT FURTHER RESOLVED** by the Planning Commission that the custodians of the documents
16 upon which this decision is based are the Clerk of the Board of Supervisors and the County Planning
17 Department and that such documents are located at 4080 Lemon Street, Riverside, California.

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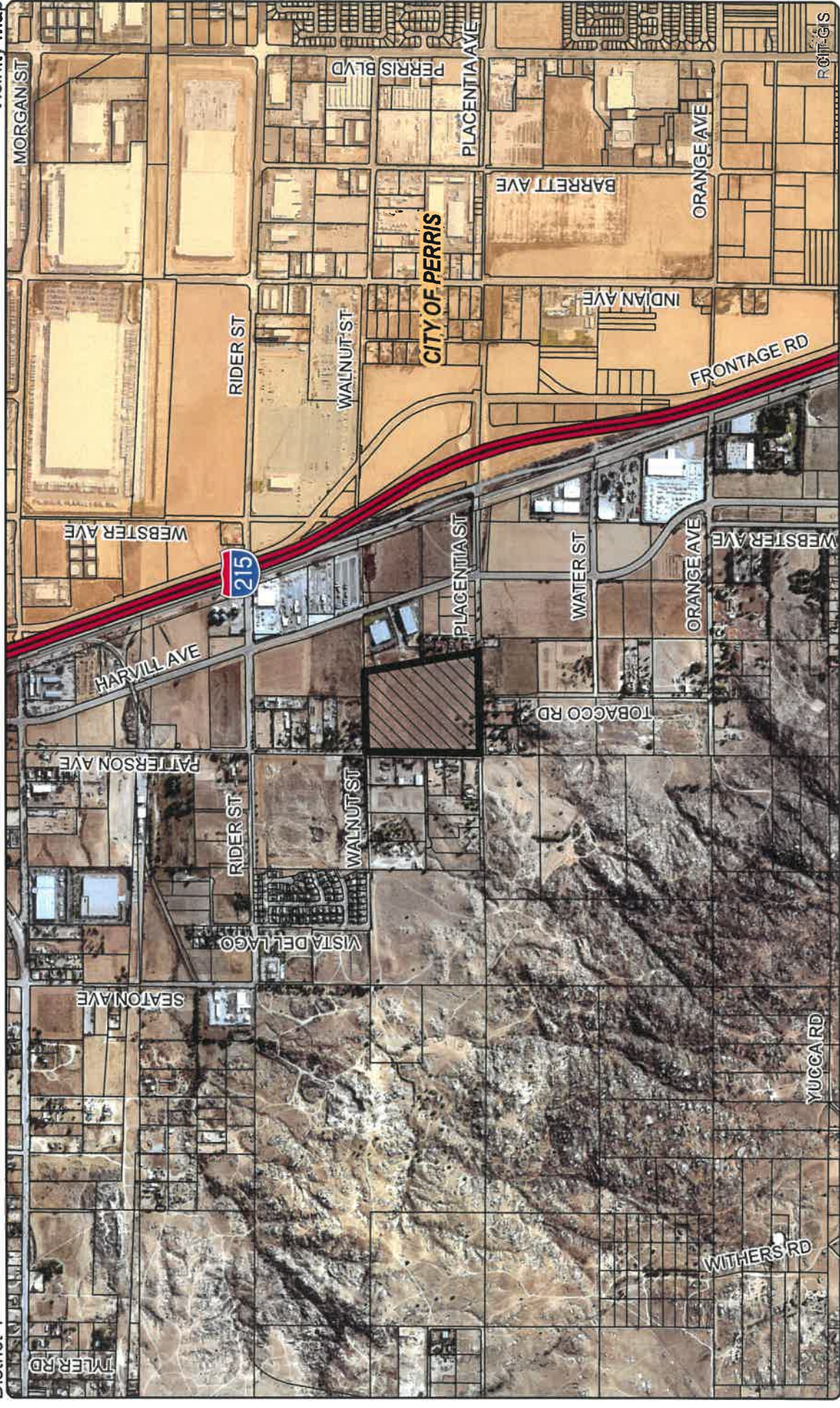
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28

RIVERSIDE COUNTY PLANNING DEPARTMENT
PPT190008
VICINITY/POLICY AREAS

Supervisor: Jeffries
 District 1

Date Drawn: 04/21/2020
 Vicinity Map



Author: Vinnie Nguyen

Zoning Area: North Perris



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 at (951) 940-5427 (Eastern County) or (951) 940-5428 (Western County).

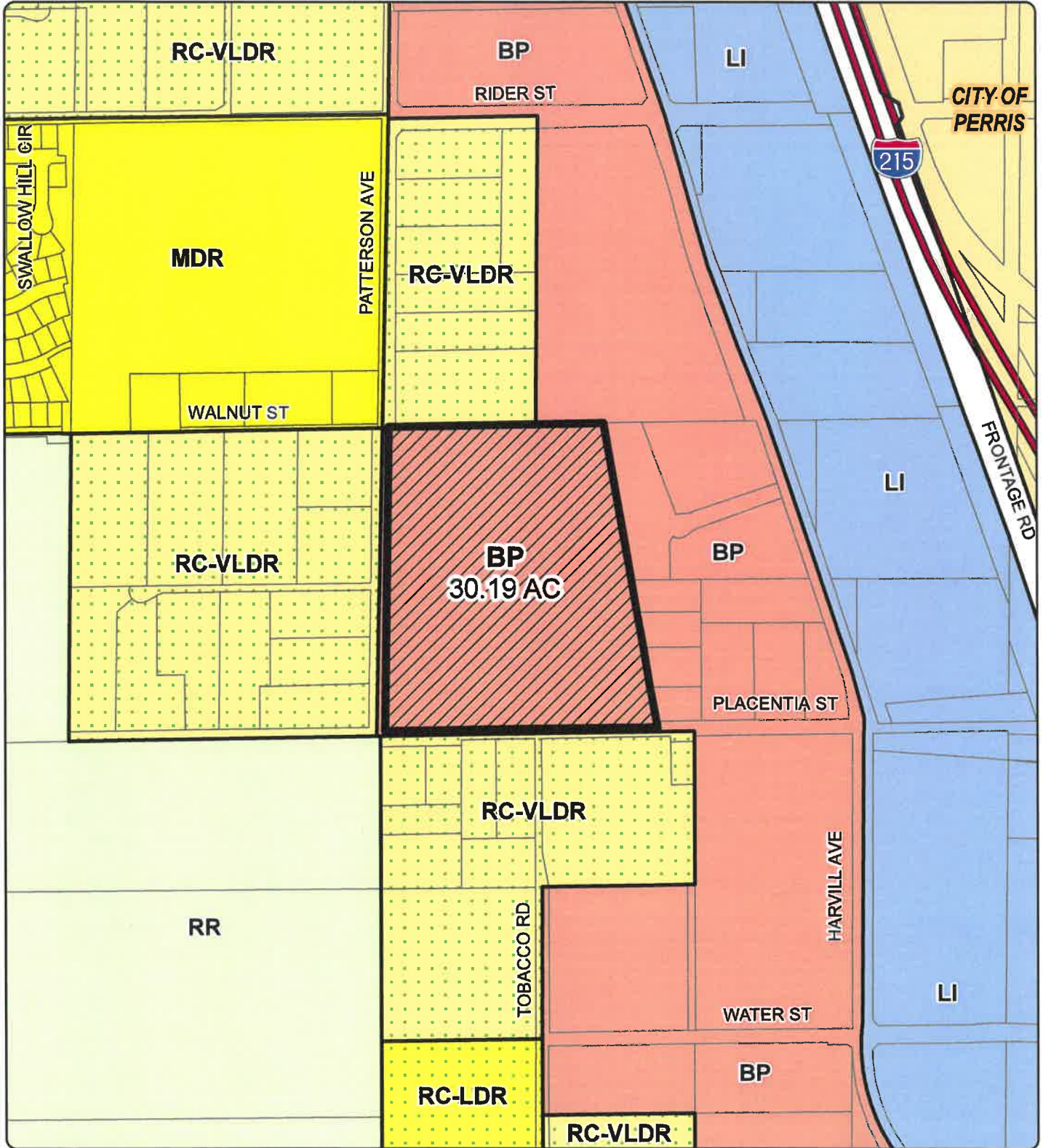
RIVERSIDE COUNTY PLANNING DEPARTMENT

PPT190008

EXISTING GENERAL PLAN

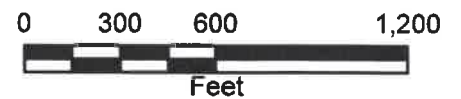
Supervisor: Jeffries
District 1

Date Drawn: 04/21/2020
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.rcdima.org>

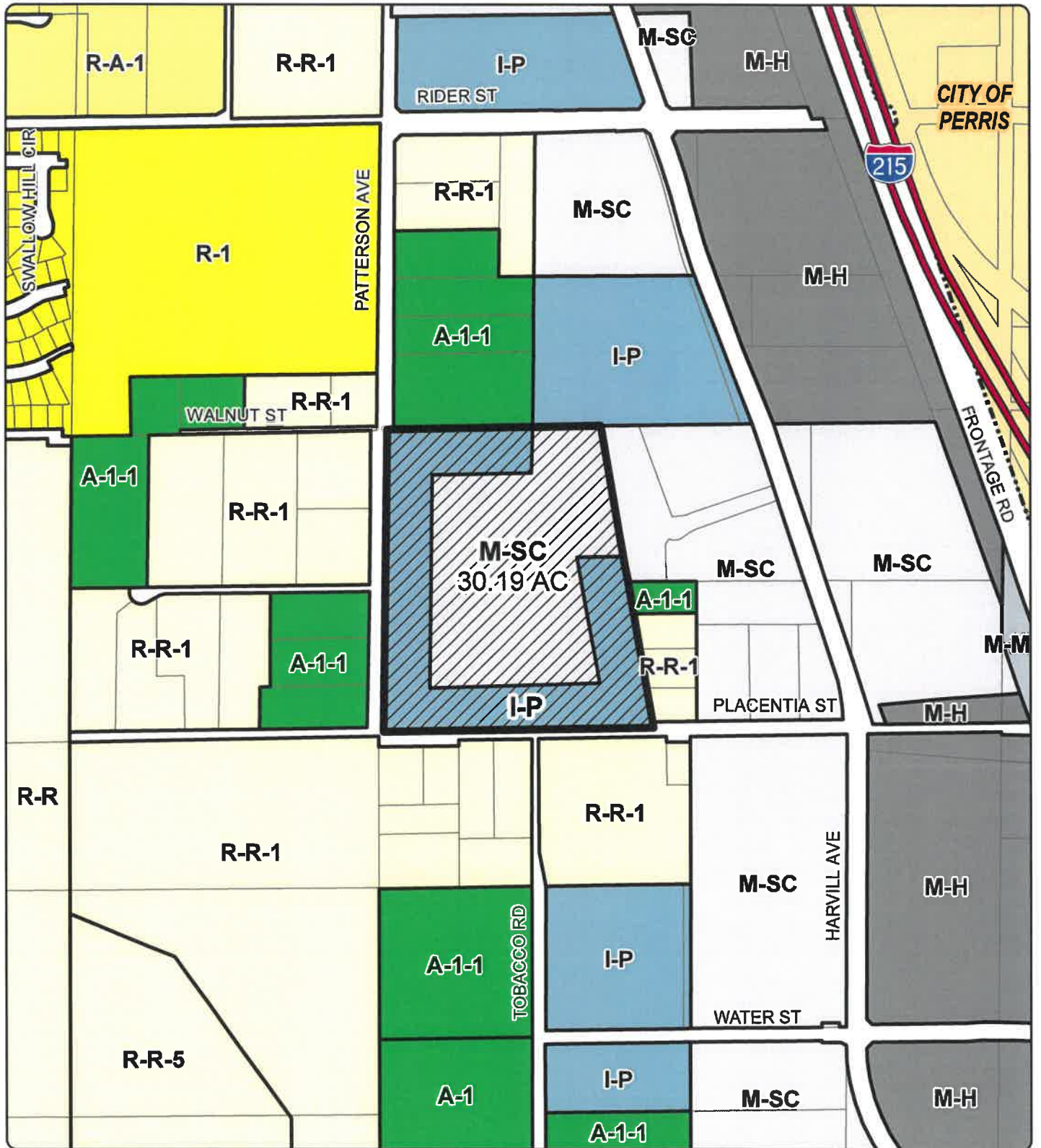
RIVERSIDE COUNTY PLANNING DEPARTMENT

PPT190008

EXISTING ZONING

Supervisor: Jeffries
District 1

Date Drawn: 04/21/2020
Exhibit 2



Zoning Area: North Perris

Author: Vinnie Nguyen



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RIVERSIDE COUNTY PLANNING DEPARTMENT

PPT190008

LAND USE

Supervisor: Jeffries
District 1

Date Drawn: 04/21/2020
Exhibit 1



Zoning Area: North Perris

Author: Vinnie Nguyen



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HPA
architecture

1831 Jordan Ave., Ste. 100
Irvine, CA
Tel: 949-252-1779
Fax: 949-858-0851
email: hpa@hpaarch.com

Owner:



ORBUS
REAL ESTATE
PARTNERS

200 Newport Center Dr., Suite 240
Newport Beach, CA 92660
Tel: 949-338-7384

Project:
**BARKER
LOGISTICS**

Riverside, Riverside
& Perris, CA
Perris, CA

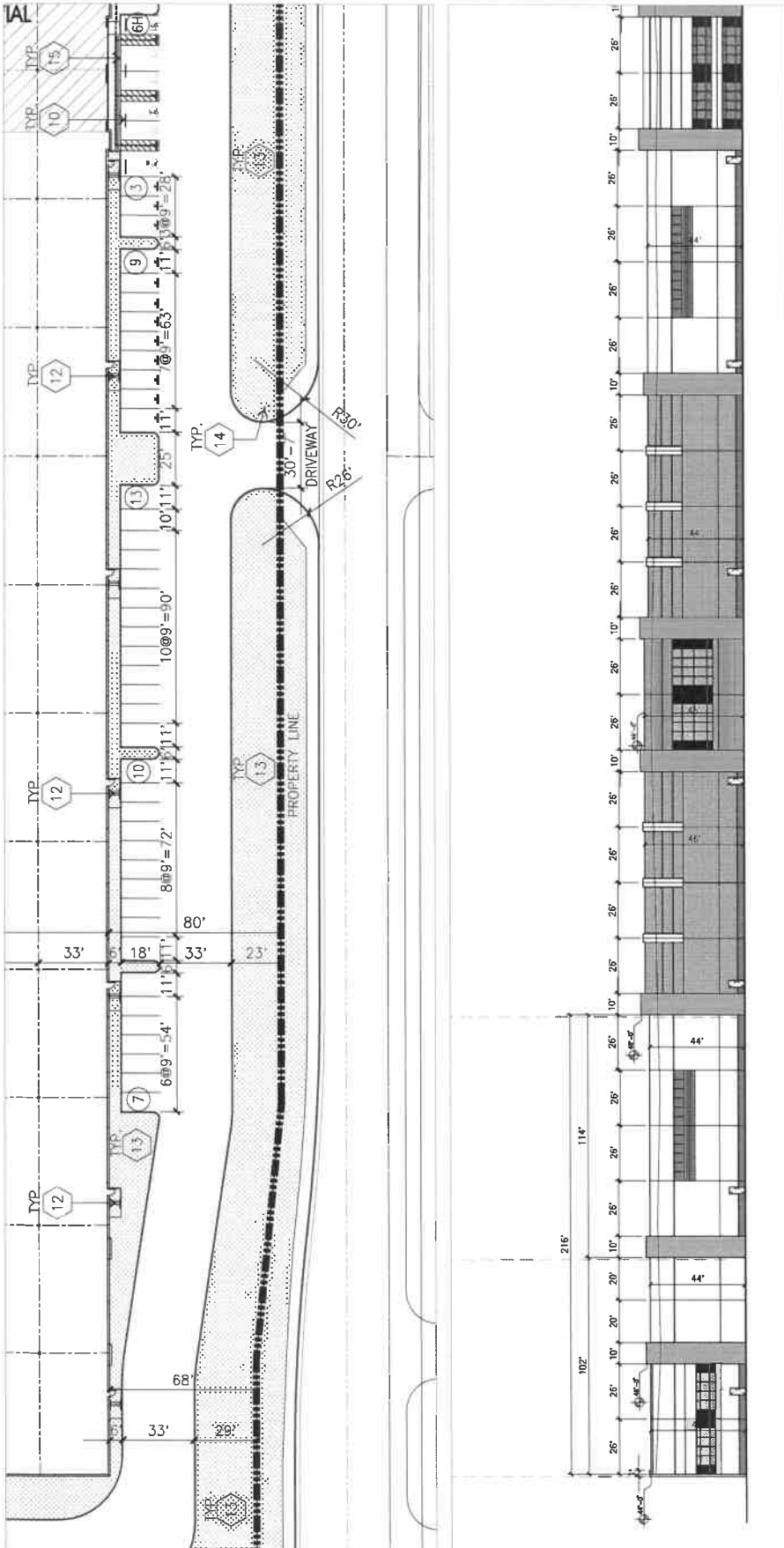
Consultants:
SEM & ASSOCIATES
USA

SPLA, Inc

Sheet:
OVERALL SITE PLAN

Project Number:
1868
Drawn By:
Date:
7/2/09

Sheet:
DAB-A1.2



SCALE: 1" = 10'-0"
1" = 20'-0"

ENLARGED SITE PLAN AND ELEVATIONS EXHIBIT - SET BACK TO PROPERTY LINE

OFFICIAL USE ONLY



HPA, Inc.
1801 Garden Avenue, Ste. #110
Petaluma, CA 94954
Tel: 415-983-1770
Fax: 415-983-0931
email: info@hpa.com



ORBIS
REAL ESTATE
PARTNERS

200 Newport Center Dr., Suite 240
Newport Beach, CA 92660
Tel: 949-205-1264



Project:
**BARKER
LOGISTICS**

Riverside, Pennsylvania
& Pasadena, California
Pasadena, CA



Consultants:
SSM & ASSOCIATES
P.S.A.
S.P.A., Inc.

Drawn By:
Date:
Title: **OVERALL SITE PLAN**

Project Number:
Drawing No.:
Date:
Title:

Sheet:
DAB-AI.3

PROJECT DATA

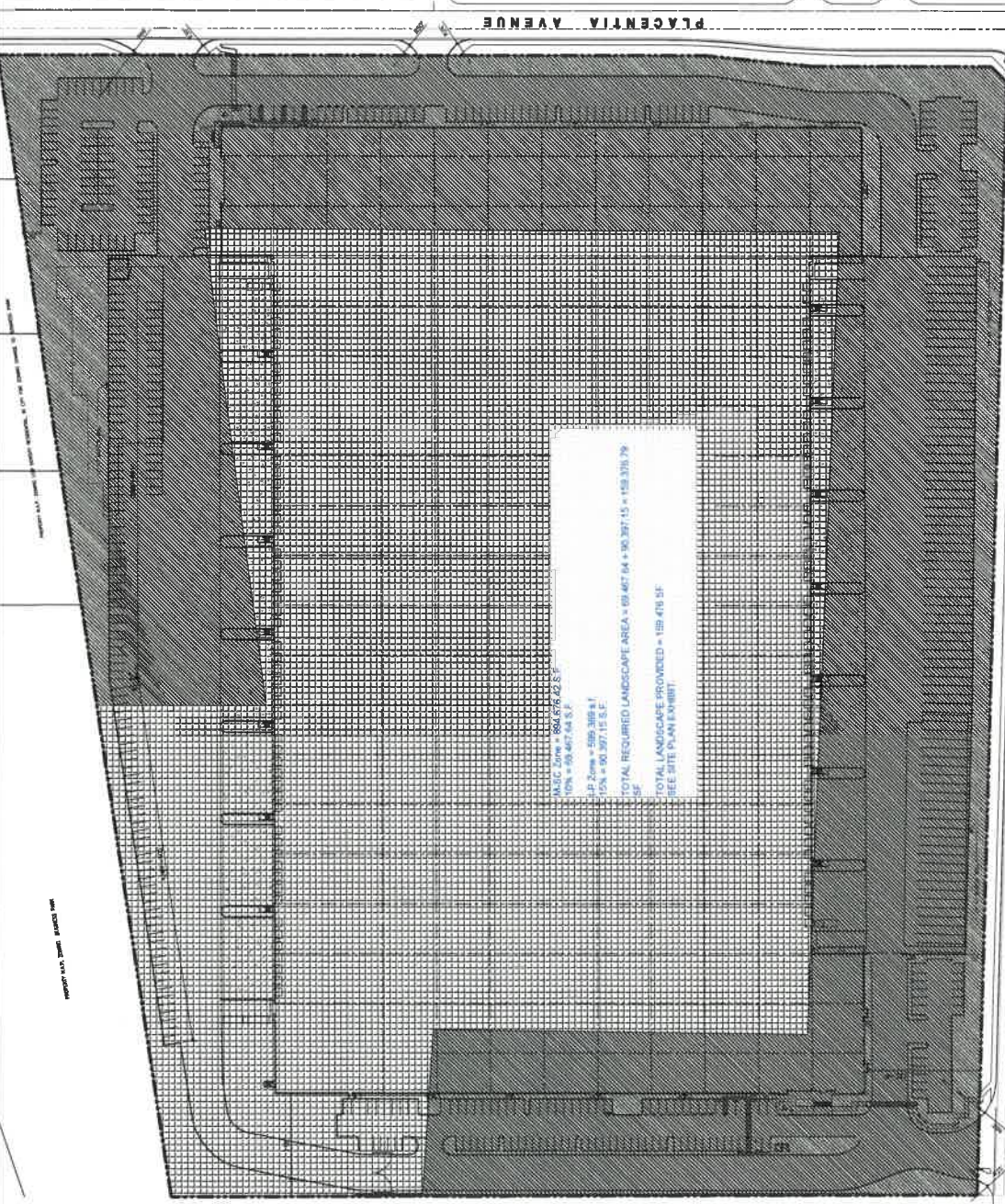
Client	HPA, Inc.
Project	BARKER LOGISTICS
Location	200 Newport Center Dr., Suite 240, Newport Beach, CA 92660
City	Newport Beach, CA
County	Orange County, CA
Zone	OSD-3
Scale	1" = 100'
Drawn By	J.A. Walker
Checked By	
Date	10/12/09

OWNER / APPLICANT:
ORBIS REAL ESTATE PARTNERS
200 Newport Center Dr., Suite 240
Newport Beach, CA 92660
OFFICE: (949) 925-1264 CELL: (949) 925-9773

APPLICANT'S REPRESENTATIVE:
S.P.A., Inc.
10175 Wilshire Blvd., Suite 100
Beverly Hills, CA 90210
Tel: 310-921-3281
Fax: 310-921-3281
CONTACT: ANDY WINTER, TOROUM OJO

ASSESSOR'S PARCEL NO.:
10-120-02

VICINITY MAP



PATTERSON AVENUE
PLACENTIA AVENUE

LANDSCAPE AREA = 158,478.48 S.F.
TOTAL LANDSCAPE PROPOSED = 158,478.48 S.F.
TOTAL REQUIRED LANDSCAPE AREA = 69,467.04 + 90,011.44 = 159,478.48 S.F.
TOTAL LANDSCAPE PROVIDED = 158,478.48 S.F.
SEE SITE PLAN ENVELOPE.

SITE LEGEND

1	LANDSCAPE AREA
2	CONCRETE DRIVE AISLES
3	CONCRETE DRIVE AISLES WITH TYPICAL FINISH
4	CONCRETE DRIVE AISLES WITH TYPICAL FINISH AND CURB
5	CONCRETE DRIVE AISLES WITH TYPICAL FINISH AND CURB AND SLOPE
6	CONCRETE DRIVE AISLES WITH TYPICAL FINISH AND CURB AND SLOPE AND DRAINAGE
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SITE PLAN KEYNOTES

1. HATCHED AREA IS TO BE CONCRETE DRIVE AISLES.
2. HATCHED AREA IS TO BE CONCRETE DRIVE AISLES WITH TYPICAL FINISH.
3. HATCHED AREA IS TO BE CONCRETE DRIVE AISLES WITH TYPICAL FINISH AND CURB.
4. HATCHED AREA IS TO BE CONCRETE DRIVE AISLES WITH TYPICAL FINISH AND CURB AND SLOPE.
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SITE PLAN GENERAL NOTES

1. ALL DIMENSIONS SHOWN ARE IN FEET AND INCHES.
2. ALL DIMENSIONS TO FACE UNLESS NOTED OTHERWISE.
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15. ALL DIMENSIONS TO FACE UNLESS NOTED OTHERWISE.
16. ALL DIMENSIONS TO FACE UNLESS NOTED OTHERWISE.
17. APPROVED CONSTRUCTION, LANDSCAPE PLAN SHALL BE SUBMITTED TO THE CITY OF PASADENA FOR APPROVAL.

OFFICIAL USE ONLY

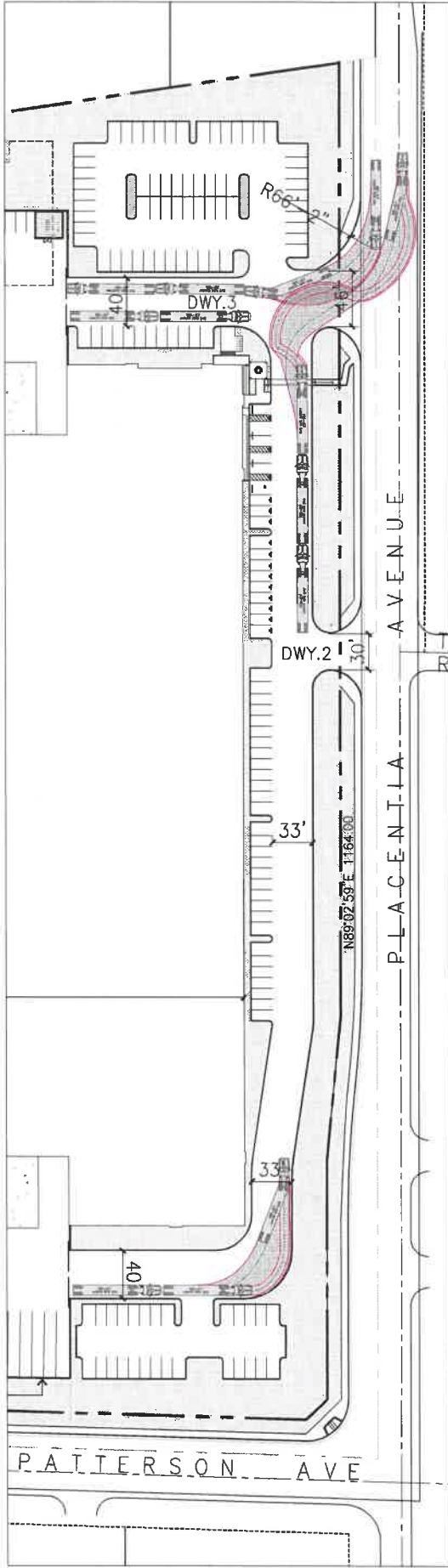
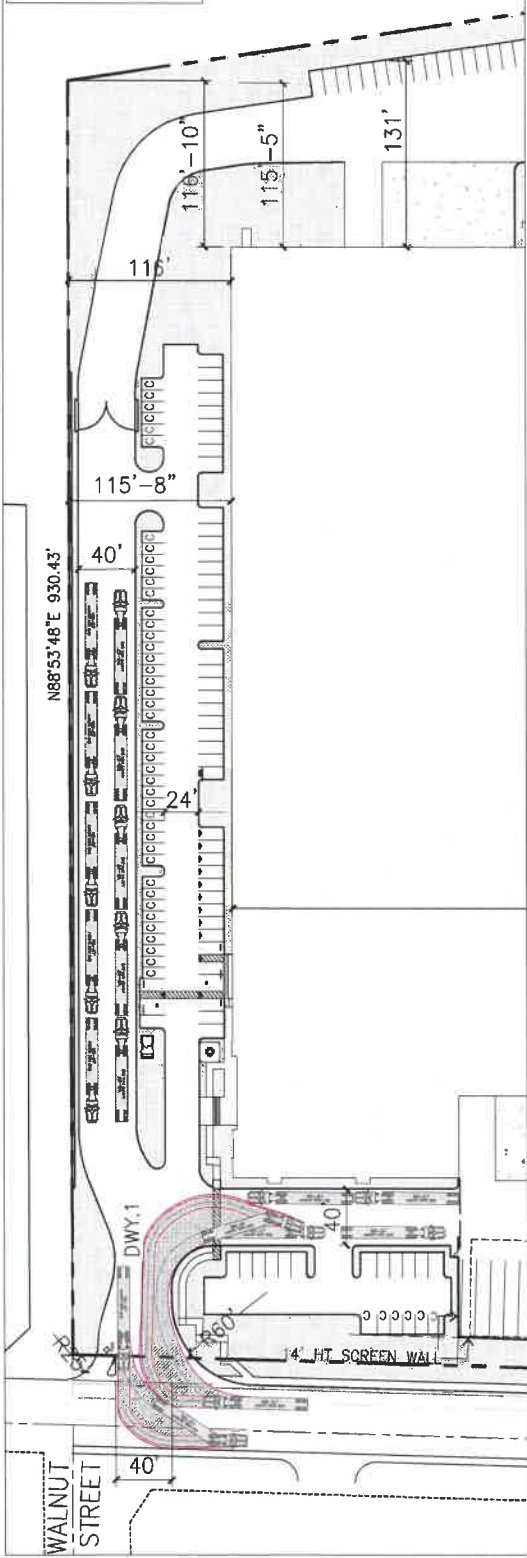
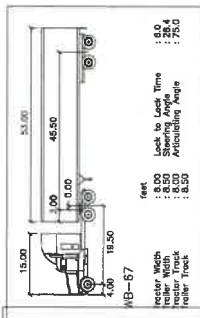
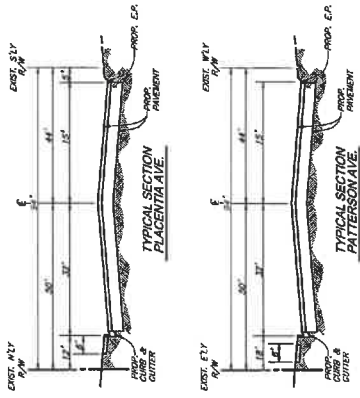
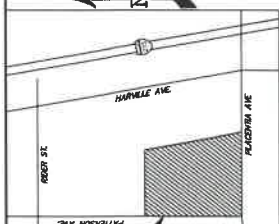


EXHIBIT A:
BARKER | LOGISTICS TRUCK TURNS AND QUEUING



BARKER INDUSTRIAL PRELIMINARY GRADING PLAN - PPT190008

COUNTY OF RIVERSIDE, CA
AUGUST 2020



- CONSTRUCTION NOTES**
1. CONSTRUCT 4:1 TO 2:1 DRIVE SIDE PAVING AREAS, AND TRUCK COURT
 2. CONSTRUCT 8" CURB ONLY (ON SITE)
 3. CONSTRUCT 8" CURB AND GUTTER (ON SITE)
 4. CONSTRUCT P.C.C. SHOULD BE FINISHED SURFACE MATERIALS PER ARCH. PLANS
 5. CONSTRUCT A.S.A. COMPANY HANDRAIL RAMP
 6. CONSTRUCT 3" WIDE CONC. ARRYWAY CUTTER
 7. CONSTRUCT COMMERCIAL ARRYWAY APPROACH
 8. CONSTRUCT TOW BENCH
 9. CONSTRUCT 8" CURB & GUTTER PER COUNTY STANDARDS
 10. CONSTRUCT 12" A.C. OVER 8" A.S. STREET SECTION PER COUNTY STANDARDS
 11. RELOCATE/REMOVE EX. POLE
 12. CONSTRUCT SIDE INLET CATCH BASIN PER COUNTY STANDARDS
 13. CONSTRUCT CURB OPENING FOR DRAINAGE CONCERNANCE
 14. CONSTRUCT 48" RCP MASTER PLANNED STORM DRAIN PER RCP STANDARDS
 15. CONSTRUCT 36" RCP MASTER PLANNED STORM DRAIN PER RCP STANDARDS
 16. CONSTRUCT 30" RCP MASTER PLANNED STORM DRAIN PER RCP STANDARDS
 17. CONSTRUCT 6" PVC DRAIN PIPE (ON SITE)
 18. CONSTRUCT 18" RCP DRAIN PIPE (ON SITE)
 19. CONSTRUCT 24" RCP DRAIN PIPE (ON SITE)
 20. CONSTRUCT 20" RCP DRAIN PIPE (ON SITE)
 21. 1/4" MIN. EX. PIPE
 22. CONSTRUCT BULK HEAD
 23. CONSTRUCT 24" CATCH BASIN (BROOKS 244-628 OR APPROVED EQUAL)
 24. CONSTRUCT RETAINING WALL
 25. CONSTRUCT 2" WIDE 4' 12" DEEP "V" DITCH
 26. CONSTRUCT 88" MASTER PLANNED STORM DRAIN PER RCP STANDARDS
 27. CONSTRUCT 58" MASTER PLANNED STORM DRAIN PER COUNTY OF RIVERSIDE STANDARDS
- [] EXISTING EASEMENT INFORMATION
 - [] MAINT STREET WIDTH PER RESOLUTION NO. 2008 108, MOST 4 008-045767
 - [] ELAVATION OF THE CURB TO THE TOP SURFACE OF THE LAND LING WITH THE
 - [] NORTHERN 20' OF S/D LAND (NOTED PER INST. #2002-045767)

WATER QUALITY NOTE
WATER QUALITY STANDARDS ARE MET BY THIS PROJECT BY INSTALLATION OF A WATER QUALITY CONTROL SYSTEM THAT MEETS THE REQUIREMENTS OF THE COUNTY OF RIVERSIDE, CALIFORNIA AND THE U.S. E.P.A. WATER QUALITY STANDARDS. THE SYSTEM SHALL BE CONNECTED TO MASTER PLAN STORM DRAIN.

PROJECT DATA
SITE AREA: 1,230,000 S.F. (28.25 AC.)
BUILDING AREA: 650,000 S.F. (14.84 AC.)
PARKING AREAS: 678,000 S.F.
TOTAL: 1,908,000 S.F. (43.09 AC.)

PARKING INFO
REQUIRED PARKING: 40 STALLS
PROVIDED PARKING: 370 STALLS
TOTAL STALLS: 370 STALLS

PROVIDED PARKING: 405 STALLS

UTILITY PURVIEWORS
WATER: COUNTY OF RIVERSIDE
GAS: COUNTY OF RIVERSIDE
SEWER: COUNTY OF RIVERSIDE

ASSESSOR'S PARCEL NO.
371-840-001

SITE AREA
34.19 AC.

ZONING & LAND USE
EXISTING ZONING: L-1, M-2C
PROPOSED LAND USE: INDUSTRIAL

SURROUNDING ZONING & LAND USE
NORTH: L-1, M-2C, INDUSTRIAL RESIDENTIAL
EAST: L-1, M-2C, INDUSTRIAL RESIDENTIAL
WEST: L-1, M-2C, INDUSTRIAL RESIDENTIAL

LEGAL DESCRIPTION
(PER NORTH AMERICAN TITLE COMPANY TITLE REPORT NO. 91402-151640-17 DATED NOVEMBER 28, 2017)
IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
LOTS 11 AND 14 OF CHANDLER'S SUBDIVISION, AS SHOWN BY MAP ENTITLED "THE USED MAP OF LOT 11 OF SECTION 13, 14, 15, TOWNSHIP 4 SOUTH, RANGE 4 WEST, S.20, R.11E, PLATS 31 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
THE LAND SHOWN IN THIS SURVEY IS THE SAME AS SHOWN IN THE SURVEY NO. 81402-151640-17 DATED NOVEMBER 28, 2017.

FEISMA NOTE
ZONE 3: DONATES AREAS OUTSIDE THE 1-400-FT ANNUAL CHANCE FLOOD PLAIN AREAS OF 18 ACRES. THESE AREAS ARE LESS THAN 1 FOOT ABOVE BENCHMARK. THESE AREAS ARE TO BE GRABBED FOR FUTURE DEVELOPMENT. THESE AREAS ARE TO BE PROTECTED FROM THE 1% ANNUAL CHANCE FLOOD BY LEVEES.



SEALED-ENGINEER
SEAL: ENGINEER
SCALE: 1" = 100'

SUI ENGINEERING COMPANY
ROBERT IAN ZIMTEY
DATE: 8-30-20

BENCHMARK:
ELEVATION ABOVE MEAN SEA LEVEL: 4.112
ELEVATION ABOVE MEAN SEA LEVEL: 5.112
ELEVATION ABOVE MEAN SEA LEVEL: 6.112
ELEVATION ABOVE MEAN SEA LEVEL: 7.112
ELEVATION ABOVE MEAN SEA LEVEL: 8.112

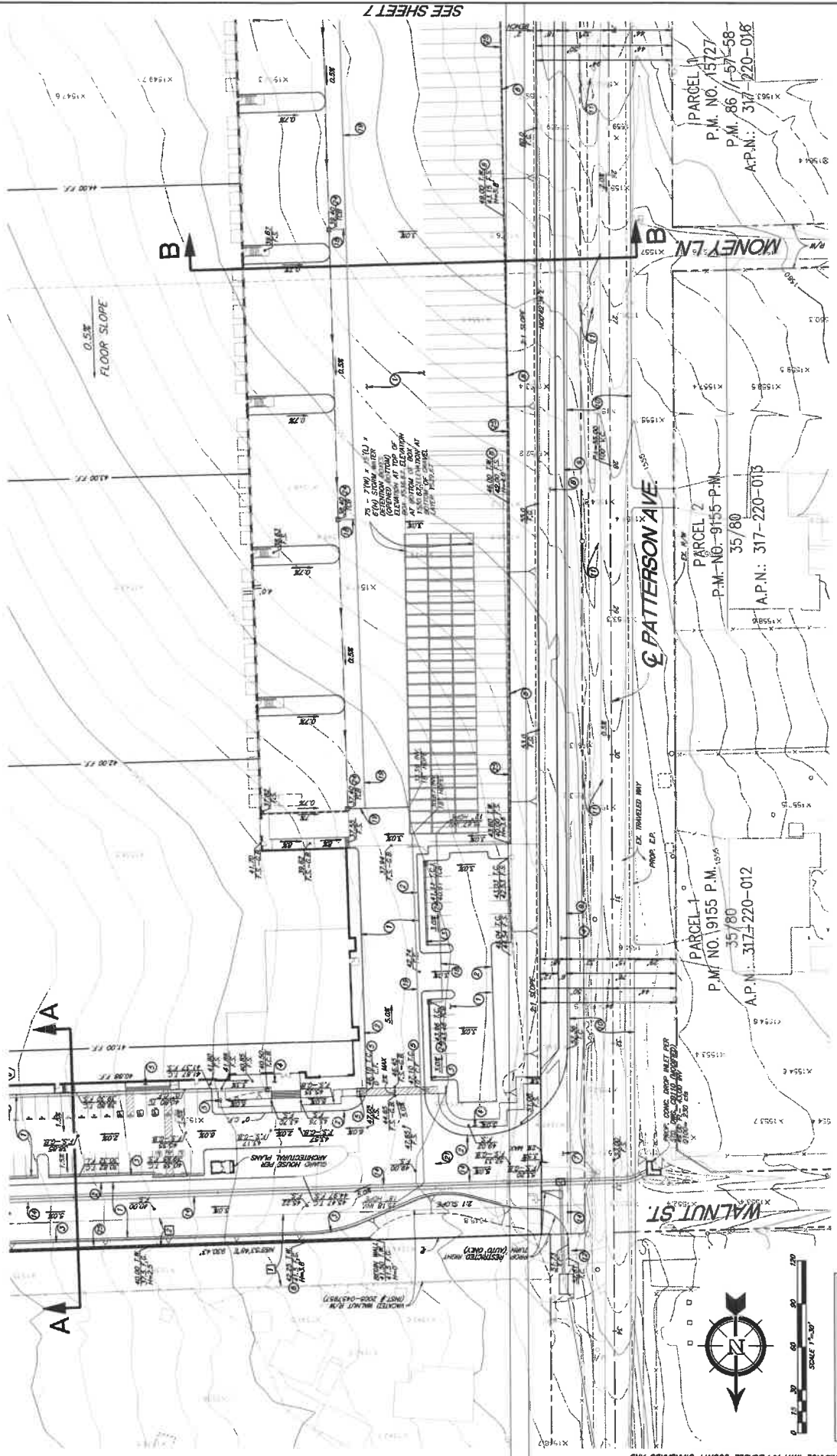
FOR: _____
SCALE: 1" = 100' PL.

SHEET NO. 1
TITLE SHEET
BARKER INDUSTRIAL PRELIMINARY GRADING PLAN

RECORD	PLAN CHECK OVERSIGHT ENGINEER	REGISTRATION NUMBER	DATE SIGNED

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND	DATE SIGNED

SEE SHEET 3



SEE SHEET 7

RECORD	PLAN CHECK OVERSIGHT ENGINEER	REGISTRATION NUMBER	DATE SIGNED
--------	-------------------------------	---------------------	-------------

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND

SDH ENGINEERING COMPANY
 1400 AMERICAN PARKWAY
 SUITE 100
 SAN ANTONIO, TEXAS 78201
 TEL: (512) 343-3801 FAX: (512) 343-3814

PREPARED BY: **THOMAS W. ZIMMER**
 DATE: **9-30-10**

FOR: _____
 COUNTY: _____
 SHEET NO. **2**
 OF 2 SHEETS

SEAL - ENGINEER
 THOMAS W. ZIMMER
 LICENSE NO. 10012

SDH ENGINEERING COMPANY
 REGISTERED PROFESSIONAL ENGINEER
 STATE OF TEXAS
 LICENSE NO. 10012

SDH ENGINEERING COMPANY
 REGISTERED PROFESSIONAL ENGINEER
 STATE OF TEXAS
 LICENSE NO. 10012



APPROVED BY: _____
 DATE: _____
 COUNTY: _____

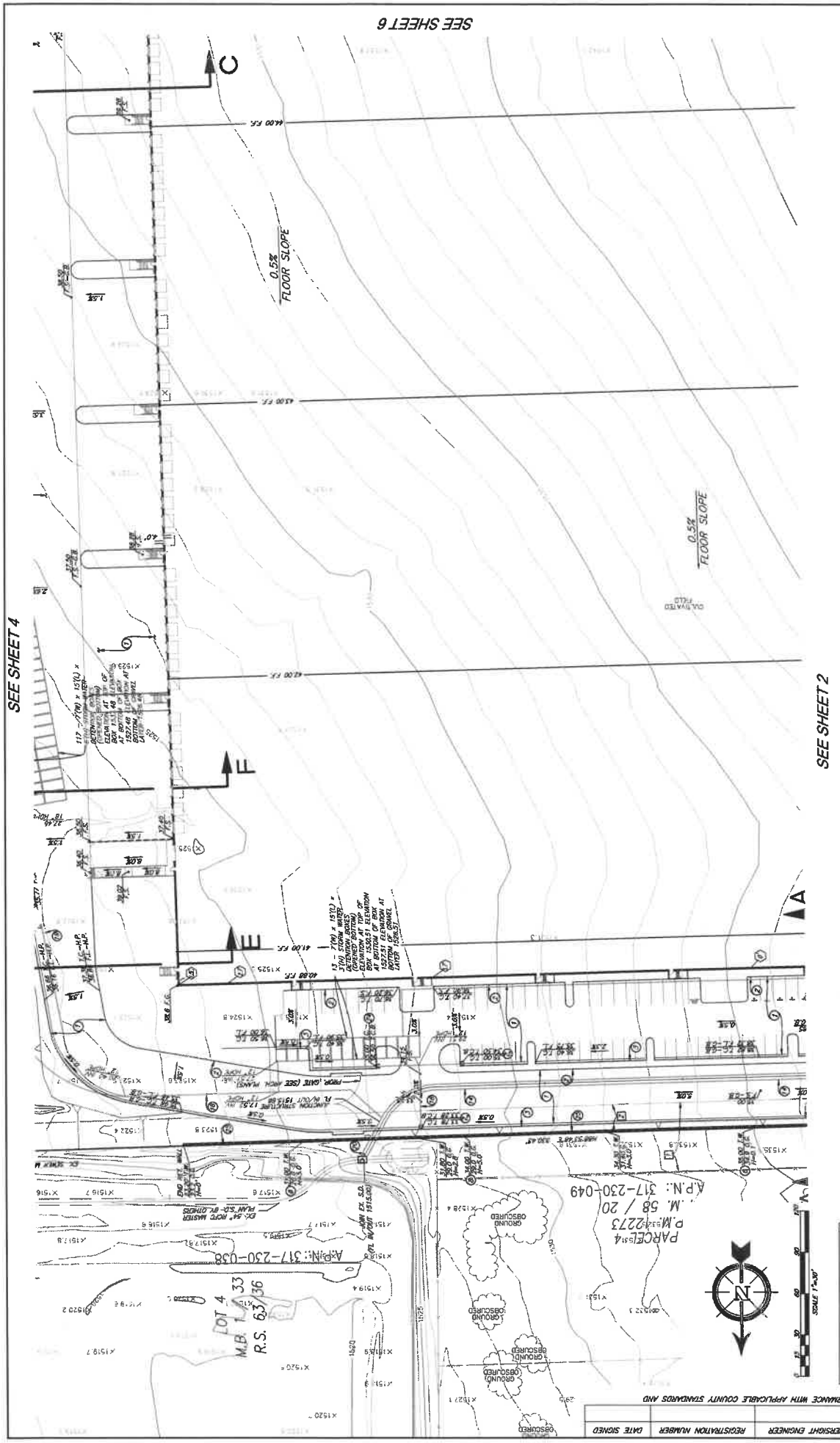
REVISIONS

NO.	DATE	DESCRIPTION

NOTICE:
 ANY CHANGES TO THESE PLANS
 MUST BE MADE BY THE ENGINEER
 OR ARCHITECT. ANY OTHER
 CHANGES WILL BE AT THE USER'S
 RISK. THE USER SHALL BE RESPONSIBLE
 FOR OBTAINING ALL NECESSARY
 PERMITS AND APPROVALS FROM THE
 APPROPRIATE AGENCIES.



SEE SHEET 4



SEE SHEET 6

SEE SHEET 2

DIG DEEP
 THE ONLY SERVICE YOU CAN'T DIG
 TOLL FREE 1-800-227-2600
 24 HOURS A DAY
 UNDERGROUND SERVICE ALERT

NOTES:
 1. WORK CONTAINED WITHIN THESE PLANS SHALL NOT CONFORMANCE WITH ANY A.S.D. SPECIFICATIONS UNLESS OTHERWISE INDICATED.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.

NO.	DATE	BY	REVISIONS



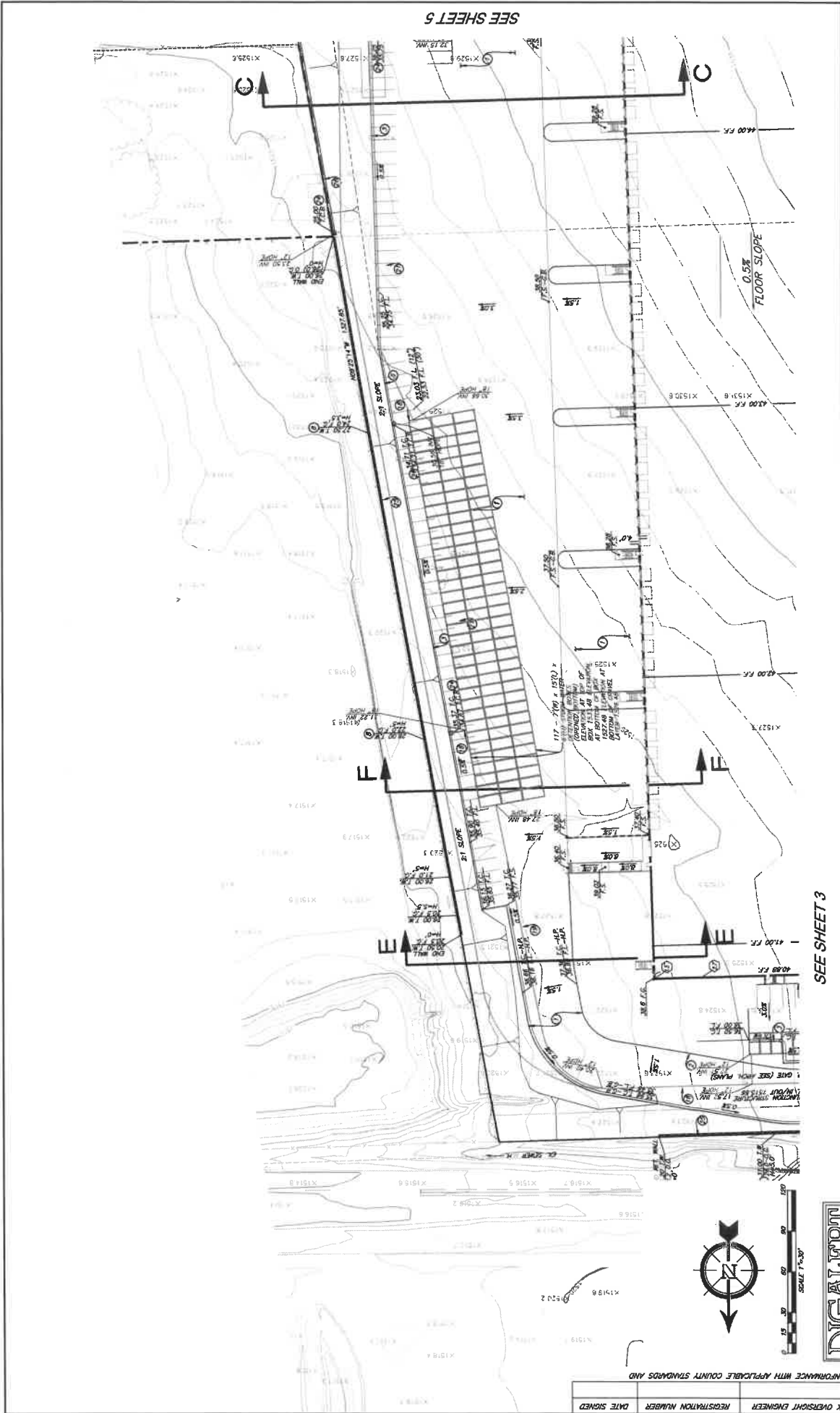
SEAL-ENGINEER
 ENGINEERING COMPANY
SUN
 CIVIL AND ARCHITECTURAL
 11000 W. GRAND AVENUE
 TROY, MI 48068
 TEL: (313) 486-1100 FAX: (313) 486-1101

BENCHMARK
 BARKER INDUSTRIAL
 PRELIMINARY GRADING PLAN

SHEET NO. **3**
 3 OF 3 SHEETS
 SCALE: 1" = 40'
 DATE: 8-22-19
 FOR: [REDACTED]
 DRAWN BY: [REDACTED]
 CHECKED BY: [REDACTED]

REVISION	DATE	BY	DATE SIGNED

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES.



SEE SHEET 5

SEE SHEET 3

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES.

RECORD PLAN CHECK OVERSIGHT ENGINEER _____ REGISTRATION NUMBER _____ DATE SIGNED _____

FOR _____ SCALE 1" = 30' DATE 08-22-19

DESIGNED BY _____ CHECKED BY _____

PROJECT NO. _____ DATE 08-22-19

PROJECT NAME: BARKER INDUSTRIAL PRELIMINARY GRADING PLAN

SHEET NO. 4 OF 2 SHEETS

ENGINEERING COMPANY: SDI ENGINEERING COMPANY

REGISTERED PROFESSIONAL ENGINEER: ARSHEEL KHALIL ZAKARIAN

ADDRESS: 15335 S. 100TH AVE., SUITE 100, RENTON, WA 98055

PHONE: (206) 851-1111

WEBSITE: WWW.SDIENGINEERING.COM

DISCLAIMER: THIS PLAN IS A PRELIMINARY DESIGN. IT IS NOT TO BE USED FOR CONSTRUCTION WITHOUT THE APPROVAL OF THE ENGINEER AND THE LOCAL AUTHORITIES. THE ENGINEER IS NOT RESPONSIBLE FOR THE ACCURACY OF THE DATA PROVIDED BY THE CLIENT OR THE FIELD SURVEYORS.

DATE (SEE PLAN) _____

PROJECT NO. _____

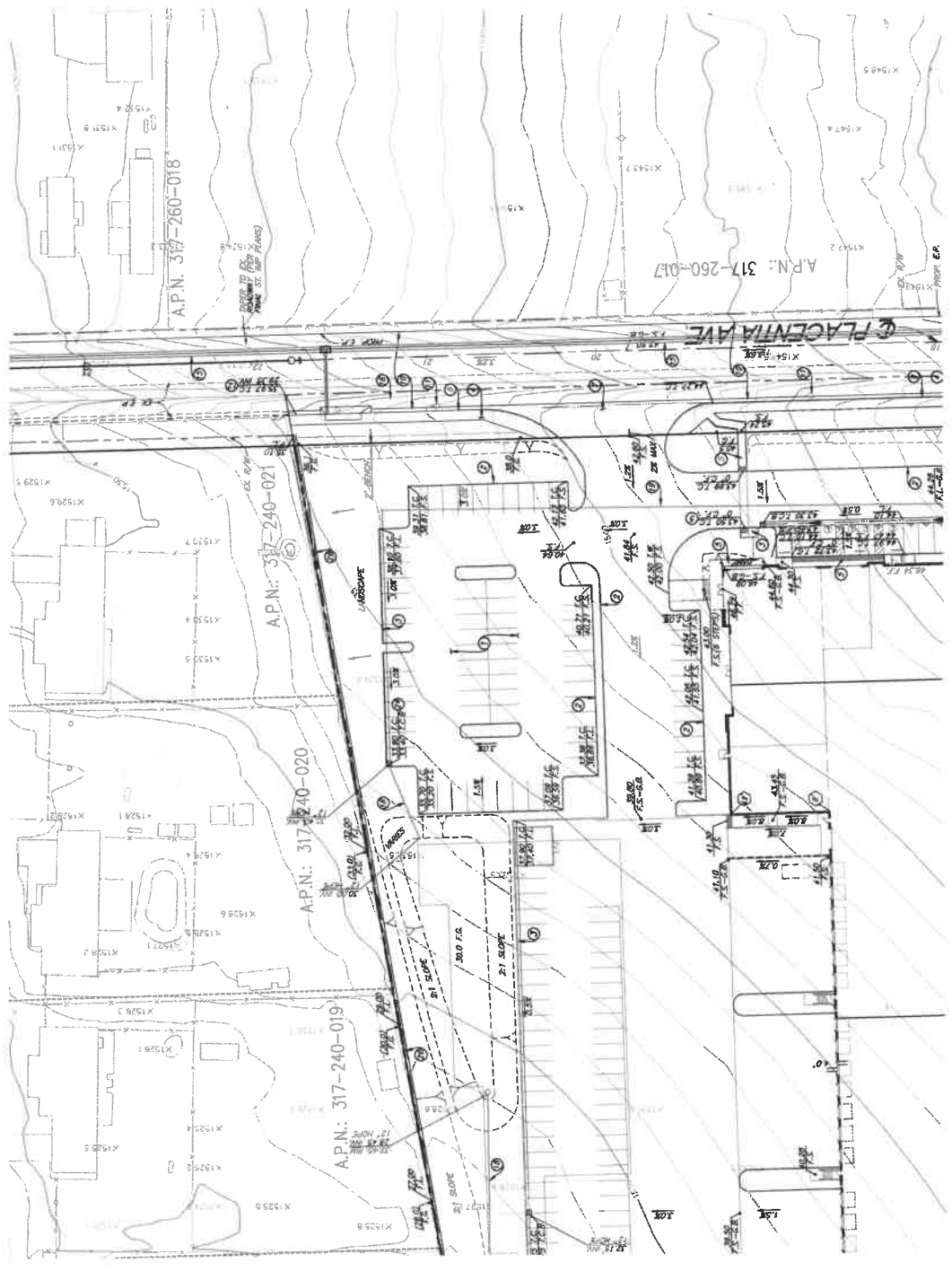
PROJECT NAME: BARKER INDUSTRIAL PRELIMINARY GRADING PLAN

SCALE 1" = 30'

DATE 08-22-19

PROJECT NO. _____

PROJECT NAME: BARKER INDUSTRIAL PRELIMINARY GRADING PLAN



SEE SHEET 4

SEE SHEET 6



SHEET NO.	5
PROJECT TITLE	BARKER INDUSTRIAL PRELIMINARY GRADING PLAN
DATE	8-30-19
DRAWN BY	DAVID L. WINTER
CHECKED BY	DAVID L. WINTER
SCALE	AS SHOWN

BENCHMARK:
 ELEVATION ABOVE MEAN SEA LEVEL SHALL BE AS SHOWN ON THIS PLAN. THE BENCHMARK IS THE 100% GRADE POINT OF THE 10% GRADE LINE. THE BENCHMARK IS THE 10% GRADE POINT OF THE 10% GRADE LINE. THE BENCHMARK IS THE 10% GRADE POINT OF THE 10% GRADE LINE. THE BENCHMARK IS THE 10% GRADE POINT OF THE 10% GRADE LINE.



NO.	DATE	COUNTY

NO.	DATE	COUNTY

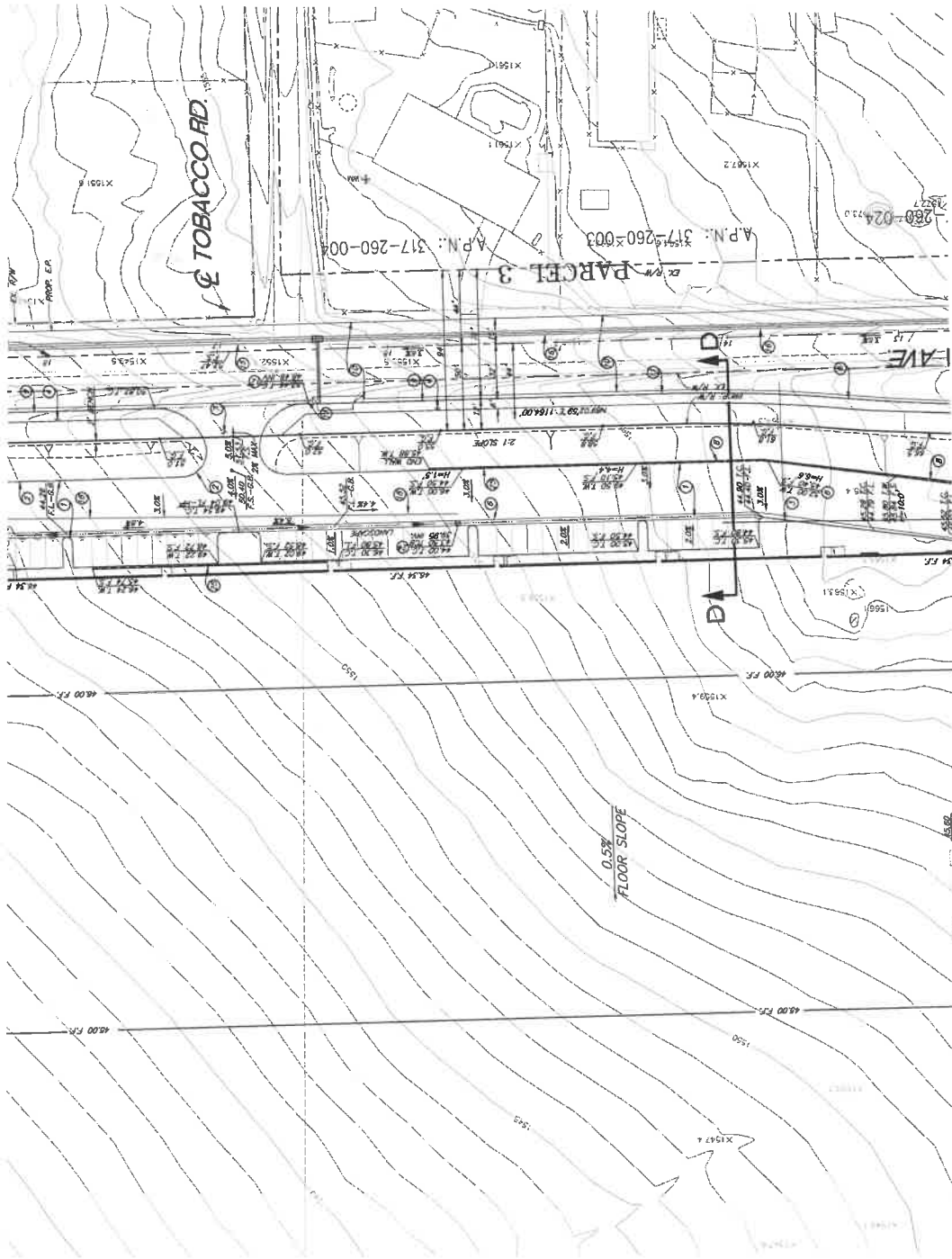
NOTES:
 1. ALL WORK SHOWN WITHIN THESE PLANS SHALL BE IN ACCORDANCE WITH THE CALIFORNIA ENGINEERING PROFESSIONAL ACT AND/OR A GRADING PERMIT HAS BEEN ISSUED.
 2. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DATA AND INFORMATION PROVIDED TO THE ENGINEER AND FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
 3. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
 4. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
 5. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

DIG AHEAD
 CALL 811 BEFORE YOU DIG
 TOLL FREE 1-800-487-6800
 UNDERGROUND SERVICE ALERT

RECORD	PLAN CHECK OVERSIGHT ENGINEER	REGISTRATION NUMBER	DATE SIGNED

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES.

SEE SHEET 5



SEE SHEET 3

RECORD	PLAN CHECK OVERSIGHT ENGINEER	REGISTRATION NUMBER	DATE SIGNED
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APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES.

DIGALERT
 NO. 1011111111
 CALL 800-257-2600
 TOLL FREE
 A PUBLIC SERVICE BY
 UNDERGROUND SERVICE UTILITIES

NOTES:
 1. WORK CONTAINED WITHIN THESE PLANS SHALL NOT CONSTITUTE A GUARANTEE OF ACCURACY OR A STATEMENT OF OPINION. THE ENGINEER HAS BEEN ASSIGNED THE RESPONSIBILITY OF OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES. THE ENGINEER HAS BEEN ASSIGNED THE RESPONSIBILITY OF OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES.

APPROVED BY	DATE	COUNTY
REVISIONS		

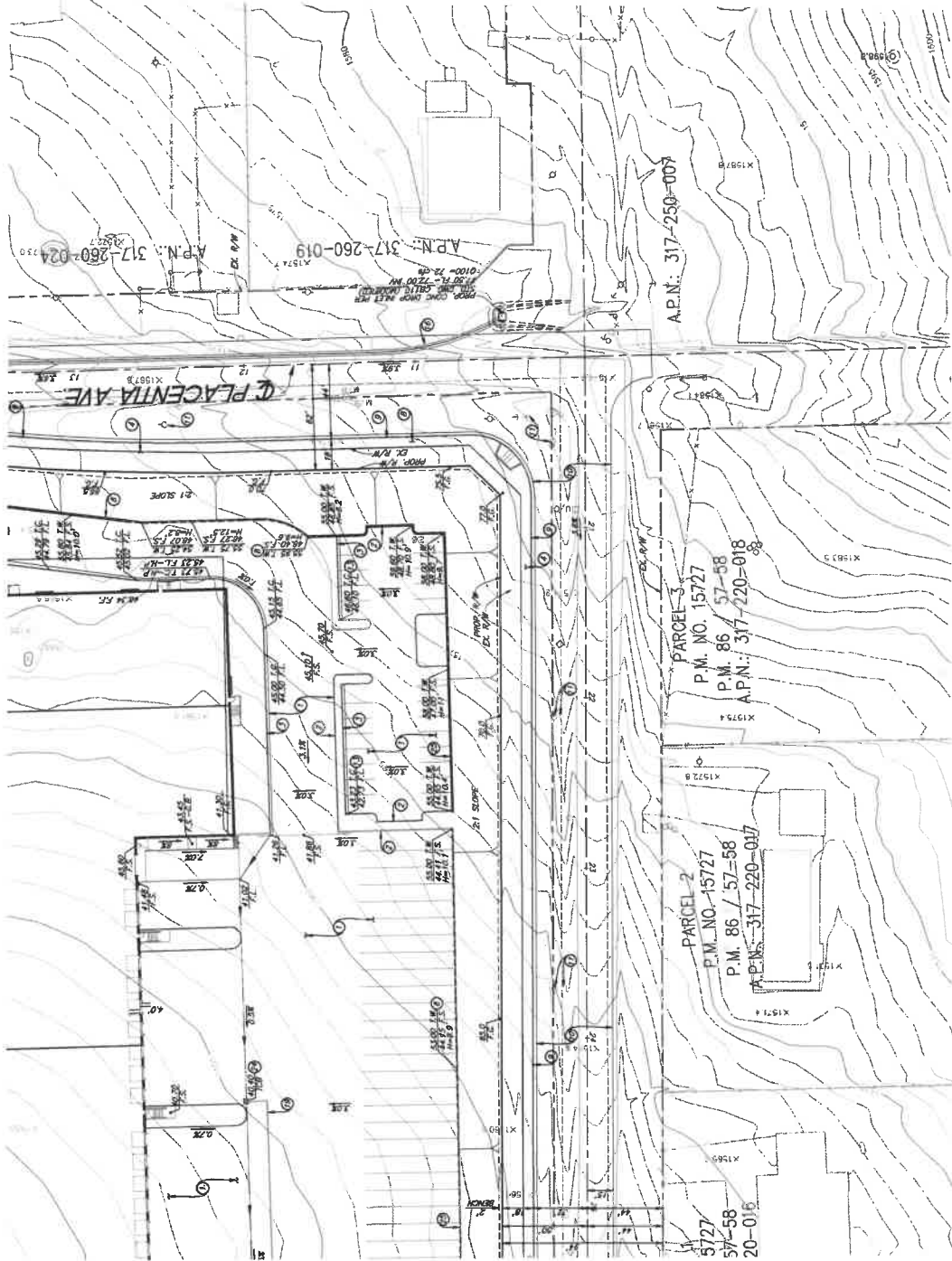


SEAL - ENGINEER
ENGINEERING COMPANY
SOJ
 CONSULTANTS AND ENGINEERS
 1100 W. GARDEN CITY BLVD.
 RAYNESVILLE, OHIO 43081
 TEL: (614) 439-1100 FAX: (614) 439-1101

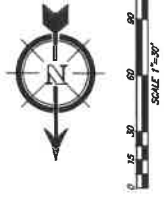
SCALE: 1" = 30'
 DATE: 08-30-19
 PROJECT NO.: 632515
 SHEET NO.: 6 OF 9 SHEETS

BARKER INDUSTRIAL
PRELIMINARY GRADING PLAN
 SHEET NO. 6

SEE SHEET 6



SEE SHEET 2



NOTE:
 NONE CONTAINED WITHIN THESE PLANS
 ENGINEERING PERMIT AND/OR A
 GRADING PERMIT HAS BEEN ISSUED.
 The contractor shall be responsible for securing the
 necessary permits and for obtaining the required
 approvals from the appropriate agencies.
 The contractor shall be responsible for obtaining the
 necessary permits and for obtaining the required
 approvals from the appropriate agencies.



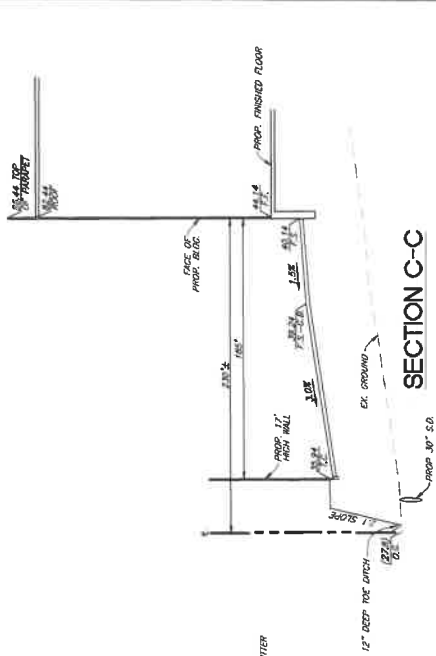
SEAL ENGINEER
 ENGINEERING COMPANY
SI
 ENGINEERING COMPANY
 10000 ROCKWELL AVE
 HOUSTON, TEXAS 77036
 TEL: (281) 290-2000 FAX: (281) 290-2014
 PREPARED BY: ROBERT IVAN ZAMITEN
 DATE: 8-30-19
 SCALE: 1"=30'

BENCHMARK:
 BENCHMARK DATA FROM THE B.S. & S. SURVEYING COMPANY, INC. (B.S. & S. SURVEYING COMPANY, INC. IS A MEMBER OF THE SURVEYING SOCIETY OF AMERICA) IS USED FOR THE BENCHMARK DATA. THE BENCHMARK DATA IS PROVIDED AS A SERVICE TO THE CLIENT AND IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN PERMISSION OF B.S. & S. SURVEYING COMPANY, INC.

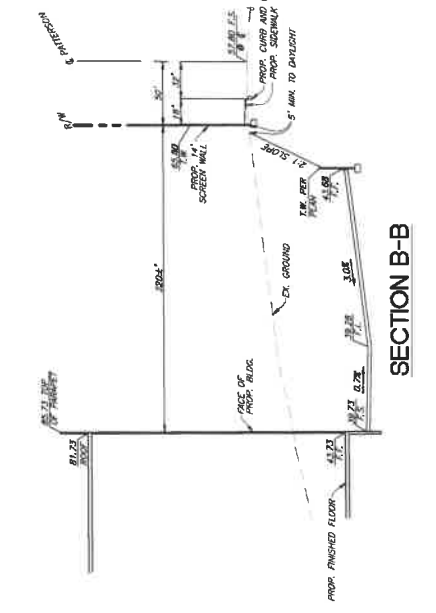
SHEET NO. 7
2 OF 8 SHEETS
BARKER INDUSTRIAL
PRELIMINARY GRADING PLAN
 PRR: _____ R/O: _____ QUANTITY: _____ FILE NO: _____

RECORD	PLAN CHECK OVERSIGHT ENGINEER	REGISTRATION NUMBER	DATE SIGNED

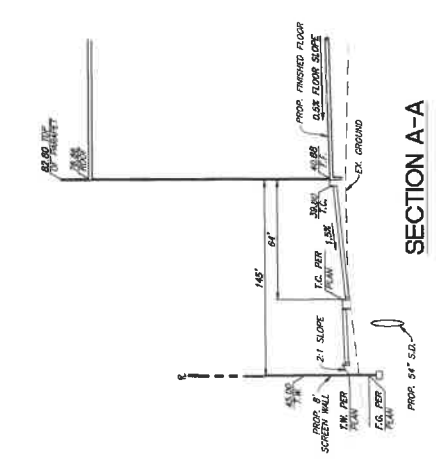
APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES.



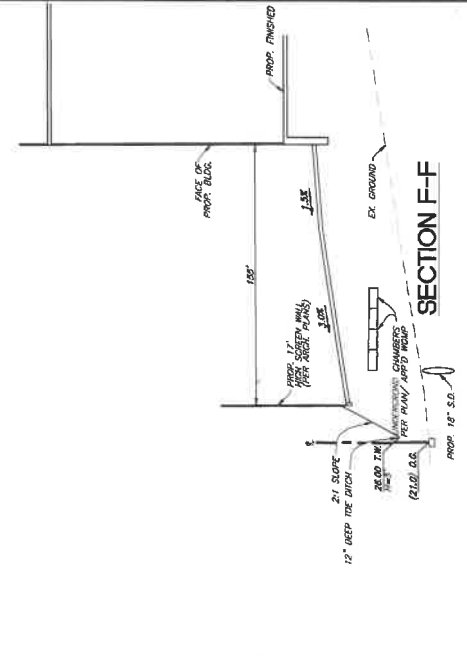
SECTION C-C



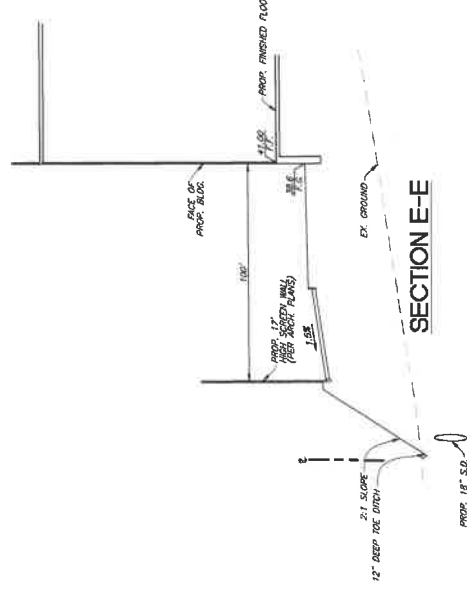
SECTION B-B



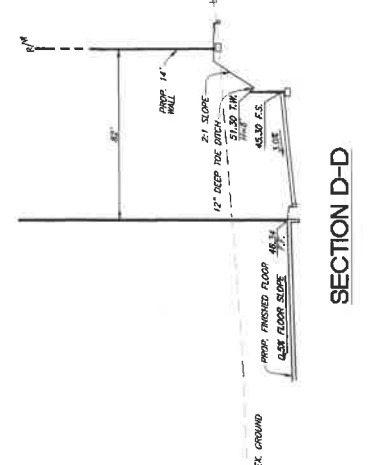
SECTION A-A



SECTION F-F



SECTION E-E

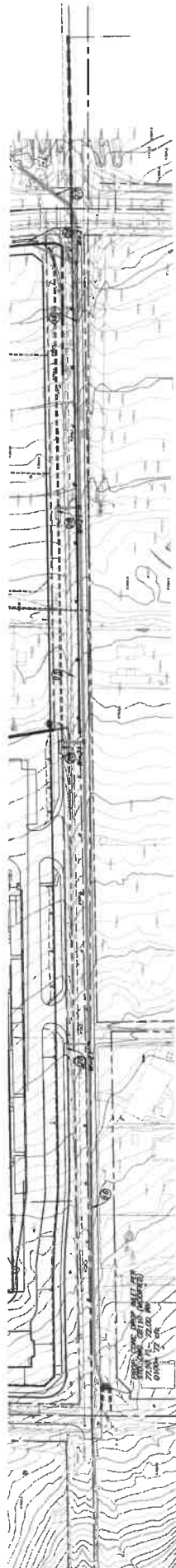


SECTION D-D

<p>RECORD PLAN CHECK OVERSIGHT ENGINEER REGISTRATION NUMBER DATE SIGNED</p>		<p>APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES.</p>	
<p>DIAL BEFORE YOU DIG TOLL FREE PUBLIC SERVICE ALERT 1-800-227-5000</p>	<p>MADE: WORK CONTAINED WITHIN THESE PLANS IS SUBJECT TO THE EARTHQUAKE DAMAGE PREVENTION AND/ OR A GRADING PERMIT HAS BEEN ISSUED.</p> <p>By each user who has plan is responsible for correctly interpreting and complying with all applicable codes, rules and regulations of the jurisdiction. It is the user's responsibility to verify all dimensions and quantities shown on these plans are correct and suitable for the intended use of the project. No responsibility shall be assumed by the engineer for any errors or omissions in the plans or for any consequences resulting from the use of these plans.</p>	<p>REVISIONS</p>	<p>DATE COUNTY</p>
<p>SCALE-ENGINEER ENGINEERING COMPANY</p>	<p>PREPARED BY: SCOTT W. JANTZEN</p>	<p>R.C.E. NO. 08115</p>	<p>DATE 8-30-19</p>
<p>BENCHMARK: BARKER INDUSTRIAL SECTIONS AND DETAILS</p>		<p>PROJECT NO. 8</p>	<p>SHEET NO. 8 OF 8 SHEETS</p>

CONSTRUCTION NOTES

1. CONSTRUCT P.C.C./A.C. DRIVE RISE, PARKING AREAS, AND TRUCK COURT
2. CONSTRUCT 6" CURB ONLY (ON-SITE)
3. CONSTRUCT 6" CURB AND GUTTER (ON-SITE)
4. CONSTRUCT P.C.C. SIDEWALK (FINISHED SURFACE MATERIALS PER ARCH PLANS)
5. CONSTRUCT A.D.A. COMPLIANT HANDICAP RAMP
6. CONSTRUCT 3" WIDE CONC. WALKWAY GUTTER
7. CONSTRUCT COMMERCIAL DRIVEWAY APPROACH
8. CONSTRUCT TOW DITCH
9. CONSTRUCT 8" CURB & GUTTER PER COUNTY STANDARDS
10. CONSTRUCT 12" A.C. DEEP AT A.B. STREET SECTION PER COUNTY STANDARDS
11. RELOCATE/REMOVE EX. POLE
12. CONSTRUCT CURB OPENING FOR DRAINAGE CONVEYANCE
13. CONSTRUCT 48" RCP MASTER PLANNED STORM DRAIN PER RCP STANDARDS
14. CONSTRUCT 36" RCP MASTER PLANNED STORM DRAIN PER RCP STANDARDS
15. CONSTRUCT 30" RCP MASTER PLANNED STORM DRAIN PER RCP STANDARDS
16. CONSTRUCT 6" PVC DRAIN PIPE (ON-SITE)
17. CONSTRUCT 12" PVC DRAIN PIPE (ON-SITE)
18. CONSTRUCT 18" RCP DRAIN PIPE (ON-SITE)
19. CONSTRUCT 24" RCP DRAIN PIPE (ON-SITE)
20. CONSTRUCT 20" RCP DRAIN PIPE (ON-SITE)
21. 400 EX. PIPE
22. CONSTRUCT BULK HEAD
23. CONSTRUCT 24" CATCH BASIN (PROVIDE 24x48 OR APPROVED EQUAL)
24. CONSTRUCT RETAINING WALL
25. CONSTRUCT 2" WIDE X 12" DEEP "V" DITCH
26. CONSTRUCT 68" MASTER PLANNED STORM DRAIN PER RCP STANDARDS
27. CONSTRUCT SIDE INLET CATCH BASIN PER COUNTY OF RIVERSIDE STANDARDS



RECORD	PLAN CHECK OVERSIGHT ENGINEER	REGISTRATION NUMBER	DATE SIGNED
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DO NOT DISTURB

CALL BEFORE YOU DIG

1-800-227-5500

TOLL FREE PUBLIC SERVICE ALERT

UNDERGROUND SERVICE ALERT

NOTED: VERIFY CONTRACTOR WITH THESE PLANS

FOR ALL NECESSARY PERMITS AND/OR A

GROUNDING PERMIT HAS BEEN ISSUED.

IF THIS DRAWING HAS BEEN REVISED TO CORRECT

OR AMEND ANY OF THE INFORMATION, IT IS THE USER'S

RESPONSIBILITY TO VERIFY THE INFORMATION IS

CURRENT AND ACCURATE.

DATE: _____

ENGINEER: _____

REVISIONS:

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

SCALE - ENGINEER

SEAL: ENGINEER

STATE OF CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER

NO. 12345

EXPIRES 12/31/2024

SDH

ENGINEERING COMPANY

1000 N. GARDEN STREET

ANAHEIM, CA 92816

TEL: (714) 933-2345 FAX: (714) 933-2346

PREPARED BY: ANDREW BAY JANTEN

R.C.E. NO. 23235

DATE: 8-30-21

BENCHMARK:

STATION: 1+00.00

DATE: _____

SHEET NO. **9**

BARKER INDUSTRIAL

PLACENTIA AVENUE STORM DRAIN

FILE NO. _____

COUNTY _____

DATE _____

8 OF 8 SHEETS

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES.

- DESIGN KEY NOTES:**
- NEW STREET TREE PER LEGEND.
 - PROPOSED FLOWERING ACCENT TREE AT FOCAL AREAS PER LEGEND.
 - PARKING LOT SHADE TREE PER LEGEND.
 - VERTICAL TREE ALONG BUILDING PER LEGEND.
 - FOUNDATION SHRUBS ALONG BUILDING PER LEGEND.
 - DROUGHT TOLERANT GROUND COVER PER LEGEND.
 - NEW SIDEWALK PER CIVIL DWGS.
 - TYP. ENHANCED PAVING AT BLDG. ENTRIES.
 - OUTDOOR BREASTING AREA WITH LARGE CANOPY SHADE TREE.
- PLANTING LEGEND**

SYMBOL	TREE NAME	CITY	WUCOLS
	NEW STREET TREE ALONG PLACENTIA AVE. NEW STREET TREE ALONG PATTERSON AVE. 3" BOX SIZE MIN. HEIGHT TO BE APPROVED BY COUNTY OF RIVERSIDE.	27	L
	FLOWERING ACCENT TREE ALONG PLACENTIA AVE. FLOWERING ACCENT TREE ALONG PATTERSON AVE. 3" BOX SIZE MIN. HEIGHT TO BE APPROVED BY COUNTY OF RIVERSIDE.	36	L
	VERTICAL TREE ALONG BUILDING PER LEGEND. FOUNDATION SHRUBS ALONG BUILDING PER LEGEND. DROUGHT TOLERANT GROUND COVER PER LEGEND.	14	L
	NEW SIDEWALK PER CIVIL DWGS.	12	M
	DROUGHT TOLERANT GROUND COVER PER LEGEND.	34	L
	NEW SIDEWALK PER CIVIL DWGS.	28	L
	TYP. ENHANCED PAVING AT BLDG. ENTRIES.	23	L
	OUTDOOR BREASTING AREA WITH LARGE CANOPY SHADE TREE.	22	L
	OUTDOOR BREASTING AREA WITH LARGE CANOPY SHADE TREE.	86	L
	OUTDOOR BREASTING AREA WITH LARGE CANOPY SHADE TREE.	21	L
	OUTDOOR BREASTING AREA WITH LARGE CANOPY SHADE TREE.	58	L

SYMBOL	SHRUB NAME	WUCOLS
	DOODIAEA VISCOSEA PURPUREA, HOYSEED BUSH 5 GAL. SIZE	L
	DOODIAEA VISCOSEA PURPUREA, HOYSEED BUSH 10 GAL. SIZE @ 24" O.C.	L
	WESTRINGIA FRUTESCENS, TEA TREE 5 GAL. SIZE	L
	WESTRINGIA FRUTESCENS, TEA TREE 10 GAL. SIZE @ 24" O.C.	L
	ROSMARINUS TUSCANUS BLUE, ROSEMARY SHRUB 5 GAL. SIZE	L
	ROSMARINUS TUSCANUS BLUE, ROSEMARY SHRUB 10 GAL. SIZE @ 24" O.C.	L
	CALLISTEMON LITTELLII JOHN, DWARF BOTTLE BRUSH 5 GAL. SIZE	L
	CALLISTEMON LITTELLII JOHN, DWARF BOTTLE BRUSH 10 GAL. SIZE @ 24" O.C.	L
	PHYLLIS ELДАРИКА, MONTELL ONE 5 GAL. SIZE	L

SYMBOL	GROUND COVER AND SHRUB MASSERS	WUCOLS
	ROSMARINUS TUSCANUS BLUE, ROSEMARY 1 GAL. SIZE @ 24" O.C.	L
	WESTRINGIA FRUTESCENS, TEA TREE 1 GAL. SIZE @ 24" O.C.	L
	ROSMARINUS TUSCANUS BLUE, ROSEMARY SHRUB 1 GAL. SIZE @ 24" O.C.	L
	CALLISTEMON LITTELLII JOHN, DWARF BOTTLE BRUSH 1 GAL. SIZE @ 24" O.C.	L
	PHYLLIS ELДАРИКА, MONTELL ONE 1 GAL. SIZE @ 24" O.C.	L

WUCOLS & PLANT FACTOR

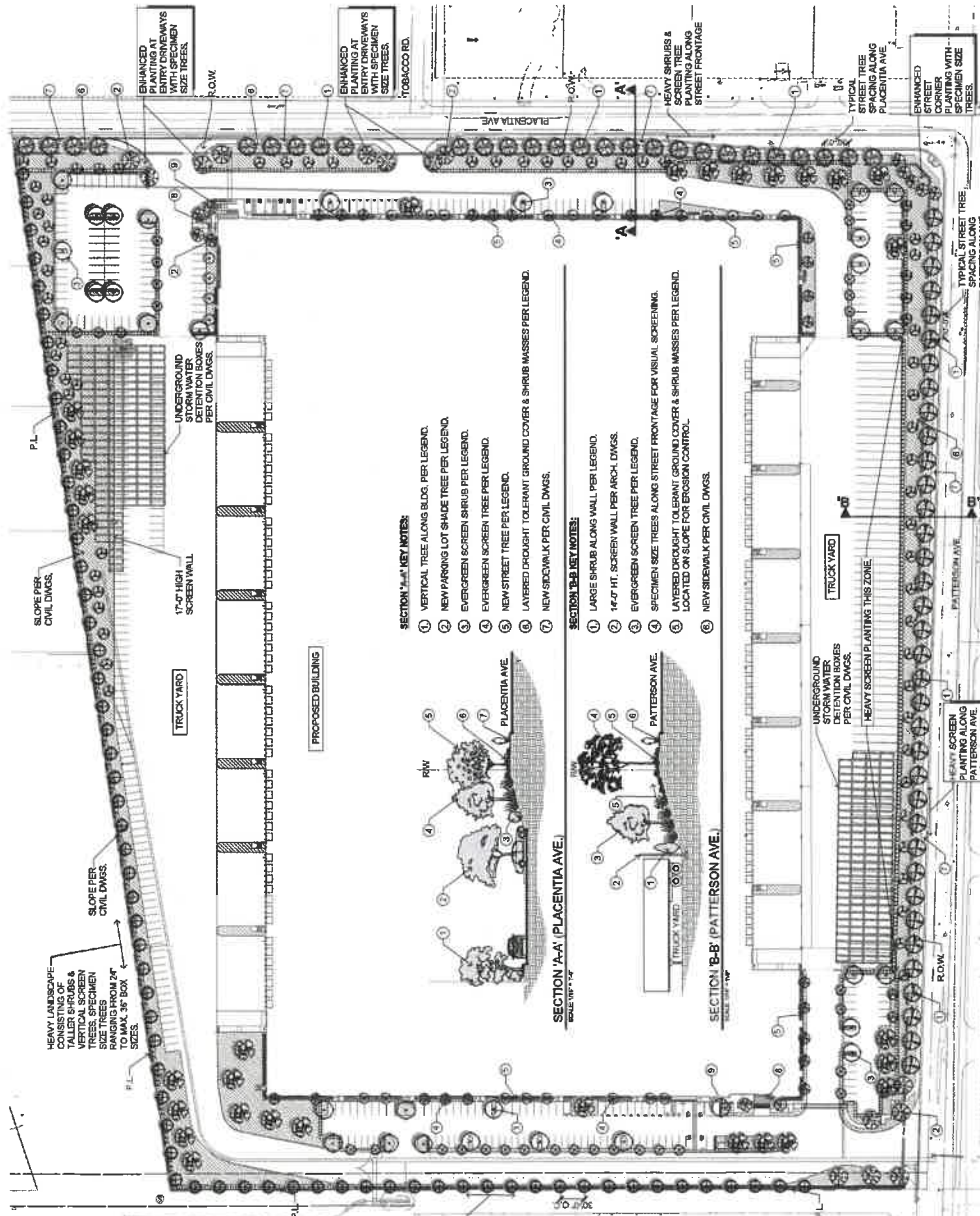
NOTE: APPLY A 3" LAYER OF MULCH AT ALL PLANTING AREAS.

THE PROJECT IS LOCATED IN WUCOLS REGION 4-SOUTH AND VALLEY.

M = HIGH WATER NEEDS
L = LOW WATER NEEDS
V = VERT. COVER NEEDS



AUGUST 3, 2020



- GENERAL NOTES:**
- SLOPES GREATER THAN 3:1 SHALL BE STABILIZED WITH EROSION CONTROL. GROUND COVER OR ROCK/RIP-RAP MATERIAL WITH UNDER MATERIAL SHALL BE APPLIED FOR EROSION CONTROL.
 - ROCK/RIP-RAP MATERIAL SHALL BE INSTALLED WHERE DRAIN LINES CONNECT TO ALL UTILITY EQUIPMENT SUCH AS BACKFLOW VALVES, FIRE DETECTOR CHECKS AND FIRE CHECK VALVES WILL BE COVERED WITH EVERGREEN PLANT MATERIAL ONCE FINAL LOCATIONS HAVE BEEN DETERMINED.

CONCEPTUAL PLANTING NOTE:

THIS CONCEPTUAL PLANTING PLAN IS BASED ON VISUAL INFORMATION WHICH IS NOT FULLY VERIFIED AND MAY BE INCOMPLETE. IT IS INTENT AS A COMPARATIVE AID IN EXAMINING ALTERNATE DEVELOPMENT STRATEGIES AND ANY QUANTITIES INDICATED ARE APPROXIMATE. VISUAL INFORMATION BECOMES AVAILABLE.

REGISTRATION NOTES:

THIS PROJECT WILL BE EQUIPPED WITH A LOW FLOW IRRIGATION SYSTEM CONSISTING OF A WEATHER-BASED SMART CONTROLLER, LOW FLOW CONTROLLERS, BUBBLER AND OR DRIP SYSTEMS. THE IRRIGATION SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE CURRENT STATE MANUALLY OPERATED WATER CONSUMPTION.

REGISTRATION NOTES:

NO OVERHEAD IRRIGATION ALLOWED WITHIN 2' OF NON-PERMISSIBLE SURFACES.

MULTI-PHASE TRAIL NOTE:

FURTHER DISCUSSION WITH THE COUNTY WILL BE REQUIRED IN ORDER TO DETERMINE THE DESIGN PARAMETERS FOR THE MULTI-USE TRAIL.

CONCEPTUAL LANDSCAPE PLAN BARKER LOGISTICS

RIVERSIDE PLACENTIA & PATTERSON AVE.
CITY OF RIVERSIDE

LANDSCAPE REQUIREMENTS:	• 1,294,098 SQ. FT.
TOTAL SITE AREA:	• 193,378 SQ. FT.
TOTAL LANDSCAPE AREA PROVIDED:	• 158,478 SQ. FT. (10%)
PARKING LOT CALCULATION:	• 61,201 SQ. FT.
TOTAL PARKING LOT AREA:	• 8,201 SQ. FT. (10%)
TOTAL LANDSCAPE AREA PROVIDED:	• 17,202 SQ. FT.

APPLICABLE REPRESENTATIVE:

GRANT ROSS
SCOTT PETERSON LANDSCAPE ARCHITECT, INC.
280 NEWPORT CENTER RD., SUITE 240
NEWPORT BEACH, CA 92660
OFFICE (949) 350-5556 CELL (949) 626-9975
FAX (949) 350-5557
312-20-0000

MAINTENANCE BUDGET:

ON-SITE AND OFF-SITE (R.O.W.) AREAS SHALL BE MAINTAINED BY PROPERTY OWNER.



SCOTT PETERSON LANDSCAPE ARCHITECT, INC.
280 NEWPORT CENTER RD.
NEWPORT BEACH, CA 92660
OFFICE (949) 350-5556
CELL (949) 626-9975
FAX (949) 350-5557
312-20-0000



HPA
18431 BARKER AVE. - STE. 1100
FALLBROOK, CA 92528
PH: 951-751-7711
WWW.HPARCH.COM

PARKING LOT SHADING CALCULATIONS:

TOTAL PARKING LOT AREA - 61,221 SQ. FT.

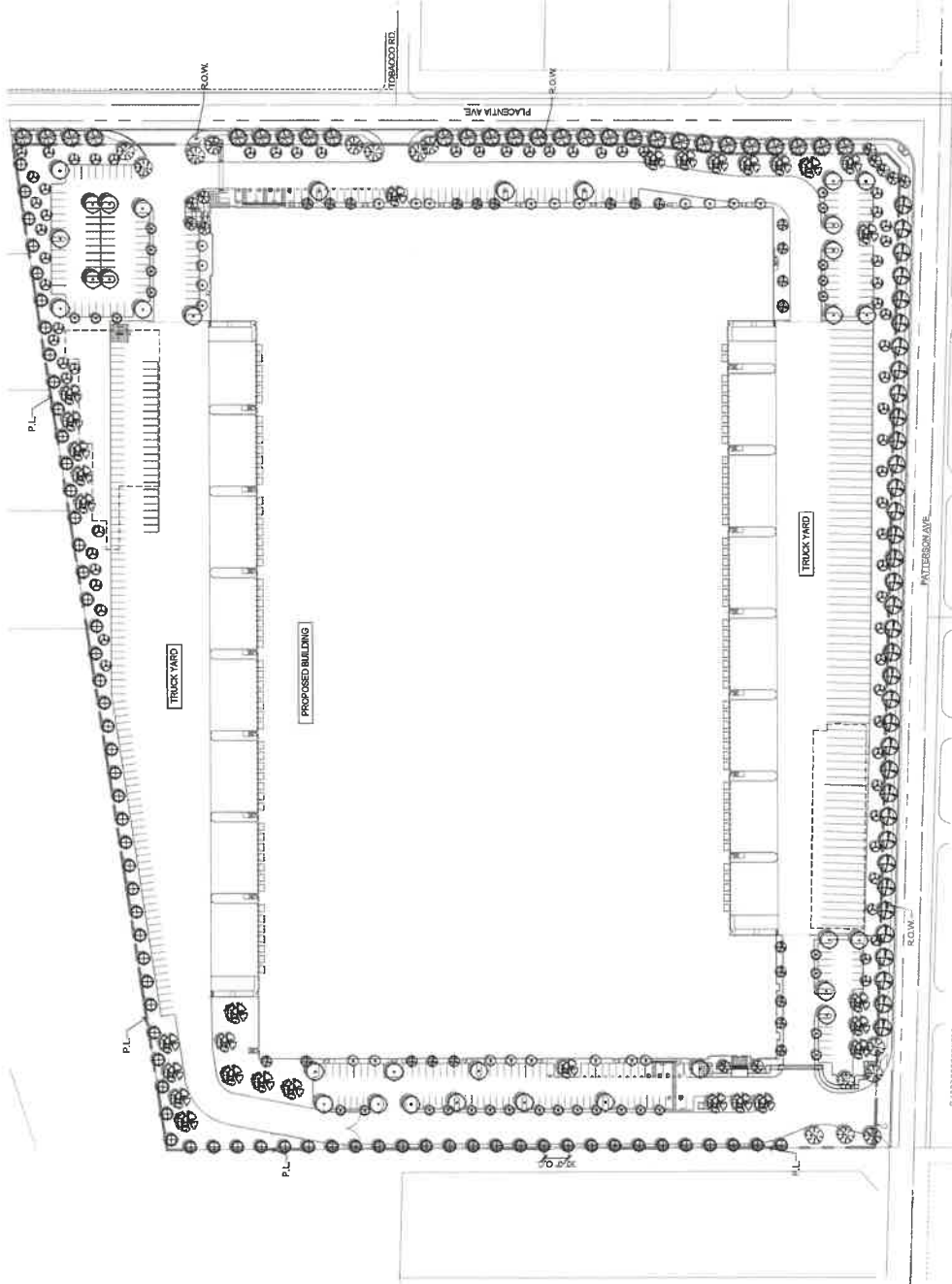
TOTAL PROJECTED SHADE AREA WITHIN 15 YRS. - 32,981 SQ. FT.

PER COUNTY ORDINANCE 50% OF PARKING STALLS ARE TO BE SHADED WITHIN 15 YEARS. THEREFORE, THE PROJECTED SHADED AREA PROVIDED - 30,736 SQ. FT. (50%)

NOTE: THE ANTICIPATED SHADE AREA REFLECTING 15 YEAR GROWTH IS BASED ON THE SPECIFICATIONS LISTED IN THE BOOK LANDSCAPE PLANTS FOR CALIFORNIA GARDENS. THE ANTICIPATED SHADE AREA REFLECTING 10 YEAR GROWTH IS BASED ON THE SPECIFICATIONS LISTED IN THE BOOK LANDSCAPE PLANTS FOR CALIFORNIA GARDENS. REFLECTING 10 YEAR GROWTH



SHADE DIAGRAM



SCALE: 1" = 30'-0"

AUGUST 3, 2020

**SHADING PLAN
BARKER LOGISTICS**

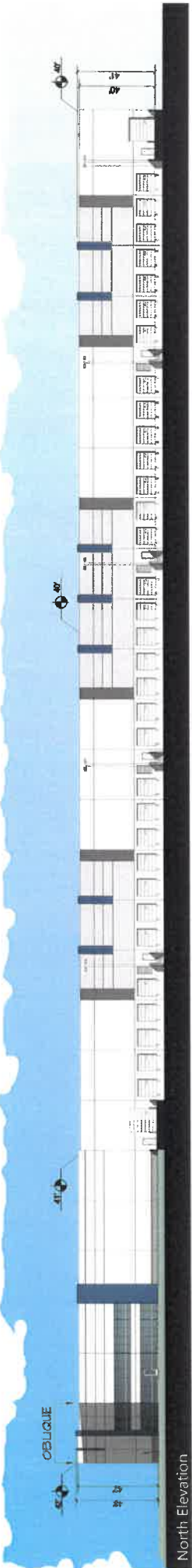
RIVERSIDE PLACENTIA & PATTERSON AVE.
CITY OF RIVERSIDE



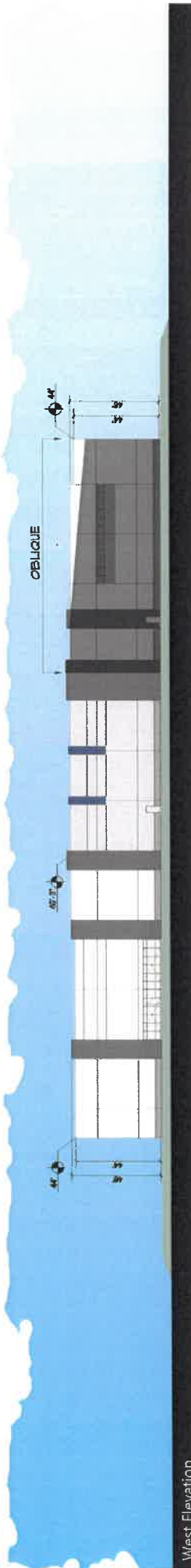
SPLA
SCOTT PETERSON LANDSCAPE ARCHITECT, INC.
1000 FALLBROOK AVE., SUITE 100
FALLBROOK, CA 92528
PH: 760.405.8880



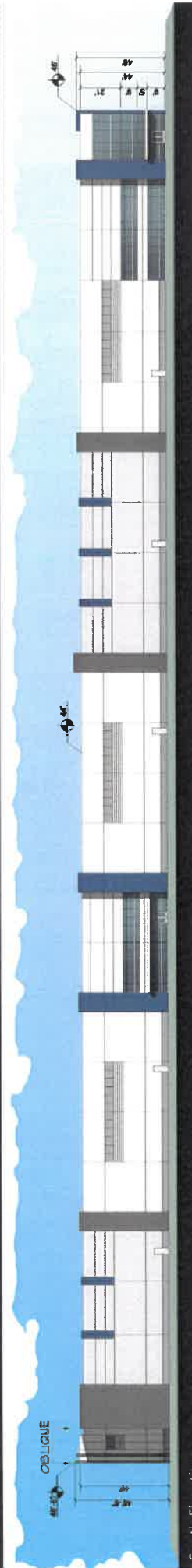
18031 BARKER AVE. - STE. #100
IRVINE, CA 92612
WWW.HPAHCS.COM



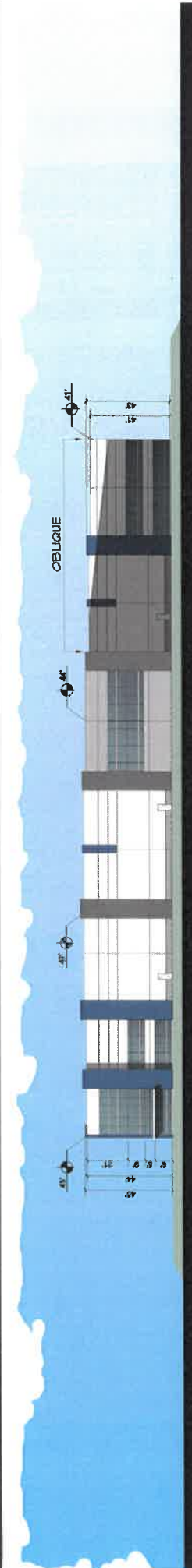
North Elevation



West Elevation



South Elevation



East Elevation

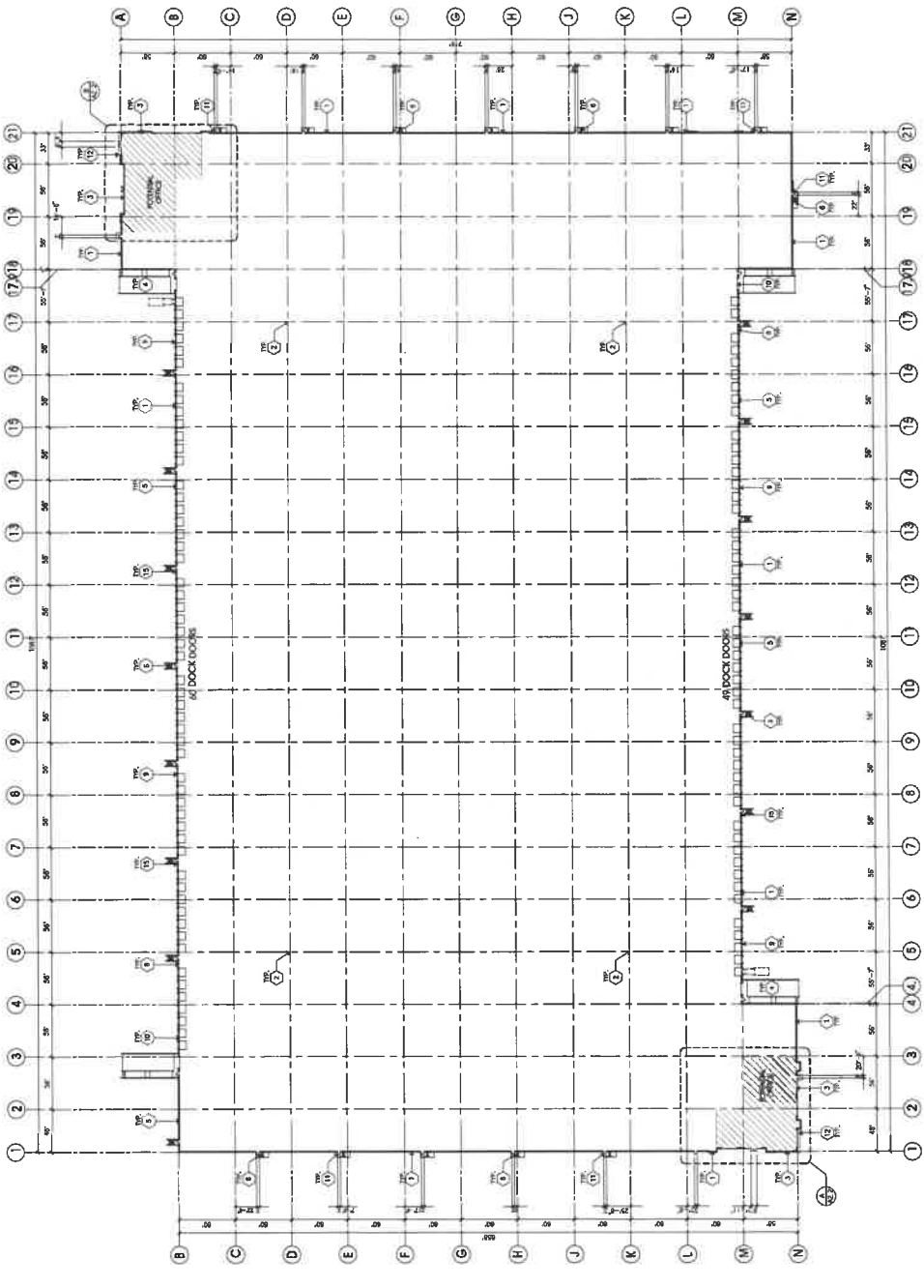


ORBIS
REAL
ESTATE
PARTNERS



Job No. 15309 00
04.21.2020

BUILDING ELEVATIONS (40'-3" CLEAR/46'-3" T.O.P.)
Placentia Logistics
riverside, california



OVERALL FLOOR PLAN
SCALE: 1/8" = 1'-0"

KEYNOTES - FLOOR PLAN

1. CONCRETE TIE-UP WALL.
2. TYPICAL SECTION SYSTEM WITH CLADDING REFER TO DISABLED PLAN AND ELEVATIONS.
3. TYPICAL SECTION SYSTEM WITH CLADDING REFER TO DISABLED PLAN AND ELEVATIONS.
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21. TYPICAL SECTION SYSTEM WITH CLADDING REFER TO DISABLED PLAN AND ELEVATIONS.

GENERAL NOTES - FLOOR PLAN

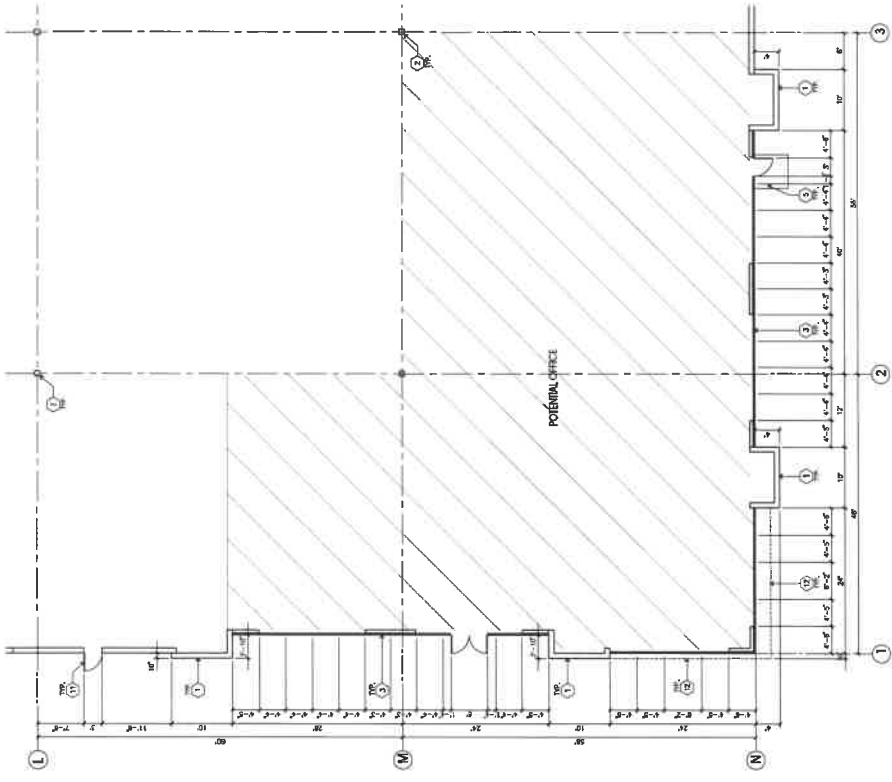
- A. THIS BUILDING IS DESIGNED FOR HIGH RISE STORAGE WITH THE ACCESS MAIN FLOOR AND MEZZANINE FLOOR. THE ACCESS MAIN FLOOR AND MEZZANINE FLOOR WILL BE REQUIRED.
- B. THE ACCESS MAIN FLOOR SHALL BE APPROVED FOR THE REPAIRMENT.
- C. THE ACCESS MAIN FLOOR SHALL BE APPROVED FOR THE REPAIRMENT.
- D. DOCK DOORS SHALL BE PROVIDED DURING THEIR REPAIRMENT.
- E. TO PROVIDE PROTECTIVE WALLS, ALL DOCK DOORS SHALL BE REINFORCED TO WITHSTAND THE WEIGHT OF THE DOCK DOORS.
- F. TO PROVIDE PROTECTIVE WALLS, ALL DOCK DOORS SHALL BE REINFORCED TO WITHSTAND THE WEIGHT OF THE DOCK DOORS.
- G. TO PROVIDE PROTECTIVE WALLS, ALL DOCK DOORS SHALL BE REINFORCED TO WITHSTAND THE WEIGHT OF THE DOCK DOORS.
- H. TO PROVIDE PROTECTIVE WALLS, ALL DOCK DOORS SHALL BE REINFORCED TO WITHSTAND THE WEIGHT OF THE DOCK DOORS.
- I. TO PROVIDE PROTECTIVE WALLS, ALL DOCK DOORS SHALL BE REINFORCED TO WITHSTAND THE WEIGHT OF THE DOCK DOORS.
- J. TO PROVIDE PROTECTIVE WALLS, ALL DOCK DOORS SHALL BE REINFORCED TO WITHSTAND THE WEIGHT OF THE DOCK DOORS.
- K. TO PROVIDE PROTECTIVE WALLS, ALL DOCK DOORS SHALL BE REINFORCED TO WITHSTAND THE WEIGHT OF THE DOCK DOORS.
- L. TO PROVIDE PROTECTIVE WALLS, ALL DOCK DOORS SHALL BE REINFORCED TO WITHSTAND THE WEIGHT OF THE DOCK DOORS.
- M. TO PROVIDE PROTECTIVE WALLS, ALL DOCK DOORS SHALL BE REINFORCED TO WITHSTAND THE WEIGHT OF THE DOCK DOORS.
- N. TO PROVIDE PROTECTIVE WALLS, ALL DOCK DOORS SHALL BE REINFORCED TO WITHSTAND THE WEIGHT OF THE DOCK DOORS.
- O. TO PROVIDE PROTECTIVE WALLS, ALL DOCK DOORS SHALL BE REINFORCED TO WITHSTAND THE WEIGHT OF THE DOCK DOORS.

FLOOR SLAB AND POUR STRIPS REQ.

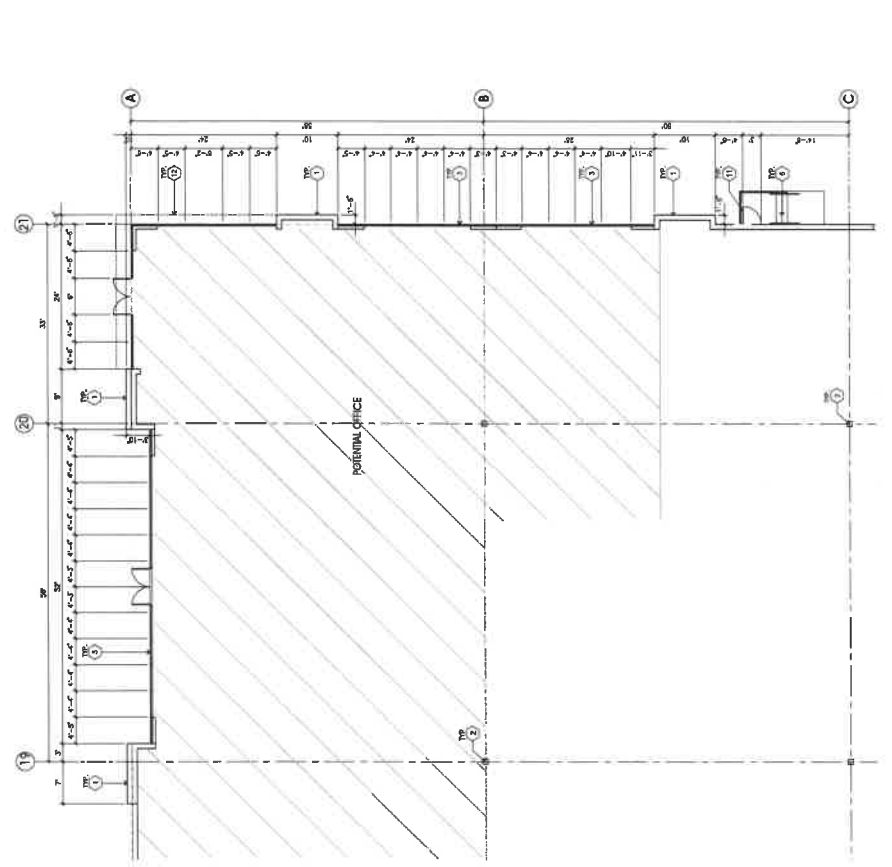
- THESE NOTES ARE VERY IMPORTANT. SEE 5" DIMS FOR ADDITIONAL REQUIREMENTS.
1. FLOOR CONCRETE - 4000 P.S.I. MINIMUM.
 2. FLOOR CONCRETE - 4000 P.S.I. MINIMUM.
 3. FLOOR CONCRETE - 4000 P.S.I. MINIMUM.
 4. FLOOR CONCRETE - 4000 P.S.I. MINIMUM.
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 17. FLOOR CONCRETE - 4000 P.S.I. MINIMUM.
 18. FLOOR CONCRETE - 4000 P.S.I. MINIMUM.
 19. FLOOR CONCRETE - 4000 P.S.I. MINIMUM.
 20. FLOOR CONCRETE - 4000 P.S.I. MINIMUM.
 21. FLOOR CONCRETE - 4000 P.S.I. MINIMUM.

DISABLED ACCESS NOTES

1. EXITS MARKED WITH 'E' SHALL BE INSTALLED. DIRECTIONAL SIGNAGE SHALL BE INSTALLED. HIGHEST ACCESSIBLE EXIT.
2. TACTILE EXIT SIGNS SHALL BE REQUIRED AT THE FOLLOWING LOCATIONS:
 - a. EACH EXIT DOOR (MARKED WITH 'E').
 - b. EACH EXIT DOOR (MARKED WITH 'E').
 - c. EACH EXIT DOOR (MARKED WITH 'E').
 - d. EACH EXIT DOOR (MARKED WITH 'E').
 - e. EACH EXIT DOOR (MARKED WITH 'E').
 - f. EACH EXIT DOOR (MARKED WITH 'E').
 - g. EACH EXIT DOOR (MARKED WITH 'E').
 - h. EACH EXIT DOOR (MARKED WITH 'E').
 - i. EACH EXIT DOOR (MARKED WITH 'E').
 - j. EACH EXIT DOOR (MARKED WITH 'E').
 - k. EACH EXIT DOOR (MARKED WITH 'E').
 - l. EACH EXIT DOOR (MARKED WITH 'E').
 - m. EACH EXIT DOOR (MARKED WITH 'E').
 - n. EACH EXIT DOOR (MARKED WITH 'E').
 - o. EACH EXIT DOOR (MARKED WITH 'E').
 - p. EACH EXIT DOOR (MARKED WITH 'E').
 - q. EACH EXIT DOOR (MARKED WITH 'E').
 - r. EACH EXIT DOOR (MARKED WITH 'E').
 - s. EACH EXIT DOOR (MARKED WITH 'E').
 - t. EACH EXIT DOOR (MARKED WITH 'E').
 - u. EACH EXIT DOOR (MARKED WITH 'E').
 - v. EACH EXIT DOOR (MARKED WITH 'E').
 - w. EACH EXIT DOOR (MARKED WITH 'E').
 - x. EACH EXIT DOOR (MARKED WITH 'E').
 - y. EACH EXIT DOOR (MARKED WITH 'E').
 - z. EACH EXIT DOOR (MARKED WITH 'E').
3. EXIT SIGN SHALL BE PROVIDED PER CBC SECTION 1011.
4. AT LEAST 1 FOOTCANDLE OF LIGHT AT FLOOR LEVEL SHALL BE PROVIDED TO MEANS OF EGRESS FROM ALL OCCUPIED PARTS OF THE BUILDING.



ENLARGED FLOOR PLAN (A)
SCALE: 1/8" = 1'-0"
DATE: 6/1/08



ENLARGED FLOOR PLAN (B)
SCALE: 1/8" = 1'-0"
DATE: 6/1/08

DISABLED ACCESS NOTES

1. EXITS MARKED WITH "E" SHALL BE INSTALLED DIRECTIONAL SIGNAGE IN ACCORDANCE WITH ADA CHAPTER 37, PART 201.2.2.1.
2. TACTILE EXIT SIGNS SHALL BE REQUIRED AT THE FOLLOWING LOCATIONS:
 - a. EACH EXIT DOOR SHALL BE MARKED WITH "E". THE TACTILE "E" SHALL BE INSTALLED TO THE LEFT OF THE DOOR.
 - b. EACH EXIT DOOR (MARKED WITH "E") THAT LEADS DIRECTLY TO A CHAIR-ELEVATOR, EXTERIOR EXIT BY MEANS OF A STAIRWAY OR RAMP, OR EXTERIOR EXIT BY MEANS OF A STAIRWAY OR RAMP SHALL BE MARKED WITH "E".
3. EXIT SIGN SHALL BE PROVIDED PER CODE SECTION 101.1.
4. AT LEAST 1 FOOTCANDLE OF LIGHT AT FLOOR LEVEL SHALL BE PROVIDED TO MEANS OF EGRESS FROM ALL OCCURRED PARTS OF THE BUILDING.

FLOOR SLAB AND POUR STRIPS REQ.

- THESE NOTES ARE NOT MEANT TO BE CONSIDERED AS A SUBSTITUTE FOR THE ARCHITECT'S REQUIREMENTS.
1. FLOOR CONSTRUCTION - SEE
 2. BUILDING FLOOR SLAB - SEE
 3. FLOOR FINISH - SEE
 4. ALL FLOOR FINISHES SHALL BE INSTALLED OVER A 1/2" THICK MIN. UNREINFORCED CONCRETE OR COMPACTED SOIL
 5. ALL FLOOR FINISHES SHALL BE INSTALLED OVER A 1/2" THICK MIN. UNREINFORCED CONCRETE OR COMPACTED SOIL
 6. ALL FLOOR FINISHES SHALL BE INSTALLED OVER A 1/2" THICK MIN. UNREINFORCED CONCRETE OR COMPACTED SOIL
 7. ALL FLOOR FINISHES SHALL BE INSTALLED OVER A 1/2" THICK MIN. UNREINFORCED CONCRETE OR COMPACTED SOIL
 8. ALL FLOOR FINISHES SHALL BE INSTALLED OVER A 1/2" THICK MIN. UNREINFORCED CONCRETE OR COMPACTED SOIL
 9. ALL FLOOR FINISHES SHALL BE INSTALLED OVER A 1/2" THICK MIN. UNREINFORCED CONCRETE OR COMPACTED SOIL
 10. ALL FLOOR FINISHES SHALL BE INSTALLED OVER A 1/2" THICK MIN. UNREINFORCED CONCRETE OR COMPACTED SOIL
 11. ALL FLOOR FINISHES SHALL BE INSTALLED OVER A 1/2" THICK MIN. UNREINFORCED CONCRETE OR COMPACTED SOIL
 12. ALL FLOOR FINISHES SHALL BE INSTALLED OVER A 1/2" THICK MIN. UNREINFORCED CONCRETE OR COMPACTED SOIL

GENERAL NOTES - FLOOR PLAN

- A. THIS BUILDING IS DESIGNED FOR WIND FILE DISTRICT WITH THE ACCESS WIND SPEED OF 110 MPH. ALL WIND RESISTANT PARTS SHALL BE DESIGNED FOR WIND SPEEDS OF 110 MPH.
- B. FINE LINE LOCATIONS SHALL BE APPROVED FOR THE DEPARTMENT.
- C. SURFACE ELEVATIONS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.
- D. DOOR THRESHOLD SHALL BE FINISHED WITH FINISH MATERIAL.
- E. DOOR THRESHOLD SHALL BE FINISHED WITH FINISH MATERIAL.
- F. DOOR THRESHOLD SHALL BE FINISHED WITH FINISH MATERIAL.
- G. DOOR THRESHOLD SHALL BE FINISHED WITH FINISH MATERIAL.
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- I. DOOR THRESHOLD SHALL BE FINISHED WITH FINISH MATERIAL.
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- T. DOOR THRESHOLD SHALL BE FINISHED WITH FINISH MATERIAL.
- U. DOOR THRESHOLD SHALL BE FINISHED WITH FINISH MATERIAL.
- V. DOOR THRESHOLD SHALL BE FINISHED WITH FINISH MATERIAL.
- W. DOOR THRESHOLD SHALL BE FINISHED WITH FINISH MATERIAL.
- X. DOOR THRESHOLD SHALL BE FINISHED WITH FINISH MATERIAL.
- Y. DOOR THRESHOLD SHALL BE FINISHED WITH FINISH MATERIAL.
- Z. DOOR THRESHOLD SHALL BE FINISHED WITH FINISH MATERIAL.

KEYNOTES - FLOOR PLAN

1. CONCRETE TILT-UP PANEL.
2. STRUCTURAL STEEL COLUMN.
3. TYPICAL STRUCTURAL COLUMN WITH CLADDING. REFER TO DIMANDED PLAN AND ELEVATIONS.
4. CONCRETE TILT-UP PANEL WITH CLADDING. REFER TO DIMANDED PLAN AND ELEVATIONS.
5. CONCRETE TILT-UP PANEL WITH CLADDING. REFER TO DIMANDED PLAN AND ELEVATIONS.
6. CONCRETE TILT-UP PANEL WITH CLADDING. REFER TO DIMANDED PLAN AND ELEVATIONS.
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28. CONCRETE TILT-UP PANEL WITH CLADDING. REFER TO DIMANDED PLAN AND ELEVATIONS.
29. CONCRETE TILT-UP PANEL WITH CLADDING. REFER TO DIMANDED PLAN AND ELEVATIONS.
30. CONCRETE TILT-UP PANEL WITH CLADDING. REFER TO DIMANDED PLAN AND ELEVATIONS.



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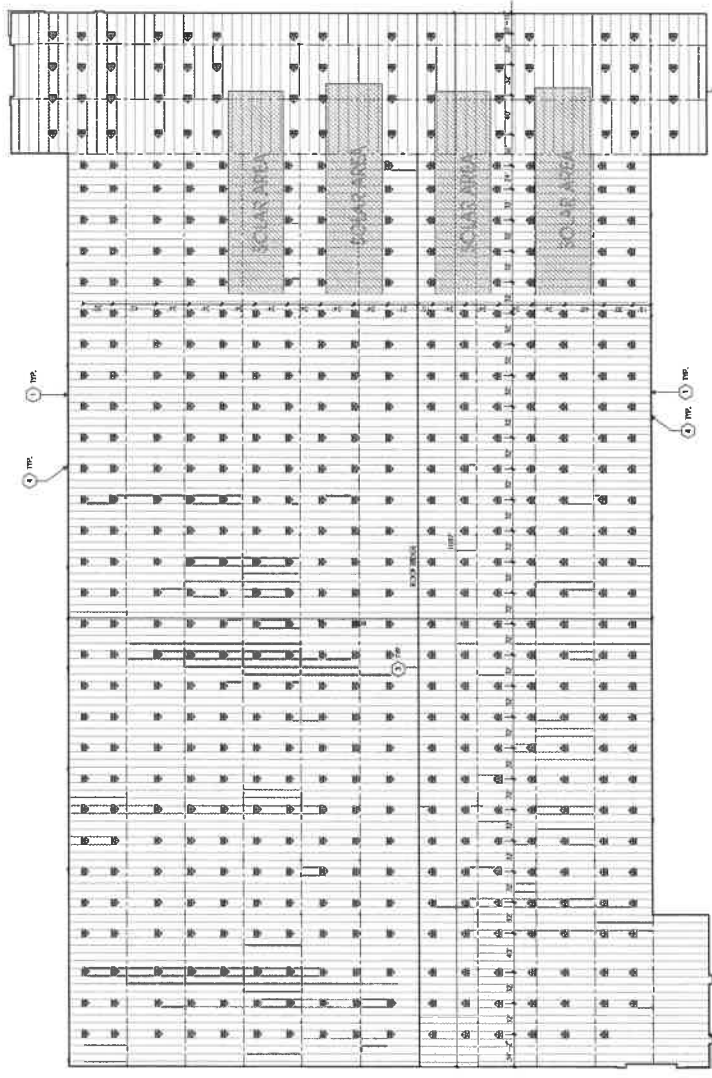
Project:
BARKER
LOGISTICS
Riverside Pkwy
& Pattenon Ave
Peris, CA

Consultants:
SOMA ASSOCIATES
HSA
SPLA, Inc.

Title: OVERALL ROOF PLAN
Project Number: 18449
Drawn by: RML
Date: 6/1/20
Revised:

Sheet:
DAB-A2.11

OFFICIAL USE ONLY



OVERALL ROOF PLAN
Scale: 1/8" = 1'-0"
DATE: 6/1/20

ROOF PLAN KEYNOTES

- 1 CONCRETE PAVEMENT, SEE "S" DRAWINGS FOR FINISHES.
- 2 PAVEMENT RETURN.
- 3 PROVIDE 4" x 6" x 4" WOODS JOIST ROOF DRUMS OVER ROOF TRUSSES. SPACING DEPENDS ON JOIST SPACING AND TRUSS PITCH. (SEE "B" DRAWING).
- 4 EXTERIOR MEMBRANE AND OVERLAP SCAPING.

ROOF LEGEND

- 4" x 6" WOODS JOIST
- INTERIOR ROOF DECK W/ ORBITAL SCUPPER
- BUILDING PAVEMENT LIKE
- EXTERIOR MEMBRANE W/ OVERLAP SCAPING
- SOLAR AREA COURTESY

SKYLIGHT AND SOLAR DATA

ROOF AREA - 678,007 SF.
SKYLIGHTS PROVIDED - 2,518 SF.
SOLAR AREA PROVIDED - 2,518 SF.
TOTAL SOLAR AREA - 2,518 SF.
TOTAL SOLAR AREA - 2,518 SF.
SOLAR AREA PROVIDED - 63,000 SF. + 2,518 SF. (SEE "S" DRAWING FOR MORE INFO.)



OFFICIAL USE ONLY

Orbis Real Estate

Summary of Public Outreach Activities 2018-2020

The information presented here is a summary of completed and planned Orbis Real Estate public outreach activities in support of the Barker and Placentia Logistics Center in 2018-2020.

Community Outreach Mailings

Orbis Real Estate has reached out to neighbors in Mead Valley with over 3,233 direct mail pieces detailing the Plot Plan, mitigation measures, and the benefits that the buildings will bring to the community.

Materials	Audience	Date
Plot Plan Direct Mailer	3,233 Mead Valley Residents	Dec. 9, 2019

Presentations and Outreach to the Public and Community Groups

Orbis Real Estate has met with and briefed members of the community on the Specific Plan and received feedback from residents and other key stakeholders.

Organization	Format	Date
Neighboring Residents	Meeting	November 2018 – February 2020
Laborers International Union of North America (LIUNA)	Meeting	October 2019
Mead Valley Community Center	Meeting	October 29, 2019
Mead Valley Senior Center	Meeting	October 29, 2019
Mead Valley MAC	Presentation	November 6, 2019
Mead Valley Senior Center	Presentation	November 12, 2019
Proluxe	Meeting	January – March 2019

Job Fair

Orbis Real Estate will hold local job fairs in conjunction with the Riverside County Economic Development Agency for each of the new tenants that occupy the buildings.

Building	Target Date
Barker Logistics	January 2022
Placentia Logistics	January 2022

Community Events and Sponsorships

Orbis Real Estate is committed to supporting the Mead Valley community through strategic partnerships. In our conversations with residents and community leaders, we have seen firsthand the valuable services provided at the Charles Meigs Community Center and are proud to sponsor their outstanding programming.

Event	Date	Organization	Sponsorship
Fall Festival	October 23, 2019	Mead Valley Community Center	\$1,100
General Operations	October 29, 2019	Mead Valley Community Center	\$1,100
General Operations	November 6, 2019	Mead Valley Library	\$1,000
Thanksgiving Dinner	November 22, 2019	Mead Valley Community Center	\$1,100
Breakfast with Santa	December 7, 2019	Mead Valley Community Center	\$1,100
March Field Air & Space Expo	March 27, 2020	March Field Air Reserve Museum	\$3,000
Rocket Booster Purchase	TBD		
Back to School Backpack Drive	October 2020	Mead Valley Community Center	\$1,000
Total			\$9,400



**COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY**

Juan C. Perez
Agency Director



08/24/20, 9:11 am

PPT190008

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for PPT190008. 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 (PPT190008) 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. 190008 is a proposal for the construction and operation of a total of 683,000 square foot warehouse/distribution/manufacturing development facility on 30.19-acres. Proposed uses include warehousing, distribution, and manufacturing.

The project will be accessed via three driveways, two on Placentia Street and one on Patterson Avenue. The first Placentia Street driveway is located near the east end of the site's frontage on Placentia Street and will accommodate truck entrance and exist and regular vehicle entrance and exit. Stacking for three trucks entering the site prior to the gate will be provided on site for this driveway. The second Placentia Street driveway is located midway along the frontage and is for regular passenger vehicles to access the parking area. The Patterson Avenue driveway is located near the northern end of the site's frontage on Patterson Avenue and will accommodate truck entrance and exist and regular vehicle entrance and exit. Stacking for three trucks entering the site prior to the gate will be provided on site for this driveway as well. Trucks exiting from the Patterson Avenue Driveway will be prevented from turning right towards the north via a raised median or "porkchop" to prevent trucks from circulating through the residential area to the north. Trucks are anticipated to be oriented to the south to Placentia Street with the planned interchange with I-215 at Placentia Street.

Placentia Street and Patterson Avenue are both currently improved with asphalt pavement, but not to ultimate improvements and with no curb, gutter, or sidewalk on either side. Additional right-of-way dedication will be provided for the northerly half-width of Placentia Street and easterly half-width of Patterson Avenue with 32 feet half width of road paving from centerline to curb as well as curb, gutter and sidewalk on the project side's half width. Additional asphalt paving is proposed on the south and west half-widths of Placentia Street and Patterson Avenue, respectively, for half-width paving of 15 feet.

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 2 AND - Project Description & Operational Limits (cont.)

The Project site is currently vacant with disturbed surface and slopes downward from the southwest to northeast. Grading for the site is anticipated to be balanced and would generally follow the existing topography, although the site will generally excavate areas in the southwestern portion of the site and fill areas in the northeast portion of the site to bring the middle portion of the site relatively level for the proposed building. This grading design will create slopes and retaining walls with a maximum height of approximately 6 feet down to the building area on the west and south portions of the site along Patterson Avenue Placentia Street, respectively, and slopes and retaining walls with a maximum height of approximately 3 to 6 feet along the east and north portions of the site. Blasting is not anticipated based on the grading proposed. Underground detention boxes are proposed in the eastern and western portions of the site. The project would also construct segments of master planned drainage facilities that would convey existing flows from the west of the site to the east of the site along the project sites' northern boundary and within Placentia Street.

Advisory Notification. 3 AND - EIR Mitigation Measures

Mitigation Measures from the project's EIR 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's EIR.

Advisory Notification. 4 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT(S)

Exhibit A (Site Plan), sheets 1-4, dated 8/4/20.

Exhibit B (Elevations), sheets 1-3, dated 8/4/20.

Exhibit C (Floor Plans), Sheets 1-3, dated 8/4/20.

Exhibit L (Conceptual Landscaping and Irrigation Plans), Sheets 1-2, dated 8/4/20.

Exhibit G (Conceptual Grading Plan), Sheets 1-9, dated 8/4/20.

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

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 5 AND - Federal, State & Local Regulation Compliance (cont.)

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)
 - 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. 6 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

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 6 AND - Hold Harmless (cont.)

(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.

BS-Plan Check

BS-Plan Check. 1 Gen - Custom

BUILDING & SAFETY COMMENTS PPT190008

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.

CORRECTIONS:

None

NOTIFICATIONS:

ADVISORY NOTIFICATION DOCUMENT

BS-Plan Check

BS-Plan Check. 1

Gen - Custom (cont.)

Allowable Area

Buildings on site must comply with allowable area requirements of CBC Section 506. This may require additional measures including but not limited to the construction of fire walls or barriers and/or utilization of more restrictive types of construction than VB as stated on the plans.

Accessible Parking

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.

Accessible Path of Travel

Building Permit set must indicate 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 a 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, and California Title 25 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).

Construction Without Permit (CWP)

Where any building, structure, equipment, alteration, use, change of use, or utility has been fully or partially constructed, placed or installed on a property without permit, the applicant shall comply with current Building Department policies and procedures with regards to construction without permit (CWP).

ADVISORY NOTIFICATION DOCUMENT

BS-Plan Check

BS-Plan Check. 1

Gen - Custom (cont.)

The applicant may obtain a demolition permit to remove the CWP item from the property, or may begin the process to obtain the required building permit(s). Due to public safety concerns, time frames have been reduced to ensure that all minimum code and safety requirements per all applicable departments have been satisfied. Building plans and supporting documents and required verification documents shall be submitted to the building department with fee payment for review prior to any approval of the current planning case.

NOTE: Where a building and/or structure has been constructed, altered, or placed on the property without permit, the applicable building/structure shall not be occupied or in use until a final approved building inspection has been received. If the non-permitted/non-approved use and/or occupancy persists without full approval from applicable county departments, the applicant/owner is doing so at their own risk.

Permit Issuance

Per section 105.1 (2013 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.

Green Code Waste Reduction (Non-Residential)

Included within the building plan submittal documents to the Building Department for plan review, the applicant shall provide a copy of the approved construction waste management plan by the Riverside County Waste Management Department that:

1. Identifies the materials to be diverted from disposal by efficient usage, reuse on the project, or salvage for future use or sales.
2. Determines if materials will be sorted on site or mixed.
3. Identifies diversion facilities where material collected will be taken.
4. Specifies that the amount of materials diverted shall be calculated by weight or volume, but not both.

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

Green Code Waste Reduction (Residential)

Included within the building plan submittal documents to the Building Department for plan review, the applicant shall provide a copy of the approved construction waste management plan by the Riverside County Waste Management Department that identifies the following:

ADVISORY NOTIFICATION DOCUMENT

BS-Plan Check

BS-Plan Check. 1 **Gen - Custom (cont.)**

1. Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse, on the project, or salvage for future use or sale.
2. Specify if construction and demolition waste materials will be sorted on-site (Source-separated) or bulk mixed (Single stream).
3. Identify diversion facilities where the construction and waste material will be taken.
4. Identify construction methods employed to reduce the amount of construction and demolition waste generated.
5. Specify that amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not both.

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

E Health

E Health. 1 **DEH 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.

Fire

Fire. 1 **Fire - Advisory**

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.

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.

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**

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 1

Flood Hazard Report (cont.)

PP 190008
FHR: 08/03/2020
BBID: 800-688-931

Project Description & Location

Plot Plan (PP) 190008 is a proposal for the construction and operation of a 683,000 square foot warehouse/distribution/manufacturing development on 29.71 acres. The project site is located in the Mead Valley Area Plan, north of Placentia Avenue, south of Rider Street, west of Harvill Avenue, and east of Patterson Avenue. The proposed project site is located within APN: 317-240-001.

Floodplain

The site is not located within any Ordinance 458 floodplain (FEMA, DWR, or Special Study).

Topography, Grading and Drainage Area

The topography of the site is a mild west-to-easterly slope. The site is subject to runoff from a tributary drainage area of approximately 45 acres from the south west. There is a lack of drainage infrastructure in the area to provide flood protection to the site from tributary stormwater runoff.

Line H-10.1: The site is within the Perris Valley Master Drainage Plan (MDP) and the proposed Lateral H-10.1 drainage system would provide flood protection to the site from this 45 acre watershed. The applicant is proposing to construct a portion of the District's Perris Valley MDP Lateral H-10.1 with the upstream end at the Placentia and Patterson Avenue intersection, and along Placentia Avenue to the intersection of Placentia and Harvill Avenue. PP 190008 proposes to connect Lateral H-10.1 directly to Lateral H-11 (66-inch RCP), remove both the 48-inch RCP and its temporary transition structure, and abandon the existing 49x33-inch Arch CMP under Harvill Avenue as identified in Sheet 7 of Drawing No. 4-1124 (PP 26220)

Line H-11: This development is also proposing to construct a portion of the District's Perris Valley MDP Lateral H-11. There is a watershed of approximately 140 acres tributary to H-11 with a Q100=230CFS per the Perris Valley MDP. The portion of H-11 being proposed has an inlet at the Patterson Avenue and Walnut Street intersection, and continues east. The downstream terminus of this portion of H-11 to be built by PP 190008 is approximately 700 feet east of the Patterson Avenue and Walnut Street intersection, where it will tie into the portion of H-11 to be constructed by downstream development. Should this site be developed prior to the downstream construction of H-11, the required portion of H-11 to be constructed shall terminate at its intersection with Harvill Avenue.

H-10.1 and H-11 must conform to District design, maintenance and operation standards.

Increased Runoff

There is a general lack of drainage infrastructure downstream of the project site. The impervious area proposed with this development will generate an increase in peak flow rates that will adversely impact the downstream property owners. PP 190008 has submitted a preliminary Hydrology Study to show mitigation of this increased runoff. Onsite runoff will be conveyed to one of two underground storage/BMPs before discharging through Lateral H-11. The proposal to mitigate for increased runoff is sufficient for entitlement.

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 1

Flood Hazard Report (cont.)

ADP Fees

The site is located within the bounds of the PERRIS VALLEY Area Drainage Plan (ADP) for which drainage fees and mitigation fees have been established by the Board of Supervisors. Applicable ADP/mitigation fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to permits for this project. Although the current fee for this ADP is \$8,875 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.

The District has reviewed the submitted exhibits and Preliminary Hydrology Report for PP 190011 and is issuing the conditions of approval.

60.1 - 6 ITEMS FOR DISTRICT OPERATION AND MAINTENANCE OF FACILITY(IES)

60.2 – Encroachment Permit Required

60.3 - Increase runoff mitigation

60.4 – Mitigation Charge

60.5 – Submit Plans

80.1 - 6 ITEMS FOR DISTRICT OPERATION AND MAINTENANCE OF FACILITY(IES)

80.2 – Encroachment Permit Required

80.3 - Increase runoff mitigation

80.4 – Mitigation Charge

80.5 – Submit Plans

90.1 – Facility Completion - Use

Any questions pertaining to this project may be directed to Hilal Elhaddad at 951-955-8255 or haelhadd@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

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 1

ALUC General Conditions (cont.)

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 notice attached to ALUC's letter dated May 16, 2019 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.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 1 ALUC General Conditions (cont.)

9. This project has been evaluated for 684,540 square feet of manufacturing area, 5,000 square feet of first floor office area, and 5,000 square feet of second floor mezzanine office area. Any increase in building area or change in use other than for office, manufacturing, and/or warehousing 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.

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.

Planning. 6 Fugitive Dust

The Project is required to comply with the provisions of the SCAQMD Rule 403 "Fugitive Dust." Rule 403

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 6 Fugitive Dust (cont.)

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.
- 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.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 9 Lease Agreement - No Refrigerated Warehouse or TRUs (cont.)

Planning. 9 Lease Agreement - No Refrigerated Warehouse or TRUs

The lease agreements with tenants shall include contractual language that prohibits tenants from operating refrigerated warehouse space or operating transport refrigeration units (TRUs) from the project.

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 ("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

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 10 Logistics/Warehouse – General/Operational Measures (cont.)

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 AQ-1 – Watering During Grading

During Project site preparation and grading activity, all actively graded areas within the Project site shall be watered at 2.1-hour watering intervals (e.g., 4 times per day) or a movable sprinkler system shall be in place to ensure minimum soil moisture of 12% is maintained for actively graded areas. Moisture content can be verified with use of a moisture probe by the grading contractor.

Planning. 12 MM AQ-7 – Construction Electrical Hook Ups

During construction activity, electrical hook ups to the power grid for electric construction tools, such as saws, drills, and compressors, and using electric tools shall be provided where feasible.

Planning. 13 MM AQ-8 – Construction Tier 4 Equipment

All non-road construction equipment greater than 50 horsepower shall meet EPA Tier 4 emission standards with the following exception. Equipment with an engine compliant with only Tier 3 emissions standards will be allowed when the Applicant shows a good faith effort to procure Tier 4 equipment, and documents that no Tier 4 equipment is available for a particular equipment type within the County of Riverside within the scheduled construction period. In the event rental equipment needs to be procured via a third-party vendor, each case shall be documented with signed written or emailed correspondence by the appropriate construction contractor, along with documented correspondence from at least two construction equipment rental firms representing a good faith effort to locate engines that meet Tier 4 requirements, as applicable. Documentation will be submitted to County staff for review before Tier 3 equipment is used on the Project.

Planning. 14 MM AQ-9 – Construction Equipment Maintenance

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 14 **MM AQ-9 – Construction Equipment Maintenance (cont.)**

All construction equipment shall be maintained in accordance with the manufacturer's recommended maintenance schedule and specifications. Maintenance records shall be maintained by the Contractor and made available for inspection and remain on-site for a period of two-years following the completion of construction.

Planning. 15 **MM N-2 – Construction Trucks Distance**

For Project-related construction activities, large loaded trucks and dozers (greater than 80,000 pounds) shall not be used within 90 feet of owned and occupied noise-sensitive residential homes east of the Project site as identified in the Noise Impact Analysis prepared for the Project during construction activities. Instead, small rubber-tired or alternative equipment shall be used within this area during Project construction to reduce vibration effects.

Planning. 16 **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. 17 **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. 18 **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. 19 **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 **ARTIFACT DISPOSITION**

Prior to Grading Permit Final Inspection, the landowner(s) shall relinquish ownership of all tribal cultural

ADVISORY NOTIFICATION DOCUMENT

Planning-CUL

Planning-CUL. 1 ARTIFACT DISPOSITION (cont.)

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. Preservation-In-Place of the cultural resources, if feasible. Preservation in place means avoiding the resources, leaving them in the place where they were found with no development affecting the integrity of the resources.
- b. 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.
- c. If reburial is not agreed upon by the Consulting Tribes then the resources shall be curated at a culturally appropriate manner at 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.

Planning-CUL. 2 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.

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 50.97.98(b), remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law (24 hours). Subsequently, the Native American Heritage Commission shall identify the "most likely descendant." The most likely descendant shall then make recommendations and engage in consultation concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Evidence of compliance with this condition, if human remains are found, shall be provided to the County of Riverside upon the completion of a treatment plan and final report detailing the significance and treatment of the finding.

Planning-CUL. 3 UNANTICIPATED RESOURCES

ADVISORY NOTIFICATION DOCUMENT

Planning-CUL

Planning-CUL. 3 UNANTICIPATED RESOURCES (cont.)

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

* Unique cultural resources are defined, for this condition, as being a feature and/or multiple artifacts in close association with each other.

i. All ground disturbance activities within 100 feet of the discovered cultural resources 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 archaeologist, the tribal representative(s) and the Planning Director to discuss the significance of the find.

ii. At the meeting, the significance of the discoveries shall be discussed with the tribal representative(s) and the archaeologist. A decision shall be made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the cultural resources.

iii. Grading or further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished. Work shall be allowed to continue outside of the buffer area and monitoring will continue if needed.

iv. Treatment and avoidance of the newly discovered resources shall be consistent with the Cultural Resources Management Plan. This may include avoidance of the cultural resources through project design, in-place preservation of cultural resources located in native soils and/or re-burial on the Project property so they are not subject to further disturbance.

v. The applicant and the Project Archaeologist, with input from the Tribe(s) shall develop a Preservation Plan for the long term care and maintenance of the cultural resource(s). The plan shall indicate at minimum, the specific areas to be included in and excluded from long-term maintenance, prohibited activities, methods of preservation to be employed, the party responsible for the long term maintenance, appropriate protocols, monitoring and necessary emergency protocols.

Planning-GEO

Planning-GEO. 1 GEO200027 ACCEPTED

County Geologic Report GEO No. 200027 submitted for the project PPT190008, was prepared by Geocon West, Inc. The report is titled; "Geotechnical Investigation and Percolation Test Results, Barker Logistics Warehouse Development, Northeast Corner of Patterson and Placentia Avenues, Mead Valley Area, Riverside County, California," dated January 4, 2019.

GEO No. 200027 concluded:

1. The site is not within a currently established Alquist-Priolo Earthquake Fault Zone or Riverside County Earthquake Fault Zone for surface fault rupture hazards.
2. Based on our review of published geologic maps and reports, the site is not located on any known active, potentially active, or inactive fault traces.
3. The potential for ground rupture is considered to be very low due to the absence of active or potentially active faults at the subject site.
4. Due to the lack of a permanent, near-surface groundwater table and the dense to very dense nature of the old alluvial fan deposits, liquefaction potential for the site is negligible and not a design

ADVISORY NOTIFICATION DOCUMENT

Planning-GEO

Planning-GEO. 1 GEO200027 ACCEPTED (cont.)

consideration.

5. Soils obtained during our investigation were tested for hydrocompression and exhibited a collapse potential of 1.2 to 1.7 percent when loaded to the expected post-grading pressures. The test results indicate that the soils are classified as having a "slight" (0.1 to 2.0 percent) degree of specimen collapse in accordance with ASTM D5333.

6. Our analysis indicates that total settlements of up to 2.6 inches are anticipated with differential settlement on the order of 1.3 inches over a horizontal distance of 40 feet.

7. Graded fill slopes constructed of onsite soils with gradients of 2:1 (horizontal to vertical) or flatter and vertical heights up to 30 feet or less will possess factors of safety of 1.5 or greater.

8. There are no slopes in the vicinity of the site; therefore, landslide and rock fall hazards are not a design consideration.

9. Due to the location and elevation of the site, the risks associated with tsunami and seiche are not a design consideration.

10. Laboratory testing results from our previous investigation indicate a sample of the near surface soils exhibits "very low" expansion potential with an expansion indices of 3 and 15.

GEO No. 200027 recommended:

1. Site preparation should begin with the removal of previous structures and infrastructure, deleterious material, debris, buried trash, and vegetation. Material generated during stripping and/or site demolition should be exported from the site.

2. Topsoil and the upper portion of the very old alluvium in the building areas should be removed to expose competent older alluvium. Based on our findings, we expect the existing soils within approximately 5 feet of existing ground surface will require remedial excavation and proper compaction.

3. Deeper excavations may be required if dry, loose, soft, or porous materials are present at the base of the removals.

4. Removals should extend at least 3 feet below the bottom of the planned foundations, and the excavations should be extended laterally a minimum distance of 5 feet beyond the building footprint or for a distance equal to the depth of removal, whichever is deeper.

5. We estimate the total static settlements under the imposed allowable loads to be up to 1 inch with differential settlements on the order of ½ inch over a horizontal distance of 40 feet.

6. Consolidation testing of samples of the subsurface soils indicates that there is a potential for hydrocompression of the soils beneath the site. Remedial grading will address the collapse potential of the near-surface soils; however, precautionary measures will be needed to mitigate the potential for hydrocollapse of deeper soils. Proper site drainage should be maintained.

GEO No. 200027 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes.

GEO No. 200027 is hereby accepted for planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County upon application for grading and/or building permits.

Transportation

Transportation. 1 RCTD - General

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 1 RCTD - General (cont.)

1. The Project shall submit a preliminary soils and pavement investigation report addressing the construction requirements within the road right-of-way.
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. Alterations 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. The Project shall install street name sign(s) in accordance with County Standard No. 816 and as directed by the Transportation Department.
6. 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.
7. All centerline intersections shall be at 90 degrees, plus or minus 5 degrees.
8. 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.
9. 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.
10. 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 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

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 2 TS/CONDITIONS (cont.)

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.

Patterson Avenue (NS) at Rider Street (EW)

Patterson Avenue (NS) at Walnut Street/Driveway 1 (EW)

Patterson Avenue (NS) at Placentia Street (EW)

Driveway 2/Tobacco Road (NS) at Placentia Street (EW)

Driveway 3 (NS) at Placentia Street (EW) - Future Intersection

Harvill Avenue (NS) at Cajalco Expressway (EW)

Harvill Avenue (NS) at Placentia Street (EW)

Harvill Avenue (NS) at Orange Street (EW)

Harvill Avenue (NS) at N. "A" Street (EW)

I-215 Freeway SB Ramps (NS) at Ramona Expressway (EW)

I-215 Freeway SB Ramps (NS) at Placentia Avenue – Future Intersection (EW)

I-215 Freeway SB Ramps (NS) at Nuevo Road (EW)

I-215 Freeway NB Ramps (NS) at Ramona Expressway (EW)

I-215 Freeway NB Ramps (NS) at Placentia Avenue – Future Intersection (EW)

I-215 Freeway NB Ramps (NS) at Nuevo Road (EW)

As such, the proposed project is consistent with this General Plan policy.

The associated conditions of approval incorporate mitigation measures identified in the traffic study, which are necessary to achieve or maintain the required level of service.

Waste Resources

ADVISORY NOTIFICATION DOCUMENT

Waste Resources

Waste Resources. 1 Custom (cont.)

Waste Resources. 1 Custom

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 (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

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.

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

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 Curbs along Planters Not Satisfied

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.

060 - BS-Grade. 2 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. 3 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. 4 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 6 Items to Accept Facility Not Satisfied

Inspection and maintenance of the flood control facility(ies) to be constructed with this development must be performed by either the County Transportation Department or the Flood Control District. THE APPLICANT OR AN AUTHORIZED REPRESENTATIVE MUST REQUEST IN WRITING THAT ONE OF THESE AGENCIES ACCEPT THE PROPOSED SYSTEM FOR OWNERSHIP, OPERATION AND MAINTENANCE. The Applicant's request shall note the project number, location, briefly describe the system (sizes and lengths) and include an exhibit that shows the proposed alignment(s). The request to the District shall be addressed to the General Manager-Chief Engineer, Attn: Chief of the Planning Division. In event the District is willing to maintain the proposed facility(ies), the following six (6) items must be accomplished prior to the issuance of a grading permit or starting construction of the drainage facility(ies) whichever comes first:

- 1) Plans shall be prepared in strict accordance with District drafting, engineering, operations, and maintenance standards.
- 2) The Applicant shall submit to the District the preliminary title reports, plats, and legal descriptions for all right-of-way that is to be conveyed to the District and shall secure that right-of-way to the satisfaction of the District. All right-of-way transfer issues shall be coordinated with the District's Right-of-Way Section.
- 3) The Applicant shall enter into an agreement establishing the terms and conditions of inspection, operation, and maintenance with the District and any other maintenance partners. The Applicant shall submit a completed Application for Agreement Preparation to the District's Contract Services Section.

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 1 ALUC – Detention Basins (cont.) 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.
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

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 2 Logistics/Warehouse – Grading Plan Notes (cont.) Not Satisfied
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.

Planning-CUL

060 - Planning-CUL. 1 CULTURAL SENSITIVITY TRAINING Not Satisfied

Prior to ground disturbance, 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; 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. 2 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 County Archaeologist shall clear this condition.
This agreement shall not modify any condition of approval or mitigation measure.

060 - Planning-CUL. 3 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 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

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60. Prior To Grading Permit Issuance

Planning-CUL

060 - Planning-CUL. 3 PROJECT ARCHAEOLOGIST (cont.) Not Satisfied

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 Preconstruction 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 Rigo Caballero at rcaballero@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 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 Rigo Caballero at rcaballero@rivco.org for instructions. Biological reports not uploaded to the FTP site may result in delayed review and approval.

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60. Prior To Grading Permit Issuance

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 and active 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

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60. Prior To Grading Permit Issuance

Planning-PAL

060 - Planning-PAL. 1 PRIMP (cont.) Not Satisfied
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 - 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 (24 x 36 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-WQ — FINAL WQMP IS 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): All details necessary to build BMPs per the WQMP shall be included on the grading plans.

70. Prior To Grading Final Inspection

Planning-CUL

070 - Planning-CUL. 1 PHASE IV 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.

TCR-1 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(s) shall be on-site during all initial ground disturbing activities and

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70. Prior To Grading Final Inspection

Planning-CUL

070 - Planning-CUL. 1 PHASE IV REPORT (cont.) Not Satisfied

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 County Archaeologist shall clear this condition.

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

Planning-PAL

070 - Planning-PAL. 1 PALEO MONITORING REPORT Not Satisfied

PRIOR TO GRADING FINAL:

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 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 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.

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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.

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. Per this submittal the minimum fire flow will be 4000 gpm at 20 psi for 4 hours. 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 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.

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)

If construction is phased, each phase shall provide approved emergency vehicular access for fire protection prior to any building construction. (CFC 501.4)

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 the 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)

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80. Prior To Building Permit Issuance

Fire

080 - Fire. 2 Prior to permit (cont.) Not Satisfied

Flood

080 - Flood. 1 6 Items to Accept Facility Not Satisfied

Inspection and maintenance of the flood control facility(ies) to be constructed with this development must be performed by either the County Transportation Department or the Flood Control District. THE APPLICANT OR AN AUTHORIZED REPRESENTATIVE MUST REQUEST IN WRITING THAT ONE OF THESE AGENCIES ACCEPT THE PROPOSED SYSTEM FOR OWNERSHIP, OPERATION AND MAINTENANCE. The Applicant's request shall note the project number, location, briefly describe the system (sizes and lengths) and include an exhibit that shows the proposed alignment(s). The request to the District shall be addressed to the General Manager-Chief Engineer, Attn: Chief of the Planning Division. In event the District is willing to maintain the proposed facility(ies), the following six (6) items must be accomplished prior to the issuance of a grading permit or starting construction of the drainage facility(ies) whichever comes first:

- 1) Plans shall be prepared in strict accordance with District drafting, engineering, operations, and maintenance standards.
- 2) The Applicant shall submit to the District the preliminary title reports, plats, and legal descriptions for all right-of-way that is to be conveyed to the District and shall secure that right-of-way to the satisfaction of the District. All right-of-way transfer issues shall be coordinated with the District's Right-of-Way Section.
- 3) The Applicant shall enter into an agreement establishing the terms and conditions of inspection, operation, and maintenance with the District and any other maintenance partners. The Applicant shall submit a completed Application for Agreement Preparation to the District's Contract Services Section.
- 4) All regulatory permits (and all documents pertaining thereto, e.g., Habitat Mitigation and Monitoring Plans, Conservation Plans/Easements) that are to be secured by the Applicant for both facility construction and maintenance shall be submitted to the District for review. The regulatory permits' terms and conditions shall be approved by the District prior to improvement plan approval, map recordation, or finalization of the regulatory permits. There shall be no unreasonable constraint upon the District's ability to operate and maintain the flood control facility(ies) to protect public health and safety.
- 5) Plans for the facility must be signed by the District's General Manager-Chief Engineer (the plans will not be signed prior to execution of the above referenced agreement).
- 6) A pre-construction meeting shall be scheduled with the District's Construction Management Section. Prior to scheduling the pre-construction meeting, the Applicant must submit proof of flood control facility bonds and a certificate of insurance to the District's Contract Services Section.

080 - Flood. 2 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.

080 - Flood. 3 Increased Runoff Not Satisfied

This project shall mitigate for adverse impacts of increased runoff that will be generated by this development. Calculations supporting the design of the mitigation feature(s) shall be submitted for review and approval prior to issuance of permits for this project. See the Advisory Notification Document for Increased Runoff Mitigation Criteria.

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80. Prior To Building Permit Issuance

Flood

080 - Flood. 4 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 pursuant to Ordinance No. 460 Section 10.25.

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, 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. Personal or corporate checks will not be accepted for payment.

080 - Flood. 5 Submit Plans Not Satisfied

Submit storm drain plans, the hydrologic and hydraulic report, and reference material including but not limited to, street improvement plans, grading plans, utility plans, the approved tentative map or site plan, the final map and the environmental constraint sheet, the geotechnical soils report and environmental documents (CEQA, federal and state permits). The storm drain plans and the hydrologic and hydraulic report must receive District approval prior to the issuance of permits. All submittals shall be date stamped by the Engineer and include a Plan Check Application, Flood Control Deposit Based Fee Worksheet, found on the District's website, and a 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.

080 - Planning. 2 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. 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

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 4 Building Color/Accent (cont.) 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 Placentia and Patterson 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 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 EIR. The conceptual measures may be replaced with other measures as listed in the table included with the project EIR, 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 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.

This condition shall apply along the first formal row of trees within the rights-of-way for Placentia and Patterson and shall also apply for the landscape areas along the north and east sides of the site between the property line and any drive aisle or truck/dock areas. The dense screening along the east side shall not apply if the sensitive receptors/residential uses no longer exist to the east of the site.

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

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080 - Planning. 9 Logistics/Warehouse – Building Plan Design (cont.) Not Satisfied
electrical connections, to eliminate idling of main and auxiliary engines during the loading and unloading process.

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.
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

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080 - Planning. 10 Logistics/Warehouse – Building Plan Notes (cont.) Not Satisfied
 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 MM AQ-4 – EV and Carpool Spaces Not Satisfied

Building plans where applicable shall incorporate electric vehicle charging stations in accordance with Ordinance No. 348 and Building Code requirements and carpool parking spaces for employees.

080 - Planning. 13 MM N-1 – Noise Barriers Not Satisfied

Wall and Fencing Plans shall including the following noise barrier, which is required to reduce the operational noise level impacts to owned and/or occupied noise-sensitive uses at the time of Project operation.

- If residential or other noise sensitive uses exist immediately to the east of the Project site at time of building permit issuance, a minimum 17-foot tall noise barrier at the eastern truck court boundary is required. The barrier shall provide a weight of at least four (4) pounds per square foot of face area with no decorative cutouts or line-of-sight openings between shielded areas and the roadways, or a minimum transmission loss of 20dBA. The barriers shall consist of a solid face from top to bottom. Unnecessary openings or decorative cutouts shall not be made. All gaps (except for weep holes) should be filled with grout or caulking. The noise barriers shall be constructed using the following materials:
 - o Masonry block;
 - o Earthen berm;
 - o Or any combination of construction materials capable of the minimum weight of 4 pounds per square foot or a minimum transmission loss of 20 dBA.

080 - Planning. 14 No Refrigerated Warehouse or TRUs Not Satisfied

A restrictive covenant on the parcel shall be recorded that prohibits the operation of refrigerated warehouse space or the use of transport refrigeration units (TRUs) on the property.

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.

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Planning

080 - Planning. 16 Plans Showing Bike Racks (cont.) Not Satisfied

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.

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, APPROVED EXHIBIT L, and APPROVED EXHIBIT G.

Survey

080 - Survey. 1 RCTD - DEDICATION Not Satisfied

Sufficient public street right of way along Patterson Avenue (project boundary) shall be convey for public use to provide for a 50 foot half width dedicated right of way per County Standard No. 94, Ordinance 461.

Sufficient public street right of way along Placentia Street (project boundary) shall be convey for public use to provide for a 50 - 62 foot half width dedicated right of way per County Standard No. 94, page (1

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Survey

080 - Survey. 1 RCTD - DEDICATION (cont.) Not Satisfied
of 2) and (2 o 2), Ordinance 461.

080 - Survey. 2 RCTD - SURVEY MONUMENT 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.

Transportation

080 - Transportation. 1 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. 2 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 (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.

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Transportation

080 - Transportation. 2 Landscape Plot Plan/Permit Required (cont.) Not Satisfied

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.

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.

080 - Transportation. 3 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:

- Landscape screening located around the perimeter of the property shall be designed to ensure full, opaque, coverage up to a minimum height of 8-10 feet at maturity except that planting within ten feet of an entry or exit driveway shall not be permitted to grow higher than eighteen (18) inches and no trees shall be planted within ten (10) feet of driveways, alleys, or street intersections.
- 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.

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 3 Landscape Project Specific Requirements (cont.) Not Satisfied

- 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 40% 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. 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 along Patterson Avenue and Placentia Street.
- (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:

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Transportation

080 - Transportation. 4 RCTD - ANNEXATION INTO L&LMD OR OTHER DISTRICT Not Satisfied
(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 - COORDINATION WITH OTHERS Not Satisfied
Approval of the Street Improvement plans by the Transportation Department will clear this condition.

1. The Project shall coordinate with PPT200002.

080 - Transportation. 6 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 streets associated with the development and submitted to the Transportation Department. Landscaping Plans shall be submitted on standard County format (24 x 36 inch). Landscaping plans shall with the street improvement plans.

080 - Transportation. 7 RCTD - 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. 8 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. 9 RCTD-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. 10 RCTD-WQ - IMPLEMENT WQMP Not Satisfied

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 10 RCTD-WQ - IMPLEMENT WQMP (cont.) 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. 11 TS/DESIGN Not Satisfied

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

None

080 - Transportation. 12 TS/GEOMETRICS Not Satisfied

Patterson Avenue (NS) at Driveway 1 (EW) – Install a stop control on the westbound approach and construct the intersection with the following geometrics:

Northbound Approach: One shared left-through-right turn lane.
Southbound Approach: One shared left-through-right turn lane.
Eastbound Approach: One shared left-through-right turn lane.
Westbound Approach: One shared left-through-right turn lane.

Patterson Avenue (NS) at Placentia Street (EW) – Maintain the existing traffic control and construct the intersection with the following geometrics:

Northbound Approach: Not Applicable (N/A)
Southbound Approach: One shared left-right turn lane.
Eastbound Approach: One shared left-through lane.
Westbound Approach: One through lane and one right turn lane.

Driveway 2/Tobacco Road (NS) at Placentia Street (EW) – Install a stop control on the southbound approach and construct the intersection with the following geometrics:

Northbound Approach: One shared left-through-right turn lane.
Southbound Approach: One shared left-through-right turn lane.
Eastbound Approach: One shared left-through-right turn lane.
Westbound Approach: One shared left-through-right turn lane.

Driveway 3 (NS) at Placentia Street (EW) – Install a stop control on the southbound approach and construct the intersection with the following geometrics:

Northbound Approach: N/A
Southbound: One shared left-right turn lane.
Eastbound: One shared left-through lane.
Westbound: One shared through-right turn lane.

Note:

Truck Access:

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 12 TS/GEOMETRICS (cont.) Not Satisfied

Driveway 1 on Patterson Avenue should be modified to provide a 40-foot curb radius on the northeast corner and 60-foot curb radius on the southeast corner.

At the intersection of Patterson Avenue and Placentia Street, the curb should be designed in tandem with the roadway design at construction of the ultimate section of the intersection.

Driveway 3 on Placentia Street should be modified to provide a 65-foot curb radius on the northeast corner.

or as approved by the Transportation Department.

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

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

Waste 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. 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 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.

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80. Prior To Building Permit Issuance

Waste Resources

080 - Waste Resources. 2 Waste Recycling Plan (cont.) Not Satisfied

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.

Flood

090 - Flood. 1 Facility Completion - Use Not Satisfied

The District will not release occupancy permits for any commercial lot 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 eight (8) accessible parking spaces for persons with disabilities, shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility.

The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

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

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

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90. Prior to Building Final Inspection

Planning

090 - Planning. 1 Accessible Parking (cont.) Not Satisfied

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 EIR. The conceptual measures may be replaced with other measures as listed in the table included with the project EIR, 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 Logistics/Warehouse – NOx Contribution Not Satisfied

Prior to Building Final Inspection, the project applicant shall submit to the County a contribution of \$42,013 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.

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90. Prior to Building Final Inspection

Planning

090 - Planning. 5 Logistics/Warehouse – Signs (cont.) Not Satisfied

6. Signs shall be posted in accordance with Ordinance No. 348, which may be amended from time to time.

7. Per MM AQ-2, signs shall note the telephone numbers of the building facilities manager and the California Air Resources Board to report violations.

090 - Planning. 6 Parking Paving Material Not Satisfied

A minimum of 377 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 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 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 execute a Landscape Certificate of Completion. All landscape inspection deposits and plan check fees shall be paid.

Plan: PPT190008

Parcel: 317240001

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 1 Landscape Inspection and Drought Compliance (cont.) Not Satisfied

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 the development.

090 - Transportation. 4 RCTD - OFF-SITE ACCESS Not Satisfied

The project proponent shall provide for a paved off-site access road to a paved and maintained road.

Said access road shall be constructed with 32 feet of A.C. pavement within a 60 foot dedicated right-of-way, minimum, in accordance with County Standard No. 106, Section A (32'/60') at a grade and alignment as approved by the Transportation Department.

The applicant shall provide the appropriate environmental clearances for said off-site improvements prior to the signature of any street improvement plans.

1. Said off-site access road shall be the easterly extension of Placentia Street to a paved and County maintained Harvill Avenue.

090 - Transportation. 5 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:

1. Patterson Avenue along project boundary is designated as a Secondary Highway and shall be improved with 47 foot part-width AC pavement (32 feet east side and 15 feet west of the centerline), 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 determine by the Director of Transportation within the 94 foot part-width dedicated right-of-way (50 feet east side and 44 feet on the other side of the centerline) dedicated right-of-way in accordance with County Standard No. 94, Ordinance 461.

2. Placentia Street along project boundary is designated as a Secondary Highway and shall be

Plan: PPT190008

Parcel: 317240001

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 5 RCTD - PART-WIDTH IMPROVEMENT (cont.) Not Satisfied

improved with 47- 59 foot part-width AC pavement (32 – 44 feet east side and 15 feet west of the centerline), 6 inch concrete curb and gutter, and concrete sidewalk (project side) as determine by the Director of Transportation within the 94 – 106 foot part-width dedicated right-of-way (50 – 62 foot project side and 44 foot on the other side of the centerline) dedicated right-of-way in accordance with County Standard No. 94, Page (1 of 2) and (2 of 2), Ordinance 461.

a. A 5 foot concrete sidewalks 9 feet from the curb face along Paterson Avenue and Placentia Street shall be improved within the 18 foot 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. The driveway located on Patterson Avenue shall restrict Trucks from left out and right-out movements, ONLY right in movements allow. Proper channelization shall be constructed as directed by the Director of Transportation.

d. The driveway located on Patterson Avenue shall be a right in and right out only for passenger cars.

e. A transition AC pavement tapering lane shall be improved, along the east project boundary of Placentia Street, per 50 m/h design speed limit.

090 - Transportation. 6 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. 7 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. 8 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.

Plan: PPT190008

Parcel: 317240001

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 8 RCTD - UTILITY INSTALL (cont.) Not Satisfied

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-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.

090 - Transportation. 10 TS/INSTALLATION Not Satisfied

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

None

Waste Resources

090 - Waste Resources. 1 Organics Recycling Not Satisfied

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

090 - Waste Resources. 2 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. 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.



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: March 26, 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
P.D. Environmental Programs Division
P.D. Geology Section
Riv. Co. Trans. Dept. – Landscape Section
P.D. Archaeology Section

Riverside Transit Agency
Riv. Co. Sheriff's Dept.
Riv. Co. Waste Resources Management Dept.
Riv. Co. Airport Land Use Commission
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
California Department of Fish and Wildlife
United States Fish and Wildlife Service

PLOT PLAN NO. 190008 (PPT190008) – Applicant: Barker Logistics LLC – Engineer/Representative: SDH Associates – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan: Community Development: Business Park (CD:BP) – Location: northerly of Placentia Street, easterly of Patterson Avenue, westerly of Harvill Avenue, southerly of Walnut Street – 30.19 Acres – Zoning: Manufacturing – Service Commercial (M-SC), Industrial Park (I-P) – **REQUEST:** The Plot Plan is a proposal for the construction and operation of a 694,540 square foot warehouse/distribution/manufacturing development on 30.19-acres – APNs: 317-240-001 – Related Cases: PAR180050 – **BBID: 800-688-931**

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 April 4, 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 / 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

May 16, 2019

Mr. Russell Brady, Project Planner
County of Riverside Planning Department
4080 Lemon Street, 12th 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.aluc.org

RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW

File No.: ZAP1360MA19
Related File Nos.: PPT190008 (Plot Plan)
Compatibility Zone: Zone C2
APN: 317-240-001

Dear Mr. Brady:

On May 9, 2019, the Riverside County Airport Land Use Commission (ALUC) found County of Riverside Case No. PPT190008 (Plot Plan), a proposal to construct a 694,540 square foot industrial manufacturing building with second floor mezzanine on 30.19 acres, located on the northeast corner of Placentia Avenue and Patterson Avenue 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 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 684,540 square feet of manufacturing area, 5,000 square feet of first floor office area, and 5,000 square feet of second floor mezzanine office area. Any increase in building area or change in use other than for office, manufacturing, and/or warehousing 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.

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

**cc: Raymond Polverini, Barker Logistics LLC, c/o Orbis Real Estate Partners (applicant)
Robert W. "Bob" Barker, c/o Robert Valandra (property owner)
Gary Gosliga, March Inland Port Airport Authority
Daniel "Rock" Rockholt, March Air Reserve Base
ALUC Case File**

Y:\AIRPORT CASE FILES\March\ZAP1360MA19\ZAP1360MA19.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)

LEGEND

Compatibility Zones

- Airport Influence Area Boundary
- Zone A
- Zone B1
- Zone B2
- Zone C1
- Zone C2
- Zone D
- Zone E
- Zone M
- High Terrain Zone
- FAR Part 77 Military Outer Horizontal Surface Limits
- FAR Part 77 Notification Area

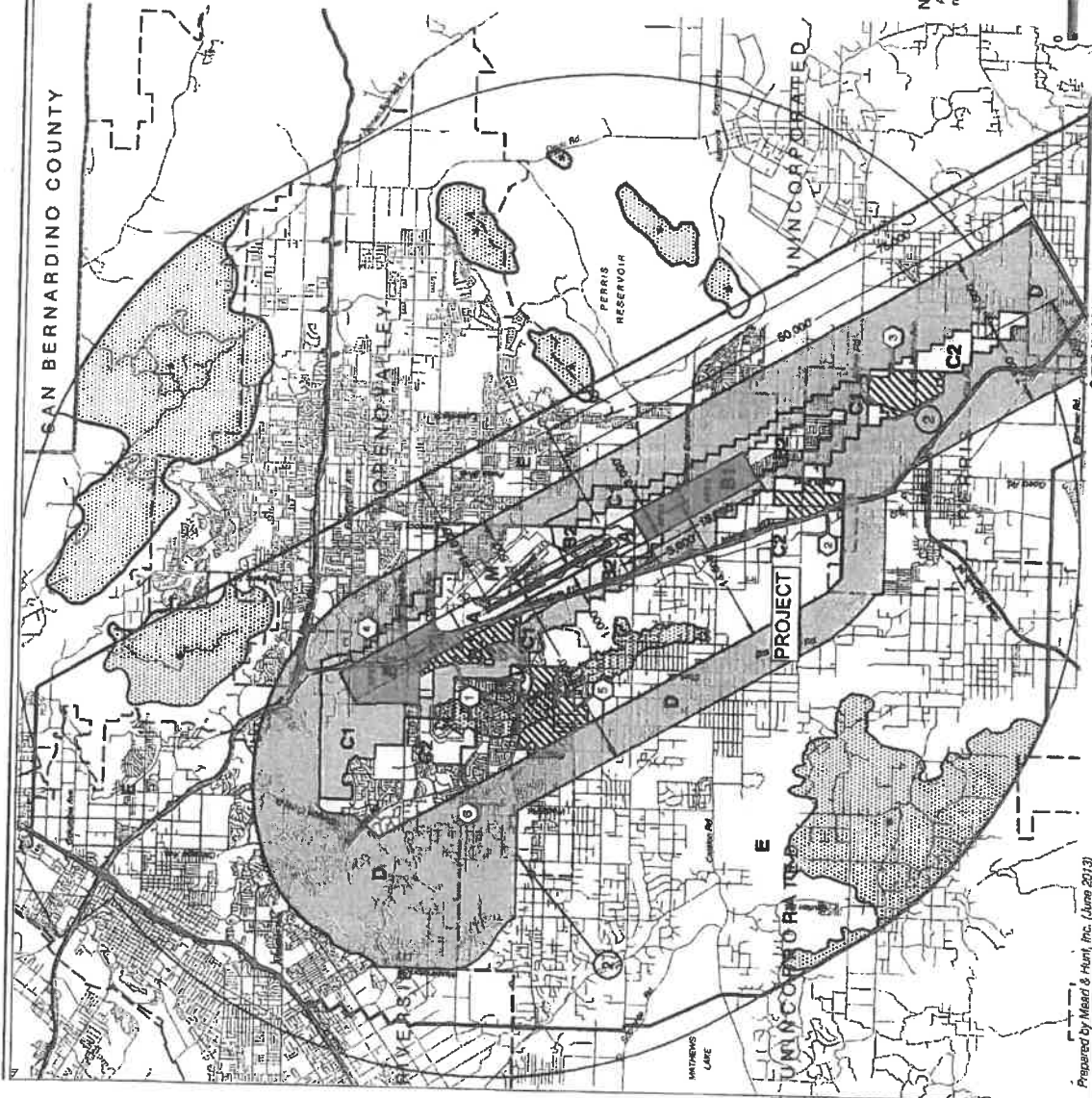
- ① Point at which aircraft on Runway 02 ILS approach descend below 3,000 feet above runway end. Airport Elevation is 1,535 feet MSL.
- ② Point at which departing aircraft typically reach 3,000 feet above runway end.

Boundary Lines

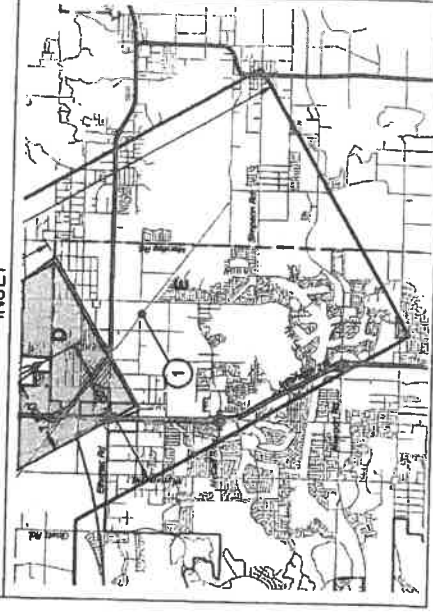
- March Air Reserve Base / Air Force Property
- March Joint Powers Authority Property Line
- County Boundary
- City Limits

Site-Specific Exceptions (existing local agency commitments to development projects)

- ① March JPA, March Business Center/Meridian
- ② Perris; Harvest Landing
- ③ Perris; Park West
- ④ Moreno Valley; Affordable Housing
- ⑤ March JPA; Ben Clark Training Center
- ⑥ Riverside; Ridge Crest Subdivision



INSET



Riverside County
 Airport Land Use Commission
 March Air Reserve Base / Inland Port Airport
 Land Use Compatibility Plan
 (Adopted November 13, 2014)

Note:
 all dimensions are measured from
 runway ends and centerlines.



Base map source: County of Riverside 2013

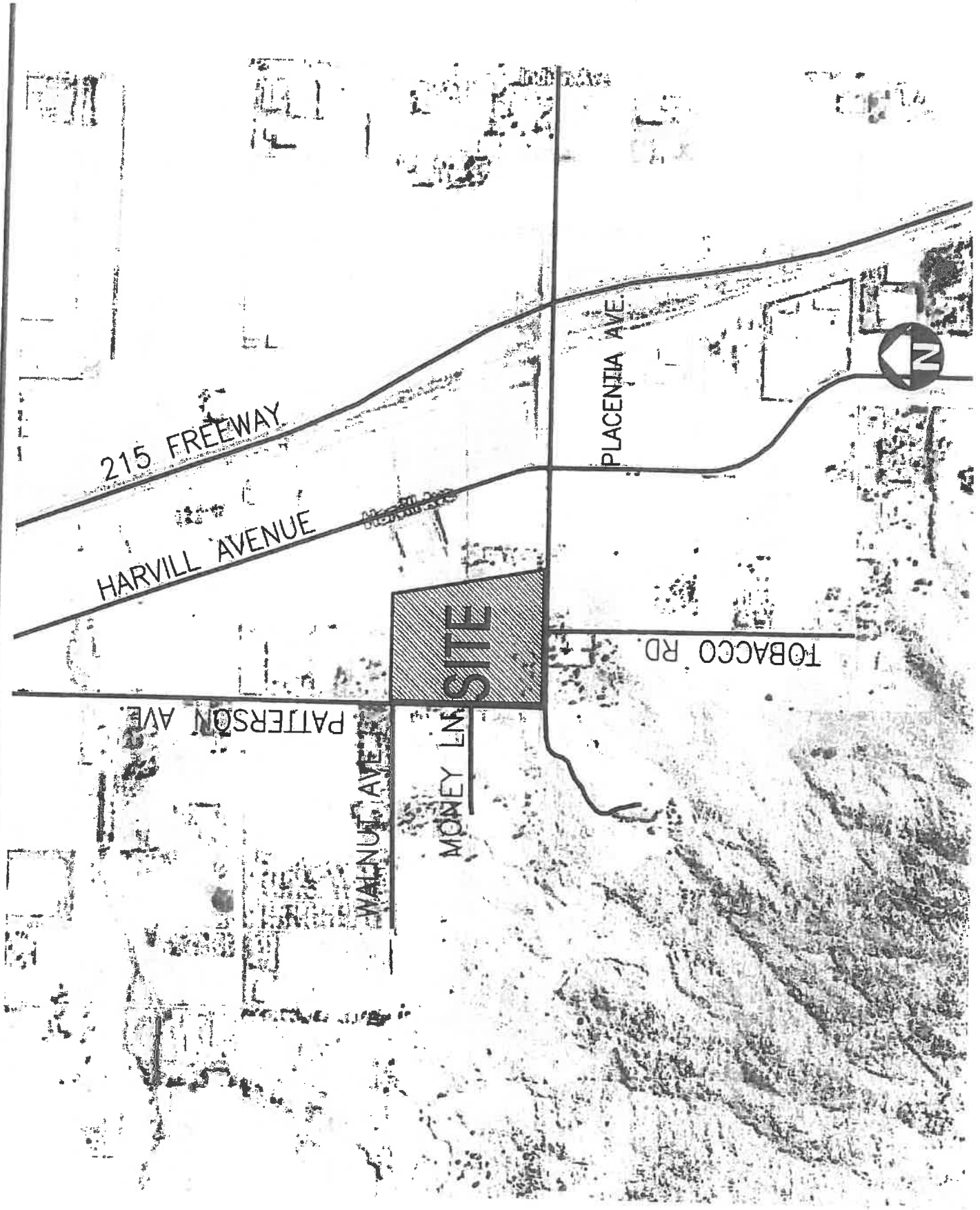
SEE INSET AT RIGHT

Prepared by Mead & Hunt, Inc. (June 2013)

Map MA-1

Compatibility Map
 March Air Reserve Base / Inland Port Airport

VICINITY MAP



215 FREEWAY

HARVILL AVENUE

PATTERSON AVE

WALNUT AVE

MONEY LN

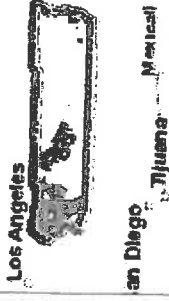
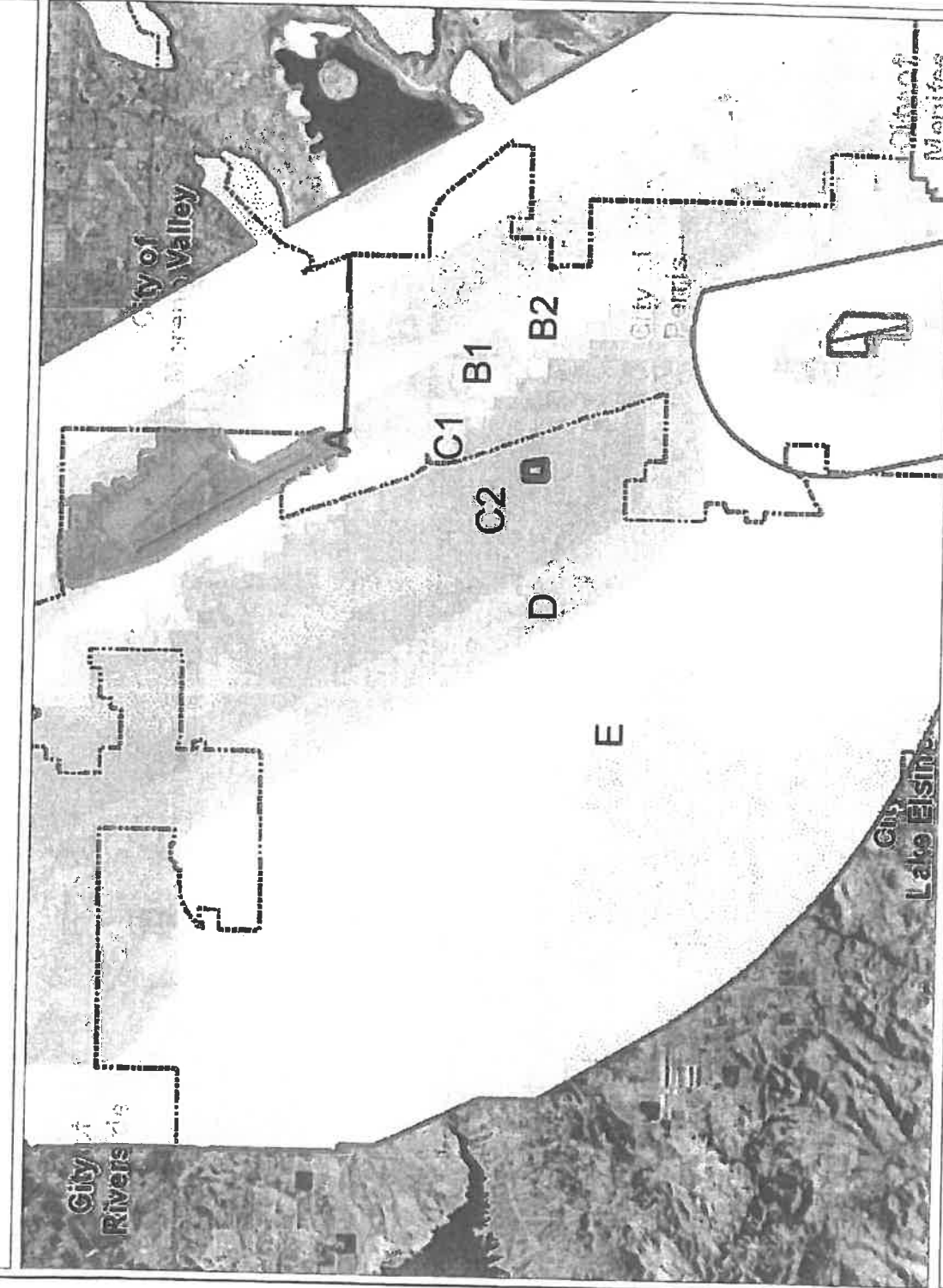
MONEY LN. SITE

TOBACCO RD.

PLACENCIA AVE.



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-EXC6

Notes

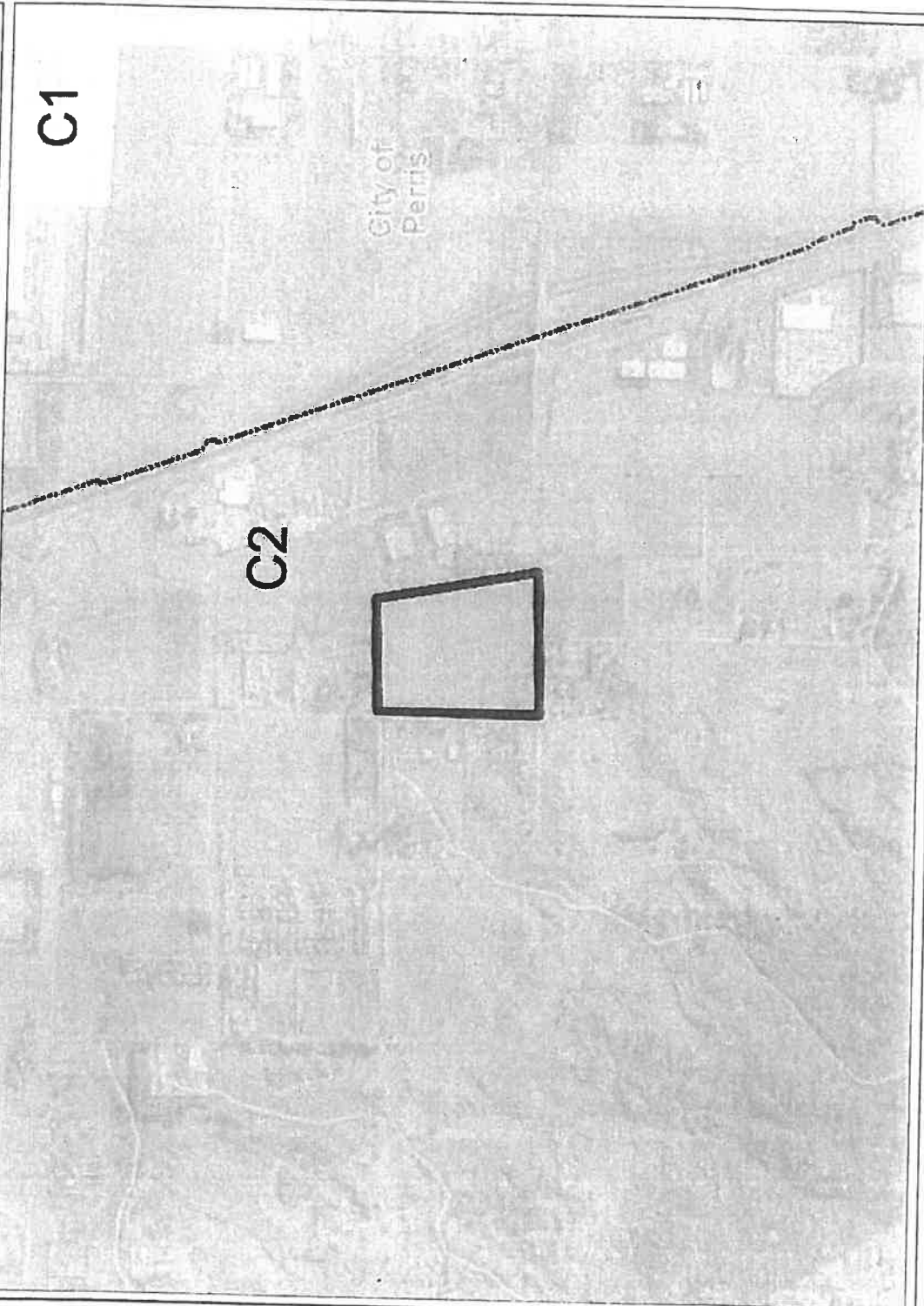
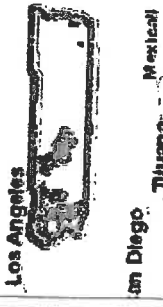
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Map My County Map



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-EXC6

Notes

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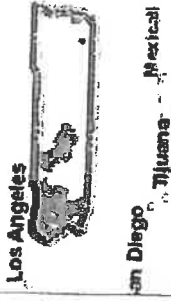
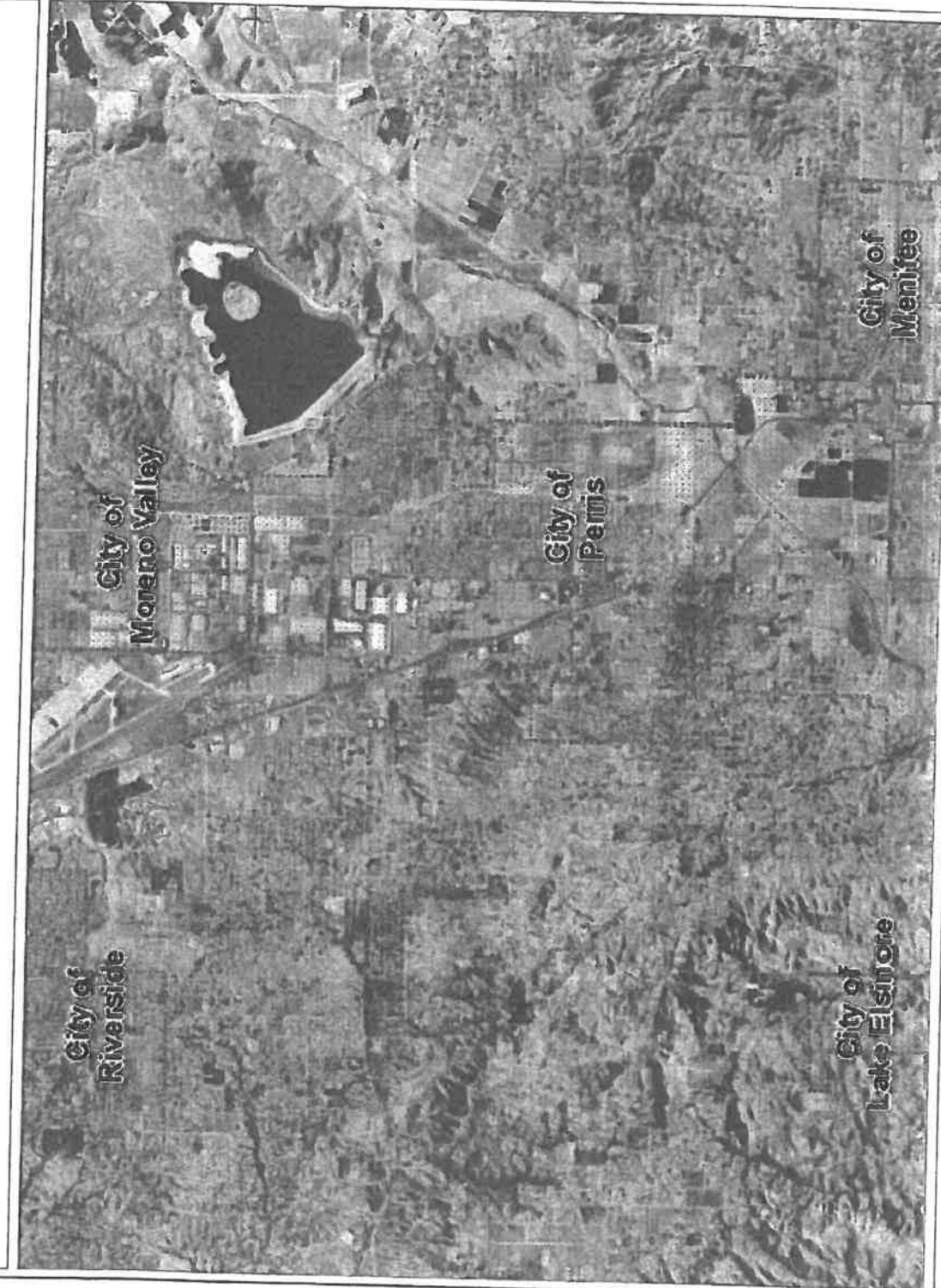

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Map My County Map



Legend
 City Areas
 World Street Map

Notes

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Map My County Map



Los Angeles



San Diego

Tijuana

Mexicali

Legend

Blue Line Streams

City Areas

World Street Map



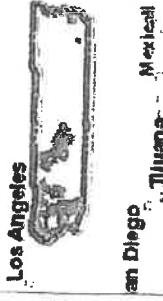
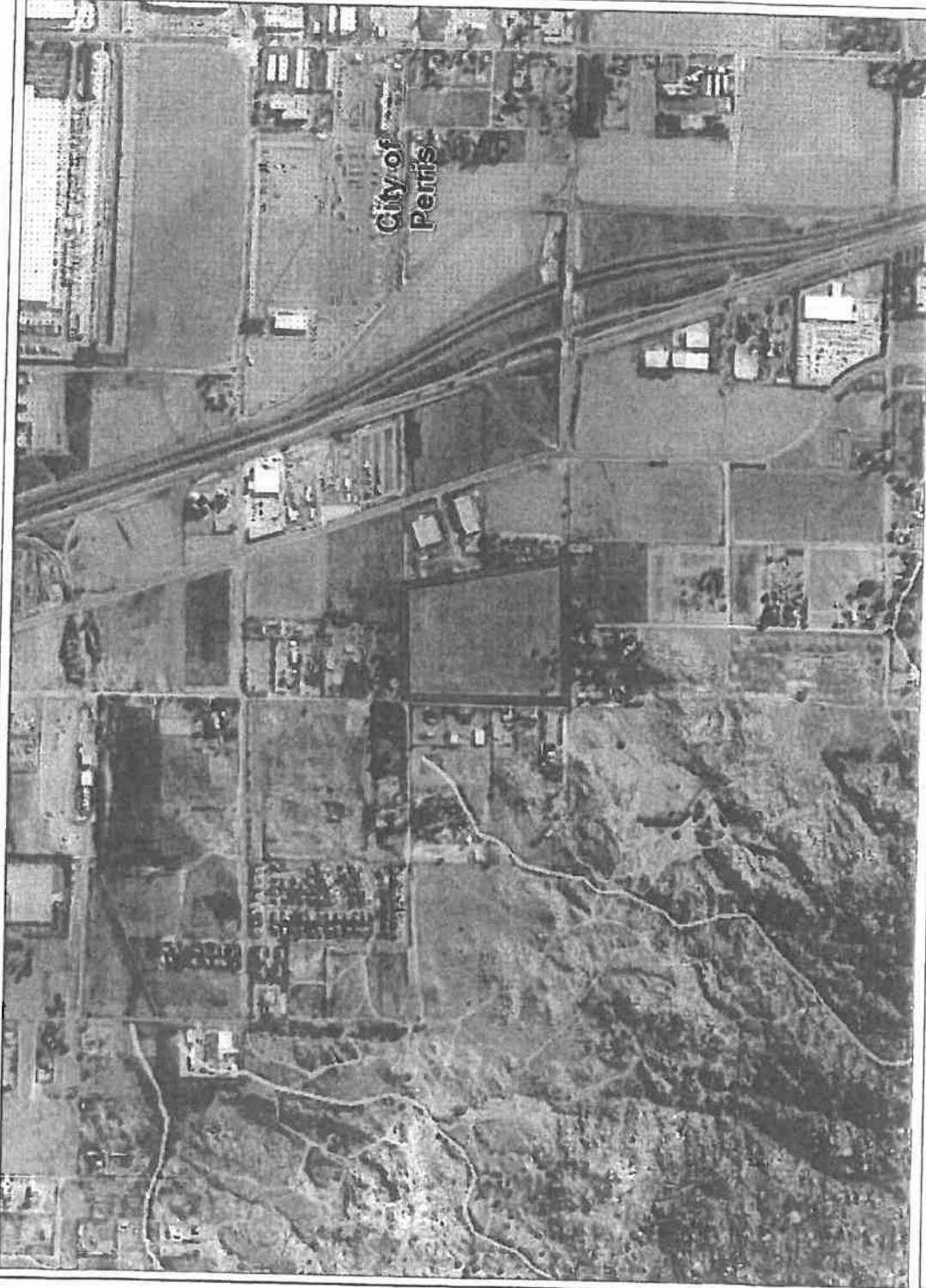
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Notes

Map My County Map



- Legend**
- Blue Line Streams
 - City Areas
 - World Street Map



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Notes



1831 Barkers Avenue, Ste. 210
 Irvine, CA
 Tel: 949-451-1770
 Fax: 949-451-0851
 info@hpa.com

Owner:



2700 Newport Center Dr., Suite 300
 Newport Beach, CA 92660
 Tel: 949-333-7000

Project:
**BARKER
 LOGISTICS**

Shawade Resources
 & Patterson AIA
 City of Riverside, CA

Consultants:
 SHH ASSOCIATES
 PIA

SHA, Inc

Title: enlarged floor

Project Number: 1831
 Drawing: 02
 Date: 02/03
 Revision:

Sheet:
DAB-A2.2

- GENERAL NOTES - FLOOR PLAN**
1. THE SHOWN WORK IS SUBJECT TO ALL CITY, COUNTY AND STATE REQUIREMENTS AND ORDINANCES.
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 18. THE SHOWN WORK IS SUBJECT TO ALL CITY, COUNTY AND STATE REQUIREMENTS AND ORDINANCES.
 19. THE SHOWN WORK IS SUBJECT TO ALL CITY, COUNTY AND STATE REQUIREMENTS AND ORDINANCES.
 20. THE SHOWN WORK IS SUBJECT TO ALL CITY, COUNTY AND STATE REQUIREMENTS AND ORDINANCES.

KEYNOTES - FLOOR PLAN

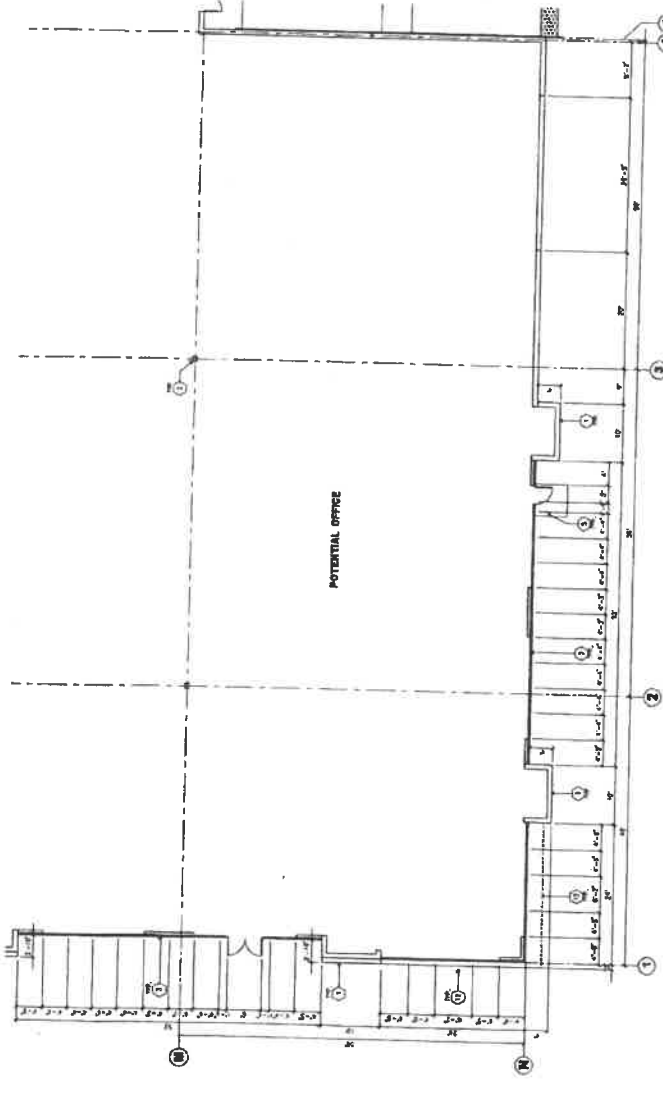
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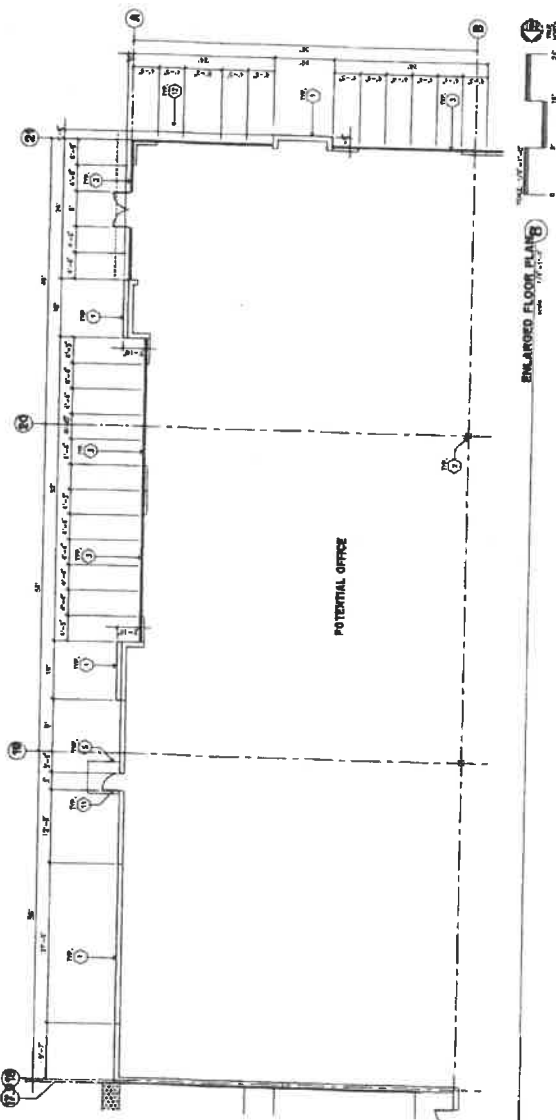
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20. FLOOR SLAB AND POUR STRIPS REQ.



ENLARGED FLOOR PLAN



ENLARGED FLOOR PLAN



1831 Madison Avenue, Suite 4700
 New York, NY 10035
 Tel: 212-368-1000
 Fax: 212-368-1001
 www.hpainc.com

Client:



CERISS
 REAL ESTATE
 PARTNER

Project:

**BARKER
 LOGISTICS**

200 Newport Center Dr. Suite 200
 Newport Beach, CA 92660
 Tel: 949-329-7044

Consultants:

SPH & ASSOCIATES
 1951
 SPAN, NC

Title:

Project Number: 1405
 Drawn by: JRM
 Date: 02/07/08
 Sheet No.:

Sheet: **DAB-A3.1**

GENERAL NOTES - ELEVATIONS

1. ALL WORK SHALL BE IN ACCORD WITH THE LATEST EDITIONS OF THE FOLLOWING:
2. THE ARCHITECT'S INTENT SHALL BE TO PROVIDE A HIGH QUALITY FINISH.
3. ALL MATERIALS SHALL BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.
4. ALL WORK SHALL BE DONE IN ACCORD WITH THE LATEST EDITIONS OF THE FOLLOWING:
5. ALL WORK SHALL BE DONE IN ACCORD WITH THE LATEST EDITIONS OF THE FOLLOWING:
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KEYNOTES - ELEVATIONS

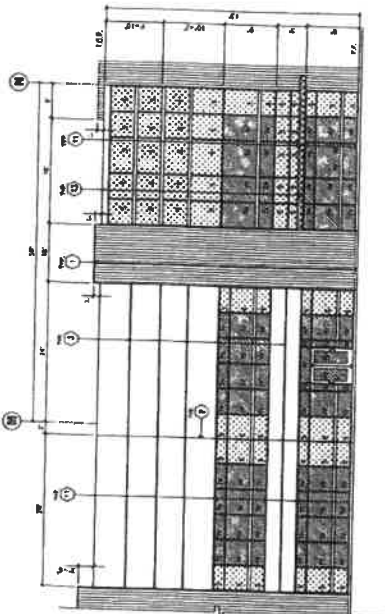
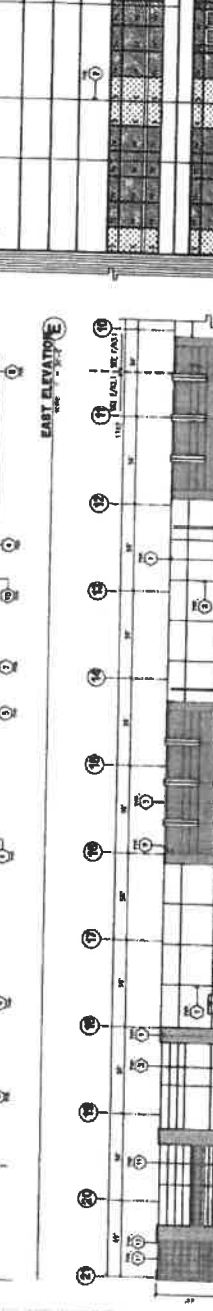
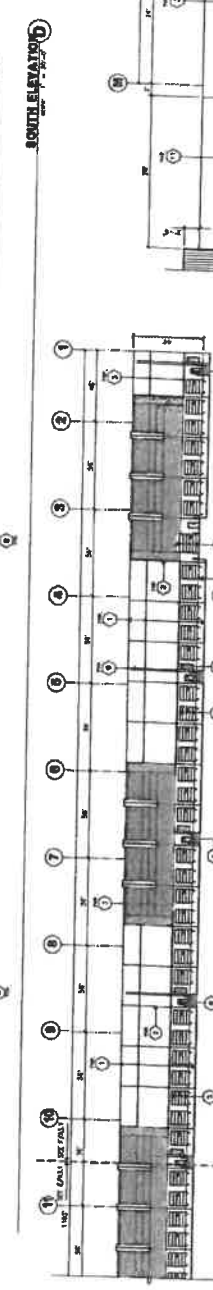
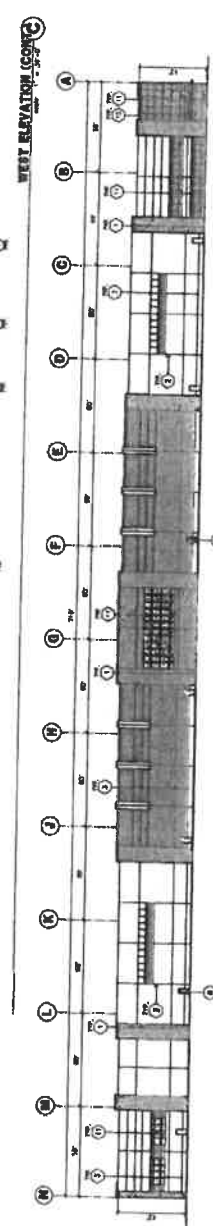
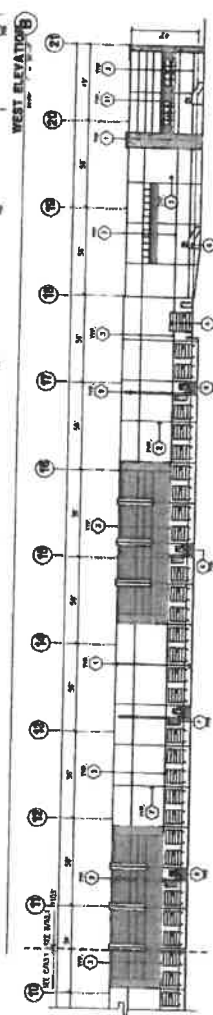
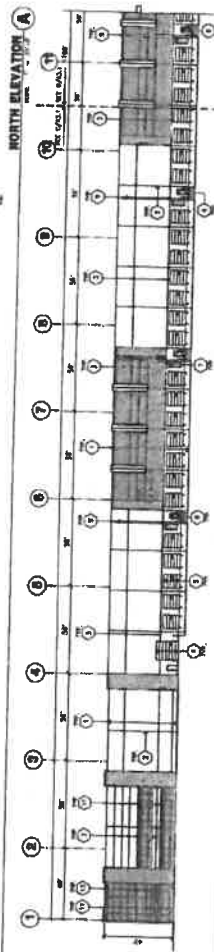
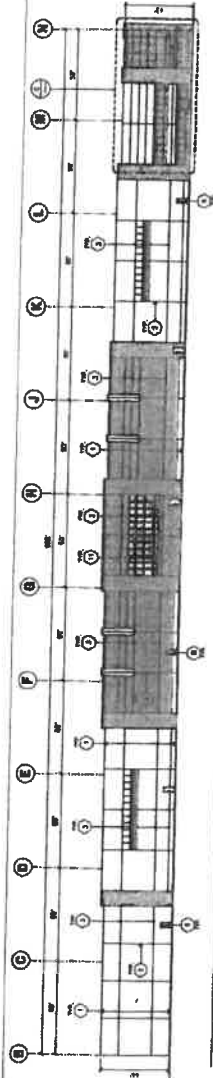
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COLOR SCHED. - ELEVATIONS

- 1. ALL WORK SHALL BE DONE IN ACCORD WITH THE LATEST EDITIONS OF THE FOLLOWING:
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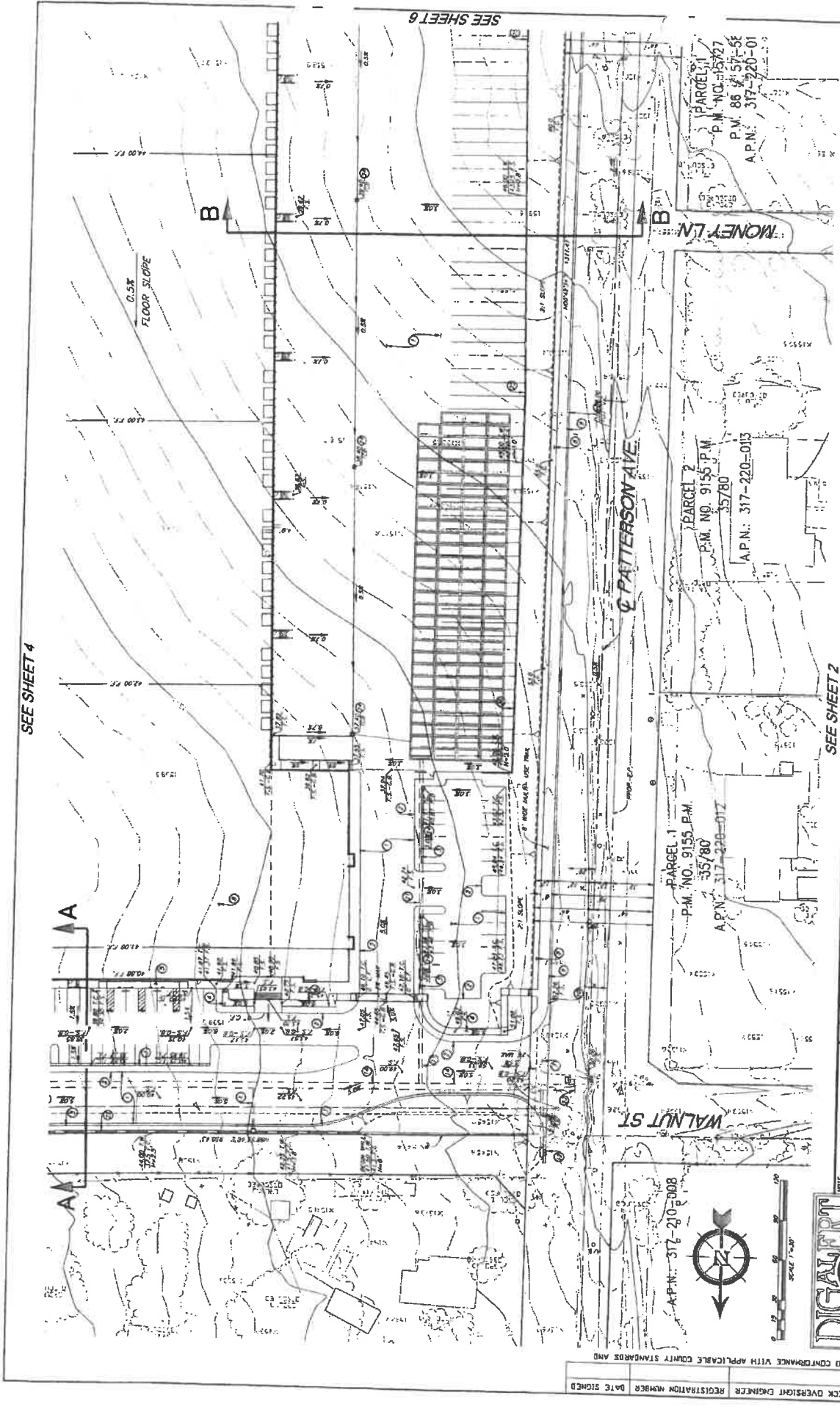
GLAZING LEGEND

- 1. ALL WORK SHALL BE DONE IN ACCORD WITH THE LATEST EDITIONS OF THE FOLLOWING:
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- 3. ALL WORK SHALL BE DONE IN ACCORD WITH THE LATEST EDITIONS OF THE FOLLOWING:
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- 10. ALL WORK SHALL BE DONE IN ACCORD WITH THE LATEST EDITIONS OF THE FOLLOWING:



ENLARGED NORTH ELEVATION

EAST ELEVATION (CONT.)



SEE SHEET 4

SEE SHEET 6

PARCEL 1
P.M. NO. 15797
A.P.N. 317-220-01

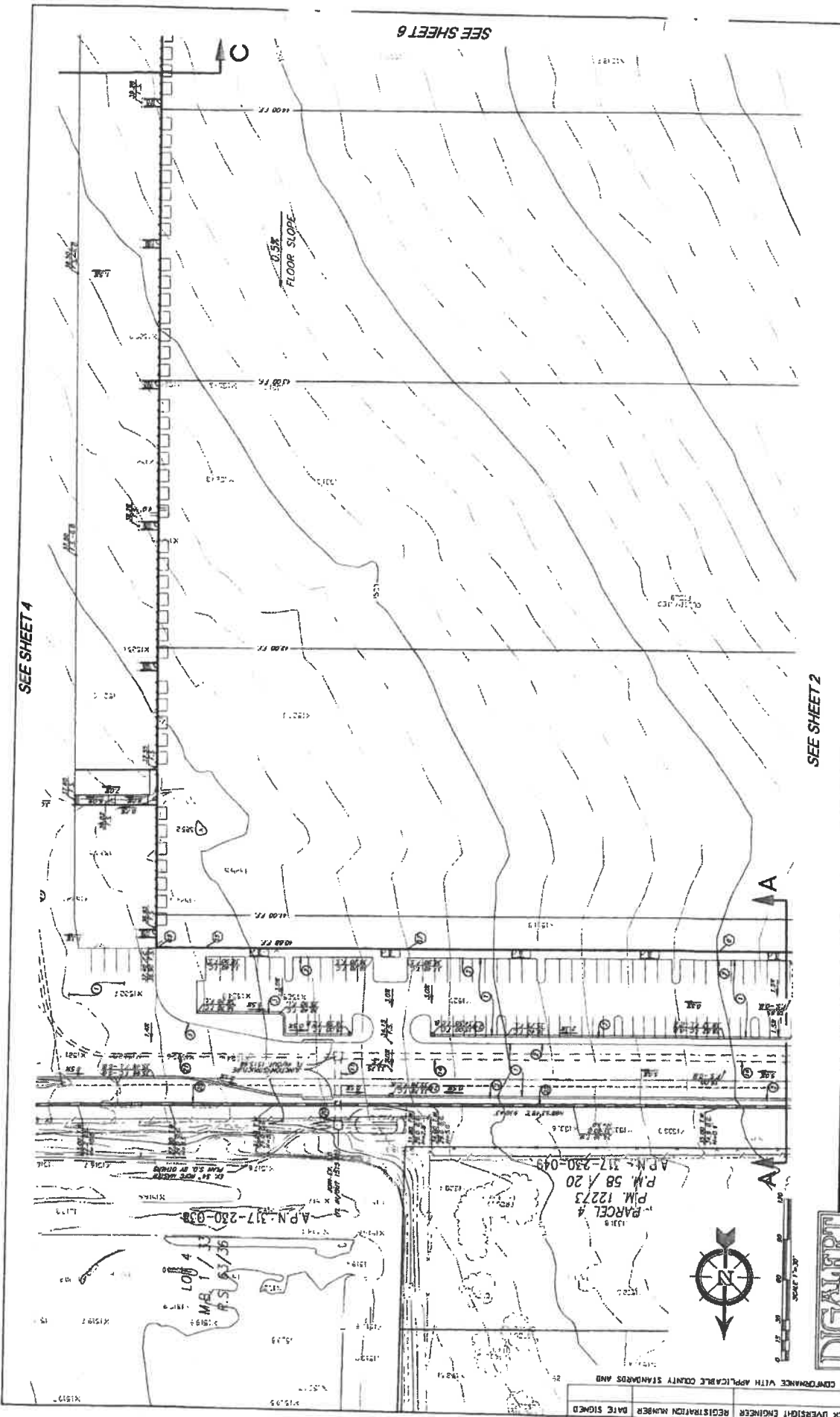
PARCEL 2
P.M. NO. 9155 P.M.
35780
A.P.N. 317-220-013

PARCEL 1
P.M. NO. 9155 P.M.
35780
A.P.N. 317-220-017

PARCEL 1
P.M. NO. 9155 P.M.
35780
A.P.N. 317-210-008



RECORD PLAN CHECK OVERSIGHT ENGINEER	REGISTRATION NUMBER	DATE SIGNED
APPROVED AS TO COMPLIANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES		
<p>NOTE: CONTRACTORS VERIFY THESE PLANS SHALL NOT VIOLATE ANY LOCAL, STATE OR FEDERAL REGULATIONS. CONTRACTORS SHALL VERIFY ALL UTILITIES AND GRADING FRONT AND REAR YARD USES.</p> <p>NO PART OF THIS PLAN 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 THE ENGINEER.</p>		
SCALE-ENGINEER	ENGINEERING COMPANY	DATE
		P.E. NO. 52763 DATE 12-28-19
S. NICHOLSON Structural Engineer License No. 441 State of California 1234 5th Street, Suite 100 San Francisco, CA 94103 TEL: (415) 555-1234 FAX: (415) 555-5678	DANIEL VAN ANTEN P.E. NO. 52763 DATE 12-28-19	SHEET NO. 2 OF 8 SHEETS
BARKER INDUSTRIAL PRELIMINARY GRADING PLAN		



SEE SHEET 4

SEE SHEET 2

SEE SHEET 6

RECORD	PLAN CHECK	OVERSIGHT ENGINEER	REGISTRATION NUMBER	DATE SIGNED

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES:



DATE: 08/12/11
 TIME: 12:27 PM
 FULLY ONLINE
 UNDERGROUND SERVICE ALERT
 BEFORE YOU DIG
 CALL 811
 TO FIND THE LOCATION OF ALL
 UTILITIES BEFORE YOU DIG
 IT'S THE WAY TO SAFETY



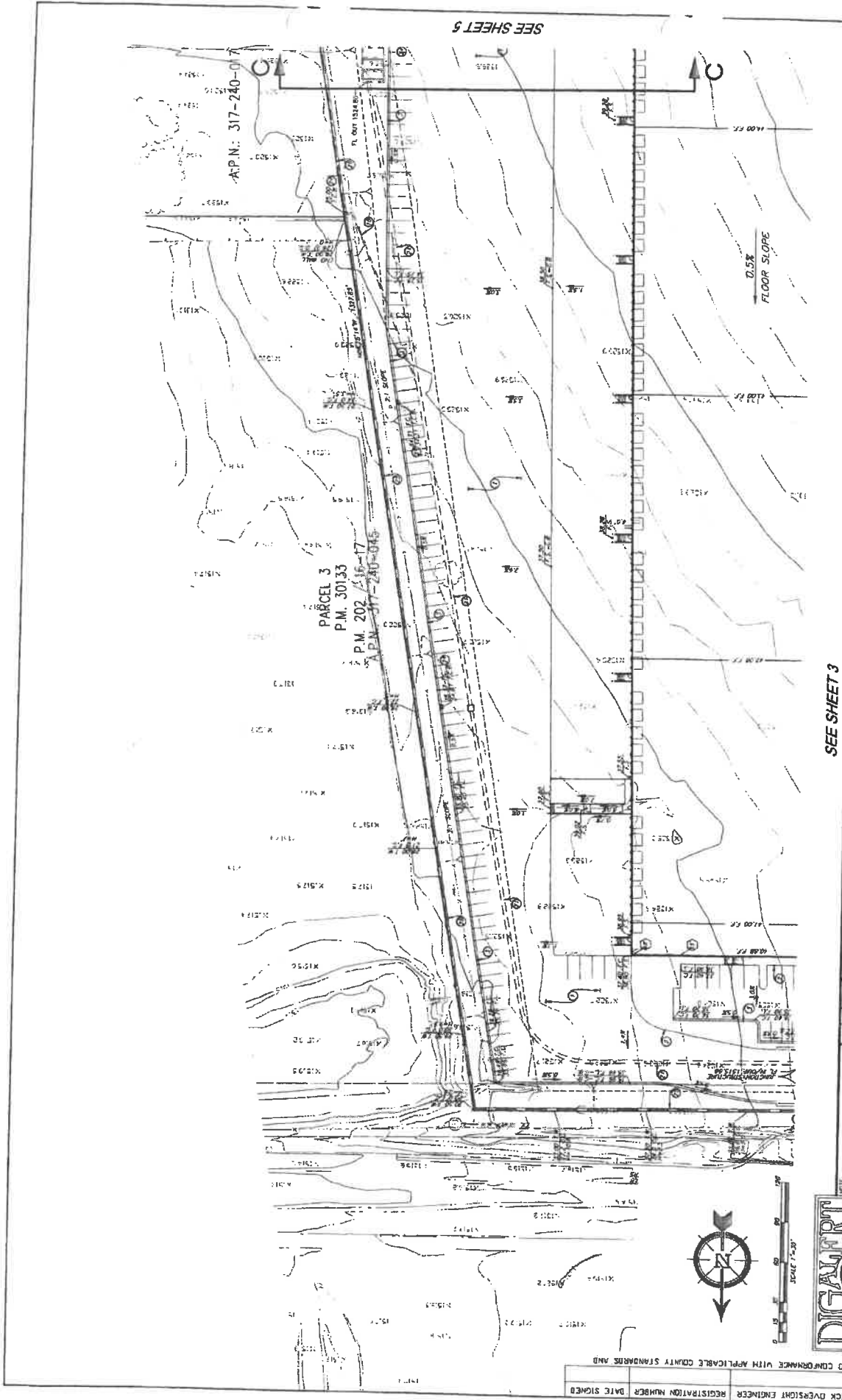
NO.	REV.	DATE	DESCRIPTION



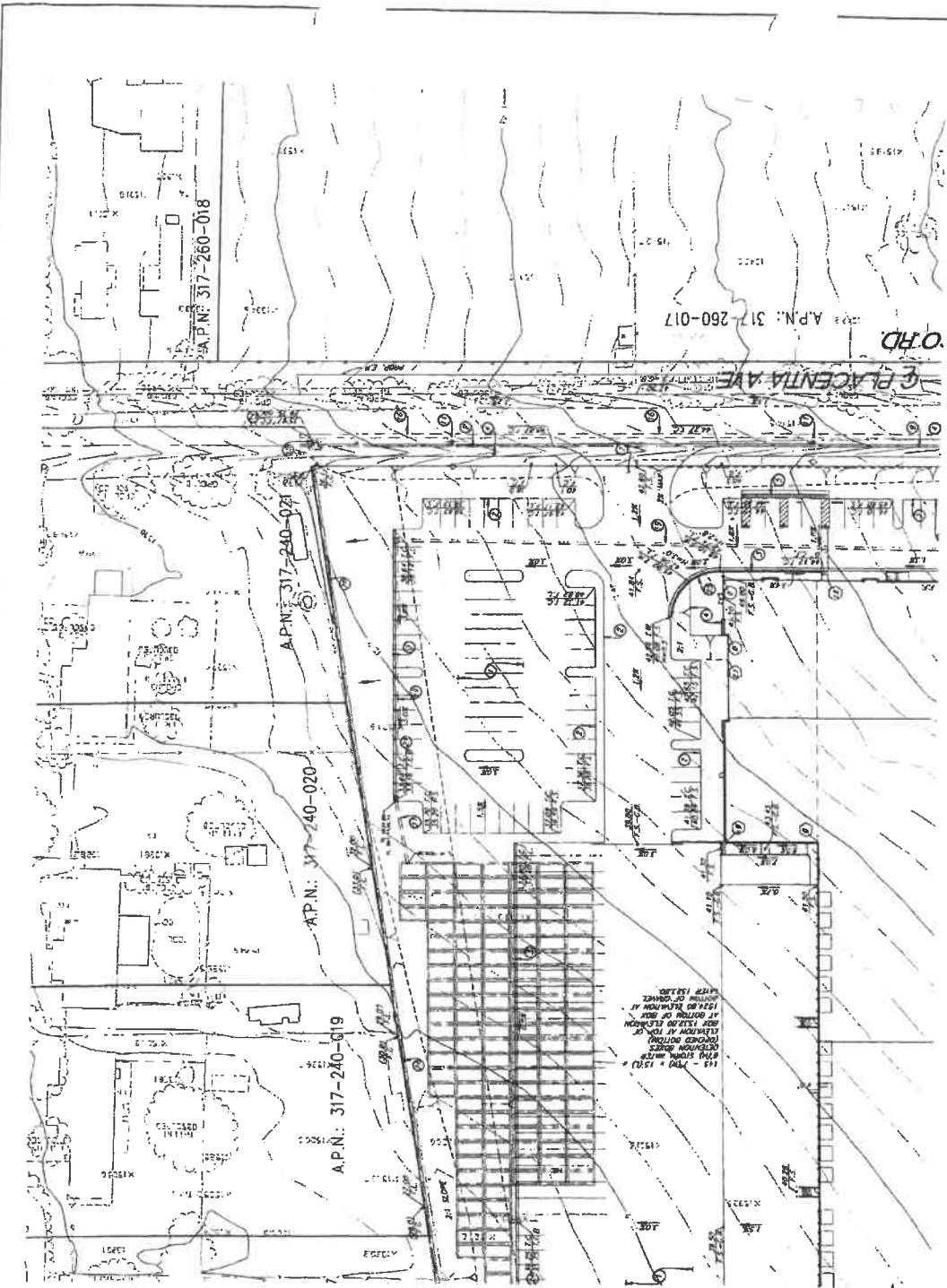
SEAL - ENGINEER
 SUI ENGINEERING COMPANY
 STEVEN R. ZANTKE
 LICENSE NO. 12273
 STATE OF CALIFORNIA

BENCHMARK:
 THESE BENCHMARKS ARE TO BE USED TO CONTROL THE CONSTRUCTION OF THE PROJECT. THE BENCHMARKS SHALL BE MAINTAINED AND PROTECTED AT ALL TIMES. THE ENGINEER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THESE BENCHMARKS. THE USER OF THESE BENCHMARKS SHALL BE RESPONSIBLE FOR VERIFYING THEIR ACCURACY.

PROJECT NO. 12273
 SHEET NO. 3
 BARKER INDUSTRIAL
 PRELIMINARY GRADING PLAN
 DATE: 8-10-11
 2 OF 3 SHEETS



RECORD PLAN CHECK OVERSIGHT ENGINEER REGISTRATION NUMBER DATE SIGNED	APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES		<p>SEE SHEET 3</p> <p>SEE SHEET 5</p>	<p>ENGINEER</p> <p>ROBERT J. ZAMLEN</p> <p>DATE 3-30-19</p> <p>SCALE: 1"=30'</p>	<p>ENGINEERING COMPANY</p> <p>SDA ASSOCIATES, INC.</p> <p>1000 W. 14TH ST. SUITE 1000, DENVER, CO 80202</p> <p>TEL: 303-733-8000 FAX: 303-733-8001</p> <p>WWW.SDAASSOCIATES.COM</p>	<p>BENCHMARK</p> <p>THIS PLAN IS A PRELIMINARY GRADING PLAN. IT IS NOT TO BE USED FOR CONSTRUCTION. THE GRADING PLAN IS SUBJECT TO CHANGE WITHOUT NOTICE. THE ENGINEER ASSUMES NO LIABILITY FOR ANY DAMAGE TO PERSONS OR PROPERTY CAUSED BY THE USE OF THIS PLAN.</p>	<p>SHEET NO.</p> <p>4</p> <p>OF 8 SHEETS</p>
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SEE SHEET 4

RECORD PLAN CHECK DIVERSIGHT ENGINEER REGISTRATION NUMBER DATE SIGNED
 APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES

DIGALERT
 CALL BEFORE YOU DIG
 A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

NOTES: OBTAIN ALL UTILITY RECORDS. PLANS SHALL NOT CONFLICT WITH ANY EXISTING RECORDS. GRADING PERMIT MUST BE OBTAINED PRIOR TO CONSTRUCTION. THE ENGINEER'S RESPONSIBILITY IS LIMITED TO THE DESIGN OF THE GRADING AND THE PROVISION OF THE NECESSARY DATA FOR THE OBTAINING OF THE NECESSARY PERMITS. THE USER OF THESE PLANS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE PROTECTION OF ALL UTILITIES.

NO.	BY	DATE	REVISION



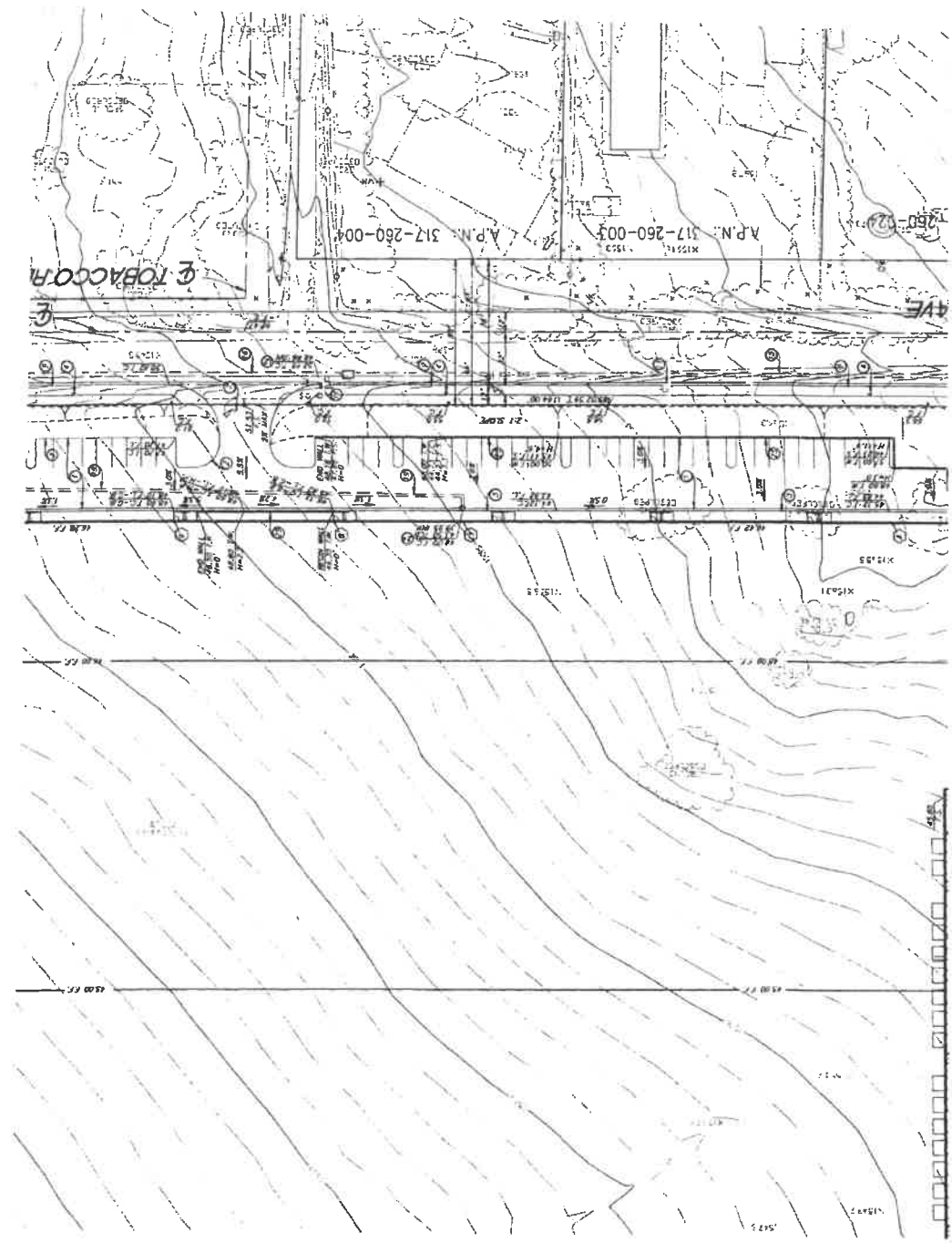
SEE SHEET 6

SDH
 ENGINEERING COMPANY
 15001 VAN BUREN AVE
 VAN BUREN, CA 92684
 TEL: (714) 260-1100 FAX: (714) 260-1101

DATE: 02-20-13
 PREPARED BY: ROBERT VAN ZANTE

PROJECT NO. 5
 BARKER INDUSTRIAL
 PRELIMINARY GRADING PLAN
 SHEET NO. 3 OF 3 SHEETS

SEE SHEET 5



SEE SHEET 7

RECORD PLAN CHECK OVERSIGHT ENGINEER REGISTRATION NUMBER DATE SIGNED

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES

DIGALERT
 A PUBLIC SERVICE ALERT
 TELL FEET
 CALL 360-585-5849
 UNDERGROUND SERVICE ALERT



NOTE: CONTRACTORS VERIFY ALL PLANS SHALL MEET ALL LOCAL AND STATE REQUIREMENTS FOR A QUALITY CONTROL PROGRAM AND A QUALITY ASSURANCE PROGRAM (QAP) SHALL BE SUBMITTED TO THE DISTRICT ENGINEER FOR REVIEW AND APPROVAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DATA AND INFORMATION PROVIDED TO THE DISTRICT ENGINEER. THE DISTRICT ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLANS AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE DATA OR INFORMATION PROVIDED TO THE DISTRICT ENGINEER.

NO.	DATE	BY	REVISION



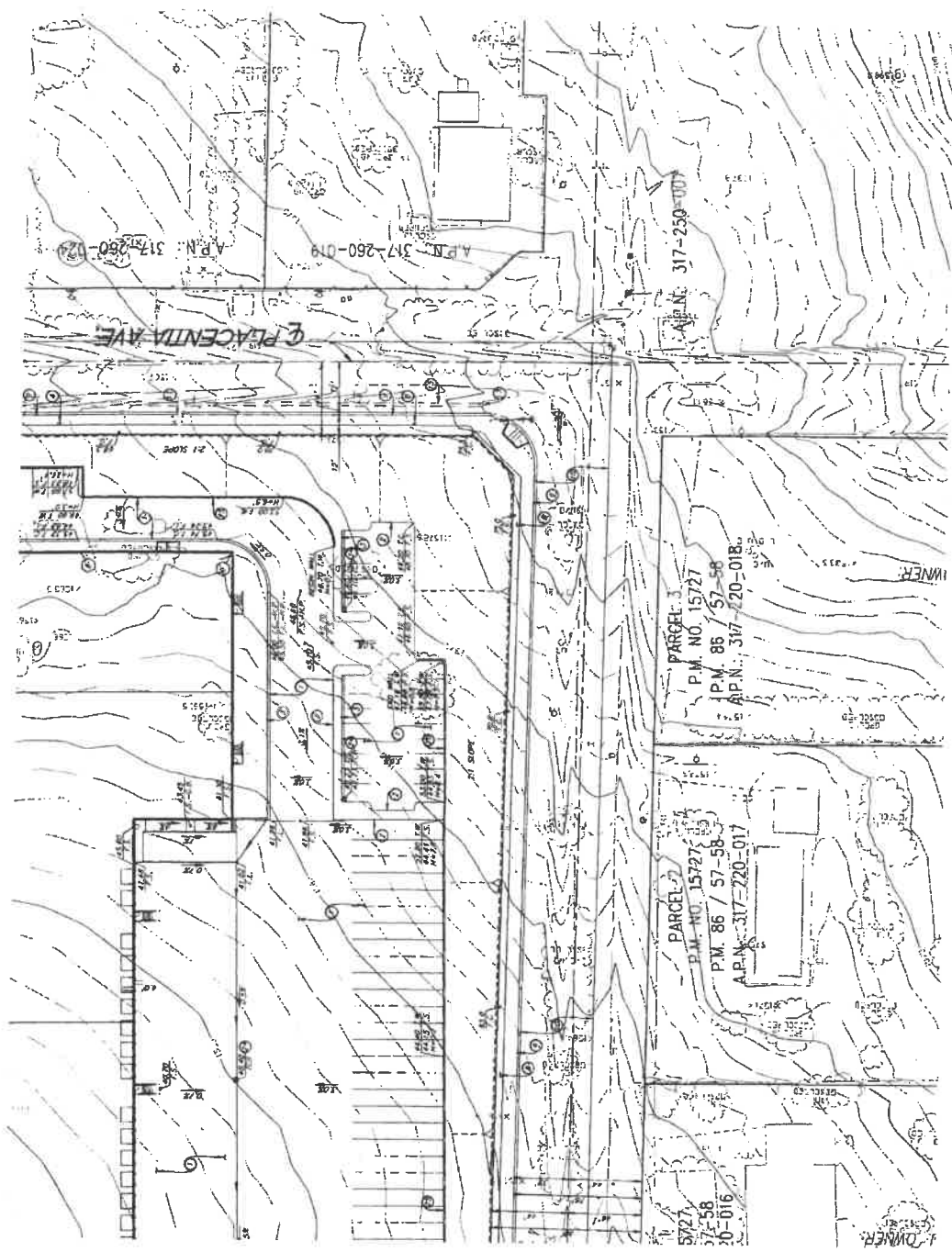
PREPARED BY: J. J. JANTZEN
 DATE: 5-20-13

SDI
 ENGINEERING COMPANY
 12345 6th Street
 Seattle, WA 98101
 TEL: (206) 555-1234 FAX: (206) 555-5678

BENCHMARK: THE INFORMATION CONTAINED HEREIN IS FOR GENERAL INFORMATION ONLY AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE DATA OR INFORMATION PROVIDED TO THE DISTRICT ENGINEER. THE DISTRICT ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLANS AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE DATA OR INFORMATION PROVIDED TO THE DISTRICT ENGINEER.

BARKER INDUSTRIAL
 PRELIMINARY GRADING PLAN
 SHEET NO. 6
 OF 8 SHEETS

SEE SHEET 6



SEE SHEET 2

RECD	PLAN CHECK OVERSIGHT ENGINEER	REGISTRATION NUMBER	DATE SIGNED
APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES.			



SCALE 1"=40'

DIGALERT
 CALL BEFORE YOU DIG
 1-800-487-7500
 A PUBLIC SERVICE BY UNDERGROUND SERVICE, LLC

WORK CONTAINED WITHIN THESE PLANS SHALL NOT CONSTITUTE A GUARANTEE OF ACCURACY OR A GRADING PERMIT HAS BEEN ISSUED. THE USER OF THESE PLANS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL INFORMATION SHOWN HEREON. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL INFORMATION SHOWN HEREON.



ENGINEERING COMPANY



SDH AND ASSOCIATES INC.
 10000 BAYVIEW BLVD
 SUITE 200
 SAN DIEGO, CA 92121
 TEL: (619) 451-3011 FAX: (619) 451-3014

BENCHMARK

DATE: 05/21/13
 SCALE: 1"=40'

FOR: BARKER INDUSTRIAL

PRELIMINARY GRADING PLAN

SHEET NO. 7
 7 OF 11 SHEETS

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES:

REGD PLAN CHECK OVERSIGHT ENGINEER	REGISTRATION NUMBER	DATE STAMPED



NOTE: THIS DRAWING, THESE PLANS, SPECIFICATIONS, PERMITS, AND/OR A CONTRACTOR SHALL BE KEPT ON FILE AT THE PROJECT SITE FOR THE DURATION OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL UTILITIES SHOWN ON THESE PLANS.

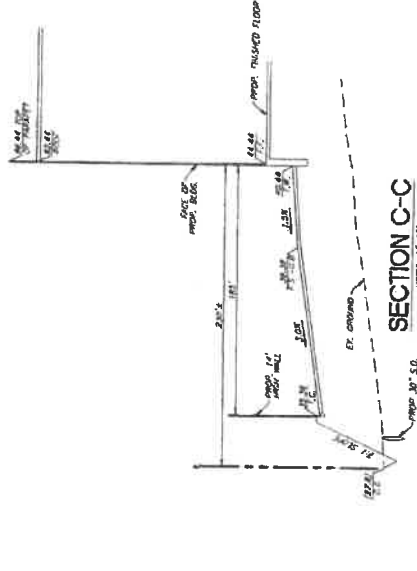
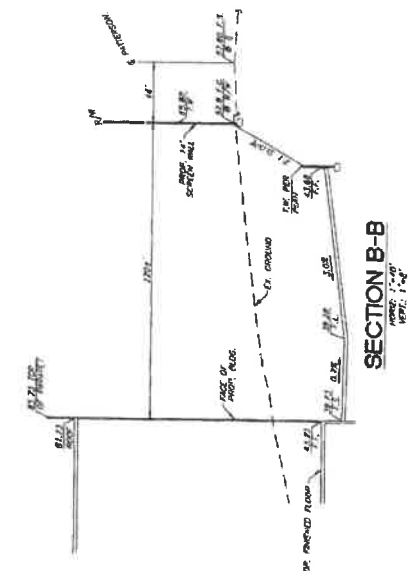
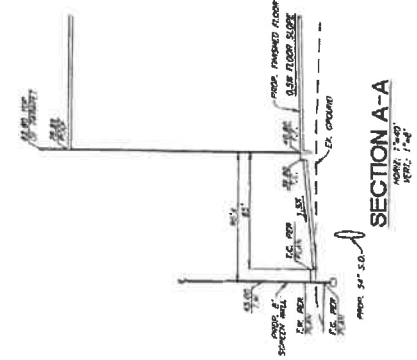
NO.	REVISION	DATE	BY	CHK



SEAL-ENGINEER
 ENGINEERING COMPANY
SUB
 SUBMITTALS
 PREPARED BY: ROBERT J. MARTIN
 DATE: 12-28-19
 SCALE: N

BENCHMARK
 BENCHMARK ASSOCIATES, INC.
 2024 AND ASSOCIATES, INC.
 1001 WEST 10TH AVENUE, SUITE 100
 DENVER, CO 80202
 TEL: (303) 733-8888 FAX: (303) 733-8889
 WWW.BENCHMARKASSOCIATES.COM

PROJECT NO. 19-0000000000
 SHEET NO. 8
 OF 8 SHEETS
 BARKER INDUSTRIAL SECTIONS



DESIGN KEY NOTES:

- 1) NEW STREET TREE PER LEGEND
- 2) PROPOSED FLOWERING ACCENT TREES AT FOCAL AREAS PER LEGEND
- 3) PLANNING LOT SHADE TREE PER LEGEND
- 4) VERTICAL TREE ALONG BUILDING PER LEGEND
- 5) FOUNDATION BUSH ALONG BUILDING PER LEGEND
- 6) DECORATIVE TOLERANT GRASSLAND COVER PER LEGEND
- 7) NEW SIDEWALK PER CIVIL DWG
- 8) TYP. FINISHED FINISH AT BLDG. ENTRANCES

PLANTING LEGEND

TREES	SYMBOL	TREE NAME	QTY.	WUCOLS
1	⊗	ACORN PALM 18 FT. H. CALIF. PALM 18 FT. H.	7	L
2	⊗	NEW STREET TREE ALONG PLACENTIA AVE 18 FT. H. LEUCOSPHEMUM 24" BOX SIZE	20	L
3	⊗	NEW STREET TREE ALONG PATTERSON AVE 18 FT. H. LEUCOSPHEMUM 24" BOX SIZE	21	L
4	⊗	LARGE FLOWERING ACCENT TREE 24" BOX SIZE	14	L
5	⊗	FLOWERING ACCENT TREE 24" BOX SIZE	7	M
6	⊗	PARKING LOT SHADE TREE 24" BOX SIZE	25	L
7	⊗	NEW STREET TREE ALONG BUILDING 18 FT. H. LEUCOSPHEMUM 24" BOX SIZE	21	L
8	⊗	NEW STREET TREE ALONG BUILDING 18 FT. H. LEUCOSPHEMUM 24" BOX SIZE	25	L
9	⊗	NEW STREET TREE ALONG BUILDING 18 FT. H. LEUCOSPHEMUM 24" BOX SIZE	18	L
10	⊗	NEW STREET TREE ALONG BUILDING 18 FT. H. LEUCOSPHEMUM 24" BOX SIZE	54	L
11	⊗	NEW STREET TREE ALONG BUILDING 18 FT. H. LEUCOSPHEMUM 24" BOX SIZE	17	L
12	⊗	NEW STREET TREE ALONG BUILDING 18 FT. H. LEUCOSPHEMUM 24" BOX SIZE	55	L

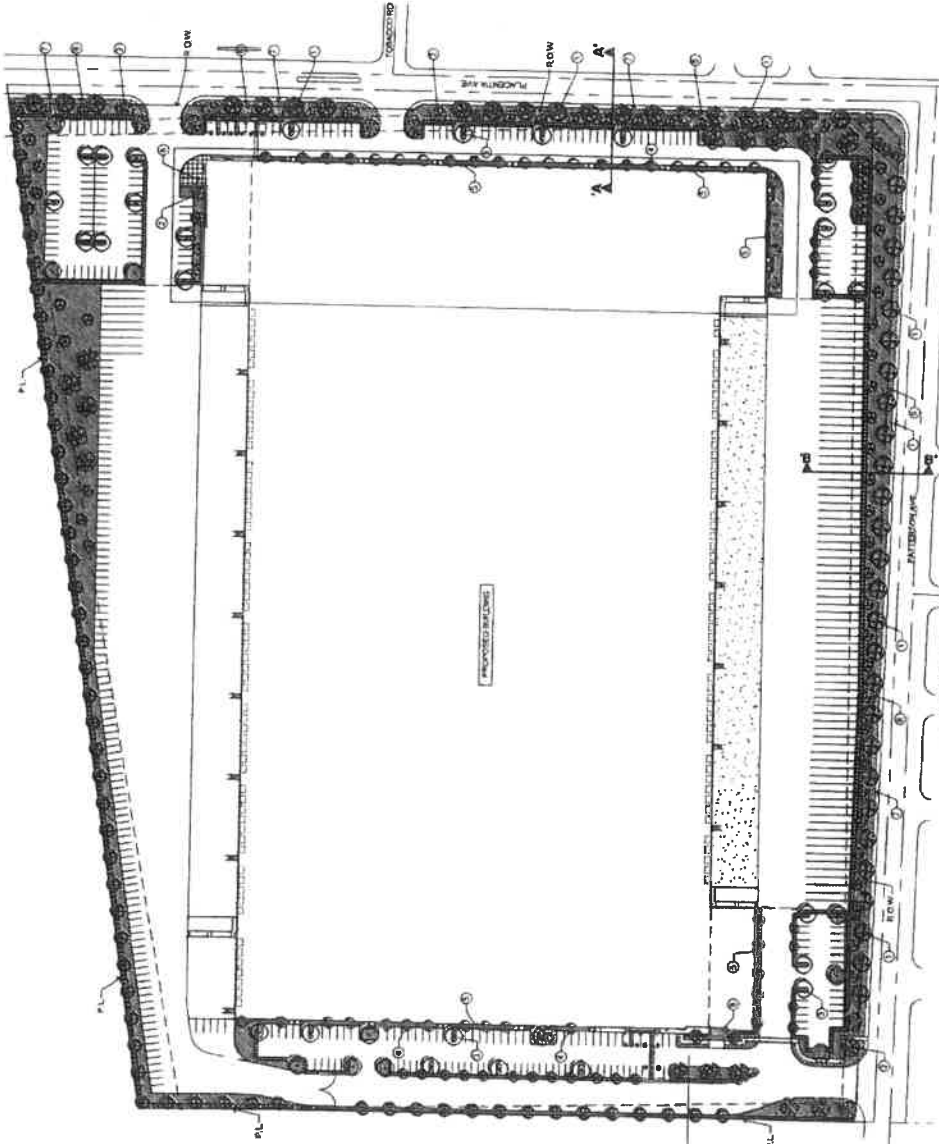
SHRUBS

SYMBOL	SHRUB NAME	WUCOLS
⊗	1 GAL. SIZE LEUCOSPHEMUM 'VIRIDULA', HOPIRED BUSH	L
⊗	1 GAL. SIZE LEUCOSPHEMUM 'PATERSONI', TEXAS BANGER	L
⊗	1 GAL. SIZE WESTERNA FRUITCOSA, COAST ROSEMARY	L
⊗	1 GAL. SIZE WESTERNA FRUITCOSA, COAST ROSEMARY	L
⊗	2 GAL. SIZE WESTERNA FRUITCOSA, COAST ROSEMARY	L
⊗	3 GAL. SIZE WESTERNA FRUITCOSA, COAST ROSEMARY	L
⊗	5 GAL. SIZE WESTERNA FRUITCOSA, COAST ROSEMARY	L
⊗	1 GAL. SIZE LEUCOSPHEMUM 'VIRIDULA', HOPIRED BUSH	L
⊗	1 GAL. SIZE LEUCOSPHEMUM 'PATERSONI', TEXAS BANGER	L

GROUND COVER AND SHRUB MASS

SYMBOL	GROUND COVER/SHRUB MASS NAME	WUCOLS
⊗	1 GAL. SIZE LEUCOSPHEMUM 'VIRIDULA', HOPIRED BUSH	L
⊗	1 GAL. SIZE LEUCOSPHEMUM 'PATERSONI', TEXAS BANGER	L
⊗	1 GAL. SIZE WESTERNA FRUITCOSA, COAST ROSEMARY	L
⊗	1 GAL. SIZE WESTERNA FRUITCOSA, COAST ROSEMARY	L
⊗	2 GAL. SIZE WESTERNA FRUITCOSA, COAST ROSEMARY	L
⊗	3 GAL. SIZE WESTERNA FRUITCOSA, COAST ROSEMARY	L
⊗	5 GAL. SIZE WESTERNA FRUITCOSA, COAST ROSEMARY	L
⊗	1 GAL. SIZE LEUCOSPHEMUM 'VIRIDULA', HOPIRED BUSH	L
⊗	1 GAL. SIZE LEUCOSPHEMUM 'PATERSONI', TEXAS BANGER	L

NOTE: APPLY 4" LAYER OF MULCH AT ALL PLANTING AREAS.



- GENERAL NOTES:**
- 1) ALL GROUND COVER SHALL BE INSTALLED WITH EROSION CONTROL. GROUND COVER SHALL BE INSTALLED WITH "BINDER" MATERIAL SHALL BE APPLIED FOR EROSION CONTROL.
 - 2) ALL UTILITY EQUIPMENT SUCH AS SPOOLS, VALVES, FIRE DETECTOR CHECKS AND FIRE LOCATIONS HAVE BEEN DETERMINED.

CONCEPTUAL LANDSCAPE PLAN NOTE:
THIS IS A CONCEPTUAL LANDSCAPE PLAN. IT IS BASED ON THE LAYOUT INFORMATION WHICH IS NOT FULLY VERIFIED AND MAY BE INCOMPLETE. IT IS NEARLY AS A COMPARATIVE AND A SUBJECT TO REVISION AS MORE RESULTS AND INFORMATION BECOMES AVAILABLE.

DESIGNATION NOTE:
THIS PROJECT IS LOCATED IN VARIOUS PLANTING ZONES. THE PLANTING ZONES ARE:
M = MODERATE WIND
L = LOW WIND NEEDS
V = VERY LOW WIND NEEDS

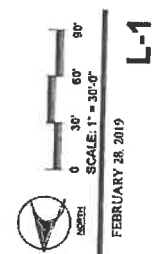
CONCEPTUAL LANDSCAPE PLAN
PLACENTIA AVE. & PATTERSON AVE.
RIVERSIDE, CA

CONCEPTUAL LANDSCAPE PLAN
PLACENTIA AVE. & PATTERSON AVE.
RIVERSIDE, CA

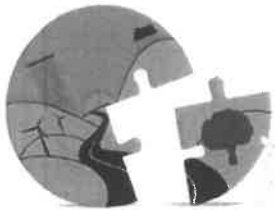
SPLA
SCOTT PATTERSON LANDSCAPE ARCHITECT, INC.
1000 W. MAIN ST., SUITE 100
FALLBROOK, CA 92536
PH: 760-844-8900
WWW.SPLA.COM



1803 BANCROFT AVE., SUITE #100
RIVERSIDE, CA 92503
PH: 951-514-1171
WWW.HIPARC.COM



FEBRUARY 28, 2019
SCALE: 1" = 30'-0"



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: Barker Logistics LLC

Contact Person: Grant Ross or Raymond Polverini E-Mail: gross@orbisrep.com and rpolverini@orbisrep.com

Mailing Address: 280 Newport Center Drive, Suite 280

Street
Newport Beach, CA 92660

City State ZIP

Daytime Phone No: (____) 949-929-9973 Ross
714-746-3168 Polverini Fax No: (____) _____

Engineer/Representative Name: SDH Associates, Inc.

Contact Person: Steve Sommers E-Mail: Steve@sdhinc.com

Mailing Address: 1468 Meridian Parkway

Street
Riverside, CA 92508

City State ZIP

Daytime Phone No: (951) 683-3691 Fax No: (____) _____

Property Owner Name: ROBERT WILLIAM BARKER, Trustee of the Barker Family Trust dated June 28, 1979

Contact Person: Robert Valandra E-Mail: robertvalandra@gmail.com

Mailing Address: 1851 OUTPOST DRIVE

Street
LOS ANGELES, CA 90068

City State ZIP

Daytime Phone No: (310) 390-8471 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.)

ROBERT W. BARBER
PRINTED NAME OF PROPERTY OWNER(S)

Robert W. Barber
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): 317-240-001

Approximate Gross Acreage: 31.55

General location (nearby or cross streets): North of Placentia Street, South of River Street, East of Patterson Street, West of Sharon Ann Lane

APPLICATION FOR LAND USE AND DEVELOPMENT

PROJECT PROPOSAL:

Describe the proposed project. See attached project description.

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 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	694,680	46'	one with interior mezzanine			
2						
3				Warehouse/distribution with office.		
4						
5						
6						
7						
8						
9						
10						

PROPOSED Outdoor Uses/Areas: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>						
No.*	Square Feet			Use/Function		
1			Parking			
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): Geotechnical investigation, Ph. 1 ESA, Traffic Impact, GHG, Noise, AQ, and HRA analyses

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](#)

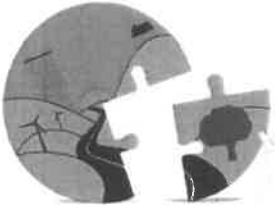
[Santa Margarita River](#)

[Whitewater River](#)

APPLICATION FOR LAND USE AND DEVELOPMENT

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

Robert William Barker Trustee of Barker Family Trust dated 6/28/1979

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

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 CERTIFY AN ENVIRONMENTAL IMPACT REPORT

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. 190008 – Intent to Certify an Environmental Impact Report – CEQ190017 – Applicant: Barker Logistics, LLC – Engineer/Representative: SDH Associates – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan: Community Development: Business Park (CD-BP) – Location: Northerly of Placentia Street, easterly of Patterson Avenue, westerly of Harvill Avenue, and southerly of Walnut Street – 29.71 Acres – Zoning: Manufacturing – Service Commercial (M-SC) – Industrial Park (I-P) – **REQUEST:** The Plot Plan is a proposal for the construction and operation of a total of 683,000 sq. ft. warehouse/distribution/manufacturing development on 30.19-acres.

TIME OF HEARING:	9:00 a.m. or as soon as possible thereafter
DATE OF HEARING:	SEPTEMBER 2, 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 only. 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 Russell Brady at (951) 955-3025 or email at 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 has the potential to have a significant effect on the environment and has prepared an environmental impact report. Environmental Impact Report No. CEQ190017, which identifies all significant environmental effects, has been prepared in conjunction with the above referenced applications that constitute the proposed project. The Planning Commission will consider the proposed project, and the final environmental impact report, 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. Public access to this meeting will not be available. You may participate remotely by registering with the Planning Department. 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 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 April 21, 2020,

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

APN (s) or case numbers PPT190008 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

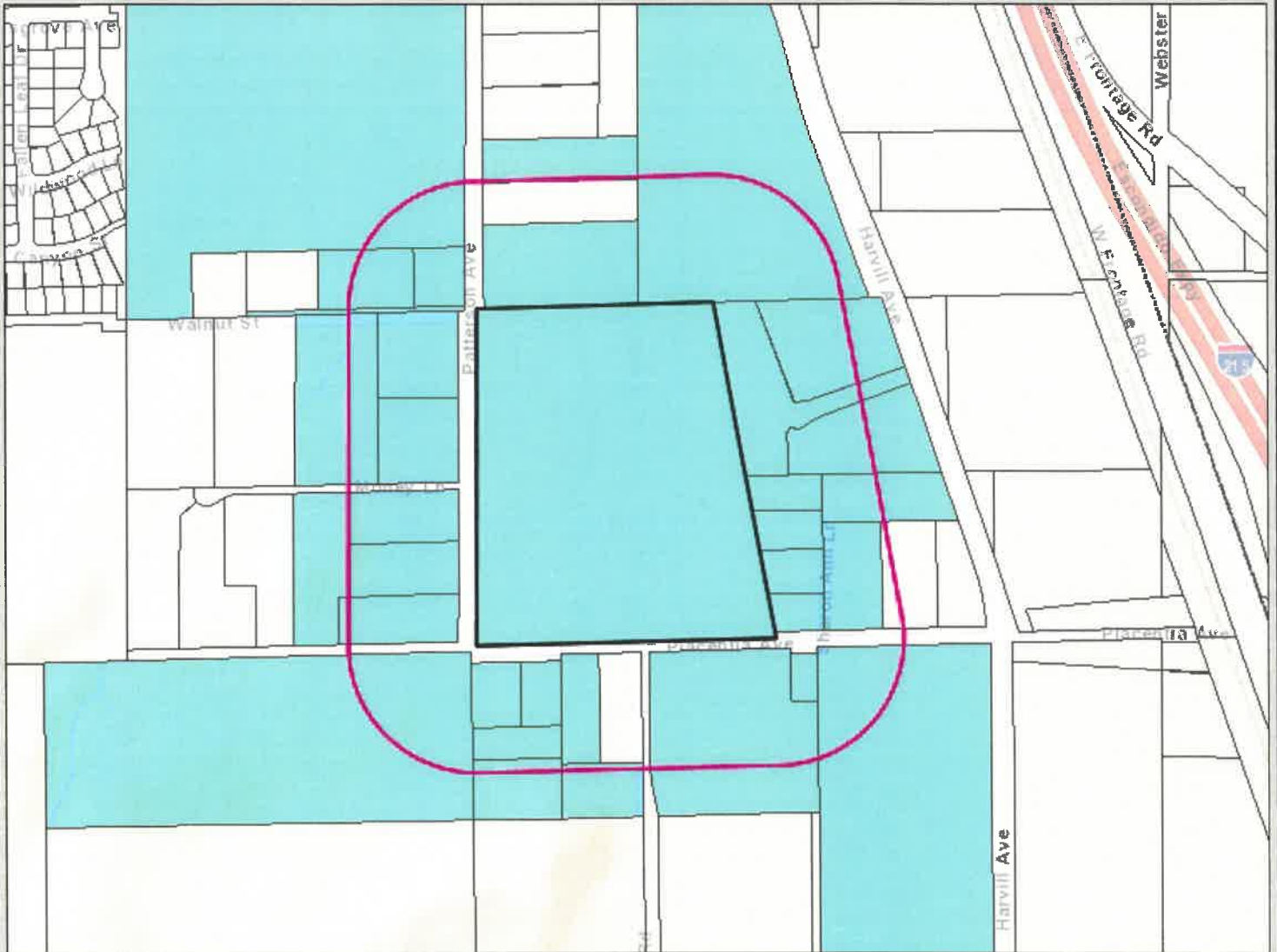
ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502

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

Riverside County GIS Mailing Labels

PPT190008 (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... 4/21/2020 4:09:53 PM

© Riverside County RCIT

317210008
JOSE L. RODRIGUEZ
20111 PATTERSON AVE
PERRIS CA 92570

317210010
RAUL CALDERON
526 S SYCAMORE ST
SANTA ANA CA 92701

317210018
CADO PERRIS
1545 FARADAY AVE
CARLSBAD CA 92008

317210024
RAYMOND G. ESPINOZA
P O BOX 127
E IRVINE CA 92150

317220010
JAMES C. SADLER
19510 VAN BUREN BLVD #F3
RIVERSIDE CA 92508

317220012
DAVID L. MAUSLING
20281 PATTERSON AVE
PERRIS CA 92570

317220013
JAMES C. SADLER
20335 PATTERSON AVE
PERRIS CA 92570

317220016
JUAN HERRERA
20401 PATTERSON AVE
PERRIS CA 92571

317220017
PABLO RAZO
20441 PATTERSON AVE
PERRIS CA 92570

317220018
JAVIER BUENROSTRO
23430 PLACENTIA ST
PERRIS CA 92570

317220023
AGUSTIN TORRES
18835 NANDINA AVE
RIVERSIDE CA 92508

317230022
U TURN FOR CHRIST
20170 PATTERSON AVE
PERRIS CA 92570

317230049
OSCAR CARDENAS
19815 AVENIDA DE ARBOLES
MURRIETA CA 92562

317230052
HARVILL BUSINESS CENTER
1230 PEACHTREE STE 3560
ATLANTA GA 30309

317240001
ROBERT WILLIAM BARKER
1851 OUTPOST DR
HOLLYWOOD CA 90068

317240017
NAOMI M. BARNES
753 RIESLING ST
HEMET CA 92545

317240019
PATRICIA ANN SMITH
19781 LA TIERRA LN
YORBA LINDA CA 92886

317240020
RAY E. WILLIAMS
20463 SHARON ANN LN
PERRIS CA 92570

317240021
NAOMI BARNES
20491 SHARON ANN LN
PERRIS CA 92570

317240028
DAN SAMARIN
603 REPOSADO
LA HABRA HEIGHTS CA 91633

317240041
GAMBOL PET USA INC
20343 HARVILL AVE
PERRIS CA 92570

317240043
STEVEN M. RAIO
20281 HARVILL AVE
PERRIS CA 92570

317240044
GAMBOL PET USA INC
445 S FIGUEROA ST NO 2500
LOS ANGELES CA 90071

317240045
KUMIVA GROUP
600 S LAKE AVE STE 200
PASADENA CA 91106

317250007
JOHN PAUL STCLAIR
3651 GLEN OAKS MANOR DR
SARASOTA FL 34232

317260003
ANITA A. BRAMLETT SIMS
23551 PLACENTIA ST
PERRIS CA 92570

317260005
SILVANO SERRANO
3142 EL ROSARIO DR
PERRIS CA 92571

317260017
THRIFTY OIL CO
13116 IMPERIAL HWY
SANTA FE SPGS CA 90670

317260018
VIANEY ZEPEDA
2974 INDIAN AVE
PERRIS CA 92571

317260019
FLORINE M. ROMERO
23491 PLACENTIA ST
PERRIS CA 92570

317260020
CHARLES DUANE ROMERO
20610 PATTERSON AVE
PERRIS CA 92572

317260021
CHARLES DUANE ROMERO
20610 PATTERSON AVE
PERRIS CA 92570

317260024
JUAN G. BARRIENTOS
23511 PLACENTIA ST
PERRIS CA 92570

317260034
COUNTY OF RIVERSIDE
3403 10TH ST NO 500
RIVERSIDE CA 92501

Applicant:

Barker Logistics LLC
280 Newport Center Drive, Suite 280
Newport Beach, CA 92660

Engineer:

SDH Associates
14060 Meridian Parkway
Riverside, CA 92508

Applicant:

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280 Newport Center Drive, Suite 280
Newport Beach, CA 92660

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14060 Meridian Parkway
Riverside, CA 92508

Applicant:

Barker Logistics LLC
280 Newport Center Drive, Suite 280
Newport Beach, CA 92660

Engineer:

SDH Associates
14060 Meridian Parkway
Riverside, CA 92508

Owner:

Robert Barker
1851 Outpost Drive
Los Angeles, CA 90068

Owner:

Robert Barker
1851 Outpost Drive
Los Angeles, CA 90068

Owner:

Robert Barker
1851 Outpost Drive
Los Angeles, CA 90068

Kirkland West
Habitat Defense Council
PO Box 7821
Laguna Niguel, Ca, 92607-7821

Pechanga Band of Mission Indians
Attn: Ebru Ozdil, Planning Specialist
CEQA Review TR37349
P.O. Box 2183
Temecula, CA 92593

Pechanga Band of Mission Indians
Attn: Ebru Ozdil, Planning Specialist
CEQA Review TR37349
P.O. Box 2183
Temecula, CA 92593

City of Perris
101 N. D Street
Perris, CA 92570

City of Perris
101 N. D Street
Perris, CA 92570
Richard Drury
Komalpreet Toor
Lozeau Drury, LLP
1939 Harrison Street, Suite 150
Oakland, CA 94612

SCAQMD – Margaret Isied
21865 Copley Drive
Diamond Bar, CA 91765

SCAQMD – Margaret Isied
21865 Copley Drive
Diamond Bar, CA 91765

Riverside County Transit Agency
Mauricio Alvarez
1825 Third St.
Riverside, CA. 92517

Riverside County Transit Agency
Mauricio Alvarez
1825 Third St.
Riverside, CA. 92517

Val Verde Unified School District
975 West Morgan Street
Perris, CA 92571

Val Verde Unified School District
975 West Morgan Street
Perris, CA 92571

Eastern Municipal Water District
P.O. Box 8300
Perris CA. 92572-8300

Eastern Municipal Water District
P.O. Box 8300
Perris CA. 92572-8300

California Air Resources Board – Stanley Armstrong
1001 I Street
Sacramento, CA 95814

California Air Resources Board – Stanley Armstrong
1001 I Street
Sacramento, CA 95814

Southern California Edison
2244 Walnut Grove Ave. Room 312
PO. Box 600
Rosemead, CA. 91770

Southern California Edison
2244 Walnut Grove Ave. Room 312
PO. Box 600
Rosemead, CA. 91770

Rincon Band of Luiseno Indians
Cultural Resources Department
One Government Center Lane
Valley Center, CA 92082

Rincon Band of Luiseno Indians
Cultural Resources Department
One Government Center Lane
Valley Center, CA 92082






**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

4 . 4

Planning Commission Hearing: September 2, 2020

PROPOSED PROJECT

Case Number(s):	CZ2000006, PPT200002	Applicant(s):	
EA No.:	CEQ200006	Placentia Logistics, LLC.	
Area Plan:	Mead Valley	Representative(s):	
Zoning Area/District:	North Perris Area	Grant Ross	
Supervisory District:	First District		
Project Planner:	Rob Gonzalez		
Project APN(s):	317-240-017, 317-240-019, 317-240-020, 317-240-021, 317-240-041, 317-240-028, 317-240-029, 317-240-039,		
		Charissa Leach, P.E. Assistant TLMA Director	

PROJECT DESCRIPTION AND LOCATION

CHANGE OF ZONE NO. 2000006 is a proposal to change the zoning to four (4) existing parcels located within the project site, comprising 3.9 acres, from Rural Residential, One Acre Minimum (R-R-1) and Light Agriculture, One Acre Minimum (A-1-1) to Manufacturing-Service Commercial (M-SC).

PLOT PLAN NO. 200002 is a proposal to construct a 255,685 square foot, concrete tilt up building with a maximum height of 48'-3" for a tilt-up warehousing facility on 11.28 acres. Approximately 10,000 square feet of office space is proposed at ground level and on a mezzanine in the southerly corner of the building. In addition, a gated truck and dock area is proposed along the east and west area of the site that would provide access to thirty-three (33) loading docks on the northerly side of the building. A total of 163 parking stalls, and 27 trailer parking stalls are proposed.

The project site is located north of Placentia Avenue, west of Harvill Avenue, east of Patterson Avenue, and south of Rider Street.

The above is hereinafter referred to as "The Project" or "Project."

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING COMMISSION RECOMMENDS THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:

ADOPT a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. CEQ200006**, 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 CHANGE OF ZONE NO. 2000006, to amend the zoning classification for the subject property from Rural Residential, One Acre Minimum (R-R-1) and Light Agriculture, One Acre Minimum (A-1-1) to Manufacturing-Service Commercial (M-SC) based upon the findings and conclusions provided in this staff report, and pending adoption of the zoning ordinance by the Board of Supervisors.

APPROVE PLOT PLAN NO. 200002, 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:	"A" STREET #100
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Business Plan (BP)
Proposed General Plan Foundation Component:	Community Development
Existing General Plan Land Use Designation:	Business Plan (BP)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	N/A
Surrounding General Plan Land Uses	
North:	Business Plan (BP)
East:	Light Industrial (LI)
South:	Business Park (BP), Rural Community – Very Low Density Residential (RC: VLDR)
West:	Business Park (BP)
Existing Zoning Classification:	Light Agricultural, One Acre Min. (A-1-1), Rural Residential, One Acre Min. (R-R-1), Manufacturing - Service Commercial (M-SC)
Proposed Zoning Classification:	Manufacturing - Service Commercial (M-SC Zone)
Surrounding Zoning Classifications	
North:	Manufacturing - Service Commercial (M-SC)
East:	Manufacturing - Service Commercial (M-SC)
South:	Rural Residential, One Acre Min. (R-R-1), Manufacturing - Service Commercial (M-SC)
West:	Industrial Park (I-P)
Existing Use:	Vacant Land, Single Family Residences
Surrounding Uses	
North:	Industrial Building
East:	Industrial Building

	South: Vacant Land
	West: Vacant Land

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	11.28	N/A
Proposed Building Area (SQFT):	255,685	N/A
Floor Area Ratio:	0.52	0.25-0.60 FAR
Building Height (FT):	48'-3"	50'

Parking:

<i>Type of Use</i>	<i>Building Area (in SF)</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
Warehousing	245,685	1/2000 SF	123	
Office	10,000	1/250 SF	40	
TOTAL:			163	179

Located Within:

City's Sphere of Influence:	Yes – City of Perris
Community Service Area ("CSA"):	Yes – CSA 152
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 – Within The SKR Fee Area
Airport Influence Area ("AIA"):	Yes – March Air Reserve Base, Zone C2

PROJECT LOCATION MAP



Figure 1. Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background:

The applicant Placentia Logistics, LLC. submitted Change of Zone No. 2000006, and Plot Plan No. 200002 on February 4, 2020.

Site Characteristics:

The project site consists of a rectangular shaped, approximately 11.28-acre project site located in unincorporated Riverside County, near the City of Perris. The existing undeveloped site features four rural residential properties on the western half and vacant land in the eastern half. The site is bound by industrial uses to the north, Harvill Avenue to the east, Placentia Avenue to the south, and vacant land with planned industrial development to the west. The project site takes access from Harvill Avenue to the east and Placentia Street to the south. The project site is regionally accessed from the I-215/ Cajalco Expressway interchange. The site is relatively flat and will be graded according to the attached preliminary grading plan.

Current Project Characteristics

The Project proposes the construction of a 255,685 square foot, single-story concrete tilt-up building with a maximum height of forty-eight feet and three inches (48'-3") for warehousing. Approximately 10,000 square feet of office space will be proposed at ground level and on a mezzanine on the southeast corner and south of the building. In addition, gated truck access is proposed along with the eastern and western

areas of the site that would provide access to 33 loading docks on the north side of the building. A total of 179 parking stalls are proposed.

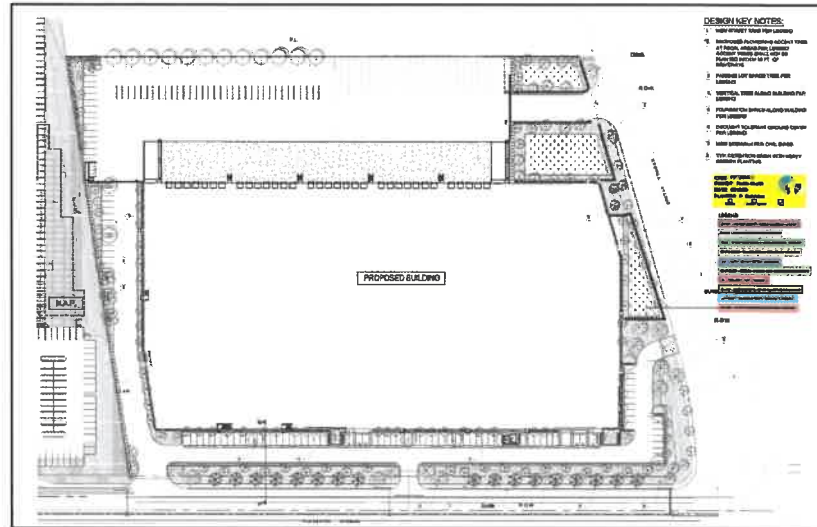


Figure 2. Project Site Plan

The project would provide two driveways for trucks; one from Harvill Avenue and one from Placentia Street. The driveway on Harvill is designed in such a way for right out movement only and does not allow a right-in movement. A gated truck court would be located on the east side of the building. Trucks would have direct access to the truck court from the two truck access driveways previously mentioned. An additional emergency vehicle egress is located off of Harvill Avenue. The emergency vehicle egress includes turf block with a 5-foot metal swing gate with fire department approved Knox padlock.

The project would provide 163 standard parking stalls, 6 handicapped accessible parking spaces, and 10 electric vehicle/carpool stalls, for a total of 179 parking spaces.

The building would consist of painted concrete with blue glass accents. The building's main entry would have an aluminum finished canopy and recessed glass entry doors. The overall color scheme of the building would include blues, grays, and white, with aluminum and blue glass accents. See Figure 3, Exterior Elevations.

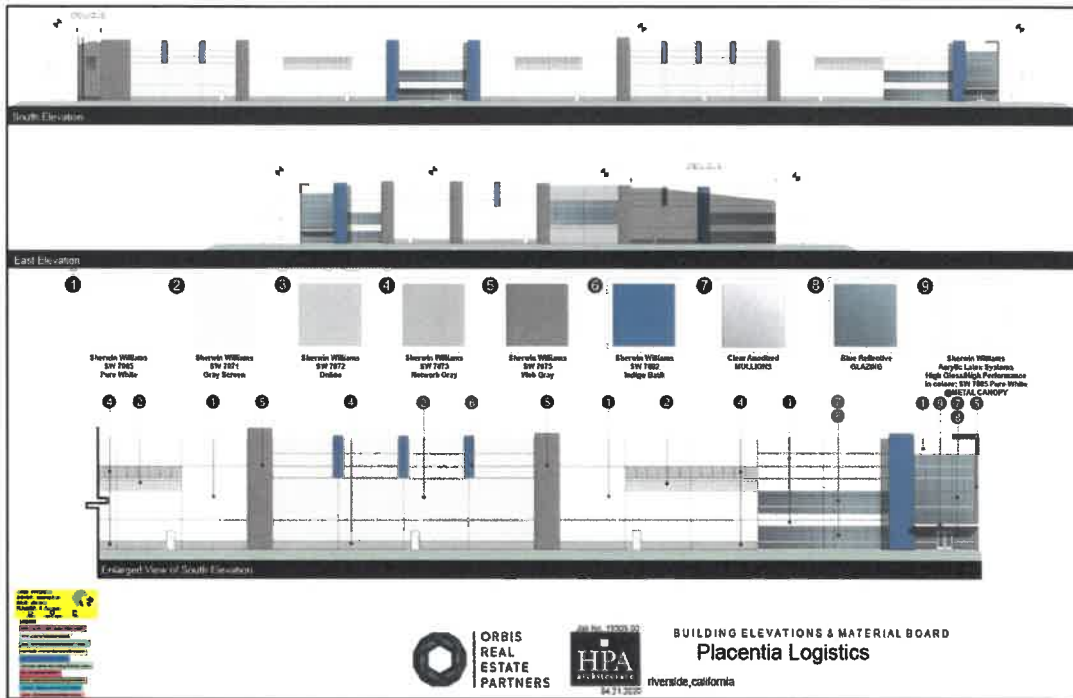


Figure 3. Color Exterior Elevations

Landscaping

The proposed project would include approximately 60,127 square feet of landscaping. Landscaping would be planted along with the southern setback from Rider Street, along the eastern border of the site along Harvill Avenue, and a southern portion along Placentia Avenue. Also, landscaping would be installed in the parking areas, along the sides of the proposed building, and along the west and northern property line.

The types of trees that would be installed include: 24" Box Size California Sycamore (*Plantanus Racemosa*), Assorted Specimen Size Trees (*Cinnamomum Camphora*, *Camphor Tree*), 36" Box Size Desert Museum and Blue Palo Verde Trees, 24" Watermelon Red and Crape Myrtle, 24" Box Size African Sumac, 15 Gallon Size Australian Willow, 15 Gallon Size Fern Pine (*Podocarpus Gracilior*), 15 Gallon Bottle Tree (*Brachychiton Populneus*), 36" Box Size Coast Live Oak (*Quercus Agrifolia*), 24 Gallon Mondell Pine (*Pinus Eldarica*), 24" Box Size California Sycamore (*Plantanus Racemosa*)

Drainage Facilities

The proposed development will feature drainage facilities that will include a lined Bioretention basin for volumetric pollutant control. The site will discharge directly to Master Drainage Plan (MDP) Lateral H-11. The project includes the installation of a bioretention basin to provide 13,203 square feet of treatment area at a finished grade elevation of 1,507.60 feet. The media layers will include a 24-inch engineered soil media layer by a 12-inch gravel layer. A flat, perforated 6-inch diameter PVC underdrain will be aligned along the bottom of the 12-inch gravel layer and will tie into a proposed 3-foot diameter riser standpipe. A 3.25-inch diameter orifice plate will be placed over the underdrain at the underdrain and riser interface at the riser invert for low flow control. At six inches above the basin finished grade elevation, a 3.75-inch diameter orifice will be provided to bypass flows above the maximum allowable basin surface ponding per

WQMP standards. The riser rim elevation will be 20 inches above the invert of the 3.75-inch diameter orifice for the conveyance of high flows. The riser structure will directly tie into MPD Lateral H-11 via an 18-inch diameter RCP.

ENVIRONMENTAL REVIEW / 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). Environmental Assessment No. CEQ200006 identified potentially significant impacts in regards to Air Quality, Archaeological Resources, Airports, Biological Resources, Paleontological Resources, and Mandatory Findings of Significance; however, with the incorporation of mitigation measures the impacts were reduced to less than significant. The IS and MND represent the independent judgement of Riverside County. The documents were circulated for public review per the California Environmental Quality Act Statue and Guidelines Section 15105. The Comment period for the Mitigated Negative Declaration was from June 30, 2020 to July 20, 2020. On June 18, 2020 the applicant received feedback on the environmental document from Golden State Environmental Justice Alliance (GSEJA). On July 24, 2020, GSEJA withdrew its comment letter. No other comments were received on the Mitigated Negative Declaration.

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 20% of the energy demand for commercial, office, industrial or manufacturing uses totaling more than 100,000 square feet. This measure will be 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 has a General Plan Land Use Designation of Community Development: Business Park (CD: BP) with a FAR of 0.25 - 0.60. The Project is consistent with the Community Development: Business Park (CD:BP) land use designation and other aspects of the General Plan, including the Mead Valley Area Plan, since the Project proposes a building that could accommodate employee-intensive uses, including industrial, manufacturing, research and development, technology centers, corporate and support office uses, and/or clean industry that are described as anticipated uses within the Business Park land use designation in the General Plan. In addition, the 255,685 square foot structure has a FAR of 0.52 which falls within the allowable FAR range of 0.25 – 0.60.
2. With the proposed Change of Zone No. 2000006, the project site will uniformly have a Zoning Classification of Manufacturing Service Commercial (M-SC). Industrial uses allowed in Section 11.2 of Ordinance No. 348 subject to Plot Plan approval include but are not limited to warehousing and other uses that would be anticipated within a building like the one proposed. The proposed Project is

for the development of a warehousing use with supporting office uses which complies with permitted uses subject to Plot Plan approval as stated in the M-SC zoning classification.

3. The proposed use, a 255,685 square foot warehousing building is compliant with Ordinance No. 348 and is allowed within the M-SC 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.

Entitlement Findings:

Change of Zone

The following findings shall be made prior to making a recommendation to grant a Change of Zone, pursuant to the provisions of the Riverside County Zoning Ordinance 348 (Land Use):

Change of Zone No. 2000006 is a proposal to change the project site's Zoning Classification from Light Agricultural, One Acre Minimum (A-1-1), and Rural Residential, One Acre Minimum (R-R-1) to Manufacturing - Service Commercial (M-SC) and is subject to the following findings:

The proposed Change of Zone to Manufacturing – Service Commercial (M-SC) would allow generally for a variety of employee-intensive uses, including industrial, manufacturing, research and development, technology centers, corporate and support office uses, and/or clean industry that are described as anticipated uses within the Business Park land use designation in the General Plan. This proposed M-SC zone is therefore consistent with the existing General Plan Land Use Designation of Community Development: Business Park (CD:BP).

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 Business Park in the Riverside County General Plan. 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 Business Park land use designation of the General Plan since industrial and manufacturing uses are specifically listed as anticipated uses for each of these designations in the General Plan Policy LU 30.1. The proposed Project, a warehousing use is considered an allowable use with the approval of a Plot Plan in the M-SC zoning classification in that it falls within the category of warehousing and distribution. The project is located within the Street A Specific Plan (Specific Plan No. 100). Although it is located within this Specific Plan, this Specific Plan contains no requirements or other criteria to comply with, so the project is consistent with this Specific Plan.
2. The overall development of the land shall be designed for the protection of the public health, safety and general welfare. The Project site is consistent with Ordinance No. 348 in terms of development standards for property located in the Manufacturing Service Commercial (M-SC) zoning classification as detailed further following this section. The proposed Project will not result in the development of a use that would generate unacceptable levels of noise or air pollution as stated in the Noise Study and Air Quality Report prepared for the Project nor will result in any significant environmental impacts

as analyzed in the Mitigated Negative Declaration. Implementation of specific conditions of approval requires that during construction equipment be fixed and mobile, with properly operating maintained mufflers and that equipment staging area be located far from sensitive receptors to reduce noise impacts associated with Project construction. Additionally, the applicant shall resurface at a minimum the half width frontage of Harvill Avenue and fully improve Placentia Street (including curb and gutter on both sides) in cooperation with their sister project (PPT190008) immediately to the west, from Harvill to Patterson. Furthermore, through compliance with the California Building Code, Riverside County Ordinance No. 787, and Riverside County Ordinance No. 348 the project will not negatively affect the public health, safety, or welfare.

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. The project site is located within the Mead Valley Area Plan which describes this area west of Interstate 215 as a major employment center, which may include a mixture of industrial, office, business park and commercial uses. Additionally, the Project site's land use designation is Business Park, which encourages research and development, technology centers, corporate offices and clean industry. The proposed Project with access on Harvill Avenue to Interstate 215 conforms to the present and future logical development of the land and is compatible with the surrounding areas, which includes primarily commercial and industrial uses. 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 include improvements to Harvill Avenue and Placentia Street. These improvements include, paving a portion of Harvill Avenue to be conveyed for public use, continuation of existing curb and gutters, new driveway, sidewalks and drainage devices, including sewer and water laterals within the dedicated right-of-way shall be constructed on Placentia Street. Additionally, new driveways parkways, sidewalks, and landscaping will be provided within Harvill Avenue and Placentia Street. Given that the Project is located within the limits of the Perris Valley Area Drainage Plan (ADP) the construction of downstream ADP facilities may be required. The Project shall prevent for the adverse impacts of increase runoff that will be generated by this development. Lastly, the applicant is proposing a detention basin and outlet structure that will be provided on site and be capable of passing the 100-year storm without damage to the facility.
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 allows specifically for warehouse, distribution, and manufacturing as well as for other various industrial uses with the approval of a plot plan.
6. 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 Project will result in the construction of one structure on so this requirement is not applicable. Furthermore, the multiple parcels that currently exist will be required to be merged prior to building permit issuance.

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. *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. The site consists currently of eight (8) parcels that range from 0.90 acres to 2.31 acres. The project has been conditioned to incorporate a parcel merger since the proposed industrial building spans the site and that merged approximately 11.28 acre parcel will more than meet the 10,000 square foot minimum lot size.*

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 project site does not adjoin a lot with the abovementioned zoning classifications. This provision does not apply.*
2. *Where the front, side, or rear yard adjoins a lot with zoning classification other than those specified in paragraph (1) above, there is no minimum setback. This project site adjoins lots with I-P and M-SC zoning classifications, and this proposed project is compliant with this provision.*
3. *Where the front, side, or rear yard adjoins a street, the minimum setback shall be 25 feet from the property line. This project adjoins a Harvill Avenue on the easterly lot line and Placentia Street on the southerly lot line. The project is compliant with this provision as the proposed industrial building has a setback of 70 feet from Placentia Avenue, and a 25 foot setback from Harvill Avenue. A minimum setback of 25 feet is required.*
4. *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. The proposed project is compliant with this provision as the setbacks are only used for driveways, automobile parking, or landscaping. No loading docks are proposed within the setback areas.*

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. No structures are proposed at the applicable yard setback lines. This provision does not apply for the project.*
2. *Buildings shall not exceed 50 feet unless a height up to 75 feet is approved pursuant to Section 18.34. of this ordinance. The proposed industrial building has a height of 48 feet, 3 inches, and is compliant with the height provision.*

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 this ordinance.* This provision does not apply for the project
 4. *Broadcasting antennas shall not exceed 50 feet unless a greater height is approved pursuant to Section 18.34. of this ordinance.* This provision does not apply for 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.* The project does not adjoin any parcel specifically zoned for residential zone use. The project incorporates 8 foot high tubular steel fence and landscaping along the westerly lot and northerly lot line. A 14 foot screening wall is proposed on the northerly lot line to screen loading bay areas from Harvill Avenue. 14 foot concrete tilt-up panel walls and a 8 foot tubular steel fence are proposed on the south side to partition the rear trucking bay area. The landscaping includes shrubs, ground cover, and secondary parking lot trees (Australian Willow, *Geijera Parviflora*) as shown on the conceptual landscaping plan.
- E. Landscaping.
1. *A minimum of ten percent of the site proposed for development shall be landscaped and irrigated.* The Project incorporates a total of 60,127 square feet, this is 12.2% of the site proposed for development therefore the project is compliant with landscaping requirements.
 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 landscaped strip shall not include landscaping located within the street right-of-way.* The Project incorporates landscaping adjacent to street right-of-way lines with a minimum width of 10 feet and provide landscaping that includes ground cover and shrubs as shown on the proposed conceptual landscaping plan.
 3. *A minimum 20 foot strip adjacent to lots zoned R-R, R-1, R-A, R-2, R-3, R-4, R-6, RT, 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.* The Project is compliant with this provision. The project site is separated by Placentia Avenue from an R-R-1 zoned lot. The Project incorporates landscaping to screen and buffer from the lot located on Placentia Avenue. The frontage to Placentia Avenue includes a 20 foot strip of evergreen screen trees, shrub, and layered drought tolerant ground cover, therefore the project is compliant with this provision.
- F. *Parking Areas. Parking areas shall be provided as required by Section 18.12. of this ordinance.* Parking areas are located along the east, south, and west elevations of the proposed industrial building. Standard and trailer parking is located at the rear of the building. The project is parked per zoning development requirements. The project is required to provide 163 parking stalls, and it provides 163 standard parking stalls, 6 accessible parking stalls, and 10 clean air/ vanpool/ electrical vehicle stalls.

- 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 are screened by landscaping or architectural features. A trash enclosure is located on the westerly lot line.
- H. *Outside Storage and Service Areas.* Outside storage and service areas shall be screened by structures or landscaping. No outside storage is proposed with the Project. If future tenants desire to incorporate outside storage 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 tenant 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 zones 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 located within the City of 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.
2. 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 May 14, 2020 where it was determined that the proposed Project was Consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan subject to recommended conditions of approval. Those recommended conditions of approval have been incorporated into the Advisory Notification Document (AND).
3. On June 23, 2020, AB 52 consultation notification was sent to the Agua Caliente Band of Cahuilla Indians, Cahuilla Band of Indians, Colorado River Indian Tribes, Morongo Band of Mission Indians, Pala Band of Mission Indians, Pechanga Band of Luiseno Indians, Rincon Band of Luiseno Indians, Soboba Band of Luiseno Indians, Twenty-Nine Palms Band of Mission Indians. Within 30 days of

initiation, the following tribes responded with a request for consultation and to participate in the environmental review process: Pala (Responded 6/24/2020), Pechanga (Responded 6/23/2020), Rincon (Responded 6/24/2020), Soboba (Responded 6/23/2020). AB52 consultation efforts are ongoing and will conclude prior to project approval and adoption of the Mitigated Negative Declaration (MND).

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' and as provided in Advisory Notification Document (AND)
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. Therefore, instead of onsite mitigation, payment of the fee 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 not located within a Fire Hazard Severity Zone or a Cal Fire State Responsibility Area ("SRA"). Conditions of approval were placed on the subdivision requiring compliance with Ordinance No. 787.

Conclusion:

1. For the reasons discussed above, as well as the information provided in the Initial Study, 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

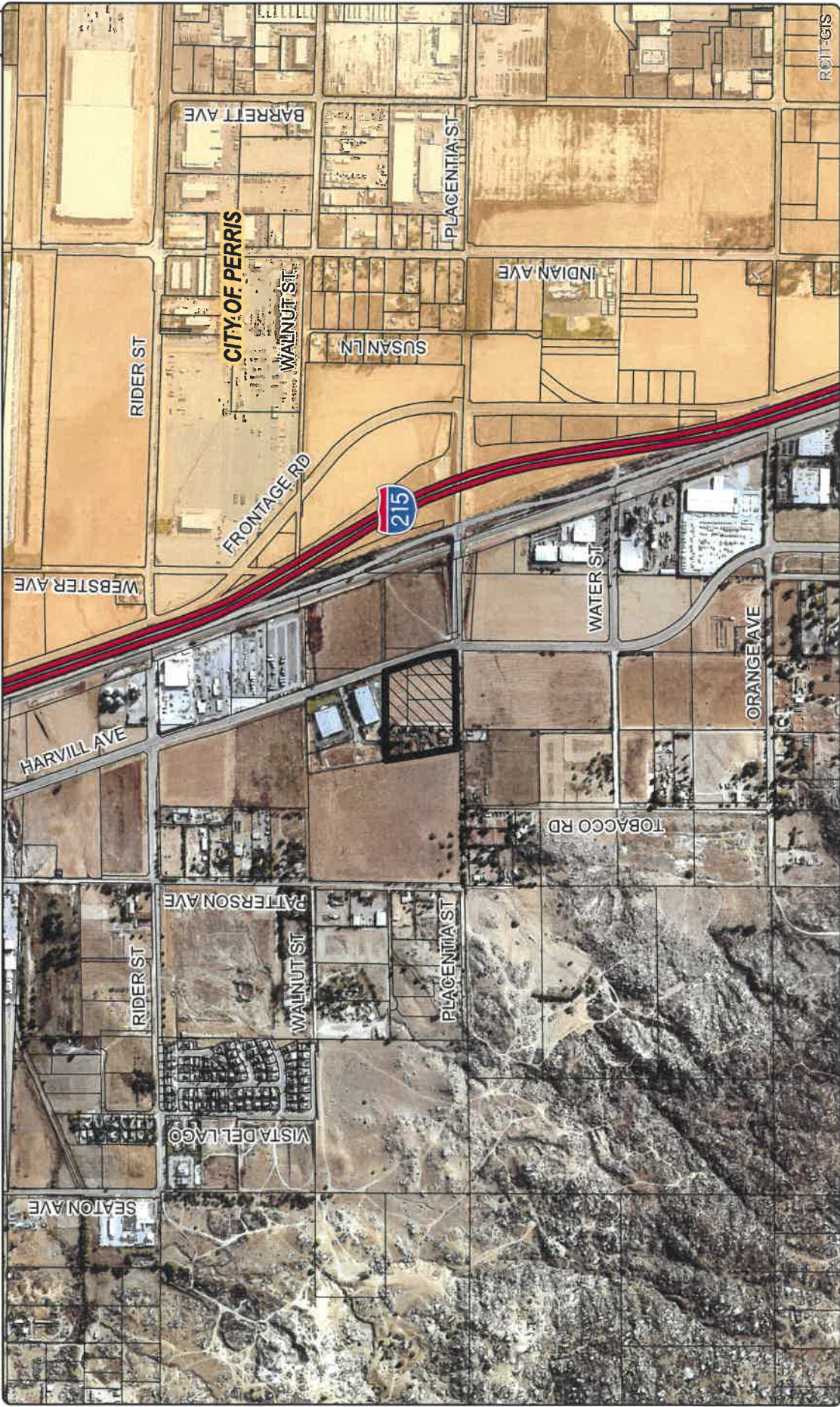
This project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 1,600 feet of the project site. As of the writing of this report, Planning Staff has not received written communication/phone calls from indicating support/opposition to the proposed project.

This project was presented before the Mead Valley MAC group on November 6, 2019.

**RIVERSIDE COUNTY PLANNING DEPARTMENT
PPT200002
VICINITY/POLICY AREAS**

Supervisor: Jeffries
District 1

Date Drawn: 06/25/2020
Vicinity Map



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. 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://www.rivplanning.com/links.aspx>

RIVERSIDE COUNTY PLANNING DEPARTMENT

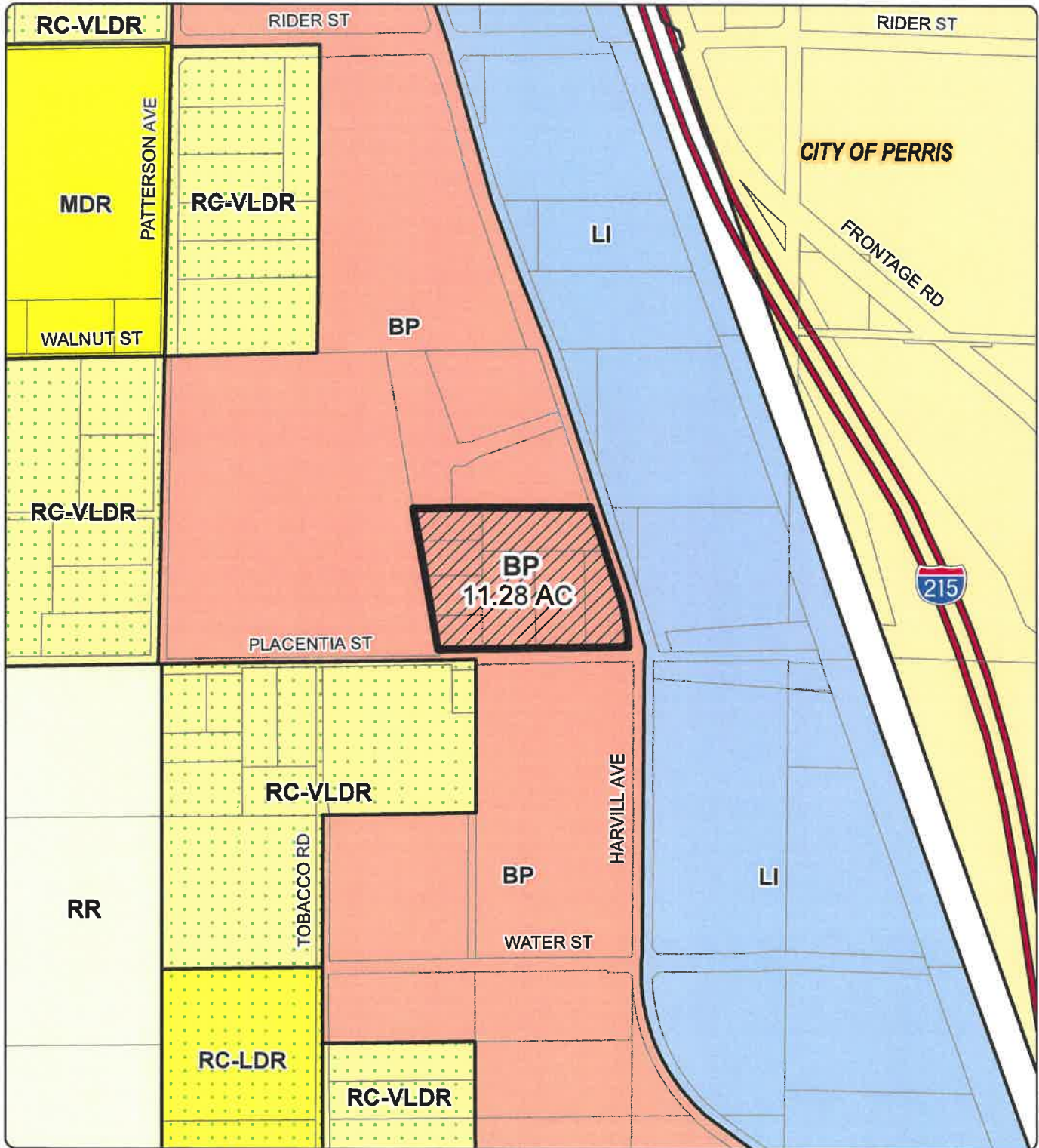
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EXISTING GENERAL PLAN

Date Drawn: 06/25/2020

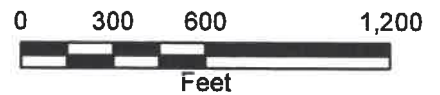
Exhibit 5

Supervisor: Jeffries
District 1



Zoning Area: North Perris

Author: Vinnie Nguyen



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RIVERSIDE COUNTY PLANNING DEPARTMENT

PPT200002

EXISTING ZONING

Supervisor: Jeffries
District 1

Date Drawn: 06/25/2020
Exhibit 2



Zoning Area: North Perris

Author: Vinnie Nguyen



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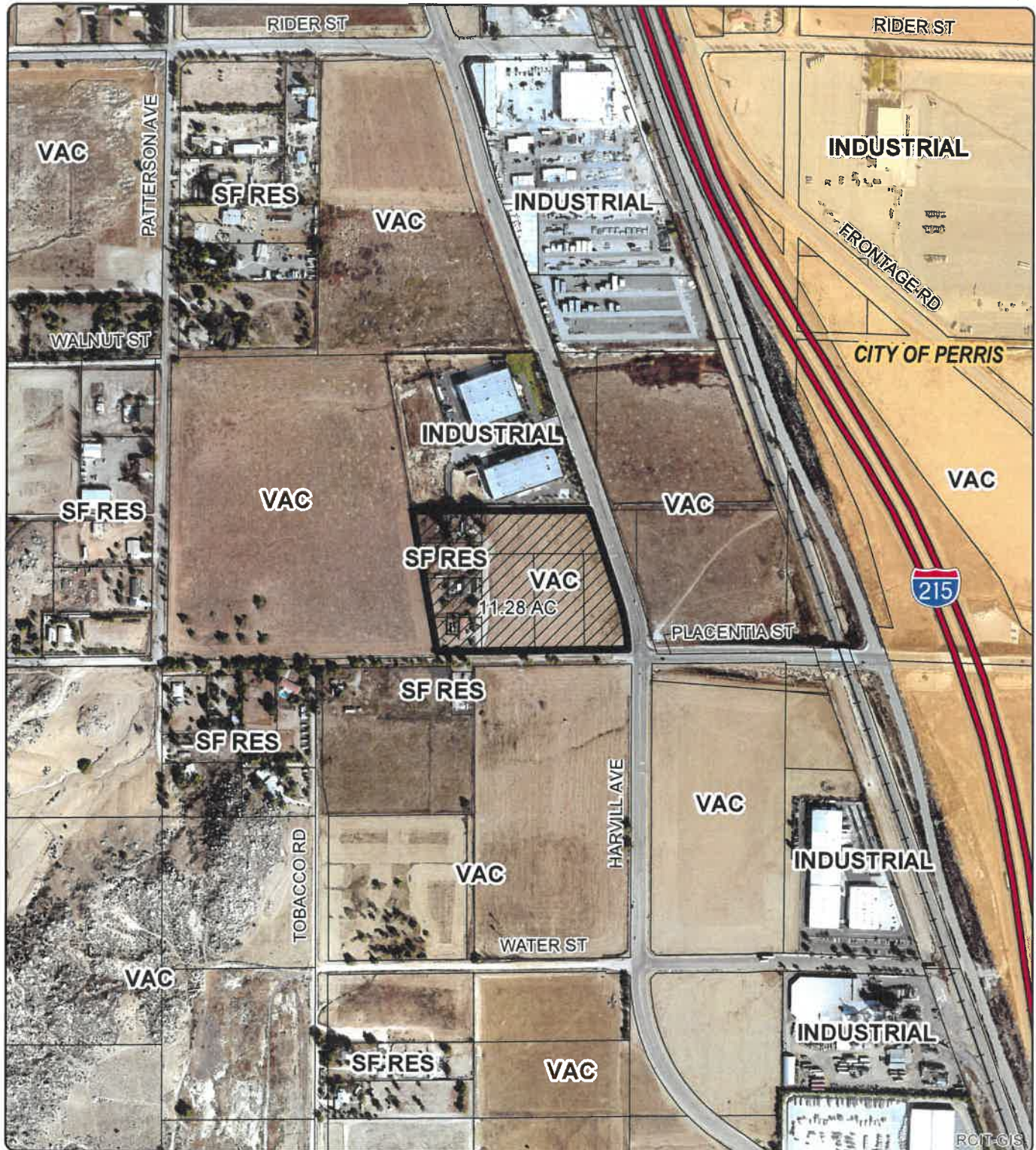
RIVERSIDE COUNTY PLANNING DEPARTMENT

PPT200002

LAND USE

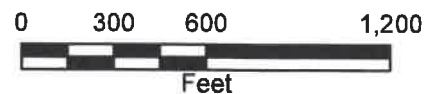
Supervisor: Jeffries
District 1

Date Drawn: 06/25/2020
Exhibit 1

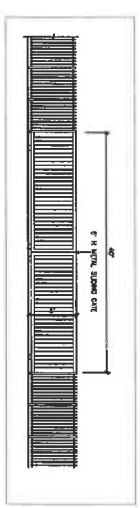
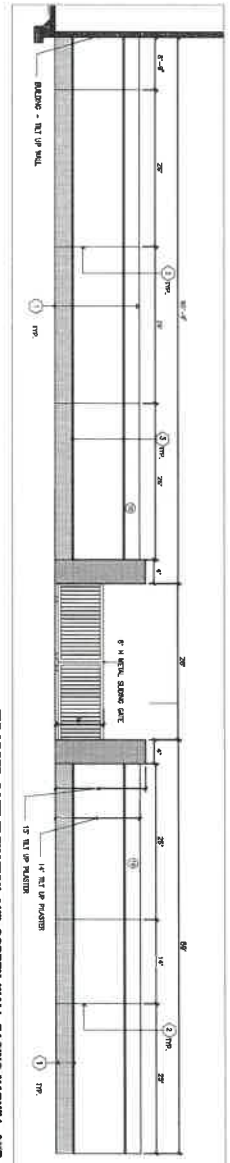
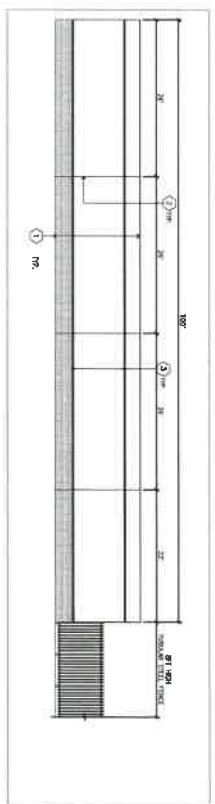
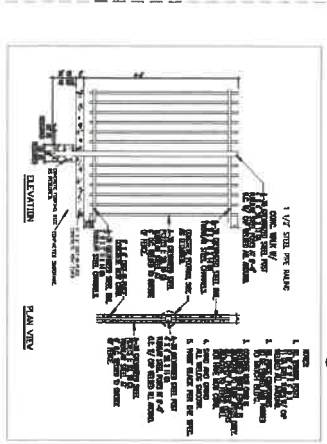
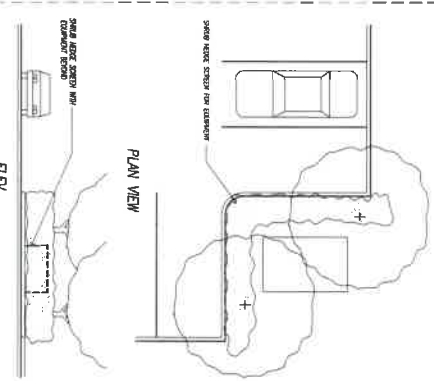
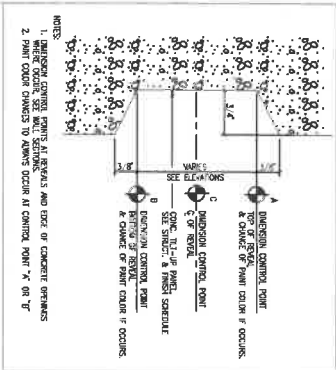
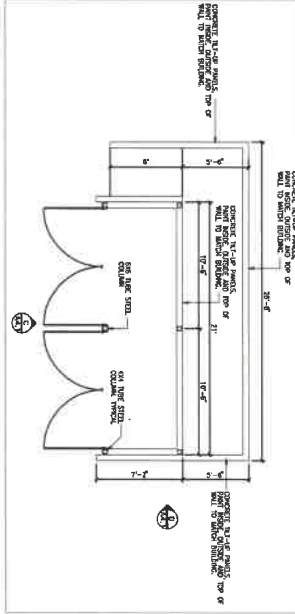
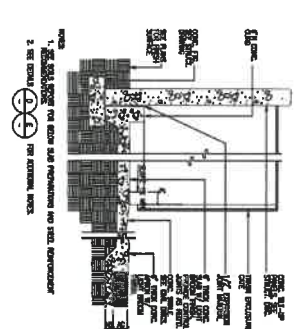
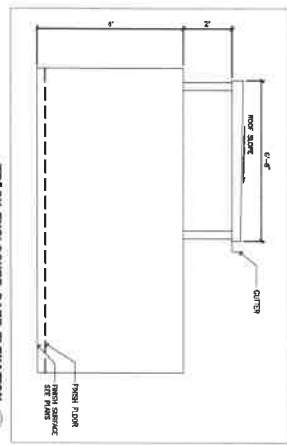
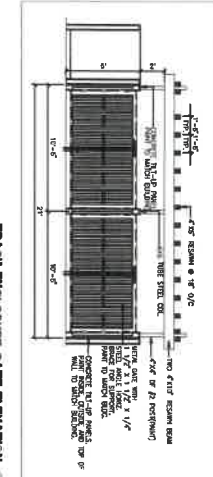


Zoning Area: North Perris

Author: Vinnie Nguyen

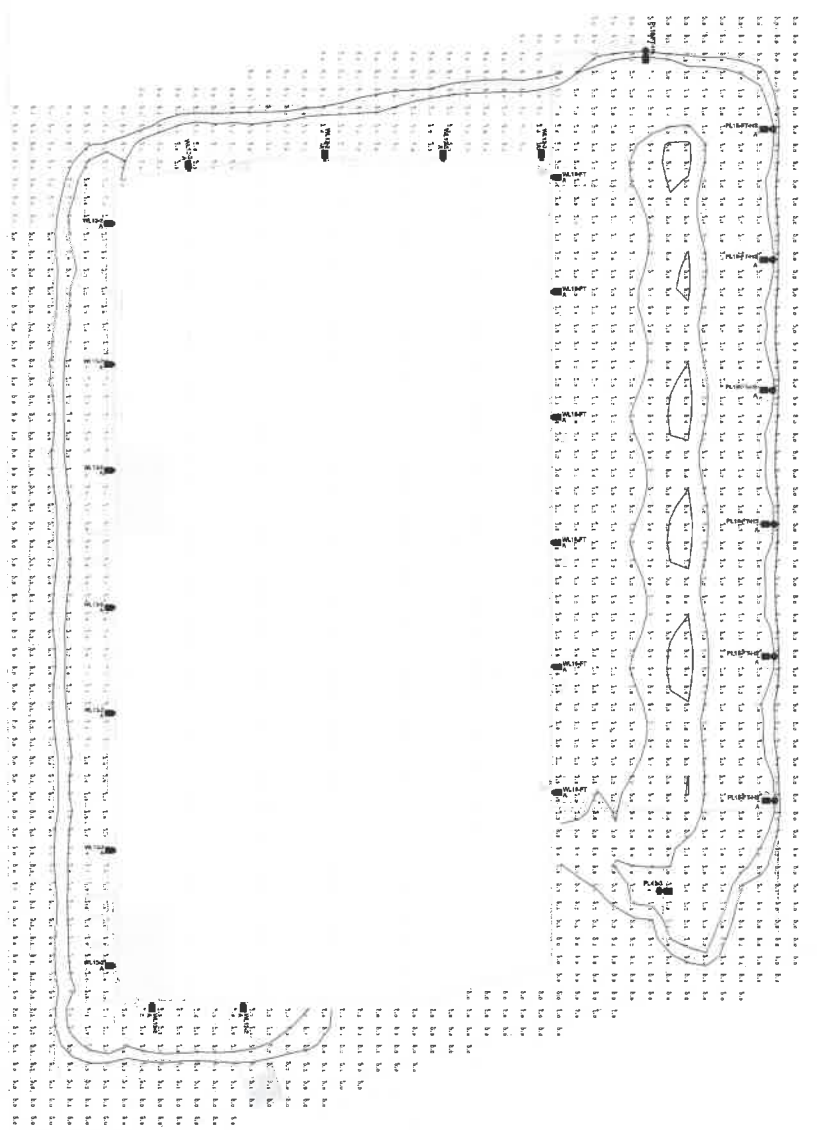


DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact 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.rclbna.org>



- KEYNOTES - ELEVATIONS**
- 1 CONCRETE (24" OR PRECAST/CMU)
 - 2 WALL COVER.
 - 3 FINISH FLOOR.
 - 4 FINISH FLOOR TO MATCH ADJACENT FLOORING OR TO COLOR MATCH PER OWNER.
- COLOR SCHED. - ELEVATIONS**
- 1 CONCRETE (24" OR PRECAST/CMU) - SEE GENERAL MATERIAL SCHEDULE.
 - 2 CONCRETE (24" OR PRECAST/CMU) - SEE GENERAL MATERIAL SCHEDULE.
 - 3 CONCRETE (24" OR PRECAST/CMU) - SEE GENERAL MATERIAL SCHEDULE.
 - 4 CONCRETE (24" OR PRECAST/CMU) - SEE GENERAL MATERIAL SCHEDULE.

- LEGEND**
- FUTURE PLANNING AND/OR CONFLICTS
 - FUTURE PLANNING AND/OR CONFLICTS
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 - FUTURE PLANNING AND/OR CONFLICTS



SITE LIGHTING PLAN
 (FOOT-CANDELS)

TABLE 23: LUMEN PER HOUR PER SQUARE FOOT PER HOUR PER HOUR

Area	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24
Area 1	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0

TABLE 24: ZONAL LUMEN TABLE

Zone	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24
Zone 1	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0

FIGURE LEGEND

SYMBOL	DESCRIPTION	RELATIVE	ZONAL LUMENS	FOOT-CANDELS	FOOT-CANDELS
	TYPE 1: ...	RELATIVE 1	ZONAL LUMENS 1	FOOT-CANDELS 1	FOOT-CANDELS 1
	TYPE 2: ...	RELATIVE 2	ZONAL LUMENS 2	FOOT-CANDELS 2	FOOT-CANDELS 2
	TYPE 3: ...	RELATIVE 3	ZONAL LUMENS 3	FOOT-CANDELS 3	FOOT-CANDELS 3
	TYPE 4: ...	RELATIVE 4	ZONAL LUMENS 4	FOOT-CANDELS 4	FOOT-CANDELS 4

* - SEE ARCHITECTURAL PLANS FOR ACTUAL POLE BASE HEIGHTS



CONTRACTORS
 CONSULTANTS
 ARCHITECTS
 ENGINEERS

Shopy Electric Inc.

600 W. EMPORIA ST.
 ONTARIO, CA 91702
 (951) 826-7174



PROJECT:
PLACENTIA LOGISTICS

TITLE:
SITE LIGHTING PLAN

DATE: 06/18/20
 DATE: 06/18/20
 SCALE: AS SHOWN

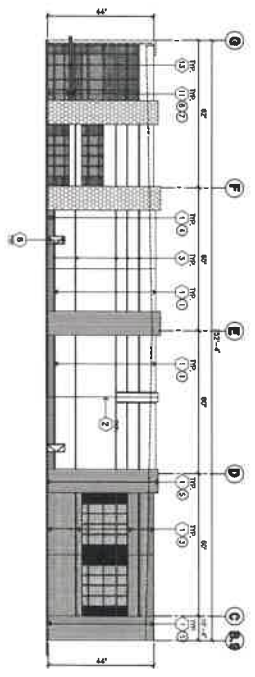
These drawings shall not be used for construction. If they are, they shall be used at the owner's risk. The contractor shall be responsible for obtaining all permits and for obtaining all necessary approvals from the appropriate authorities. The contractor shall be responsible for obtaining all necessary approvals from the appropriate authorities. The contractor shall be responsible for obtaining all necessary approvals from the appropriate authorities.

DATE: 06/18/20
 SHEET: **ESL1**

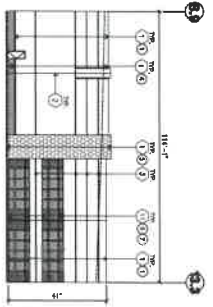
PROJECT:
PLACENTIA LOGISTICS

TITLE:
SITE LIGHTING PLAN

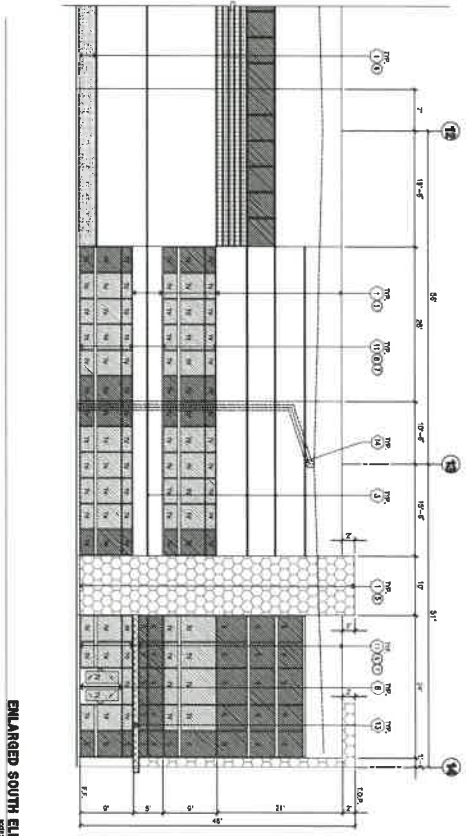
DATE: 06/18/20
 DATE: 06/18/20
 SCALE: AS SHOWN



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



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



ENLARGED SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

GENERAL NOTES - ELEVATIONS

1. ALL ELEVATIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
2. FINISHES SHALL BE AS SHOWN ON THE FINISH SCHEDULE.
3. ALL MATERIALS SHALL BE APPROVED BY THE ARCHITECT PRIOR TO ORDERING.
4. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
5. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S MAINTENANCE INSTRUCTIONS.
6. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S WARRANTY REQUIREMENTS.
7. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SAFETY REQUIREMENTS.
8. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S PERFORMANCE REQUIREMENTS.
9. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S DURABILITY REQUIREMENTS.
10. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S AESTHETIC REQUIREMENTS.

KEYNOTES - ELEVATIONS

1. FINISH TO FACE UNLESS OTHERWISE NOTED.
2. FINISH TO FACE UNLESS OTHERWISE NOTED.
3. FINISH TO FACE UNLESS OTHERWISE NOTED.
4. FINISH TO FACE UNLESS OTHERWISE NOTED.
5. FINISH TO FACE UNLESS OTHERWISE NOTED.
6. FINISH TO FACE UNLESS OTHERWISE NOTED.
7. FINISH TO FACE UNLESS OTHERWISE NOTED.
8. FINISH TO FACE UNLESS OTHERWISE NOTED.
9. FINISH TO FACE UNLESS OTHERWISE NOTED.
10. FINISH TO FACE UNLESS OTHERWISE NOTED.

GLAZING LEGEND

[Symbol]	GLAZING TYPE	GLAZING SYSTEM
[Symbol]	GLAZING TYPE	GLAZING SYSTEM
[Symbol]	GLAZING TYPE	GLAZING SYSTEM
[Symbol]	GLAZING TYPE	GLAZING SYSTEM
[Symbol]	GLAZING TYPE	GLAZING SYSTEM

HPA
ARCHITECTURE

18311 Dunderberg Avenue • 1st Fl. #100
Irvine, CA 92612
Tel: 949-450-1770
Fax: 949-450-1771
www.hpaarchitect.com
email: hpa@hpaarchitect.com

OVVICT

ORIELS
ELEVATOR
ELEVATOR

280 Howard Center Dr., Suite 300
Irvine, CA 92614
Tel: 949-251-7924

Project:
PLACENTIA
LOGISTICS

Peckinger Ave &
Cty. of Riverside, CA

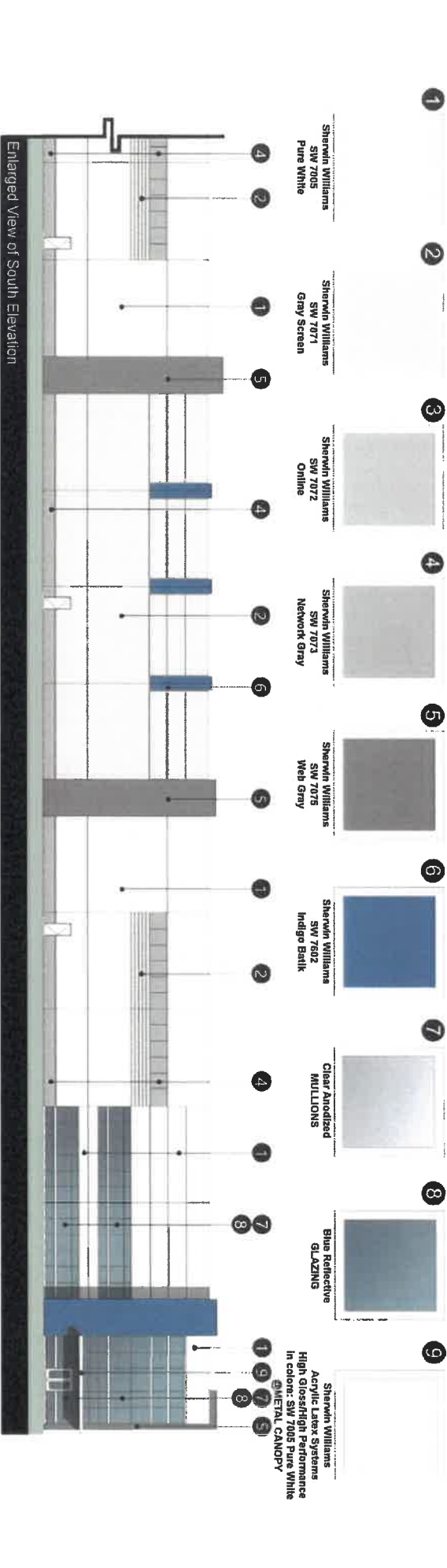
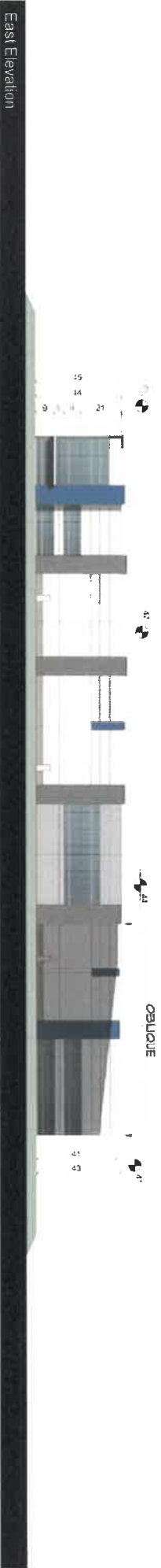
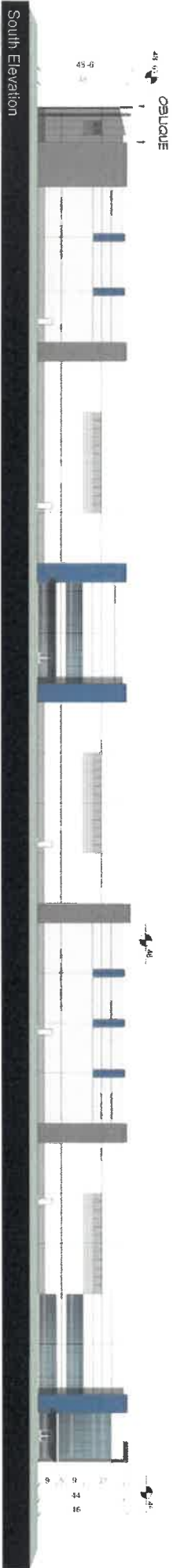
Consultants:
SIM & ASSOCIATES
NSA

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

THE:
ELEVATION

Project Number: 1828
Client: A/M/C
Date: 04/27/20
Revised:

DAB-A3.2



- 1 Sherwin Williams SW 7005 Pure White
- 2 Sherwin Williams SW 7071 Gray Screen
- 3 Sherwin Williams SW 7072 Online
- 4 Sherwin Williams SW 7073 Network Gray
- 5 Sherwin Williams SW 7075 Wet Gray
- 6 Sherwin Williams SW 7502 Indigo Batik
- 7 Clear Anodized MULLIONS
- 8 Blue Reflective GLAZING
- 9 Sherwin Williams Acrylic Latex Systems High Gloss/High Performance In color: SW 7005 Pure White @METAL CANOPY

CASE #1903002
 DATE: 04/21/2020
 PROJECT: Placentia Logistics
 LOCATION: Riverside, CA

Job No. 19309.00
HPA
 architecture
 04.21.2020

BUILDING ELEVATIONS & MATERIAL BOARD
Placentia Logistics
 riverside, california



HPA
18251 Northridge Avenue - Ste. #100
Northridge, CA 91321
Tel: (818) 708-1177
Fax: (818) 708-1178
email: info@hpa.com



ORANIS
ESTATE
PARTNERS

Project:
**PLACENTIA
LOGISTICS**

Placentia Ave &
Riverside Ave
City of Riverside, CA

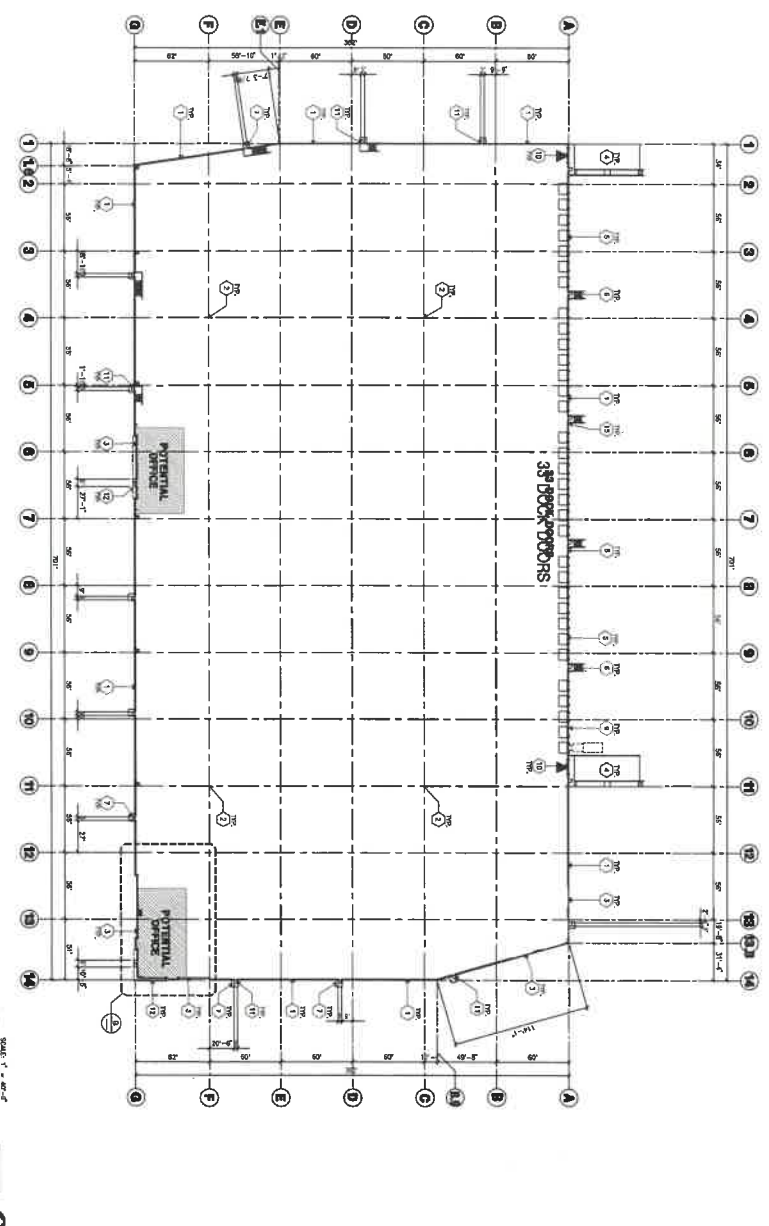
Consultants:
SMI ASSOCIATES
RKS

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

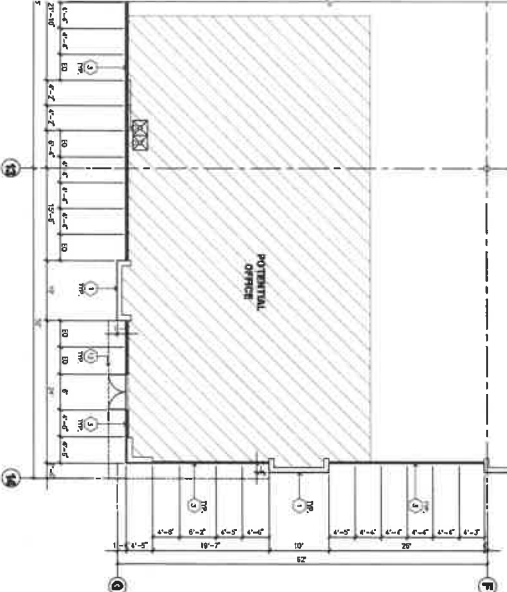
Title:
OVERALL FLOOR PLAN

Project Number: 1828
Drawing: A100
Date: 04/21/20

Sheet:
DAB-A21



OVERALL FLOOR PLAN
Scale: 1/8" = 1'-0"



ENLARGED FLOOR PLAN B
Scale: 1/8" = 1'-0"

GENERAL NOTES - FLOOR PLAN

1. THE SHOWN ACCESSORY SPACE SHALL BE PROVIDED FOR THE ACCESS AND STORAGE OF MATERIALS AND EQUIPMENT.
2. THE SHOWN ACCESSORY SPACE SHALL BE PROVIDED FOR THE ACCESS AND STORAGE OF MATERIALS AND EQUIPMENT.
3. THE SHOWN ACCESSORY SPACE SHALL BE PROVIDED FOR THE ACCESS AND STORAGE OF MATERIALS AND EQUIPMENT.
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13. THE SHOWN ACCESSORY SPACE SHALL BE PROVIDED FOR THE ACCESS AND STORAGE OF MATERIALS AND EQUIPMENT.
14. THE SHOWN ACCESSORY SPACE SHALL BE PROVIDED FOR THE ACCESS AND STORAGE OF MATERIALS AND EQUIPMENT.

KEYNOTES - FLOOR PLAN

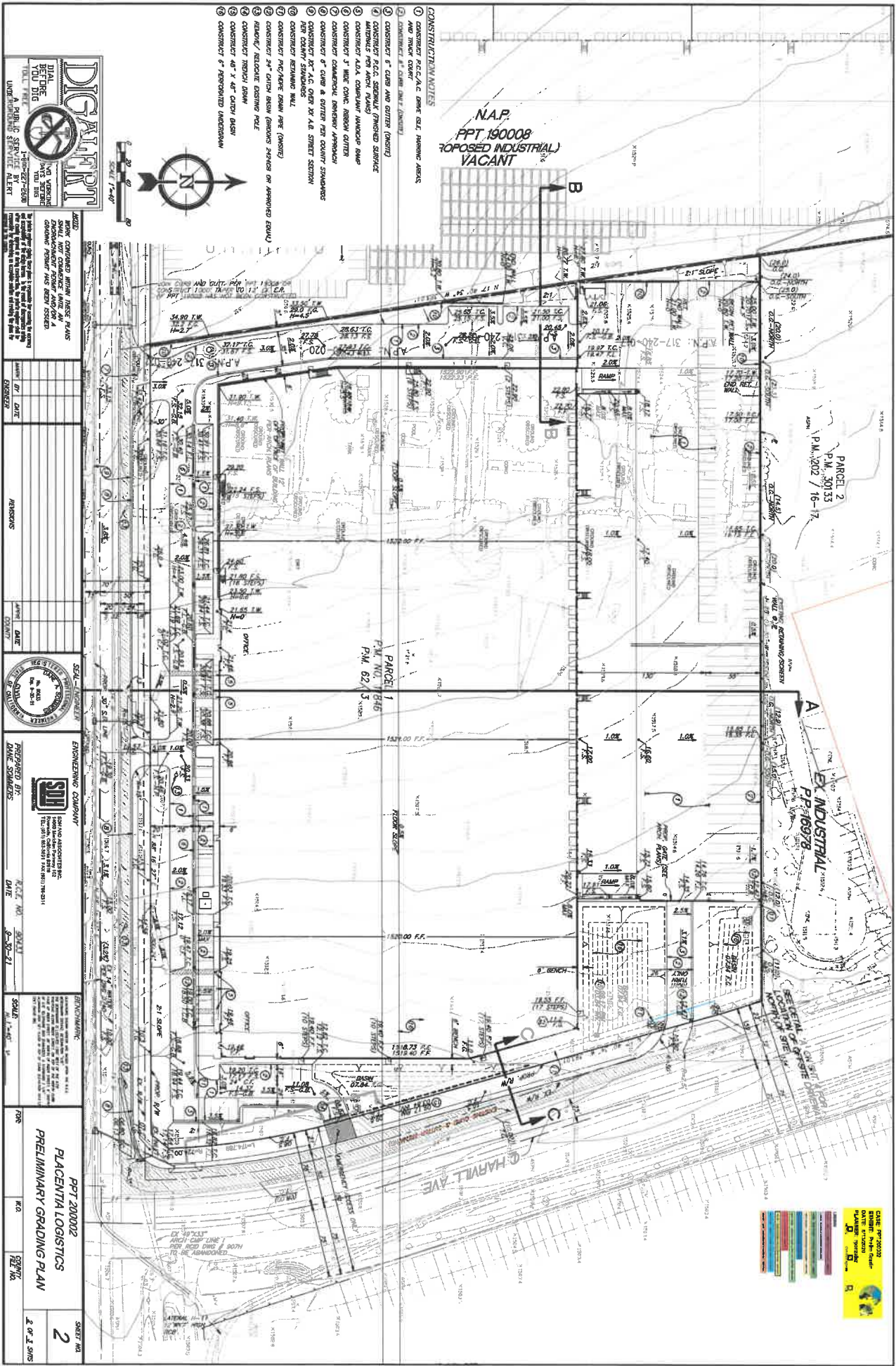
1. CONCRETE 12" THICK.
2. REINFORCING STEEL COUPLER.
3. 2" DIA. CONCRETE PIPES TO BE PROVIDED FOR THE DRAINAGE OF THE FLOOR.
4. 2" DIA. CONCRETE PIPES TO BE PROVIDED FOR THE DRAINAGE OF THE FLOOR.
5. 2" DIA. CONCRETE PIPES TO BE PROVIDED FOR THE DRAINAGE OF THE FLOOR.
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13. 2" DIA. CONCRETE PIPES TO BE PROVIDED FOR THE DRAINAGE OF THE FLOOR.
14. 2" DIA. CONCRETE PIPES TO BE PROVIDED FOR THE DRAINAGE OF THE FLOOR.

FLOOR SLAB AND POUR STRIPS REQ.

1. FLOOR SLAB SHALL BE CONCRETE 12" THICK WITH REINFORCING STEEL.
2. FLOOR SLAB SHALL BE CONCRETE 12" THICK WITH REINFORCING STEEL.
3. FLOOR SLAB SHALL BE CONCRETE 12" THICK WITH REINFORCING STEEL.
4. FLOOR SLAB SHALL BE CONCRETE 12" THICK WITH REINFORCING STEEL.
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11. FLOOR SLAB SHALL BE CONCRETE 12" THICK WITH REINFORCING STEEL.
12. FLOOR SLAB SHALL BE CONCRETE 12" THICK WITH REINFORCING STEEL.
13. FLOOR SLAB SHALL BE CONCRETE 12" THICK WITH REINFORCING STEEL.
14. FLOOR SLAB SHALL BE CONCRETE 12" THICK WITH REINFORCING STEEL.

DISABLED ACCESS NOTES

1. ELEVATED WALKWAY SHALL BE PROVIDED FOR THE ACCESS AND STORAGE OF MATERIALS AND EQUIPMENT.
2. ELEVATED WALKWAY SHALL BE PROVIDED FOR THE ACCESS AND STORAGE OF MATERIALS AND EQUIPMENT.
3. ELEVATED WALKWAY SHALL BE PROVIDED FOR THE ACCESS AND STORAGE OF MATERIALS AND EQUIPMENT.
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11. ELEVATED WALKWAY SHALL BE PROVIDED FOR THE ACCESS AND STORAGE OF MATERIALS AND EQUIPMENT.
12. ELEVATED WALKWAY SHALL BE PROVIDED FOR THE ACCESS AND STORAGE OF MATERIALS AND EQUIPMENT.
13. ELEVATED WALKWAY SHALL BE PROVIDED FOR THE ACCESS AND STORAGE OF MATERIALS AND EQUIPMENT.
14. ELEVATED WALKWAY SHALL BE PROVIDED FOR THE ACCESS AND STORAGE OF MATERIALS AND EQUIPMENT.



N.A.P.
PPT 190008
PROPOSED INDUSTRIAL
VACANT

PARCEL 2
P.M. 30133
P.M. 3022 / 16-17

PARCEL 1
P.M. NO. 616
P.M. 62 / 3

EX INDUSTRIAL
P-16978

CHAMPLAIN AVE

- CONSTRUCTION NOTES
1. CONSTRUCT 12" DIA. PVC DRAIN PIPE (DRAIN)
 2. CONSTRUCT 12" DIA. PVC DRAIN PIPE (DRAIN)
 3. CONSTRUCT 12" DIA. PVC DRAIN PIPE (DRAIN)
 4. CONSTRUCT 12" DIA. PVC DRAIN PIPE (DRAIN)
 5. CONSTRUCT 12" DIA. PVC DRAIN PIPE (DRAIN)
 6. CONSTRUCT 12" DIA. PVC DRAIN PIPE (DRAIN)
 7. CONSTRUCT 12" DIA. PVC DRAIN PIPE (DRAIN)
 8. CONSTRUCT 12" DIA. PVC DRAIN PIPE (DRAIN)
 9. CONSTRUCT 12" DIA. PVC DRAIN PIPE (DRAIN)
 10. CONSTRUCT 12" DIA. PVC DRAIN PIPE (DRAIN)
 11. CONSTRUCT 12" DIA. PVC DRAIN PIPE (DRAIN)
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 13. CONSTRUCT 12" DIA. PVC DRAIN PIPE (DRAIN)
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 22. CONSTRUCT 12" DIA. PVC DRAIN PIPE (DRAIN)
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 27. CONSTRUCT 12" DIA. PVC DRAIN PIPE (DRAIN)
 28. CONSTRUCT 12" DIA. PVC DRAIN PIPE (DRAIN)
 29. CONSTRUCT 12" DIA. PVC DRAIN PIPE (DRAIN)
 30. CONSTRUCT 12" DIA. PVC DRAIN PIPE (DRAIN)



DIGITART

DIAL BEFORE YOU DIG

1-800-271-2508

UNIVERSITY SERVICE ALERT

NOTE: CONSIDER WITHIN THESE PLANS ANY EXISTING UTILITIES TO BE MAINTAINED OR RELOCATED AS SHOWN ON A PREVIOUS EDITION OF THIS PLAN. THE ENGINEER HAS BEEN ADVISED BY THE UTILITY COMPANIES THAT THE UTILITIES SHOWN ON THIS PLAN ARE ACCURATE.

NO.	DATE	REVISIONS

NO.	DATE	REVISIONS

NO.	DATE	REVISIONS

NO.	DATE	REVISIONS

NO.	DATE	REVISIONS

NO.	DATE	REVISIONS

NO.	DATE	REVISIONS

NO.	DATE	REVISIONS

NO.	DATE	REVISIONS

NO.	DATE	REVISIONS

NO.	DATE	REVISIONS

NO.	DATE	REVISIONS

NO.	DATE	REVISIONS

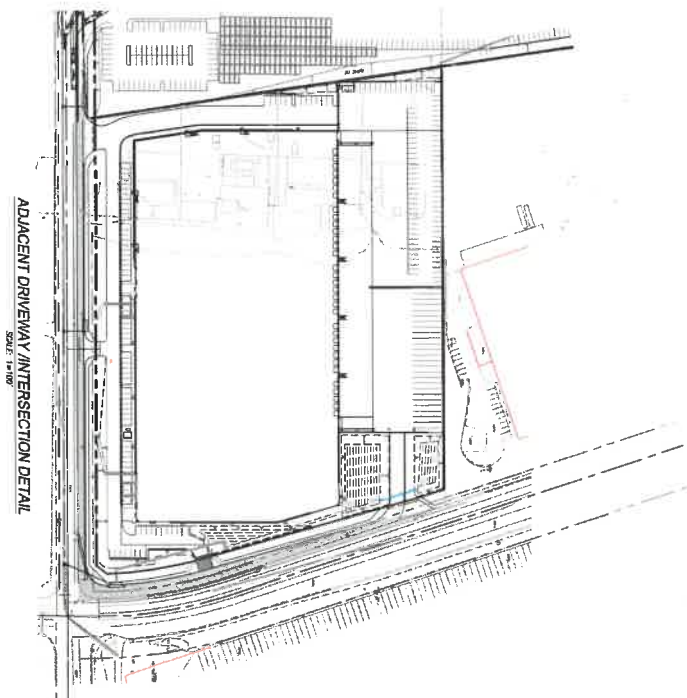
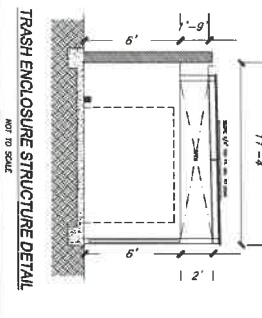
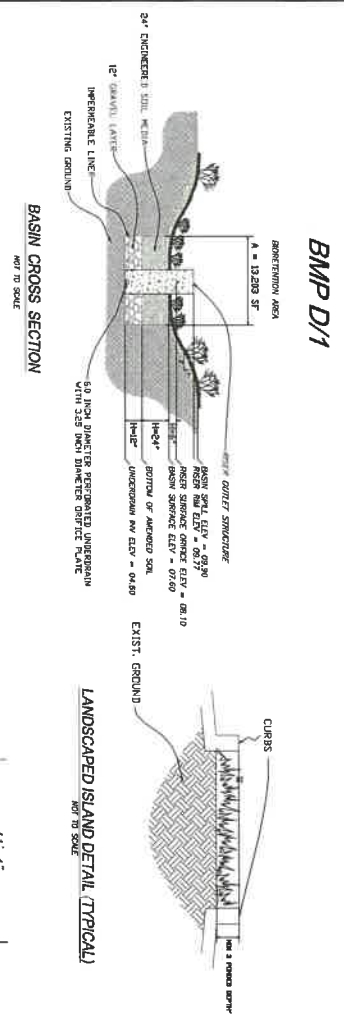
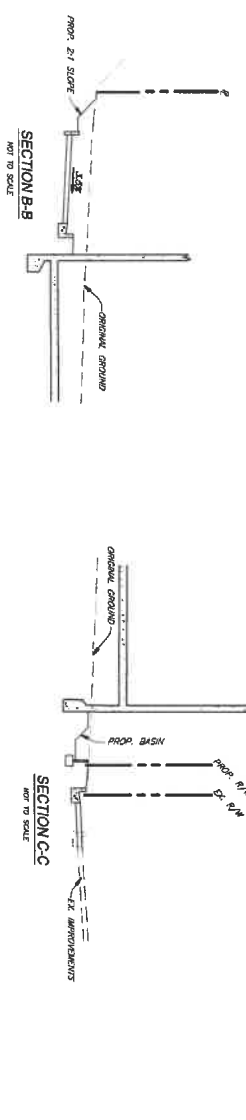
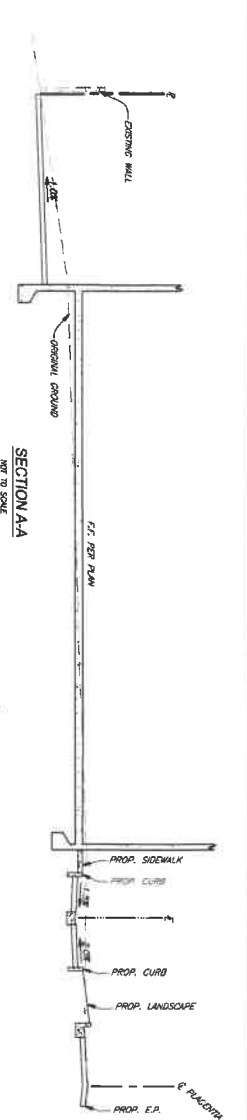
NO.	DATE	REVISIONS

PPT 200002
PLACENTA LOGISTICS
PRELIMINARY GRADING PLAN

SHEET NO.
2

DATE
2/2/2011

SCALE
1" = 40'



DESIGN

DATE: 08-20-21
BY: [Signature]

REVISIONS

NO.	DATE	DESCRIPTION

ENGINEERING COMPANY

SWP

10000 ROUTE 100
SHELTON, CT 06484
TEL: (860) 386-1111 FAX: (860) 386-1111

DATE: 08-20-21

PROJECT NO.: 20010

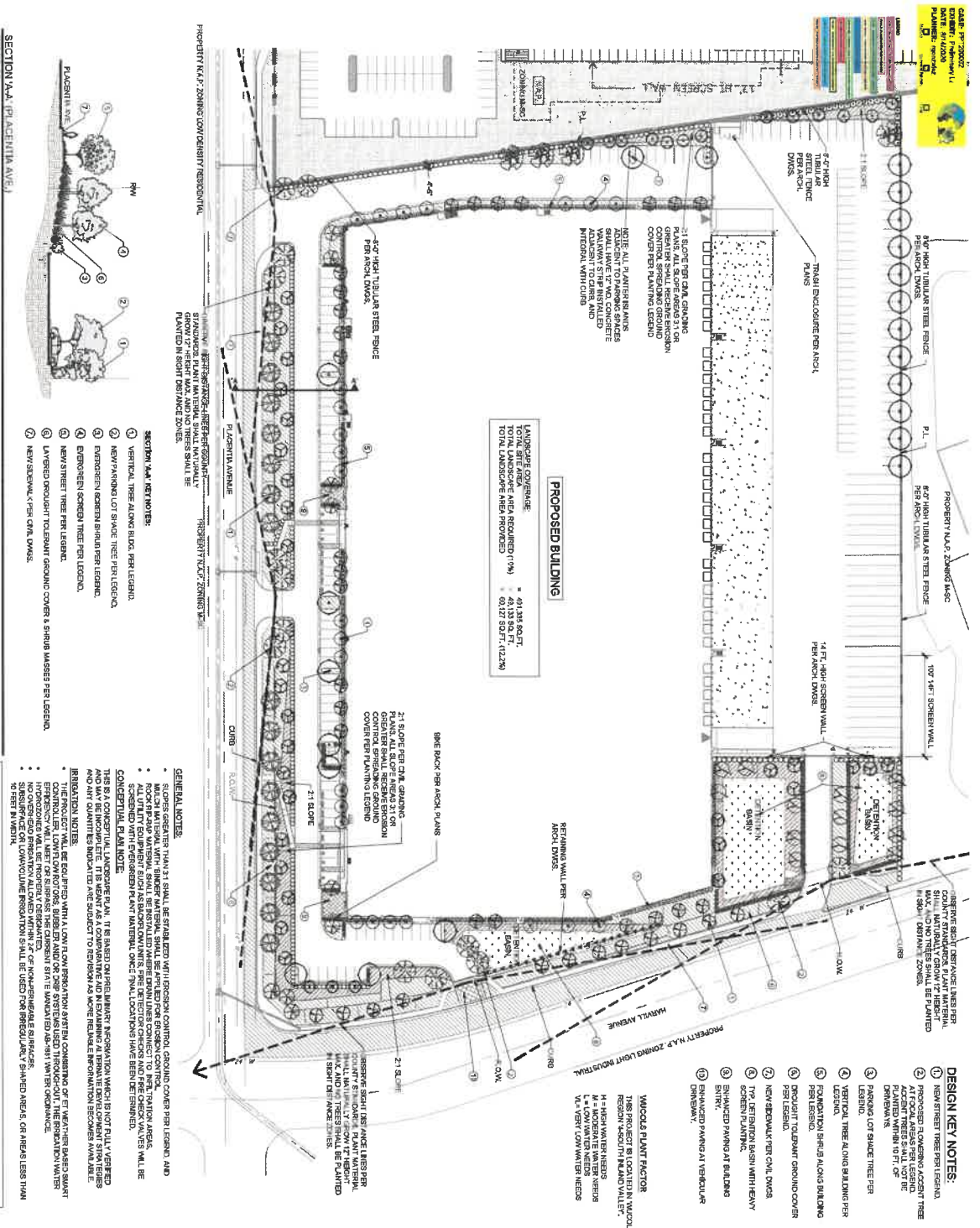
PREPARED BY: [Signature]

DATE: 08-20-21

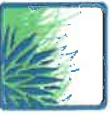
SCALE: 1/8"=1'-0"

PROJECT: PPT 200002
PLACENTIA LOGISTICS
PRELIMINARY GRADING PLAN
SECTIONS AND DETAILS

SHEET NO. 3
OF 2 SHEETS



TREES	SYMBOL	TREE NAME	QTY.	WUCOLS
1	[Symbol]	NEW/REPLANT TREES PER LEGEND	17	L
2	[Symbol]	PROPOSED CHANGING HEIGHT TREE PLANTING AREAS PER LEGEND	10	M
3	[Symbol]	PLANTING AREAS PER LEGEND	14	L
4	[Symbol]	PLANTING AREAS PER LEGEND	0	M
5	[Symbol]	PLANTING AREAS PER LEGEND	22	L
6	[Symbol]	PLANTING AREAS PER LEGEND	14	L
7	[Symbol]	PLANTING AREAS PER LEGEND	14	L
8	[Symbol]	PLANTING AREAS PER LEGEND	14	L
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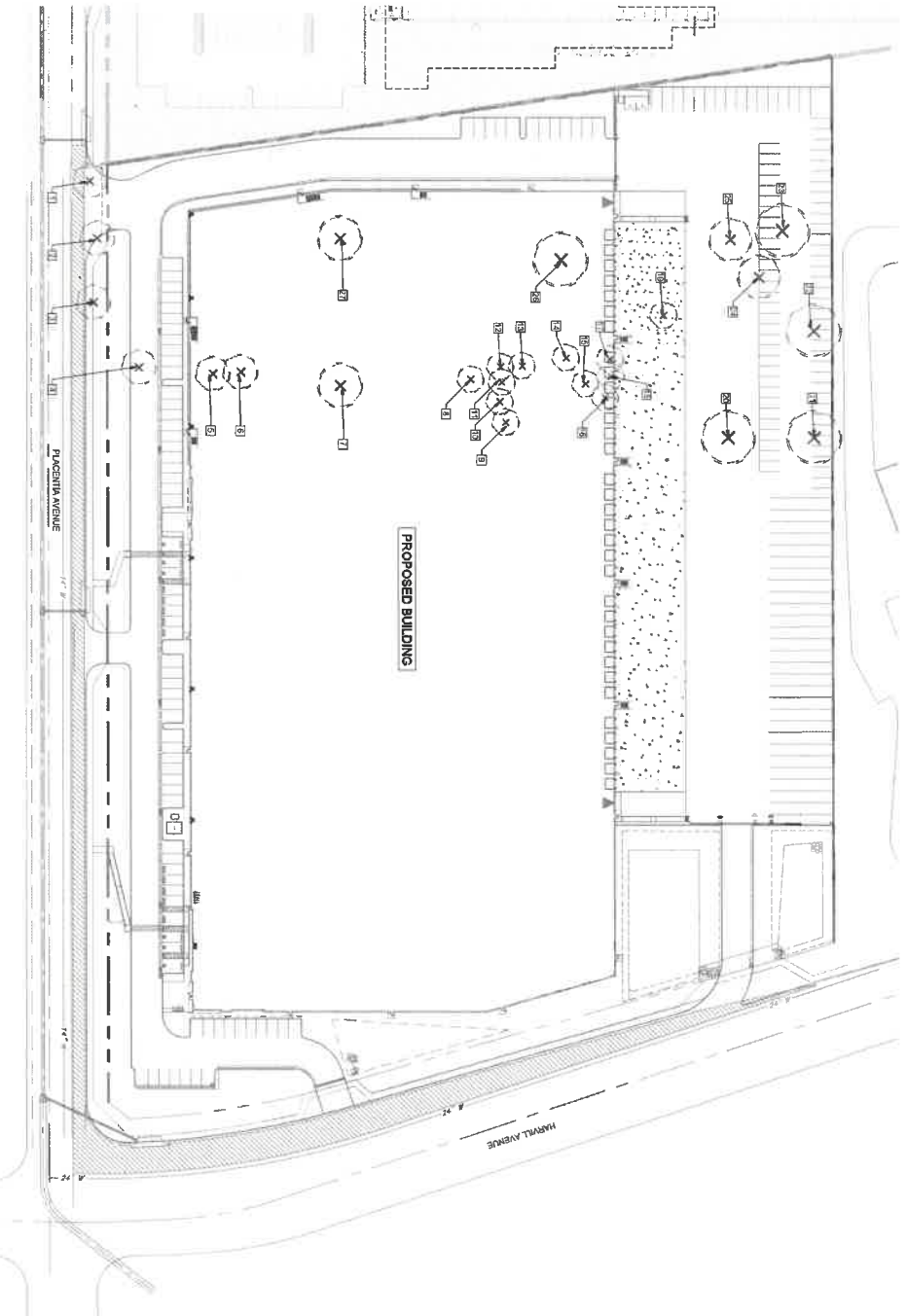
SCOTT PETERSON, LANDSCAPE ARCHITECT, INC.
 2843 VIA MANCINEROS WAY
 PALM BEACH, FLORIDA 33409

SPLA



**EXISTING TREE INVENTORY
 PLACENTIA LOGISTICS**

RIVERSIDE, CALIFORNIA



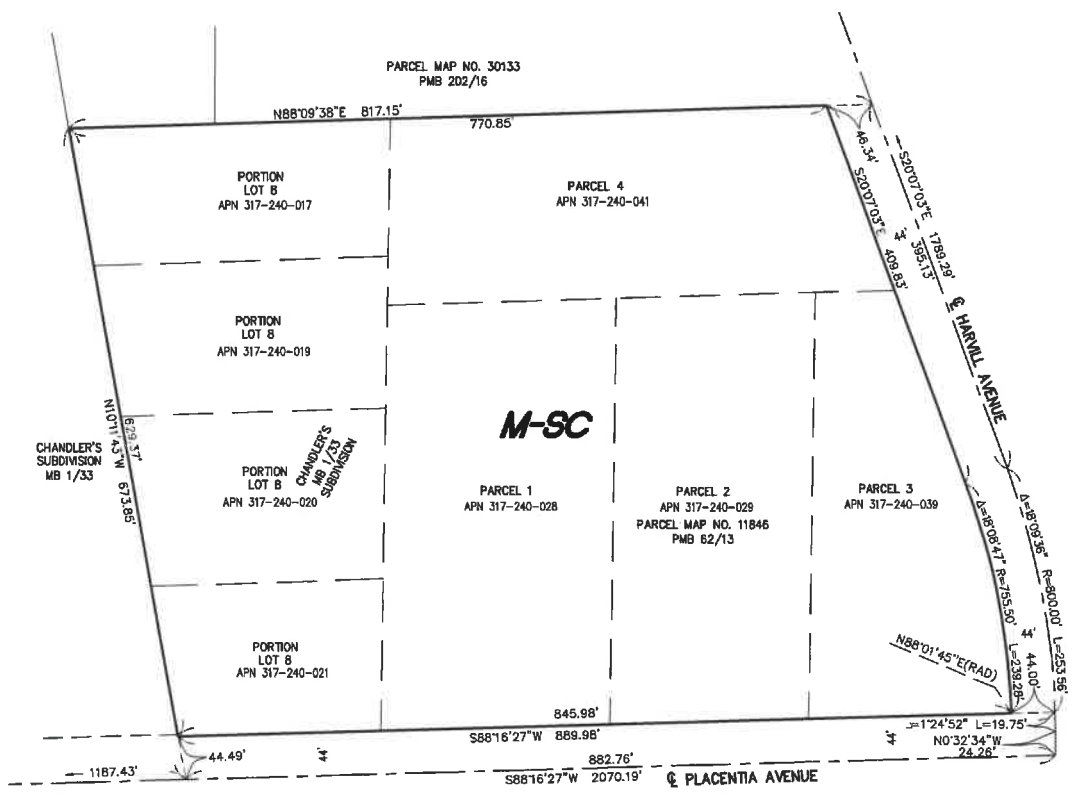
EXISTING TREE INVENTORY

- 1. EXISTING SCIRPUS MOLLE TREE TO BE REMOVED.
- 2. EXISTING SCIRPUS MOLLE TREE TO BE REMOVED.
- 3. EXISTING SCIRPUS MOLLE TREE TO BE REMOVED.
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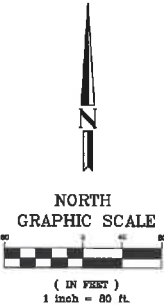
AUGUST 13, 2020

- LEGEND**
- Parcel - 30133
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ZONING LEGEND

[M-SC] - MANUFACTURING-SERVICE COMMERCIAL



MAP NO. _____
CHANGE OF OFFICIAL ZONING PLAN
PLACENTIA LOGISTICS
DISTRICT
 CHANGE OF ZONE CASE NO. _____
 AMENDING ORDINANCE NO. _____
 ADOPTED BY ORDINANCE NO. _____
 AUGUST _____, 2020
 RIVERSIDE COUNTY BOARD OF SUPERVISORS

Placentia Logistics Project

Initial Study/Mitigated Negative Declaration



Prepared for:

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

June 2020

Placentia Logistics Project

Initial Study and Mitigated Negative Declaration

Prepared for:

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

Prepared by:

Applied Planning, Inc.
11762 De Palma Road, 1-C 310
Corona, CA 92883

June 2020

1.0 INTRODUCTION

1.0 INTRODUCTION

1.1 DOCUMENT PURPOSE AND SCOPE

This Initial Study/Mitigated Negative Declaration (IS/MND) addresses potential environmental impacts associated with construction and operation of the proposed Placentia Logistics Project (Project). The Project proposes construction and operation of approximately 274,190 square feet of light industrial/warehouse uses within an approximately 11.80-acre site (gross), located within the Mead Valley area of Riverside County.

This IS/MND was prepared pursuant to *CEQA Guidelines* Section 15070 et seq. Although this IS/MND was prepared with consultant support, all analysis, conclusions, findings and determinations presented in the IS/MND fully represent the independent judgment and position of the County of Riverside (County), acting as Lead Agency under CEQA. In accordance with the provisions of CEQA, as the Lead Agency, the County is solely responsible for approval of the Project. As part of the decision-making process, the County is required to review and consider the Project's potential environmental effects.

CEQA Guidelines Article 6¹ discusses the Mitigated Negative Declaration Process, which is applicable to the Project. Article 6 states in pertinent part:

“A public agency shall prepare or have prepared a proposed negative declaration or mitigated negative declaration for a project subject to CEQA when:

¹ Title 14. California Code of Regulations, Chapter 3. *Guidelines for Implementation of the California Environmental Quality Act*, Article 6. *Negative Declaration Process*.

- (a) The initial study shows that there is no substantial evidence, in light of the whole record before the agency, that the project may have a significant effect on the environment, or
- (b) The initial study identified potentially significant effects, but:
 - (1) Revisions in the project plans or proposals made by or agreed to by the applicant before a proposed mitigated negative declaration and initial study are released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur, and
 - (2) There is no substantial evidence, in light of the whole record before the agency, that the project as revised may have a significant effect on the environment.”

As supported by the Initial Study presented herein, the County has determined that the Project may result in or cause potentially significant effects. However, compliance with existing policies, plans and regulations, revisions to the Project plans, together with design features and mitigation measures incorporated in the proposal would avoid the effects or mitigate the effects to levels that would be less-than-significant. The County has consequently determined that a Mitigated Negative Declaration is appropriate for the Project.

This IS/MND is intended to be an informational document, providing the County’s decision-makers, other public agencies, and the public with an objective assessment of the potential environmental impacts that could result from implementation of the proposed Project.

1.2 DOCUMENT ORGANIZATION

This IS/MND includes the following sections.

- Introduction: This Section (1.0) describes the format of the IS/MND and provides summary findings of the environmental analysis.
- Project Description: This Section (2.0) describes the Project and its objectives and outlines the existing regulations that will affect development of the Project.
- Environmental Assessment/Initial Study: This Section (3.0) presents the Project Environmental Assessment/Initial Study Checklist and responses to topical environmental questions posed within the Checklist. Within the IS Checklist, answers provided are substantiated qualitatively in all instances, and quantitatively where appropriate. Under topical issues where the Project would have no impact or impacts would be less-than-significant, no mitigation is required. In instances where impacts are determined to be “less-than-significant with mitigation incorporated,” mitigation measures are proposed that would reduce potentially significant environmental impacts to levels that would be less-than-significant. The Environmental Assessment Form at Item IV. *Determination* presents the Lead Agency’s findings regarding the appropriate CEQA environmental documentation for the Project.

1.3 INTENDED USE OF THIS IS/MND

The County is the Lead Agency for the purposes of CEQA because it has the principal responsibility and authority for consideration of Project discretionary actions and associated permitting. As the Lead Agency, the County is also responsible for analyzing the Project’s potential environmental impacts.

The Lead Agency will employ this IS/MND in its evaluation of potential environmental impacts resulting from, or associated with, approval and implementation of the Project.

This IS/MND may also be used by various Responsible Agencies, e.g., Air Quality Management District(s), Regional Water Quality Control Board(s), *et al.*; as well as utilities and service providers when such entities issue discretionary permits necessary to carry out the Project. For example, if this Project would require discretionary permits from the South Coast Air Quality Management District (SCAQMD), this IS/MND would serve as the environmental assessment for such permits (please refer to CEQA *Guidelines*, Section 15050).

In employing this IS/MND, the County and other agencies need to recognize that Project plans and development concepts identified herein are just that – plans and concepts that are subject to refinement as the Project is further defined. Acknowledging the potential for these future minor alterations to the Project, this IS/MND in all instances evaluates maximum impact scenarios that would likely account for these minor alterations. Notwithstanding, at the discretion and direction of the County, future modifications to the Project described herein may warrant additional environmental evaluation.

1.4 DISPOSITION OF THIS DOCUMENT

This IS/MND will be circulated by the County for a minimum of 20 days, to allow for public and agency review. Comments received on the IS/MND will be considered by the County in their review of the Project. The public is encouraged to contact the County for questions regarding the CEQA process and the Project. Comments on the IS/MND may be sent to:

Riverside County
Planning Department, Attention: Mr. Darren Edgington
4080 Lemon Street, 12th Floor
Riverside, CA 92501

2.0 PROJECT DESCRIPTION

2.0 PROJECT DESCRIPTION

2.1 OVERVIEW

The Placentia Logistics Project (Project) proposes construction and operation of a single building of approximately 274,190 square feet accommodating warehouse/general light industrial uses within an approximately 11.80-acre site (gross). Approximately 233,062 square feet, or 85 percent of the total building area would be allocated for high-cube transload/short-term storage warehouse (without cold storage) use. The remaining approximately 41,128 square feet or 15 percent of the total building area, would be allocated for general light industrial uses. The Project site is located at the northwest corner of the intersection of Harvill Avenue (N – S) at Placentia Avenue (E – W), within the Mead Valley area of Riverside County. Please refer to Figure 2.1-1 *Project Site Location*.

2.2 EXISTING LAND USES

- **Project Site:** The Project site comprises 8 parcels: Assessor Parcel Numbers (APNs) 317-240-017, -019, -020, -021; 317-240-028, -029; 317-240-039; and 317-240-041. Westerly portions of the Project site (APNs 317-240-028, -029; 317-240-039; 317-240-041) are vacant disturbed properties.
- Easterly portions of the Project site (APNs 317-240-017, -019, -020, and -021, approximately 4 acres) are developed with 4 single-family homes (one each per parcel). Within the Project site, Sharon Ann Lane (N – S), provides access to these 4 residences. All existing residences and any ancillary structures within the Project site will be demolished as part of the Project. Sharon Ann Lane will be vacated under the Project Parcel Map.
- **North:** Properties are developed with warehouse uses.



Figure 2.1-1
Project Location/Vicinity Land Uses

- **South:** Placentia Avenue comprises the Project site southerly boundary. South of Placentia Avenue properties are predominantly vacant disturbed properties. A single-family residential use exists opposite the westerly portions of the Project site, across Placentia Avenue.
- **West:** Vacant disturbed properties (proposed for development of warehouse uses, i.e., Barker Logistics, LLC Industrial Warehouse Building Project).
- **East:** Harvill Avenue comprises the Project site easterly boundary. East of Harvill Avenue are vacant disturbed properties.

Existing land uses are illustrated at Figure 2.2-1.

2.3 EXISTING LAND USE DESIGNATIONS

2.3.1 General Plan and Mead Valley Area Plan Land Use Designations

The County of Riverside General Plan (General Plan) and associated Area Plans guide land use and planning throughout the County of Riverside (County). The General Plan establishes policies and land use plans applicable to all unincorporated County areas. The subordinate Area Plans establish focused policies and land use plans responding to specific aspects and attributes of local County regions.

Countywide land use policies and land use plans are presented at General Plan Chapter 3 *Land Use Element*. More focused policies and land use plans, including various local Overlays, Policy Areas, and Specific Plans are found in the individual Area Plans. The Project site is located in the Mead Valley Area Plan (MVAP, Area Plan).

The existing General Plan Land Use designation and MVAP Land Use designation of the Project site is “Business Park” (BP). The Project does not propose or require amendment of the County General Plan, amendment of the MVAP, or amendment of any MVAP Overlay, Policy Area, or Specific Plan. County General Plan documents

including the General Plan Land Use Element and Mead Valley Area Plan can be accessed at: <https://planning.rctlma.org/ZoningInformation/GeneralPlan.aspx>

2.3.2 Zoning Designation

County of Riverside Ordinance 348 (Zoning Ordinance) implements the General Plan Land Use Plan in a manner that promotes compatible land use relationships and minimizes potential land use conflicts. The Zoning Ordinance establishes various Zoning Districts and intent of each District, identifies a range of uses that are permitted or conditionally permitted within each District, and articulates procedures and development standards that regulate land uses and development within each District. The County Zoning Ordinance can be accessed at: <https://www.countyofriverside.us/Portals/0/Documents/Marijuana%20Docs/Ord%20348.pdf?ver=2016-11-28-120743-143>

Existing zoning designations of the Project site are: Light Agricultural (A-1-1), Rural Residential (R-R-1), and Manufacturing-Service Commercial (M-SC). To allow for the Project land uses and development concepts, a Zone Change (ZC) is proposed, designating the entire Project site as M-SC. The zone change will result in no net loss in residential capacity as the four existing single-family homes uses have already been removed from the County's housing inventory and are under the control of the applicant.

The Project land use and development concept are permitted or conditionally permitted under the proposed M-SC Zoning designation. Portions of the Project site along Harvill Avenue are also located within the "A" Street Corridor Specific Plan (County SP #100). The "A" Street Corridor Specific Plan addresses only the alignment and design of Harvill Road. The "A" Street Corridor Specific Plan does not establish land use information (MVAP, p. 32). The Project does not propose or require amendment of the "A" Street Corridor Specific Plan.

General Plan Land Use Designations; Area Plan Land Use Designations, including applicable Overlay, Policy Area, or Specific Plan Designations; and Zoning

Designations of the Project site and adjacent properties are summarized at Table 2.3-1. Unless otherwise noted, existing and proposed designations under the Project are the same. General Plan Land Use Designations are illustrated at Figure 2.3-1. Zoning designations are presented at Figure 2.3-2.

**Table 2.3-1
Existing and Proposed Land Use Designations**

	General Plan Land Use Designations	MVAP Land Use Designations (Overlay, Policy Area, Specific Plan Designation[s])	Zoning Designations
Project Site	Business Park	Business Park (Overlay: N/A; Policy Area(s): March Joint Air Reserve Influence Area; Mt. Palomar Nighttime Lighting Policy Area; Specific Plan: Areas east of Sharon Lane are located within the "A" Street Corridor Specific Plan, County SP #100*)	Existing: Light Agricultural (A-1-1), Rural Residential (R-R-1), and Manufacturing-Service Commercial (M-SC). Proposed: Manufacturing-Service Commercial (M-SC).
North	Business Park	Business Park (Overlay: N/A; Policy Area(s): March Joint Air Reserve Influence Area; Mt. Palomar Nighttime Lighting Policy Area; Areas along Harvill Avenue are located within the "A" Street Corridor Specific Plan, County SP #100*)	M-SC
South (across Placentia Avenue)	Business Park, Low Density Residential	Business Park, Rural Community - Very Low Density Residential (Overlay: N/A; Policy Area(s): March Joint Air Reserve Influence Area; Mt. Palomar Nighttime Lighting Policy Area; Areas along Harvill Avenue are located within the "A" Street Corridor Specific Plan, SP #100*)	M-SC, R-R-1
East (across Harvill Ave.)	Light Industrial	Light Industrial (Overlay: N/A; Policy Area(s): March Joint Air Reserve Influence Area; Mt. Palomar Nighttime Lighting Policy Area; Specific Plan: Areas along Harvill Avenue are located within the "A" Street Corridor Specific Plan, SP #100*)	M-SC
West	Business Park	Business Park (Overlay: N/A; Policy Area(s): March Joint Air Reserve Influence Area; Mt. Palomar Nighttime Lighting Policy Area; Specific Plan: N/A)	Industrial Park (I-P), M-SC

Sources: County of Riverside General Plan; Mead Valley Area Plan, Riverside County Geographic Information Services (GIS).

Notes: * The "A" Street Corridor Specific Plan (SP #100) provides only for alignment and design of Harvill Avenue. This Specific Plan does not provide land use information (MVAP, p. 32).

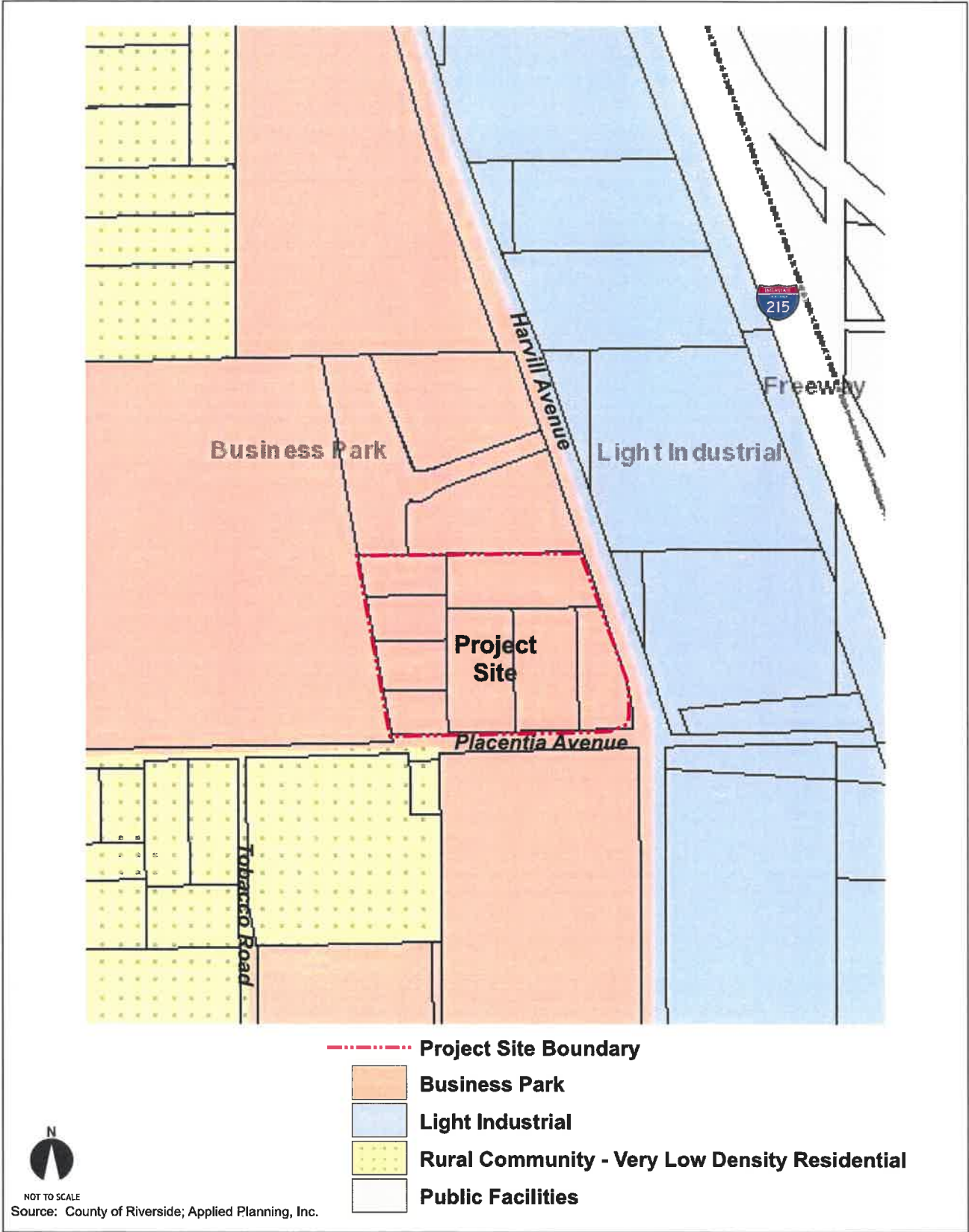


Figure 2.3-1
General Plan Land Use Designations

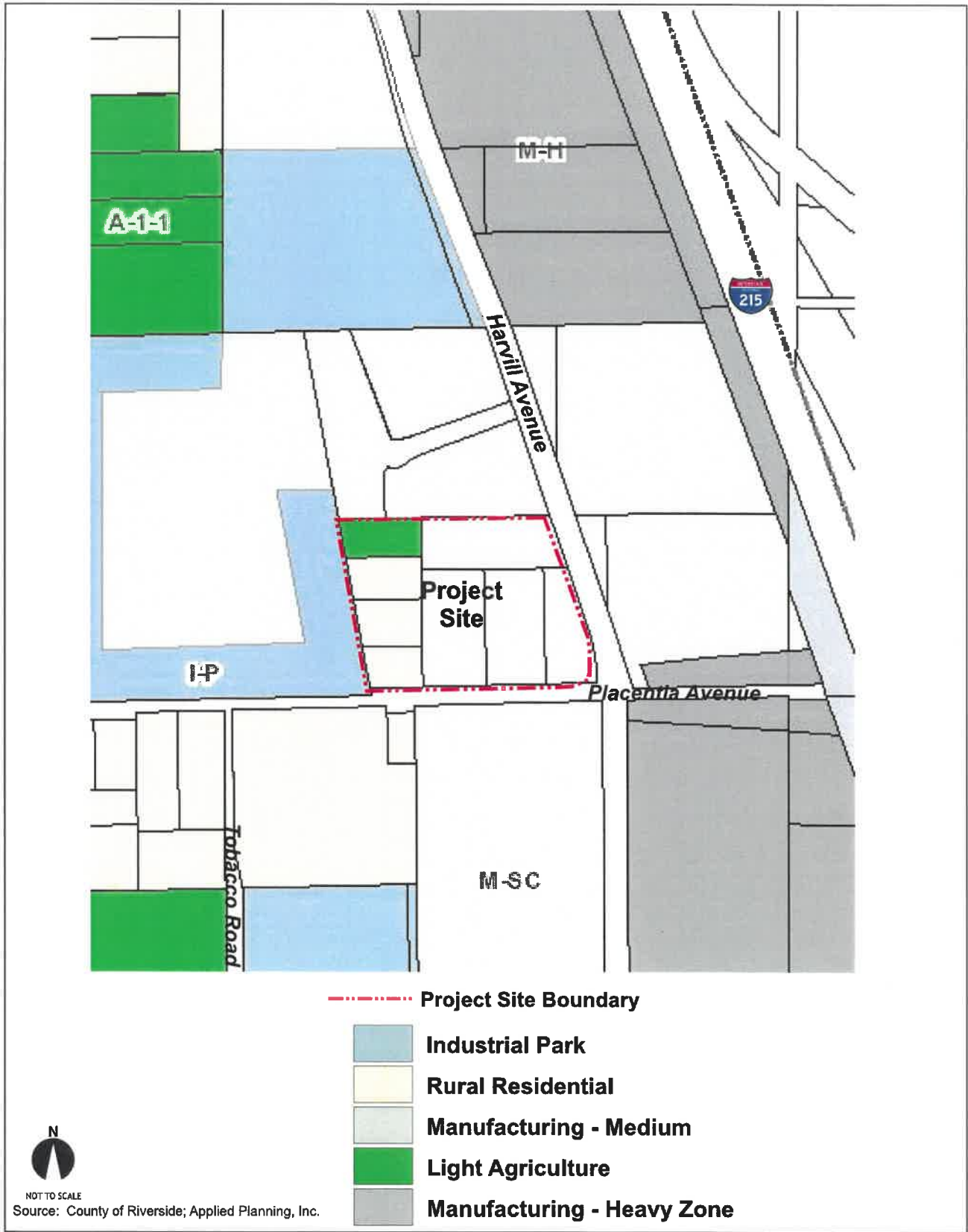


Figure 2.3-2
Zoning Designations

2.4 PROJECT ELEMENTS

2.4.1 Site Preparation

As part of the Project site preparation activities, all existing structures and surface improvements within the Project site would be demolished. Demolition debris generated during site preparation activities would be disposed of and/or recycled consistent with California Green Building Standards Code requirements.

The Project area would then be grubbed, rough-graded, and fine-graded in preparation of building construction. Existing grades within the Project site would be modified to establish suitable building pads and to facilitate site drainage. The Project preliminary grading concept indicates that the site grading will be balanced, with no substantial import or export of soil.

2.4.2 Development Concept

The Project development concept is summarized below. Analyses within this MND reflect the range and types of uses shown in the Project Development Concept presented here. Should future development proposals differ substantially from the Project Development Concept analyzed herein, the Lead Agency would require additional environmental analyses.

All final Project designs and improvements would be required to conform to standards presented at Riverside County Ordinance 348 (County Zoning Ordinance), Article XI: MS-C Zone (Manufacturing Service-Commercial), Section 11.4 *Development Standards*.

2.4.2.1 Site Plan Concept

The Project Site Plan Concept, Figure 2.4-1, proposes a single building of approximately 274,190 square feet accommodating warehouse/general light industrial use within an approximately 11.80-acre site. Final configuration and orientation of the Project structures and site improvements would be required to conform to standards of development presented at Riverside County Ordinance 348, Article XI: MS-C Zone (Manufacturing Service-Commercial), Section 11.4 *Development Standards*.

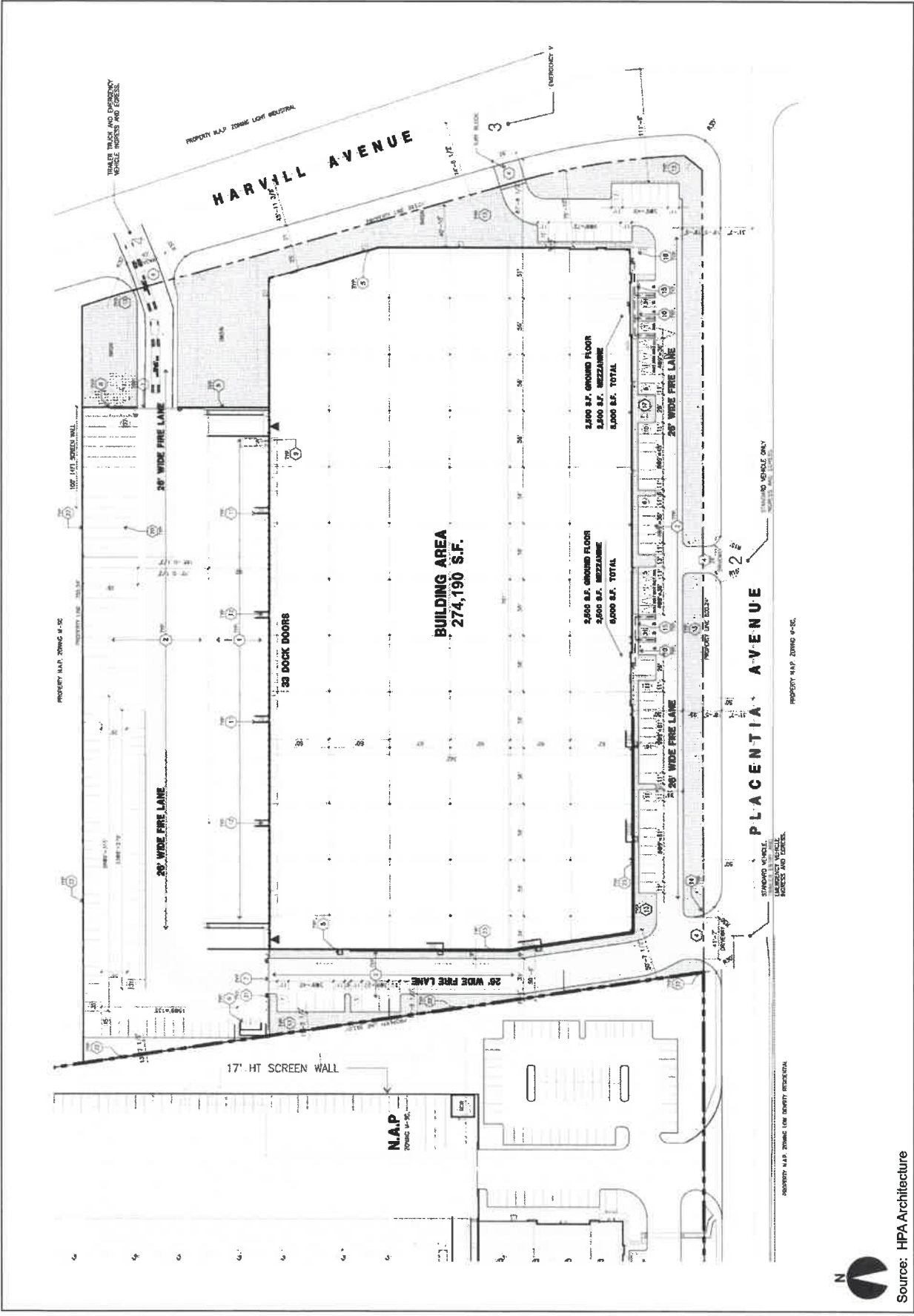


Figure 2.4-1
Site Plan Concept

Source: HPA Architecture



Employee parking areas would be provided along the easterly, westerly, and southerly building frontages; truck parking stalls and truck loading dock areas would be provided along the rear (northerly) building frontage. Landscaping/screening would be provided along all Project building frontages and the Project site perimeter.

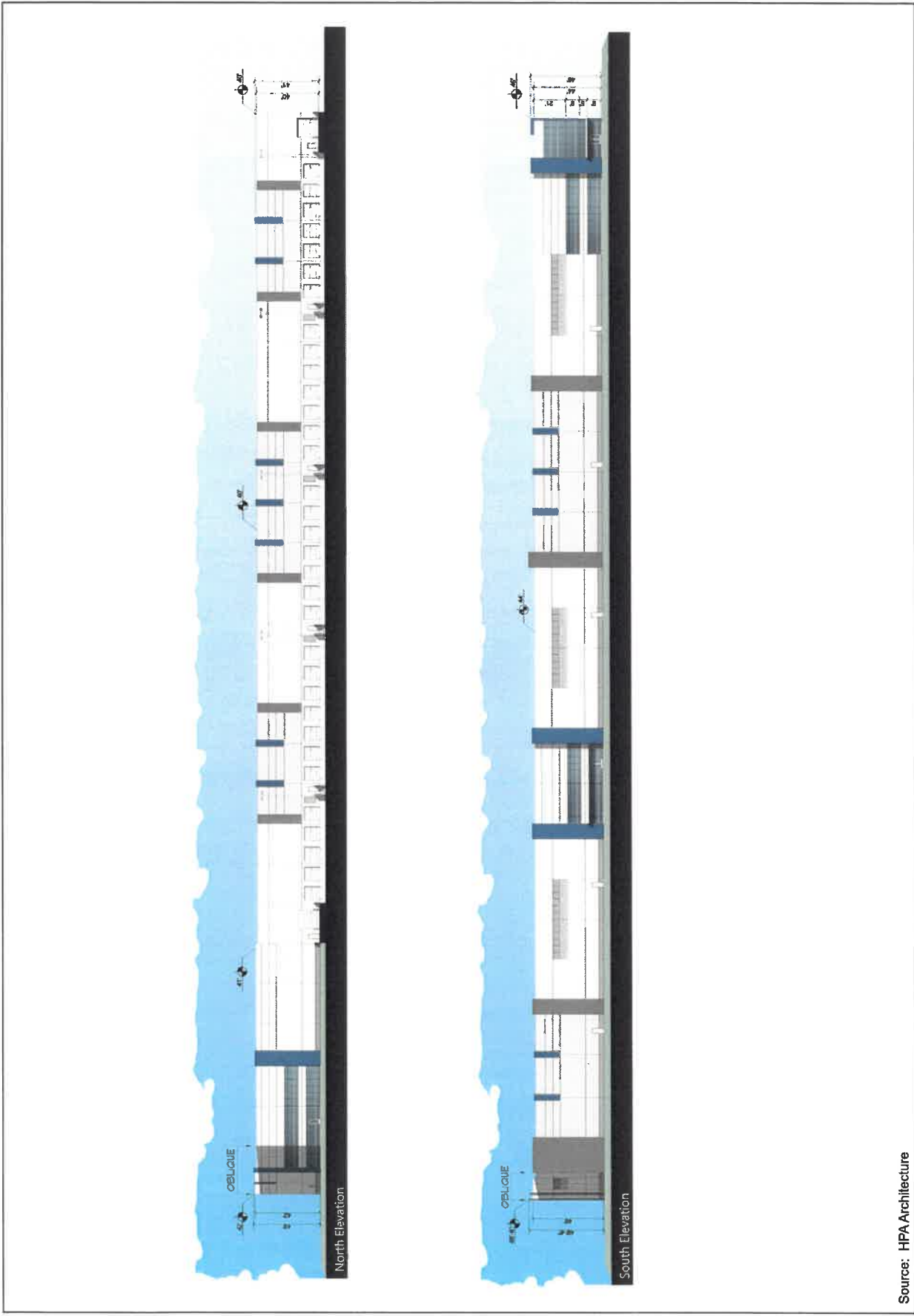
Additional limited areas of off-site disturbance would result from construction of site-adjacent roadway improvements and construction of utilities connections to existing area-serving utilities systems. All site-adjacent Project roadway improvements and utilities connections improvements would occur within dedicated rights-of-way and/or assigned easements.

2.4.2.2 Architectural Design Concepts

Buildings design concepts would reflect tilt-up concrete construction, with architectural enhancements and glazing techniques similar to other warehouse buildings found throughout western Riverside County. Preliminary architectural concepts are presented at Figures 2.4-2, 2.4-3.

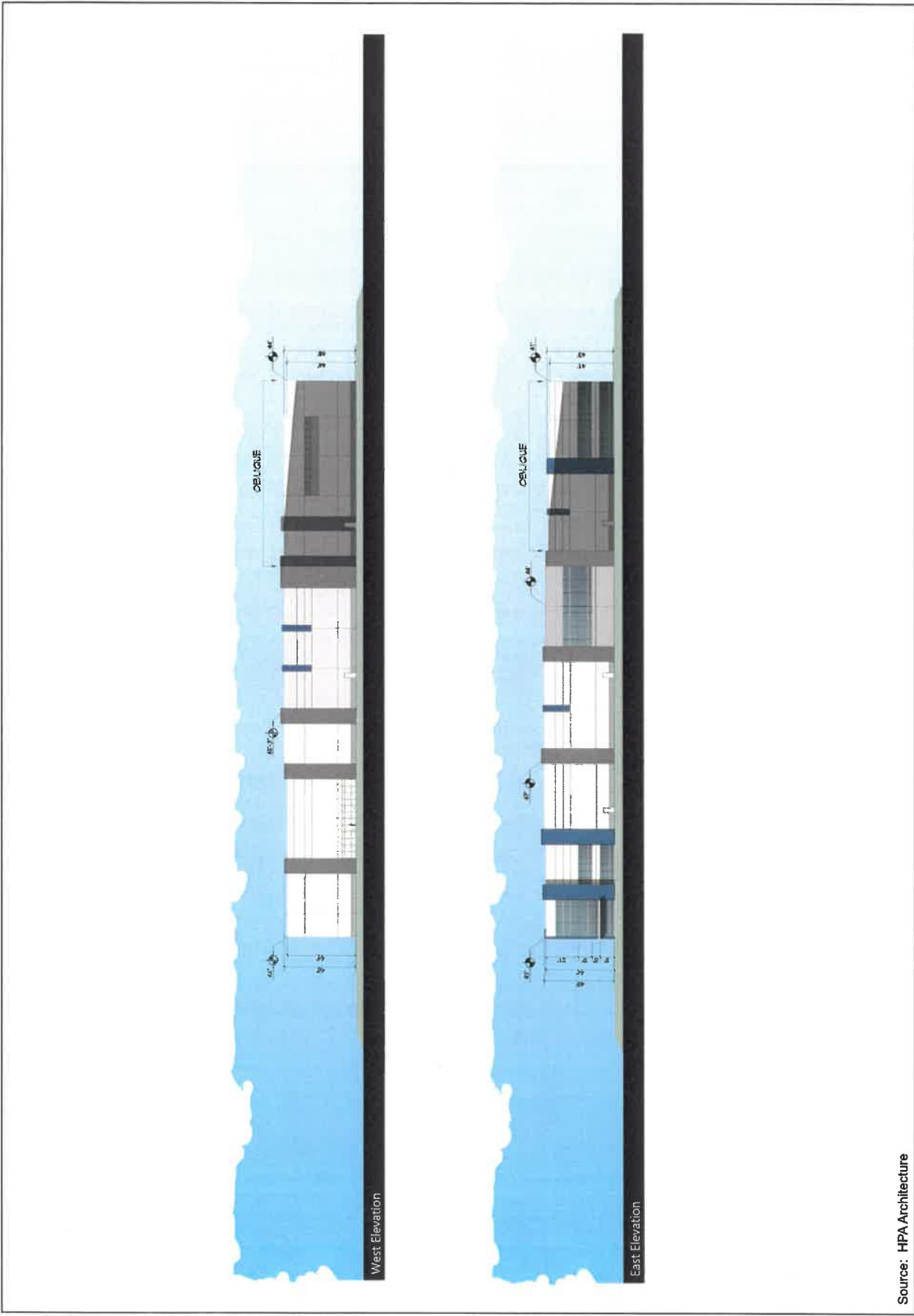
2.4.2.3 Access and Circulation

Access to the Project site would be provided by one driveway connecting to Harvill Avenue and two driveways connecting to Placentia Avenue. Ingress/egress for trucks would be restricted to the easterly-most Placentia Avenue driveway. All Project driveways would be STOP-controlled. As part of the Project, Harvill Avenue, and Placentia Avenue (along the Project site easterly and southerly boundaries, respectively) would be improved to their ultimate half-widths or to specifications otherwise required by the County.



Source: HPA Architecture

Figure 2.4-2
Architectural Concepts



Source: HPA Architecture



Figure 2.4-3
Architectural Concepts

Construction Traffic Management Plan

Temporary and short-term traffic detours and traffic disruptions could result during Project construction activities including implementation of access and circulation improvements noted above. Accordingly, the Project Applicant would be responsible for the preparation and submittal of a construction area traffic management plan (Plan) to be reviewed and approved by the County. Typical elements and information incorporated in the Plan would include;

- **Name of on-site construction superintendent and contact phone number.**
- **Identification of Construction Contract Responsibilities** - For example, for excavation and grading activities, describe the approximate depth of excavation, and quantity of soil import/export (if any).
- **Identification and Description of Truck Routes** - to include the number of trucks and their staging location(s) (if any).
- **Identification and Description of Material Storage Locations** (if any).
- **Location and Description of Construction Trailers** (if any).
- **Identification and Description of Traffic Controls** - Traffic controls shall be provided per the Manual of Uniform Traffic Control Devices (MUTCD) if the occupation or closure of any traffic lanes, parking lanes, parkways or any other public right-of-way is required. If the right-of-way occupation requires configurations or controls not identified in the MUTCD, a separate traffic control plan must be submitted to the County for review and approval. All right-of-way encroachments would require permitting through the County.
- **Identification and Description of Parking** - Estimate the number of workers and identify parking areas for their vehicles.

- **Identification and Description of Maintenance Measures** - Identify and describe measures taken to ensure that the work site and public right-of-way would be maintained (including dust control).

The Plan must be reviewed and approved by the County prior to the issuance of the building permit. The Plan and its requirements would also be required to be provided to all contractors as one component of building plan/contract document packages.

2.4.3 Landscaping

The Project would incorporate perimeter and interior landscaping and streetscape elements, acting to generally enhance the Project's visual qualities and screen potentially intrusive views. Pursuant to County Ordinance 348 M-SC Zone Development Standards, a minimum of 10 percent of the site shall be landscaped. Project landscape plans would be subject to County review and approval. The Project landscape concept is presented at Figure 2.4-4. The landscape parking lot shading plan is presented at Figure 2.4-4a.

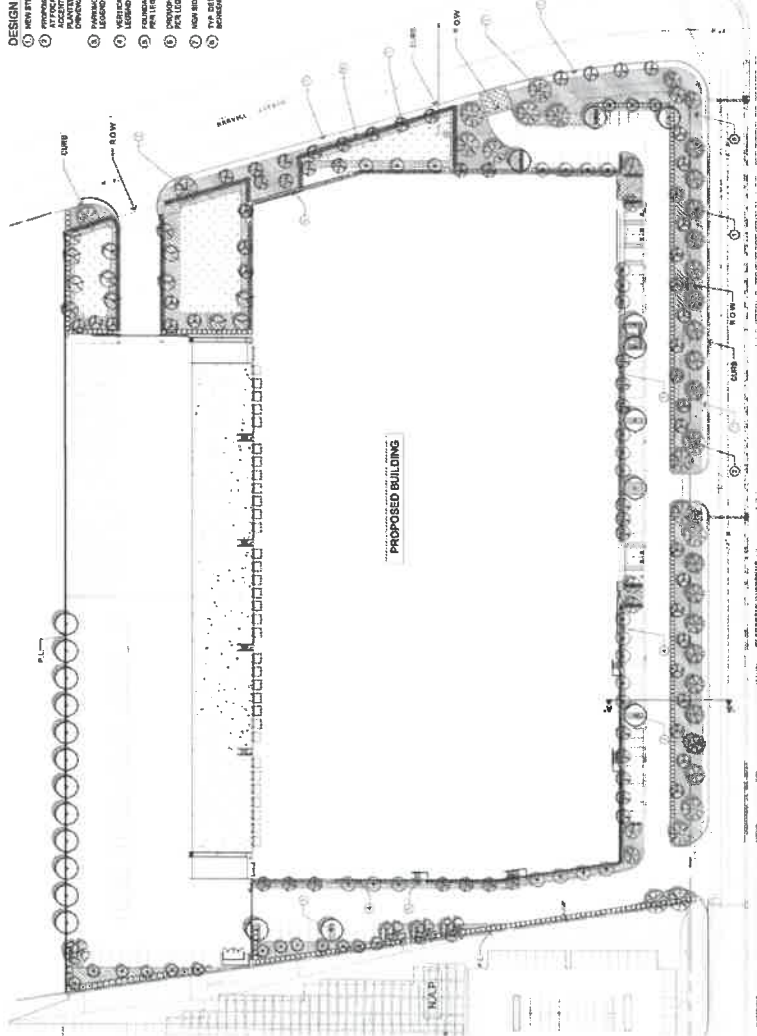
2.4.4 Lighting

All Project lighting would be designed and implemented consistent with applicable County requirements, and in a manner that precludes potential adverse effects of light overspill. The Project Site is located within Zone B of the Mt. Palomar Nighttime Lighting Policy Area. All projects within this Zone are required to adhere to the requirements of Riverside County Ordinance No. 655, *Regulating Light Pollution*. The Project would also be required to conform to County Ordinance No. 915, *Regulating Outdoor Lighting*. Project lighting plans would be subject to County review and approval. The Project photometric plan is presented at Figure 2.4-5.

2.4.5 Signs

Project signs would be required to conform to County Ordinance 348, Article XIX, *Advertising Regulations*. Project signs, to include sign content, sign design and sign locations would be subject to County review and approval.

- DESIGN KEY NOTES:**
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 - 2 SPECIAL LAMP POST LOCATED PLANTED WITHIN 10 FT. OF CURBLINE
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- DESIGN KEY NOTES:**
- 1 NEW STREET TREE PER LEGEND TREE
 - 2 SPECIAL LAMP POST LOCATED PLANTED WITHIN 10 FT. OF CURBLINE
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SECTION A-A PLACENTA AVE

GENERAL NOTES:

- 1 THIS PLAN IS A CONCEPTUAL LANDSCAPE PLAN. IT IS BASED ON PRELIMINARY INFORMATION WHICH IS NOT FULLY VERIFIED AND MAY BE INCOMPLETE. IT IS BEING PROVIDED AS A CONCEPTUAL DESIGN TO ASSIST IN THE DEVELOPMENT OF THE PROJECT. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
- 2 THE PROJECT SHALL BE DESIGNED WITH A LOW FLOW REGULATORY SYSTEM CONSISTING OF 1.5% SLOPE TO THE STREET OR TO THE CURB. THE PROJECT SHALL BE DESIGNED WITH A LOW FLOW REGULATORY SYSTEM CONSISTING OF 1.5% SLOPE TO THE STREET OR TO THE CURB. THE PROJECT SHALL BE DESIGNED WITH A LOW FLOW REGULATORY SYSTEM CONSISTING OF 1.5% SLOPE TO THE STREET OR TO THE CURB.
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- 8 THE PROJECT SHALL BE DESIGNED WITH A LOW FLOW REGULATORY SYSTEM CONSISTING OF 1.5% SLOPE TO THE STREET OR TO THE CURB. THE PROJECT SHALL BE DESIGNED WITH A LOW FLOW REGULATORY SYSTEM CONSISTING OF 1.5% SLOPE TO THE STREET OR TO THE CURB.
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DATE: 4/2/18

LANDSCAPE ARCHITECT SIGNATURE

SYMBOL	TREE NAME	QTY.	WUCOLS
1	MONUMENTAL PALM TREE (10' DIA. @ 30' O.C.)	16	L
2	MONUMENTAL PALM TREE (10' DIA. @ 30' O.C.)	12	L
3	MONUMENTAL PALM TREE (10' DIA. @ 30' O.C.)	16	L
4	MONUMENTAL PALM TREE (10' DIA. @ 30' O.C.)	9	M
5	MONUMENTAL PALM TREE (10' DIA. @ 30' O.C.)	27	L
6	MONUMENTAL PALM TREE (10' DIA. @ 30' O.C.)	18	L
7	MONUMENTAL PALM TREE (10' DIA. @ 30' O.C.)	24	L
8	MONUMENTAL PALM TREE (10' DIA. @ 30' O.C.)	25	L
9	MONUMENTAL PALM TREE (10' DIA. @ 30' O.C.)	4	L
10	MONUMENTAL PALM TREE (10' DIA. @ 30' O.C.)	26	L
11	MONUMENTAL PALM TREE (10' DIA. @ 30' O.C.)	13	L

SYMBOL	SHRUB NAME	QTY.	WUCOLS
1	MONUMENTAL PALM TREE (10' DIA. @ 30' O.C.)	1	L
2	MONUMENTAL PALM TREE (10' DIA. @ 30' O.C.)	1	L
3	MONUMENTAL PALM TREE (10' DIA. @ 30' O.C.)	1	L
4	MONUMENTAL PALM TREE (10' DIA. @ 30' O.C.)	1	L
5	MONUMENTAL PALM TREE (10' DIA. @ 30' O.C.)	1	L
6	MONUMENTAL PALM TREE (10' DIA. @ 30' O.C.)	1	L
7	MONUMENTAL PALM TREE (10' DIA. @ 30' O.C.)	1	L
8	MONUMENTAL PALM TREE (10' DIA. @ 30' O.C.)	1	L
9	MONUMENTAL PALM TREE (10' DIA. @ 30' O.C.)	1	L
10	MONUMENTAL PALM TREE (10' DIA. @ 30' O.C.)	1	L
11	MONUMENTAL PALM TREE (10' DIA. @ 30' O.C.)	1	L

SYMBOL	GROUND COVER/SHRUB NAME	QTY.	WUCOLS
1	MONUMENTAL PALM TREE (10' DIA. @ 30' O.C.)	1	L
2	MONUMENTAL PALM TREE (10' DIA. @ 30' O.C.)	1	L
3	MONUMENTAL PALM TREE (10' DIA. @ 30' O.C.)	1	L
4	MONUMENTAL PALM TREE (10' DIA. @ 30' O.C.)	1	L
5	MONUMENTAL PALM TREE (10' DIA. @ 30' O.C.)	1	L
6	MONUMENTAL PALM TREE (10' DIA. @ 30' O.C.)	1	L
7	MONUMENTAL PALM TREE (10' DIA. @ 30' O.C.)	1	L
8	MONUMENTAL PALM TREE (10' DIA. @ 30' O.C.)	1	L
9	MONUMENTAL PALM TREE (10' DIA. @ 30' O.C.)	1	L
10	MONUMENTAL PALM TREE (10' DIA. @ 30' O.C.)	1	L
11	MONUMENTAL PALM TREE (10' DIA. @ 30' O.C.)	1	L

LANDSCAPE SUMMARY:

TOTAL TREE AREA: 1,545,217 SQ. FT.

TOTAL SHRUB AREA: 1,545,217 SQ. FT.

TOTAL GROUND COVER AREA: 1,545,217 SQ. FT.

Figure 2.4-4
Landscape Concept

Source: Scott Peterson Landscape Architect, Inc.



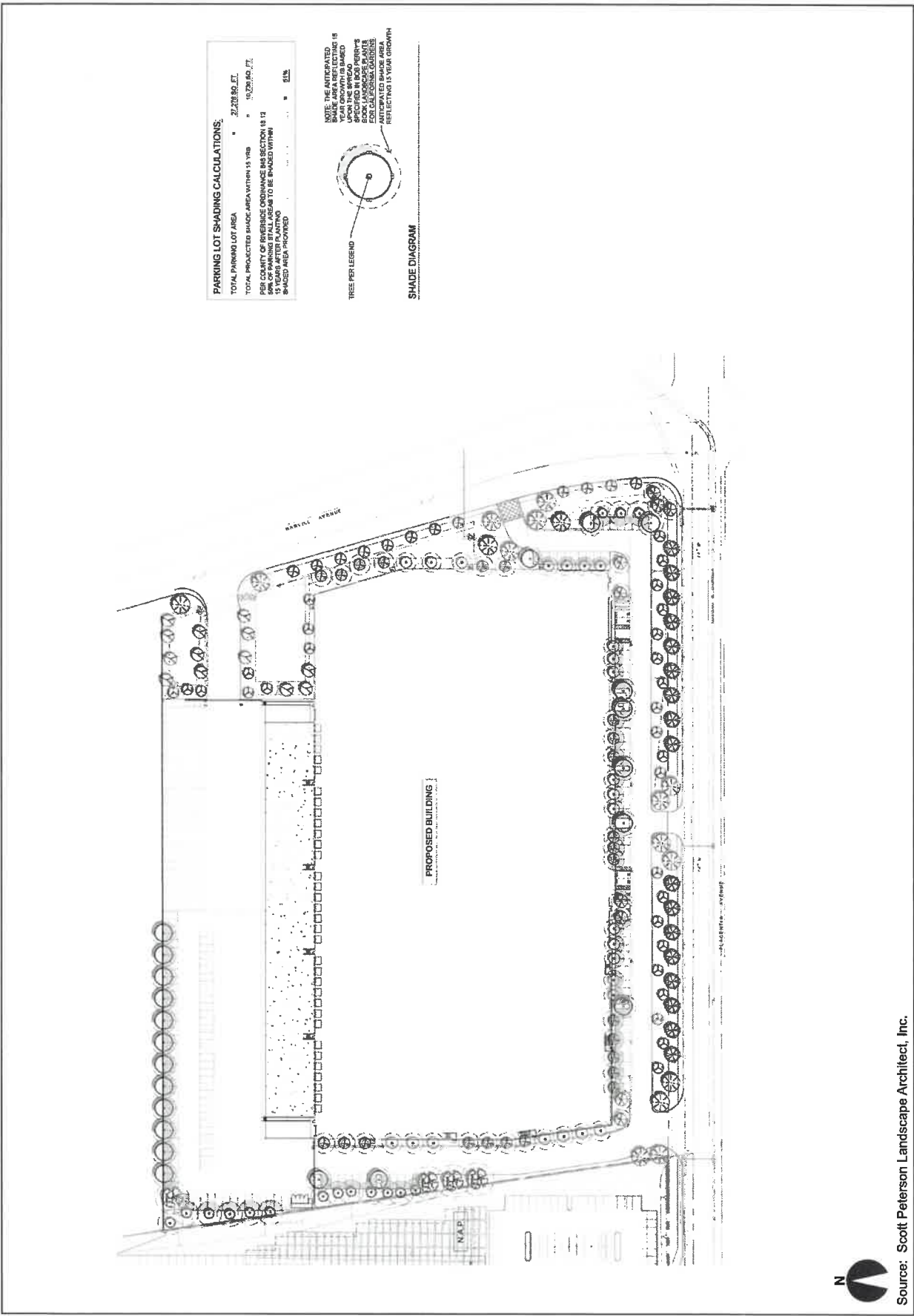
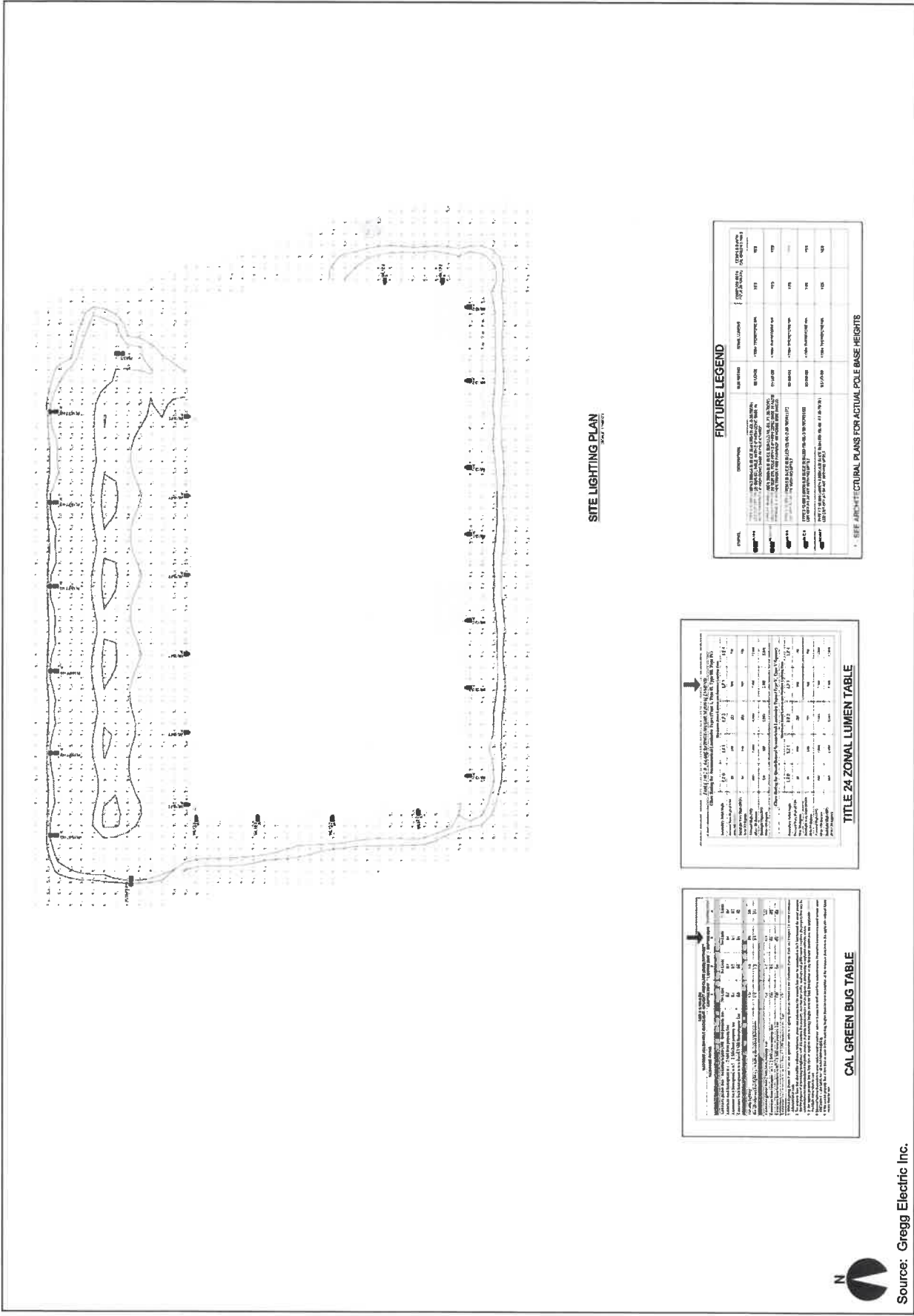


Figure 2.4-4a
 Landscape - Parking Lot Shading Plan



CAL GREEN BUG TABLE

TABLE 1. CALIFORNIA GREEN BUG TABLE. THIS TABLE IS USED TO DETERMINE THE NUMBER OF LIGHT FIXTURES REQUIRED TO ILLUMINATE A GIVEN AREA. THE NUMBER OF LIGHT FIXTURES REQUIRED IS DETERMINED BY THE AREA TO BE ILLUMINATED, THE FOOT CANDLE REQUIREMENT, AND THE LUMEN OUTPUT OF THE LIGHT FIXTURES. THE NUMBER OF LIGHT FIXTURES REQUIRED IS DETERMINED BY THE AREA TO BE ILLUMINATED, THE FOOT CANDLE REQUIREMENT, AND THE LUMEN OUTPUT OF THE LIGHT FIXTURES.

Area (sq ft)	10 fc	20 fc	30 fc	40 fc	50 fc
0 - 100	1	2	3	4	5
100 - 200	2	4	6	8	10
200 - 300	3	6	9	12	15
300 - 400	4	8	12	16	20
400 - 500	5	10	15	20	25
500 - 600	6	12	18	24	30
600 - 700	7	14	21	28	35
700 - 800	8	16	24	32	40
800 - 900	9	18	27	36	45
900 - 1000	10	20	30	40	50

TITLE 24 ZONAL LUMEN TABLE

TABLE 2. TITLE 24 ZONAL LUMEN TABLE. THIS TABLE IS USED TO DETERMINE THE NUMBER OF LIGHT FIXTURES REQUIRED TO ILLUMINATE A GIVEN AREA. THE NUMBER OF LIGHT FIXTURES REQUIRED IS DETERMINED BY THE AREA TO BE ILLUMINATED, THE FOOT CANDLE REQUIREMENT, AND THE LUMEN OUTPUT OF THE LIGHT FIXTURES. THE NUMBER OF LIGHT FIXTURES REQUIRED IS DETERMINED BY THE AREA TO BE ILLUMINATED, THE FOOT CANDLE REQUIREMENT, AND THE LUMEN OUTPUT OF THE LIGHT FIXTURES.

Area (sq ft)	10 fc	20 fc	30 fc	40 fc	50 fc
0 - 100	1	2	3	4	5
100 - 200	2	4	6	8	10
200 - 300	3	6	9	12	15
300 - 400	4	8	12	16	20
400 - 500	5	10	15	20	25
500 - 600	6	12	18	24	30
600 - 700	7	14	21	28	35
700 - 800	8	16	24	32	40
800 - 900	9	18	27	36	45
900 - 1000	10	20	30	40	50

FIXTURE LEGEND

SYMBOL	DESCRIPTION	MAX. HEIGHT	MIN. SPACING	MIN. SPACING	MIN. SPACING
○	RECESSED CAN LIGHT	10'-0"	10'-0"	10'-0"	10'-0"
○	RECESSED CAN LIGHT	10'-0"	10'-0"	10'-0"	10'-0"
○	RECESSED CAN LIGHT	10'-0"	10'-0"	10'-0"	10'-0"
○	RECESSED CAN LIGHT	10'-0"	10'-0"	10'-0"	10'-0"
○	RECESSED CAN LIGHT	10'-0"	10'-0"	10'-0"	10'-0"
○	RECESSED CAN LIGHT	10'-0"	10'-0"	10'-0"	10'-0"

1. SEE ARCHITECTURAL PLANS FOR ACTUAL POLE BASE HEIGHTS

Source: Gregg Electric Inc.



Figure 2.4-5
Photometric Plan

2.4.6 Parking

The Project Site Plan Concept indicates that 173 passenger car parking stalls would be provided. In addition to passenger car parking areas, 51 truck trailer stalls would be provided. All Project parking areas, parking assignments, and design of parking areas would be required to conform to requirements and criteria presented at Riverside County Ordinance 348, Section 18.12. *Off-Street Vehicle Parking*. Project parking plans would be subject to County review and approval.

2.4.7 Utilities

Existing public utility systems, including water and sanitary sewer systems would be modified or extended to serve the Project facilities. Such modifications may include, but are not limited to new service connections, localized improvement and/or realignment of existing service/distribution lines. Utilities systems available to the Project site and proposed connections to, and improvement/modification of utilities systems are summarized below. All Project utilities improvements and utilities connections would be subject to County and purveyor review and approval.

2.4.7.1 Water Supply and Delivery

Water service to the Project would be provided by the Eastern Municipal Water District (EMWD). The Project would connect to existing EMWD water system lines located in adjacent rights-of-way.

A conditional water service Will-Serve letter has been provided by EMWD, and the letter is included at IS/MND Appendix J. Provision of water service by EMWD is contingent on the Applicant's compliance with EMWD rules and regulations. Additional EMWD requirements for water service may include plan check review and approval, facility construction, inspection, jurisdictional annexation, and payment of financial participation charges.

2.4.7.2 Wastewater Conveyance and Treatment

Wastewater conveyance services for the Project would be provided by the Eastern Municipal Water District (EMWD). The Project would connect to existing EMWD

sanitary sewer system lines located in adjacent rights-of-way. Wastewater generated by the Project would be conveyed to and treated at the Perris Valley Regional Water Reclamation Facility (PVRWRF). A conditional sewer service Will-Serve letter has been provided by EMWD, and the letter is included at IS/MND Appendix J. Provision of water service by EMWD is contingent on the Applicant's compliance with EMWD rules and regulations. Additional EMWD requirements for sewer service may include plan check review and approval, facility construction, inspection, jurisdictional annexation, and payment of financial participation charges.

2.4.7.3 Stormwater Management System

The Project stormwater management system would provide for collection, treatment, and controlled release of developed stormwaters. The proposed stormwater management system would direct stormwaters easterly consistent with existing drainage patterns. All Project stormwater management system components would be designed, constructed, operated, and maintained consistent with criteria and standards presented in *Riverside County Stormwater Quality Best Management Practice Design Handbook* (Riverside County Flood Control and Water Conservation District) July 21, 2006 (and updates).

Stormwater runoff would be treated consistent with provisions of a Project-specific Water Quality Management Plan (WQMP). A preliminary WQMP is provided at MND Appendix G. The Project WQMP would be required to conform with Santa Ana Regional Water Quality Control Board (SARWQCB) criteria and performance standards for projects located within the Santa Ana Watershed Region of Riverside County. See also: rcflood.org/NPDES/SantaAnaWS.aspx

The Project would also implement construction stormwater management improvements and practices consistent with mandated Storm Water Pollution Prevention Plan (SWPPP) requirements as outlined under the California *General Permit for Stormwater Discharges Associated with Construction and Land Disturbance Activities* (General Permit) Order No. 2009-0009-DWQ, and amendments. See also: waterboards.ca.gov/water_issues/programs/stormwater/constpermits.shtml

2.4.7.4 Dry Utilities Services/Infrastructure

Dry utilities comprise services/infrastructure other than water, sewer and storm drainage. Dry utilities services systems and service purveyors available to the Project include:

- Natural gas (Southern California Gas Company, SoCalGas);
- Electricity (Southern California Edison, SCE); and
- Telecommunications (various private services).

The Project would connect to existing available dry utilities services and infrastructure systems. All modification of, and connection to, existing services would be accomplished consistent with County and purveyor requirements.

To allow for, and facilitate Project construction activities, provision of temporary dry utilities services improvements may also be required (e.g., temporary electrical services). The scope of such temporary improvements is reflected within the total scope of development proposed by the Project. Similarly, impacts resulting from the provision of any temporary services would not be substantively different from, or greater than, impacts resulting from permanent operation of services to the Project.

2.4.8 Energy Efficiency/Sustainability

The Project would comply with or would surpass standards established under the California Code Title 24, Part 6 (the California Energy Code) and California Green Building Standards Code (CALGreen; CCR, Title 24, Part 11). CALGreen standards promote progressive design elements that have positive environmental impacts while encouraging sustainable construction and operation practices.

2.4.9 Good Neighbor Policy for Logistics and Warehouse/Distribution Uses

The Project would be subject to provisions of the County of Riverside “Good Neighbor” Policy for Logistics and Warehouse Distribution Centers. See: Board of Supervisors Policy F-3 (Policy); <https://www.rivcocob.org/wp-content/uploads/2020/01/Good-Neighbor-Policy-F-3-Final-Adopted.pdf>.

The purpose of this Policy is to provide framework for the development and operations of logistics and warehouse projects larger than 250,000 square feet in size in a manner that would lessen their impact on surrounding communities. This Policy provides development and operational criteria that can be implemented to supplement project-level mitigation measures.

The proposed Placentia Logistics Project would be required comply with applicable provisions of the Good Neighbor Policy as implemented through the Project Conditions of Approval. The analysis provided here does not take credit for any reduction in environmental impacts that may be achieved under the Good Neighbor Policy. This MND thereby establishes a likely maximum impact scenario.

2.5 PROJECT OPENING YEAR

The Project in total would be developed in a manner responsive to market conditions and in concert with availability of necessary infrastructure and services. For the purposes of this analysis, the Project Opening Year is defined as 2021.

2.6 PROJECT OBJECTIVES

The primary goal of the Project is to develop high quality warehouse uses capable of accommodating a variety of prospective tenants. Complementary Project Objectives include the following:

- Implement the County General Plan (General Plan) through development that is consistent with the General Plan Land Use Element and applicable General Plan Goals, Objectives, Policies and Programs;
- Implement the Mead Valley Area Plan (Area Plan) through development that is consistent with the Area Plan land uses and development concepts, and in total supports the Area Plan Vision;
- Provide adequate roadway and wet and dry utility infrastructure to serve the Project;

- Accommodate warehouse uses that are compatible with adjacent land uses;
- Provide an attractive, efficient and safe environment for warehouse uses that is cognizant of natural and man-made conditions;
- Accommodate warehouse uses responsive to current and anticipated market demands;
- Establish new development that would increase locally available employment opportunities and would further the County's near-term and long-range fiscal goals and objectives; and
- Establish new development that would increase locally available employment opportunities thereby improving jobs/housing balance within the County.

2.7 DISCRETIONARY APPROVALS AND PERMITS

Discretionary actions, permits, and related consultation(s) necessary to approve and implement the Project include, but are not limited to the following:

2.7.1 Lead Agency Discretionary Actions and Permits

CEQA Guidelines Section 15124 states in pertinent part that if "a public agency must make more than one decision on a project, all its decisions subject to CEQA should be listed . . ." Lead Agency discretionary actions and permits necessary to realize the Project would include the following:

- Adoption of the Placentia Logistics Project MND;
- Plot Plan/Site Plan Approval;
- Parcel Map Approval to include vacation of Sharon Ann Lane;
- Approval of Infrastructure Improvement Plans, including but not limited to roads, sewer, water, storm water management system, and dry utilities plans; and
- Various County permits allowing implementation of the Project facilities.

2.7.2 Other Agency Consultation and Permits

CEQA Guidelines Section 15124 also states that environmental documentation should, to the extent known, list other permits or approvals required to implement the Project. Other agency consultations and permits necessary to realize the proposal would likely include, but not be limited to the following:

- Tribal Resources consultation with requesting Tribes as provided for under AB 52 (Gatto 2014). Native Americans: California Environmental Quality Act;
- Permitting pursuant to requirements of the Santa Ana Regional Water Quality Control Board and Riverside County Ordinance No. 754 *Establishing Stormwater/Urban Runoff Management and Discharge Controls*;
- Approval and permitting for construction of Project stormwater management system improvements by the Riverside County Flood Control and Water Conservation District (RCFC & WCD);
- Approval and permitting for construction of Project water and sanitary sewer system improvements by EMWD;
- Permitting that may be required by/through the South Coast Air Quality Management District (SCAQMD) for certain equipment or land uses that may be implemented within the Project area;
- Review and approval by the Riverside County Airport Land Use Commission (ALUC); and
- Permitting from utility purveyors.

3.0 ENVIRONMENTAL ASSESSMENT

COUNTY OF RIVERSIDE
ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (CEQ / EA) Number: TBD
Project Case Type (s) and Number(s): Plot Plan No. PPT200002
Lead Agency Name: County of Riverside Planning Department
Address: 4080 Lemon Street 12th Floor, Riverside, CA 92501
Contact Person: Mr. Darren Edgington
Telephone Number: (951) 955-6060
Applicant's Name: Orbis Real Estate Partners LLC
Applicant's Address: 280 Newport Center Dr., Suite 240, Newport Beach, CA 92660

I. PROJECT INFORMATION

Project Description: The Placentia Logistics Project (Project) proposes construction and operation of approximately 274,190 square feet of warehouse uses within an approximately 11.80-acre site (gross). The Project site is located in the Mead Valley area of Riverside County (County). Please refer also to Initial Study/Mitigated Negative Declaration (IS/MND) Section 2.0 *Project Description*.

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

B. Total Project Area: 11.80 acres

Residential Acres:	Lots:	Units:	Projected No. of Residents:
Commercial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Industrial Acres: 11.80	Lots:	Sq. Ft. of Bldg. Area: 274,190	Est. No. of Employees:
Other:			

C. Assessor's Parcel No(s): APNs 317-240-017, -019, -020, -021; 317-240-028, -029; 317-240-039; 317-240-041.

Street References: The Project site is located at the northwest corner of the intersection of Harvill Avenue (N – S) at Placentia Avenue (E – W).

D. Section, Township & Range Description or reference/attach a Legal Description: Portion of SW¹/₄ of the NE¹/₄ of Section 13, Township 4 South, Range 4 West, San Bernardino Principal Meridian, California.

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

Project Site: The Project site currently comprises 8 parcels: Assessor Parcel Numbers (APNs) 317-240-017, -019, -020, -021; 317-240-028, -029; 317-240-039; and 317-240-041. Westerly portions of the Project site (APNs 317-240-028, -029; 317-240-039; 317-240-041) are vacant disturbed properties.

Easterly portions of the Project site (APNs 317-240-017, -019, -020, and -021, approximately 4 acres) are developed with 4 single-family homes (one each per parcel). Within the Project site, Sharon Ann Lane (N – S) provides access to these 4 residences. All structures within the Project site will be demolished. Sharon Ann Lane will be vacated under the Project Parcel Map.

North: Properties are developed with warehouse uses.

South: Placentia Avenue comprises the Project site southerly boundary. Opposite the Project site and south of Placentia Avenue are vacant disturbed properties and one single-family residence.

West: Vacant disturbed properties (proposed for development of warehouse uses).

East: Harvill Avenue comprises the Project site easterly boundary. East of Harvill Avenue are vacant disturbed properties.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. Land Use:

General Plan Land Use Designation: Business Park (BP). The Project land uses are allowed under the site's existing Business Park General Plan Land Use designation. The Project does not propose or require amendment of the site's existing General Plan Land Use designation. The Project would not conflict with or obstruct General Plan Land Use policies.

Area Plan: Mead Valley Area Plan (MVAP). The MVAP Land Use Plan designates the Project site for Business Park (BP) uses. Land uses and development proposed by the Project are allowed under the site's MVAP BP Land Use designation. The Project does not propose or require amendment of the site's existing MVAP Land Use designation. The Project would not conflict with or obstruct MVAP Land Use policies.

Zoning: Existing Zoning designations of the Project site are: Light Agricultural (A-1-1), Rural Residential (R-R-1), and Manufacturing-Service Commercial (M-SC). To allow for the Project land uses, a Zone Change (ZC) is proposed, designating the entire Project site M-SC. The Project land uses and development concepts would be permitted or conditionally permitted under the proposed M-SC Zoning designation. Under the proposed M-SC Zoning designation, the Project would not conflict with or obstruct applicable Zoning policies or Zoning regulations. The zone change will result in no net loss in residential capacity as the four existing units have already been removed from the County's housing capacity and are under the control of the Applicant.

2. **Circulation:** The Project would increase vehicular traffic along area roads. A County-approved Project Traffic Impact Analysis (TIA) has been prepared. Findings and conclusion of the Project TIA are summarized within this Initial Study/Mitigated Negative Declaration (IS/MND). The Project TIA is presented at IS/MND Appendix I. As discussed in this IS/MND, potential circulation impacts are less-than-significant, or would be less-than-significant with application of mitigation. The Project would not otherwise conflict with or obstruct applicable Circulation policies.
3. **Multipurpose Open Space:** The Project site is not identified as Open Space under either the General Plan or MVAP. The Project would not otherwise conflict with or obstruct applicable Multipurpose Open Space policies.
4. **Safety:** The Project site is located within the Airport Influence Area (AIA) for March Air Reserve Base/Inland Port Airport (MARB/IPA) and could affect or be affected by MARB/IPA operations. Additionally, geological/seismic hazards may affect the site. As discussed in this IS/MND, potential hazards/safety impacts are less-than-significant, or would be less-than-significant with application of mitigation. The Project would not otherwise conflict with or obstruct applicable Safety policies.

5. **Noise:** Project construction activities and operations have the potential to generate noise that would affect offsite properties. As discussed in this IS/MND, potential noise impacts are less-than-significant. The Project would not otherwise conflict with or obstruct applicable Noise policies.
6. **Housing:** The Project does not propose uses that would result in substantial population growth, creating a demand for additional housing. Four existing on-site single-family residential units have already been removed from the County's housing inventory, and are under the control of the Applicant.
7. **Air Quality:** Project construction activities and operations would generate criteria air pollutants and greenhouse gases (GHGs). As discussed in this IS/MND, potential air quality impacts would be less-than-significant. Potential GHG emissions impacts would be less-than-significant with application of mitigation. The Project would not otherwise conflict with or obstruct applicable Air Quality policies.
8. **Healthy Communities:** The Project represents development as envisioned under the General Plan. The Project would not result in potentially significant health effects. The Project would not otherwise conflict with or obstruct applicable Healthy Communities policies.

9. **Environmental Justice (After Element is Adopted):** n/a

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

C. **Foundation Component(s):** Community Development (CD)

D. **Land Use Designation(s): General Plan Land Use Designation:** Business Park (BP).

Area Plan: Mead Valley Area Plan (MVAP). The MVAP Land Use Plan designates the Project site for Business Park (BP) uses.

Zoning: Existing Zoning designations of the Project site are: Light Agricultural (A-1-1), Rural Residential (R-R-1), and Manufacturing-Service Commercial (M-SC). To allow for the Project land uses, a Zone Change (ZC) is proposed, designating the entire Project site M-SC.

E. **Overlay(s), if any:** n/a

F. **Policy Area(s), if any:** March Joint Air Reserve Influence Area; Mt. Palomar Nighttime Lighting Policy Area.

G. **Adjacent and Surrounding:**

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

2. **Foundation Component(s):** Community Development (CD)

3. **Land Use Designation(s):** Business Park, Light Industrial, Low Density Residential

4. **Overlay(s), if any:** n/a

5. **Policy Area(s), if any:** March Air Reserve Base Airport Influence Area; Mt. Palomar Nighttime Lighting Policy Area.

H. Adopted Specific Plan Information

1. **Name and Number of Specific Plan, if any:** Areas east of Sharon Lane are located within the "A" Street Corridor Specific Plan, County SP #100.

2. **Specific Plan Planning Area, and Policies, if any:** The "A" Street Corridor Specific Plan (SP #100) provides for alignment and design of Harvill Avenue only. This Specific Plan does not provide land use information (MVAP, p. 32).

I. **Existing Zoning:** Light Agricultural (A-1-1), Rural Residential (R-R-1), and Manufacturing-Service Commercial (M-SC).

J. **Proposed Zoning, if any:** Manufacturing-Service Commercial (M-SC).

K. **Adjacent and Surrounding Zoning:** Manufacturing-Service Commercial (M-SC); Rural Residential (R-R-1); Industrial Park (I-P)

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below (x) would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or "Less than Significant with Mitigation Incorporated" as indicated by the checklist on the following pages.

- | | | |
|--|---|--|
| <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 checked="" type="checkbox"/> Transportation |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Land Use / Planning | <input checked="" 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 checked="" 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:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED
<input type="checkbox"/> I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
<input checked="" type="checkbox"/> I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
<input type="checkbox"/> I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.

I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.

I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.

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

Signature

Date

For: Charissa Leach, P.E.
Assistant TLMA Director

Printed Name

V. ENVIRONMENTAL ISSUES ASSESSMENT

In accordance with the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000-21178.1), this Initial Study has been prepared to analyze the proposed project to determine any potential significant impacts upon the environment that would result from construction and implementation of the project. In accordance with California Code of Regulations, Section 15063, this Initial Study is a preliminary analysis prepared by the Lead Agency, the County of Riverside, in consultation with other jurisdictional agencies, to determine whether a Negative Declaration, Mitigated Negative Declaration, or an Environmental Impact Report is required for the proposed project. The purpose of this Initial Study is to inform the decision-makers, affected agencies, and the public of potential environmental impacts associated with the implementation of the proposed project.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AESTHETICS Would the project:				
1. Scenic Resources				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Mead Valley Area Plan; Riverside County General Plan; Riverside County Ordinance No. 348; Preliminary Plans for the Placentia Logistics Project.

Findings of Fact:

a) *No Impact.* The Project site is not located within a scenic highway corridor. There are no designated scenic highways within the MVAP boundaries (MVAP Figure 10, *Scenic Highways*). The only State Eligible Scenic Highway in the MVAP is State Route 74, which is located approximately 3 miles southerly of the Project site. At this distance, and due to intervening development and topography, the Project would not affect views along or from the State Route 74 corridor. Based on the preceding, the Project would have no impact on any scenic highway corridor.

b) *Less-Than-Significant Impact.* No scenic resources or significant natural features exist within the Project site. All Project land uses and development would be required to conform to applicable County design standards and development guidelines, thereby ensuring that the Project would not create or result in visually intrusive or objectionable features. Passing motorists would view a contemporary, cohesively designed, and landscaped development. Based on the preceding, the potential for the Project to 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 is considered less-than-significant.

c) *Less-Than-Significant Impact.* The Project is located in an urbanizing area of the County, and is subject to design standards and development regulations of the County Zoning Ordinance (Ordinance No. 348). To allow for the Project land uses, a Zone Change (ZC) is proposed, designating the entire Project site M-SC. The Project land uses and development concepts would be permitted or conditionally permitted under the proposed M-SC Zoning designation, and the Project would be required to comply with design standards and development regulations for the MS-C Zone. Please refer to Ordinance No. 348, Article XI, *M-SC Zone (Manufacturing-Service Commercial)*, Section 11.4, *Development Standards*, et al. The current Project Development Concept (see: IS/MND Section 2.0, *Project Description*; 2.4.2, *Development Concept*) incorporates, or could be feasibly implemented consistent with applicable Ordinance No. 348 design regulations and development standards. Through established design and development review processes, the County would assure that the Project as implemented, would, at a minimum, conform to applicable Ordinance No. 348 requirements. Conformance with Ordinance No. 348 requirements minimize the potential for the Project to result in or cause visual degradation.

Based on the preceding, the potential for the Project to degrade the existing visual character or quality of public views of the site and its surroundings; or conflict with applicable zoning and other regulations governing scenic quality is considered less-than-significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

2. Mt. Palomar Observatory

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

Source(s): GIS database; Mead Valley Area Plan; Riverside County Ordinance No. 655 (Regulating Light Pollution).

Findings of Fact:

a) *Less-Than-Significant Impact.* As shown at MVAP Figure 7, *Mt. Palomar Nighttime Lighting Policy Area*, the Project site is located within Zone B of the Mt. Palomar Nighttime Lighting Policy Area. All projects within Zone B are required to adhere to the requirements of Riverside County Ordinance No. 655. Compliance with Ordinance No. 655 acts to preclude or minimize potential interference with the nighttime use of the Mt. Palomar Observatory. The County, via established development review processes, would verify Project compliance with applicable Ordinance No. 655 provisions. Based on the preceding, the potential for the Project to interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655 is considered 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
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Expose residential property to unacceptable light levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Preliminary Plans for the Placentia Logistics Project.

Findings of Fact:

a, b) *Less-Than-Significant Impact.* Illumination of Project entrances, walkways, and parking areas would introduce new light to the Project site and vicinity. Light sources within the Project site would likely include building-mounted, wall-mounted, and pole-mounted light fixtures; and illuminated signs. All Project lighting would be required to comply with County lighting standards. See: Riverside County Ordinance No. 348, Article XI M-SC Zone, Section 11.4. Development Standards, K. *Lighting.* Consistent with Ordinance No. 348 requirements, “[a]ll lighting fixtures, including spotlights, 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.” Compliance with County Lighting Development Standards would act to preclude or minimize any potential light and glare impacts. The County, via established development review processes, would verify Project compliance with applicable Ordinance No. 348 provisions. Based on the preceding, the potential for the Project to create a new source of substantial light or glare which would adversely affect day or nighttime views in the area, or expose residential property to unacceptable light levels is considered less-than-significant.

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?	<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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source(s): Riverside County General Plan; GIS database; Preliminary Plans for the Placentia Logistics Project.

Findings of Fact:

a) *No Impact.* As illustrated at General Plan Figure OS-2, *Agricultural Resources*, the Project site is not designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. The Project would therefore not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) and would have no impact in this regard. Portions of the Project site are designated as Farmland of Local Importance. The General Plan Land Use designation of the Project site is Business Park indicating the County’s planned transition of the site from agricultural to urban use. Based on the preceding, the Project would have no impact related to conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use.

b) *Less-Than-Significant Impact.* Within the Project site, APN 317-240-017 (approximately 1.00 acres) is designated A-1-1, Light Agriculture, 1-Acre minimum. This property is currently developed with a single-family residence. As part of the Project, zoning of this property would be changed to M-SC. With approval of the proposed Zone Change, the Project would not conflict with existing agricultural zoning. The Project site is not otherwise zoned for agricultural uses. The Project site is not subject to a Williamson Act contract, nor located within a designated agricultural preserve. Based on the preceding, the potential for the Project to conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve is considered less-than-significant.

c) *Less-Than-Significant Impact.* As noted at Item 4 b, within the Project site, APN 317-240-017 (approximately 1.00 acres) is designated A-1-1, Light Agriculture, 1-Acre minimum. This property is currently developed with a single-family residence. As part of the Project, zoning of this property would be changed to M-SC. No other agriculturally-zoned properties exist within 300 feet of the Project site. The Project would not otherwise potentially conflict with the provisions of County Ordinance No. 625. On this basis, the potential for the Project to cause development of non-agricultural uses within 300 feet of agriculturally zoned property or to otherwise conflict with the provisions of County Ordinance No. 625 “Right-to-Farm” is considered less-than-significant.

d) *Less-Than-Significant Impact.* The Project does not propose or require uses or facilities 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. Please refer also to Items 4 a – c. On this basis, the potential for the Project to involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use is considered less-than-significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

5. Forest	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?				
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan; Preliminary Plans for the Placentia Logistics Project.

Findings of Fact:

a) *No Impact.* The Project site and vicinity properties are not zoned for forest land, timberland, or timberland zoned Timberland Production. The Project does not propose or require uses or facilities that would otherwise potentially affect properties zoned for forest land, timberland, or timberland zoned Timberland Production. On this basis, the Project would have no potential to conflict with existing zoning for, or cause rezoning of, forest land, timberland or timberland zoned Timberland Production.

b) *No Impact.* As shown at General Plan Figure OS-3a, *Forestry Resources Western Riverside County Parks, Forests, and Recreation Areas*, neither the Project site nor vicinity properties are designated forest land. The Project does not propose or require uses or facilities that would otherwise potentially result in the loss of forest land or conversion of forest land to non-forest use. On this basis, the Project would have no potential to result in the loss of forest land or conversion of forest land to non-forest use.

c) *No Impact.* The Project does not propose or require uses or facilities that would 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. Please refer also to Items 5 a, b. On this basis, the Project would have no potential to involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use.

Mitigation: No mitigation 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 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source(s): SCAQMD; Preliminary Plans for the Placentia Logistics Project; *Placentia Logistics Air Quality Impact Analysis, County of Riverside* (Urban Crossroads, Inc.) June 2, 2020 (Project AQIA, IS/MND Appendix A); *Placentia Logistics Mobile Source Health Risk Assessment, County of Riverside* (Urban Crossroads, Inc.) June 2, 2020 (Project HRA, IS/MND Appendix B).

Findings of Fact:

General: Criteria pollutant analyses presented here are based on and summarized from *Placentia Logistics Air Quality Impact Analysis, County of Riverside* (Urban Crossroads, Inc.) June 2, 2020 (Project AQIA). Analysis of potential health risks resulting from Project construction-source and operational-source air pollutant emissions is summarized from *Placentia Logistics Mobile Source Health Risk Assessment, County of Riverside* (Urban Crossroads, Inc.) June 2, 2020 (Project HRA). The Project AQIA and Project HRA are presented in their entirety at IS/MND Appendices A and B, respectively. Please refer to the Project AQIA and Project HRA for detailed analytic protocols and modeling outputs.

a) *Less-Than-Significant Impact.* The Project is located within the South Coast Air Basin (SCAB), which is characterized by relatively poor air quality. The South Coast Air Quality Management District (SCAQMD) has jurisdiction over an approximately 10,743-square-mile area consisting of the four-county SCAB and the Los Angeles County and Riverside County portions of what used to be referred to as the Southeast Desert Air Basin. In these areas, the SCAQMD is principally responsible for air pollution control, and works directly with the Southern California Association of Governments (SCAG), county transportation commissions, and local governments, as well as state and federal agencies, to reduce emissions from stationary, mobile, and indirect sources to meet state and federal ambient air quality standards.

Currently, state and federal air quality standards are exceeded in most parts of the Basin. In response, the SCAQMD has adopted Air Quality Management Plans (AQMPs) outlining strategies to achieve state and federal ambient air quality standards. AQMPs are periodically updated to reflect technological advances, recognize new or pending regulations, more effectively reduce emissions, accommodate growth, and minimize any negative fiscal impacts of air pollution control on the economy.

In March 2017, the SCAQMD released the Final 2016 AQMP (2016 AQMP). The 2016 AQMP incorporates the latest scientific and technical information and planning assumptions, including the *2016 – 2040 Regional Transportation Plan/Sustainable Communities Strategy (2016 – 2040 RTP/SCS)* and updated emission inventory methodologies for various source categories. Air quality conditions and trends presented in the 2016 AQMP assume that regional development will occur in accordance with population growth projections identified by SCAG in the *2016 – 2040 RTP/SCS*.

The SCAG 2016 – 2040 RTP/SCS in turn derives its assumptions, in part, from general plans of cities located within the SCAG region. Accordingly, if a project is consistent with the development and growth projections reflected in the adopted general plan, it is considered consistent with the growth assumptions in the SCAG 2016 – 2040 RTP/SCS and 2016 AQMP. The 2016 AQMP further assumes that development projects within the region will implement appropriate strategies to reduce air pollutant emissions, thereby promoting timely implementation of the AQMP.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Criteria for determining consistency with the AQMP are identified at Chapter 12, Section 12.2 and Section 12.3 of the SCAQMD *CEQA Air Quality Handbook* (1993). AQMP consistency criteria are listed below. Project consistency with, and support of these criteria is presented subsequently.

- **Criterion No. 1:** The project under consideration will not result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations, or delay the timely attainment of air quality standards or the interim emissions reductions specified in the AQMP.
- **Criterion No. 2:** The project under consideration will not exceed the assumptions in the AQMP based on the years of Project build-out phase.

Criterion No. 1: The violations that Criterion No. 1 refers to are the CAAQS and NAAQS. CAAQS and NAAQS violations would occur if Localized Significance Thresholds (LSTs) or regional significance thresholds were exceeded. As evaluated, the Project’s regional and localized construction-source emissions would not exceed applicable LSTs or regional significance thresholds. Further, the Project would implement applicable best available control measures (BACMs), and would comply with applicable SCAQMD rules, acting to further reduce potential air quality impacts. On this basis, the Project would not result in an increase in the frequency or severity of existing air quality violations, or cause or contribute to new violations.

Criterion No. 2: Criterion No. 2 addresses consistency of a given project with approved local and regional land use plans and associated potential AQMP implications. That is, AQMP emissions models and emissions control strategies are based in part on land use data provided by local general plan documentation; and regional plans, which reflect and incorporate local general plan information.

Operational-Source Emissions

Projects that propose general plan amendments may increase the intensity of use and/or result in higher traffic volumes, thereby resulting in increased operational-source emissions (stationary and vehicular-sources) when compared to the AQMP assumptions. However, if a given project is consistent with and does not otherwise exceed the growth projections in the applicable local general plan, then that project would be considered consistent with the growth assumptions in the AQMP.

The Project site is designated as a Business Park (BP) Land Use under the County General Plan and Mead Valley Area Plan (MVAP). Warehousing/Light Industrial uses proposed by the Project are allowed under the site’s current General and MVAP BP Plan Use designations. No General Plan Amendment (GPA) is required in conjunction with the Project. The Project would not result in growth or development not anticipated under the AQMP.

Construction-Source Emissions

Peak construction-source emissions are largely independent of land use assignments. Rather, construction-source emissions are a function of development scope and maximum area of disturbance. Irrespective of the site’s land use designation, development of the site to its maximum potential would likely occur, with disturbance of the entire site occurring during construction activities. Project construction-source emissions are reflected in the AQMP assumptions, and would not result in AQMP inconsistencies.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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AQMP Consistency Conclusion

Project construction-source and operational-source emissions would not exceed any applicable regional or local thresholds. The Project would not result in or cause NAAQS or CAAQS violations. The Project does not propose or require amendment of the County General Plan, and the Project land uses are reflected in the AQMP. On this basis, the Project is considered to be consistent with the AQMP. The potential for the Project to conflict with or obstruct implementation of the AQMP is therefore less-than-significant.

b) *Less-Than-Significant Impact.* Project air pollutant emissions under no circumstances would exceed applicable SCAQMD thresholds. Project air pollutant emissions impacts would therefore be less-than-significant. Per SCAQMD significance guidance, less-than-significant impacts at the Project level are not cumulatively considerable. On this basis, the potential for the Project to 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 is considered less-than-significant.

c) *Less-Than-Significant Impact.* 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 as sensitive receptors. As concluded in the above discussion of Localized Air Quality Impacts, the sensitive receptors nearest the Project site would not be subject to emissions exceeding SCAQMD LSTs. Nor would the Project create or result in localized CO hot spots. The Project HRA, summarized herein, substantiates that the Project would not generate or result in localized DPM emissions that would create or result in potentially significant health risks.

Based on the preceding, the potential for the Project to expose sensitive receptors which are located within one mile of the Project site to substantial point source emissions would be less-than-significant.

d) *Less-Than-Significant Impact.* Temporary, short-term odor releases are potentially associated with Project construction activities. Potential sources of odors associated with construction activities would include, but not be limited to: asphalt/paving materials, glues, paint, and other architectural coatings. Construction-source odor impacts are minimized through compliance with established regulations (Code of Federal Regulations[CFR], Subpart H-Materials Handling, Storage Use and Disposal, et al.) addressing construction materials storage, use, and disposal. In pertinent part the isolation/containment devices or mechanisms specified under these regulations prevent significant release of odors. The Project would be required to comply with these regulations.

Uses typically considered to be sources of odors or other emissions that could adversely affect a substantial number of people include agricultural operations, cement plants, wastewater treatment plants, and the like. The Project proposes none of these. Rather, the Project would implement contemporary light industrial warehouse uses. Refuse generated by the Project uses could be a source of localized odors. Project refuse is required to be collected, contained, and disposed of as stipulated by the Riverside County Department of Waste Resources (Department). As required by the Department refuse is to be disposed of in covered receptacles and routinely removed, thereby limiting the escape of odors to the open air. Any odors generated would be temporary and transient, with little or no potential to adversely affect a substantial number of people.

Further, all Project construction activities, uses and occupancies would be required to conform to SCAQMD Rule 402. Rule 402 provides in pertinent part that there shall be no “discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment,

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

Based on the preceding discussion, the potential for the Project to result in other emissions (such as those leading to odors) adversely affecting a substantial number of people is considered less-than-significant.

Mitigation: No mitigation is required. Note: The Project AQIA assumes implementation of County of Riverside 2019 Climate Action Plan Update (CAP Update) Measure R2-CE1. Mandated compliance with CAP Update Measure R2-CE1 is incorporated as Mitigation Measure 20-2 at Initial Study Checklist Item 20, *Greenhouse Gases*.

Monitoring: No monitoring is required.

BIOLOGICAL RESOURCES Would the project:

7. Wildlife & Vegetation

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, 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, 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"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source(s): Riverside County GIS database; Preliminary Plans for the Placentia Logistics Project; *Barker Logistics East, Riverside County, California, Habitat Assessment and Western Riverside County Multiple Species Habitat Conservation Plan Consistency Analysis* (ELMT Consulting, Inc.) October 2019 (Project Biological Resources Assessment, IS/MND Appendix C); *Barker Logistics East Riverside County, California, Burrowing Owl Focused Survey Report* (ELMT Consulting, Inc.) March 2020 (Project Burrowing Owl Survey, IS/MND Appendix C).

Findings of Fact:

a) *Less-Than-Significant with Mitigation Incorporated.* The Project site is located in the Mead Valley Area Plan of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), but is not located within any Criteria Cells or designated conservation areas. However, the Project site is located immediately adjacent to Criteria Cell 2529, which contributes to assembly of Proposed Non-Contiguous Habitat Block 4.

Section 6.1.4 of the MSHCP, *Guidelines Pertaining to Urban/Wildlands Interface*, addresses indirect effects associated with locating development in proximity to the MSHCP Conservation Area. As previously mentioned, the Project site is located immediately adjacent to Criteria Cell 2529. As a result, compliance with the Urban/Wildlife Interface Guidelines is incorporated into the Project as Mitigation Measure 7-1.

The site is also located within the MSHCP designated survey area for burrowing owl. Consistent with conservation goals of the MSCHP, a focused breeding season survey for burrowing owl has been conducted for the Project site. During the survey, several small mammal burrows were observed with the potential to provide suitable burrowing owl nesting habitat. All burrows encountered were examined for shape, scat, pellets, white-wash, feathers, tracks, and prey remains. Despite a systematic search, no burrowing owls or sign were observed on or within 500 feet (where accessible) of the Project site. As a result, burrowing owl are presumed absent from the Project site. However, out of an abundance of caution, and to ensure burrowing owl remain absent from the Project site, a 30-day burrowing owl pre-construction clearance survey shall be conducted prior to any ground-disturbing activities, as required by Mitigation Measure 7-2.

With the incorporation of Mitigation Measures 7-1 and 7-2, the potential for the Project to conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan is considered less-than-significant.

b, c) *Less-Than-Significant with Mitigation Incorporated.* The following discussions summarize the findings of the Biological Resources Assessment.

Vegetation

No native plant communities or natural communities were observed on or adjacent to the Project site. The Project Biological Resources Assessment classified two types of land cover at the site: disturbed and developed. No special-status plant species or plant communities were observed. The Biological Resources Assessment determined that the Project site has a low (to no) potential to provide suitable habitat for any special-status plant species. No critical habitat would be affected by the Project.

Wildlife

No special-status wildlife species were observed on-site during the habitat assessment. Based on habitat requirements for specific species and the availability and quality of on-site habitat, it was

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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determined that the site has a moderate potential to support Cooper’s hawk (*Accipiter cooperii*), sharp-shinned hawk (*Accipiter striatus*), burrowing owl, and California horned lark (*Eremophila alpestris actia*); and a low potential to provide suitable habitat for great egret (*Ardea alba*), great blue heron (*Ardea herodias*), ferruginous hawk (*Buteo regalis*), white-tailed kite (*Elanus leucurus*), and San Diego black-tailed jackrabbit (*Leus californicus bennettii*).

Vegetation within and surrounding the Project site has the potential to provide refuge cover from predators, perching sites and favorable conditions for avian nesting that could be impacted by construction activities associated with the Project. Impacts to nesting birds is prohibited by the Federal Migratory Bird Treaty Act of 1918 (MBTA).

Mitigation Measure 7-3 would reduce potential impacts to nesting birds to levels that would be less-than-significant. Impacts to burrowing owl are addressed by Mitigation Measure 7-2. With the incorporation of these measures, the potential for the Project to have a substantial adverse effect on any endangered or threatened species, or special-status species is considered less-than-significant.

d) *Less-Than-Significant Impact.* The Project site has not been identified as occurring in a wildlife corridor or linkage. However, the site is located east of MSHCP Proposed Noncontiguous Habitat Block 4 which is comprised of the Motte Rimrock Reserve, and provides habitat for MSHCP listed species Quino checkerspot butterfly (*Euphydryas editha quino*), coastal California gnatcatcher (*Polioptila californica*), and Stephens' kangaroo rat.

The Project will be confined to existing areas that have been heavily disturbed by grading/disking activities, historic agricultural uses, and residential development. The Project would not directly impact, prevent, or restrict the use of Motte Rimrock Reserve by MSHCP-listed species associated with Proposed Noncontiguous Habitat Block 4. Additionally, MSHCP Urban/Wildlife Interface Guidelines (implemented under Mitigation Measure 7-1) would act to preclude potential indirect impacts to wildlife corridors or linkages.

e, f) *No Impact.* The Biological Resources Assessment determined that the Project site does not support any discernible drainage courses, inundated areas, or wetland obligate vegetation that would be considered jurisdictional by the Corps, Regional Board, or CDFW, or qualify as riparian/riverine habitat under the MSHCP. Therefore, regulatory approvals from the Corps, Regional Board, and/or CDFW would not be required for implementation of the Project. As such, the Project does not have the potential to affect any riparian habitat or federally-protected wetlands, and the Project would have no impact in this regard.

g) *No Impact.* No other local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance, have been identified as applicable to the Project or Project site.

Mitigation: No mitigation is required.

7-1 *The Project shall comply with Section 6.1.4 of the MSHCP, Guidelines Pertaining to Urban/Wildlands Interface, including drainage, toxics, lighting, noise, invasive plant species, barriers, and grading/land development.*

7-2 *A final pre-construction burrowing owl clearance survey shall be conducted by the Project biologist to ensure burrowing owl remain absent from the Project site. The pre-construction survey shall be conducted within 30 days prior to any site-disturbing activities. If burrowing owl*

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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is located on site, the appropriate resource agencies (CDFW and USFWS) shall be contacted. The Project Applicant shall consult with the wildlife agencies regarding the most appropriate methods and timing for removal of owls.

- 7-3 If construction occurs between February 1st and August 31st, a pre-construction clearance survey for nesting birds shall be conducted within 3 days of the start of any vegetation removal or ground-disturbing activities to ensure that no nesting birds will be disturbed during construction. The Project biologist shall document a negative survey with a brief letter report indicating that no impacts to active avian nests will occur. If an active avian nest is discovered during the pre-construction clearance survey, construction activities shall stay outside of a 300-foot buffer around the active nest. For listed and raptor species, this buffer shall be expanded to 500 feet. A biological monitor shall be present to delineate the boundaries of any required buffer areas and to monitor any active nests to ensure that nesting behavior is not adversely affected by construction activities. Once the young have fledged and left the nest, or the nest otherwise becomes inactive under natural conditions, construction activities within the buffer area may proceed.

Monitoring: Mitigation shall be monitored through the County Conditions of Approval clearance process concurrent with the review of Project development permits.

CULTURAL RESOURCES Would the project:

8. Historic Resources

a) Alter or destroy a historic site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source(s): Phase I Cultural Resources Assessment, Barker East Project, Unincorporated Riverside County, California (BCR Consulting, LLC) December 17, 2019 (Project Cultural Resources Assessment, IS/MND Appendix K); Preliminary Plans for the Placentia Logistics Project.

Findings of Fact:

a, b) *Less-Than-Significant with Mitigation Incorporated.* As part of the Project Cultural Resources Assessment, a cultural resources records search and reconnaissance field survey for the Project site was completed. Under existing law, environmental documents must not include information about the location of an archeological site or sacred lands or any other information that is exempt from public disclosure pursuant to the Public Records Act. (Cal. Code Regs. § 15120(d)). Consistent with these requirements, detailed documentation of archaeological resources occurring or potentially occurring within the Project site is excluded here. This information is presented in the confidential Cultural Resources Appendix provided to the County.

Although the field survey failed to identify any historical resources within the Project site boundaries¹, the records search revealed that numerous prehistoric archaeological sites have been previously identified in the vicinity. On this basis, the Project Cultural Resources Assessment concluded that the

¹ Based on aerial photographs, the residences located along the western boundary of the site were not present in 1978. As such, they are not historic in age and do not warrant further consideration.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Project site is considered sensitive for buried cultural resources. Prehistoric or historic cultural materials that may be encountered during ground-disturbing activities include:

- prehistoric flaked-stone artifacts and debitage (waste material), consisting of obsidian, basalt, and or cryptocrystalline silicates;
- groundstone artifacts, including mortars, pestles, and grinding slabs;
- dark, greasy soil that may be associated with charcoal, ash, bone, shell, flaked stone, groundstone, and fire affected rocks;
- human remains;
- historic-period artifacts such as glass bottles and fragments, cans, nails, ceramic and pottery fragments, and other metal objects;
- historic-period structural or building foundations, walkways, cisterns, pipes, privies, and other structural elements.

Based on the preceding, the Project Cultural Resources Assessment recommended that an archaeological monitor be present during any earthmoving activities proposed within the Project site boundaries. With the incorporation of Mitigation Measures 8-1 through 8-3, potential impacts to historic resources are considered less-than-significant.

Mitigation:

8-1 (Project Archaeologist): 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 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.

8-2 (Unanticipated Resources): If during ground disturbance activities, unique cultural resources² are discovered, the following procedures shall be followed:

- i. 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

² Unique cultural resources are defined, for this condition only, as being multiple artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance as determined in consultation with the Native American Tribe(s).

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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the cultural resource. A meeting shall be convened between the developer, the archaeologist, the tribal representative, and the Planning Director to discuss the significance of the find.

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

iii. Grading or further ground disturbance shall not resume within the area of the discovery until a decision has been made through consultation with all relevant parties as to the appropriate mitigation. Work shall be allowed to continue outside of the buffer area and will continue if needed.

iv. Treatment and avoidance of the newly discovered resources shall be consistent with the Cultural Resources Management Plan and Monitoring Agreements entered into with the appropriate tribes. This may include avoidance of the cultural resources through project design, in-place preservation of cultural resources located in native soils and/or re-burial on the Project property so they are not subject to further disturbance in perpetuity as identified in Non-Disclosure of Reburial Condition.

v. If the find is determined to be significant and avoidance of the site has not been achieved, a Phase III data recovery plan shall be prepared by the project archeologist, in consultation with the Tribe, and shall be submitted to the County for their review and approval prior to implementation of the said plan.

vi. Pursuant to Calif. Pub. Res. Code § 21083.2(b), if the project will cause damage to a unique archaeological resource, the County shall determine if reasonable efforts can be formulated to permit any or all of these resources to be preserved in place or left in an undisturbed state. If the landowner and the Tribe(s) cannot agree on the significance or the mitigation for the archaeological or cultural resources, these issues will be presented to the County Planning Director for decision. The County Planning Director shall make the determination based on the provisions of the California Environmental Quality Act with respect to archaeological resources, recommendations of the project archeologist and shall take into account the cultural and religious principles and practices of the Tribe(s).

8-3 (Phase IV Monitoring Report): 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.

Monitoring: Mitigation shall be monitored through the County Conditions of Approval clearance process concurrent with the review of Project development permits.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
9. Archaeological Resources				
a) Alter or destroy an archaeological site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource, pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Phase I Cultural Resources Assessment, Barker East Project, Unincorporated Riverside County, California (BCR Consulting, LLC) December 17, 2019 (Project Cultural Resources Assessment, IS/MND Appendix K); Preliminary Plans for the Placentia Logistics Project.

Findings of Fact:

a, b) *Less-Than-Significant with Mitigation Incorporated.* The Project Cultural Resources Assessment determined that the Project site is considered sensitive for buried cultural resources, and recommended archaeological monitoring. With the incorporation of Mitigation Measures 8-1 through 8-3 presented previously, potential impacts to archaeological resources would be less-than-significant.

c) *Less-Than-Significant Impact.* There are no known or potential interred human remains within the Project site. The likelihood of encountering human remains in the course of Project development is minimal. Further, as required by California Health and Safety Code Section 7050.5, should human remains be found, no further disturbance shall occur 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 were found to be prehistoric, the coroner would coordinate with the California Native American Heritage Commission as required by State law. Based on the preceding, the potential for the Project to disturb any human remains, including those interred outside of formal cemeteries is considered less-than-significant.

Mitigation: Please refer to Mitigation Measures 8-1 through 8-3 presented above.

Monitoring: See above.

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?	<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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan; Riverside County Climate Action Plan (“CAP”); CCR Title 24, Part 6: Energy Efficiency Standards; CCR, Title 24, Part 11: California Green Building Standards Code; Placentia Logistics Project Air Quality Impact Analysis; Placentia Logistics Project Greenhouse Gas Analysis; Preliminary Plans for the Placentia Logistics Project.

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

a) *Less-Than-Significant Impact.* As supported by the following discussions, Project construction and operations would not result in the inefficient, wasteful or unnecessary consumption of energy, and potential Project impacts in these regards would be less-than-significant. Further, energy demands of the Project can be accommodated within the context of available resources and energy delivery systems. The Project would therefore not cause or result in the need for additional energy-producing or energy transmission facilities. The Project would not create or otherwise result in a potentially significant impact affecting energy resources or energy delivery systems.

Construction Energy Efficiency/Conservation Measures

Equipment used for Project construction would conform to CARB regulations and California emissions standards, and would demonstrate related fuel efficiencies. There are no unusual Project characteristics or construction processes that would require actions or the use of equipment that would be more energy intensive than is used for comparable activities; or equipment that would not conform to current emissions standards (and related fuel efficiencies). The Project would also implement applicable efficiency/conservation measures provisions of the County of Riverside Climate Action Plan Update, November 2019 (CAP Update). Project construction activities would therefore not result in inefficient, wasteful, or unnecessary consumption of power or fuel.

Additionally, certain incidental construction-source energy efficiencies would likely accrue through implementation of California regulations. More specifically, California Code of Regulations Title 13, Motor Vehicles, section 2449(d)(3) *Idling*, limits idling times of construction vehicles to no more than five 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.

Indirect construction energy efficiencies and energy conservation would be achieved through the use of recycled/recyclable materials and related procedures, and energy efficiencies realized from bulk purchase, transport and use of construction materials. Use of recycled and recyclable materials and use of materials in bulk also reduces energy demands associated with preparation and transport of construction materials as transport and disposal of construction waste and solid waste in general, with corollary reduced demands on area landfill capacities and energy consumed by waste transport and landfill operations.

Construction Waste Management Plan

Consistent with Section 5.408, *Construction Waste Reduction, Disposal, and Recycling* of the California Green Building Standards Code (CALGreen Code), as adopted by the County, the Project would recycle or salvage for reuse a minimum of 50 percent of the nonhazardous construction and demolition waste. A Project Construction Waste Management Plan would also be prepared consistent with Section 5.408.1.1 of the CALGreen Code.

Operational Energy Efficiency/Conservation Measures

The Project would meet or surpass standards established under the California Code Title 24, Part 6 (the California Energy Code) and California Green Building Standards Code (CALGreen; CCR, Title 24, Part 11) as implemented by the County. The Project would also implement applicable efficiency/conservation measures provisions of the CAP Update.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Enhanced Vehicle Fuel Efficiencies

Potential maximum vehicle fuel consumption from vehicles accessing the Project would occur under Project Opening Year (2021) Conditions. Under future conditions, average fuel economies of vehicles accessing the Project site can be expected to improve as older, less fuel-efficient vehicles are removed from circulation. Average fuel economies of vehicles accessing the Project site can also be expected to improve over time in response to fuel economy and emissions standards imposed on newer vehicles entering the transportation system.

Project Design and Access

The Project proposes light industrial warehouse uses within an urbanizing context, proximate to, and readily accessible from regional and local roadways. In these regards, the Project setting proximate to transportation corridors facilitates access to the Project generally.

Alternative Transportation Modes

Availability of alternative transportation modes described below would act to generally reduce commuter-related fuel consumption.

Bus Service

Riverside Transit Authority (RTA) is the public transit agency serving the Study Area and unincorporated Riverside County generally. RTA transit route maps and schedules are available at: <http://www.riversidetransit.com/index.php/riding-the-bus/maps-schedules>. There is currently no transit service proximate to (within 0.25 miles of) the Project site. Transit service is reviewed and updated by RTA periodically to address ridership, budget and community demand needs. Changes in land use can affect these periodic adjustments which may lead to either enhanced or reduced service where appropriate. The Project Applicant would work in conjunction with RTA to potentially accommodate bus service to the site.

Trails and Bikeway System

In an effort to promote alternative modes of transportation, the County of Riverside also includes a trails and bikeway system. Proximate to the Project site, there is a proposed Class II bike path along Cajalco Expressway, Regional Trail along Placentia Avenue, and Community Trail along Tobacco Road.

Pedestrian Access

There are existing pedestrian facilities located along portions of Harvill Avenue and Placentia Avenue within the study area.

Landscaping

Drought-tolerant plants would be used where appropriate. Project landscaping would be required to conform to County requirements presented in the County of Riverside Comprehensive Landscape Guidelines. See also <https://rctima.org/trans/Land-Development/Landscape-Development>.

Solid Waste Diversion/Recycling

The Project would be required to comply with applicable State of California and County solid waste diversion/recycling rules and regulations. These laws and regulations include but are not limited to: State AB 939, State AB 341; CALGreen Code Section 5.408, *Construction Waste Reduction, Disposal, and Recycling*; and Riverside County Department of Waste Resources waste reduction/recycling requirements (see: <https://www.rcwaste.org>). In combination, these laws and regulations act to reduce the amount of solid waste transported to, and disposed at area landfills. Corollary reduced demands on

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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area landfill capacities and energy consumed by waste transport and landfill operations would likely result.

As supported by the preceding discussions, the potential for the Project to result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation is considered less-than-significant.

b) *Less-Than-Significant Impact.* Project consistency with State and County Energy Efficiency/Energy Conservation Plans and related policies and/or regulations relevant to the Project are summarized at Table 10-1. In addition to the plans, policies, and regulations listed below, the State and County have also implemented measures that reduce air pollutant emissions and greenhouse gases. As a corollary effect, these measures in part act to promote energy efficiency and reduce energy consumption. Discussions of these plans, policies, and regulations are presented at Checklist Topics *Air Quality* and *Greenhouse Gas Emissions*.

**Table 10-1
State and Local Energy Efficiency/Energy Conservation Plan Consistency**

PLANS, POLICIES, REGULATIONS	Remarks
STATE of CALIFORNIA	
California Code of Regulations (CCR) Title 24, Part 6: Energy Efficiency Standards California Code Title 24, Part 6 (also referred to as the California Energy Code), was promulgated by the CEC in 1978 in response to a legislative mandate to create uniform building codes to reduce California's energy consumption. To these ends, the California Energy Code provides energy efficiency standards for residential and nonresidential buildings. The Project would be required to comply with energy efficiency standards in effect at the time of building permit application(s).	Consistent: <i>The Project would be designed, constructed and operated to meet or exceed incumbent CCR Title 24 Energy Efficiency Standards. On this basis, the Project is determined to be consistent with, and would not interfere with or obstruct implementation of Title 24 Energy Efficiency Standards.</i> <i>Based on the preceding, the Project is considered consistent with CCR Title 24, Part 6: Energy Efficiency Standards.</i>
CCR, Title 24, Part 11: California Green Building Standards Code (CALGreen). CALGreen is a comprehensive and uniform regulatory code for all residential, commercial, and school buildings that went in effect on January 1, 2011. CALGreen is updated on a regular basis, with the most recent update consisting of the 2016 California Green Building Code Standards that became effective January 1, 2017. Under state law, local jurisdictions are permitted to adopt more stringent requirements.	Consistent: <i>The Project would be designed, constructed and operated to meet or exceed incumbent CCR Title 24 CALGreen Standards. On this basis, the Project is determined to be consistent with, and would not interfere with or obstruct implementation of Title 24 CALGreen Standards.</i> <i>Based on the preceding, the Project is considered consistent with CCR, Title 24, Part 11: CALGreen.</i>
COUNTY of RIVERSIDE GENERAL PLAN	
Open Space Element	
Policy OS 11.2: Support and encourage voluntary efforts to provide active and passive solar access opportunities in new developments.	Consistent: <i>The Project would be required to comply with on-site renewable energy production requirements presented in the County of Riverside Climate Action Plan Update, November 2019 (CAP Update pp. 4-11, 4-12, R2-CE1, Clean Energy). The Project does not propose or require designs or operations that would interfere with or obstruct County actions to support, permit, or encourage use of solar energy. Please refer also to related discussions presented at Checklist Topic Greenhouse Gas Emissions.</i> <i>Based on the preceding, the Project is considered consistent with General Plan Policies OS 11.2, OS 11.3, OS 11.4.</i>
Policy OS 11.3: Permit and encourage the use of passive solar devices and other state-of-the-art energy resources.	
Policy OS 11.4: Encourage site-planning and building design that maximizes solar energy use/potential in future development applications.	

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Table 10-1
State and Local Energy Efficiency/Energy Conservation Plan Consistency**

PLANS, POLICIES, REGULATIONS	Remarks
Policy OS 16.1: Continue to implement Title 24 of the State Building Code California Code of Regulations (the "California Building Standards Code"), particularly Part 6 (the California Energy Code) and Part 11 (the California Green Building Standards Code), as amended and adopted pursuant to County ordinance. Establish mechanisms and incentives to encourage architects and builders to exceed the energy efficiency standards of within CCR Title 24.	Consistent: <i>Please refer to remarks above addressing Project consistency with CCR Title 24, Part 6: Energy Efficiency Standards, and CCR, Title 24, Part 11: CALGreen.</i>
Policy OS 16.14: Coordinate energy conservation activities with the County Climate Action Plan (CAP) as decreasing energy usage also helps reduce carbon emissions.	Consistent: <i>The Project would conform to and implement applicable provisions of the CAP. Please refer also to related discussions presented at Checklist Topic Greenhouse Gas Emissions.</i> <i>Based on the preceding, the Project is considered consistent with General Plan Policy OS 16.14.</i>
Policy OS 16.9: Encourage increased use of passive, solar design and day-lighting in existing and new structures.	Consistent: <i>Please refer to remarks above addressing Project consistency with General Plan Policies OS 11.2, OS 11.3, OS 11.4.</i>
Air Quality Element	
Policy AQ 4.1: Require Encourage the use of all feasible building materials/methods which reduce emissions.	Consistent: <i>The Project would conform to or surpass all CCR Title 24, Part 6: Energy Efficiency Standards, and CCR, Title 24, Part 11: CALGreen building design and materials requirements. Conformance with these requirements acts to conserve energy and reduce energy-source emissions. Please refer also to related discussions presented at Checklist Topics Air Quality, and Greenhouse Gas Emissions.</i> <i>Based on the preceding, the Project is considered consistent with General Plan Policy AQ 4.1.</i>
Policy AQ 4.2: Encourage the use of all feasible efficient heating equipment and other appliances, such as water heaters, swimming pool heaters, cooking equipment, refrigerators, furnaces and boiler units.	Consistent: <i>The Project would employ energy efficient equipment and appliances that conform to or surpass CCR Title 20 Appliance Efficiency Regulations. The Project would not interfere with or obstruct County efforts to encourage use of all feasible efficient heating equipment and other appliances.</i> <i>Based on the preceding, the Project is consistent with General Plan Policy AQ 4.2.</i>
Policy AQ 4.3: Encourage centrally heated facilities to utilize automated time clocks or occupant sensors to control heating where feasible.	Consistent: <i>The Project would implement centrally heated facilities with automated time clocks and/or occupant sensors to control heating where feasible.</i> <i>Based on the preceding, the Project is consistent with General Plan Policy AQ 4.3.</i>
Policy AQ 5.2: Adopt incentives and/or regulations to enact energy conservation requirements for private and public developments.	Consistent: <i>The Project would incorporate energy efficient designs and operations consistent with County and State requirements. The Project would not interfere with or obstruct County efforts to adopt incentives and/or regulations to enact energy conservation requirements for private and public developments.</i> <i>Based on the preceding, the Project is consistent with General Plan Policy AQ 5.2.</i>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Table 10-1
State and Local Energy Efficiency/Energy Conservation Plan Consistency**

PLANS, POLICIES, REGULATIONS	Remarks
Policy AQ 5.4: Encourage the incorporation of energy-efficient design elements, including appropriate site orientation and the use of shade and windbreak trees to reduce fuel consumption for heating and cooling.	Consistent: <i>To the extent practical, the Project would orient buildings, building elements, and site facilities to conserve energy and promote energy efficiencies. The Project would not interfere with or obstruct County efforts to encourage the incorporation of energy-efficient design elements.</i> <i>Based on the preceding, the Project is consistent with General Plan Policy AQ 5.4.</i>
Policy AQ 18.1: Baseline emissions inventory and forecast. Riverside County CAP has included baseline emissions inventory with data on County's CO2e emissions for specific sectors and specific years. The carbon inventory greatly aids the process of determining the type, scope and number of GHG reduction policies needed. It also facilitates the tracking of policy implementation and effectiveness. The carbon inventory for the County consists of two distinct components; one inventory is for the County as a whole, as defined by its geographical borders and the other inventory is for the emissions resulting from the County's municipal operations.	Consistent: <i>The Project Greenhouse Gas Analysis (GHGA) provides an inventory of Project-source GHG emissions. The Project GHG emissions inventory supports County efforts to establish a County-wide GHG emissions inventory for specific sectors and specific years. Please refer also to Checklist Topic Greenhouse Gas Emissions. The Project would not interfere with or obstruct County efforts to inventory sources and quantities of GHG emissions.</i> <i>Based on the preceding, the Project is consistent with General Plan Policy AQ 18.1.</i>
Policy AQ 18.2: Adopt GHG emissions reduction targets. Pursuant to the results of the Carbon Inventory and Greenhouse Gas Analysis for Riverside County, future development proposed as a discretionary project pursuant to the General Plan shall achieve a greenhouse gas emissions reduction of 25% compared to Business As Usual (BAU) project in order to be found consistent with the County's Climate Action Plan (CAP).	Consistent: <i>Project GHG emissions impact have been evaluated in the context of GHG emissions reductions targets and performance standards established under the incumbent County Climate Action Plan (Riverside County Climate Action Plan Update, November 2019 [CAP Update]). The Project GHGA substantiates that the Project would achieve a greenhouse gas emissions reduction consistent with the CAP Update. Please refer also to Checklist Topic Greenhouse Gas Emissions.</i> <i>Based on the preceding, the Project is consistent with General Plan Policy AQ 18.2.</i>
Policy AQ 18.3: Develop a Climate Action Plan for reducing GHG emissions. The Riverside County CAP has been developed to formalize the measures necessary to achieve County GHG emissions reduction targets. The CAP includes both the policies necessary to meet stated targets and objectives. These targets, objectives and Implementation Measures may be refined, superseded or supplemented as warranted in the future.	Consistent: <i>The Project conforms to and implements applicable provisions of the CAP Update.</i> <i>The Project would not interfere with or obstruct County efforts to implement the CAP Update, CAP Update policies, or CAP Update emissions reduction targets. Please refer also to Checklist Topic Greenhouse Gas Emissions.</i> <i>Based on the preceding, the Project is consistent with General Plan Policy AQ 18.3.</i>
Policy AQ 18.4: Implement policies and measures to achieve reduction targets. The County shall implement the green-house gas reduction policies and measures established under the County Climate Action Plan for all new discretionary development proposals.	Consistent: <i>The Project would implement applicable greenhouse gas reduction policies and measures established under the CAP Update.</i> <i>The Project would not interfere with or obstruct County efforts to implement the CAP Update, CAP Update policies, or CAP Update emissions reduction targets. Please refer also to Checklist Topic Greenhouse Gas Emissions.</i> <i>Based on the preceding, the Project is consistent with General Plan Policy AQ 18.4.</i>
Policy AQ 18.5: Monitor and verify results. The County shall monitor and verify the progress and results of the CAP periodically. When necessary, the CAP's "feedback" provisions	Consistent: <i>The Project GHG emissions inventory supports County efforts to monitor and verify GHG reduction targets established under the CAP Update.</i>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Table 10-1
State and Local Energy Efficiency/Energy Conservation Plan Consistency**

PLANS, POLICIES, REGULATIONS	Remarks
<p>shall be used to ensure that any changes needed to stay "on target" with stated goals are accomplished.</p>	<p><i>The Project would not interfere with or obstruct County efforts to monitor sources and quantities of GHG emissions. Please refer also to EIR Section 4.3, Greenhouse Gas Emissions.</i></p> <p><i>Based on the preceding, the Project is consistent with General Plan Policy AQ 18.5.</i></p>
<p>Policy AQ 19.3: Require new development projects subject to County discretionary approval to achieve the GHG reduction targets established in the CAP either through:</p> <p>a. Garnishing 100 points through the Implementation Measures found in the County's CAP; or</p> <p>b. Requiring quantification of project-specific GHG emissions and reduction of GHG emissions to, at minimum, the applicable GHG reduction threshold established in the CAP.</p>	<p>Consistent: <i>Please refer to remarks above addressing Project consistency with General Plan Policies AQ 18.2, AQ 18.4, et al.</i></p>
<p>Policy AQ 20.10: Reduce energy consumption of new developments (residential, commercial and industrial) through efficient site design that takes into consideration solar orientation and shading, as well as passive solar design.</p>	<p>Consistent: <i>Please refer to remarks above addressing Project consistency with General Plan Policies AQ 4.1, AQ 4.2, AQ 4.3, AQ 5.4, et al.</i></p>
<p>Policy AQ 20.11: Increase energy efficiency of new developments through efficient use of utilities (water, electricity, natural gas) and infrastructure design. Also, increase energy efficiency through use of energy-efficient mechanical systems and equipment.</p>	<p>Consistent: <i>Please refer to remarks above addressing Project consistency with General Plan Policies AQ 4.1, AQ 4.2, AQ 4.3, AQ 5.4, AQ 20.10, et al.</i></p>
<p>Policy AQ 20.18: Encourage the installation of solar panels and other energy-efficient improvements and facilitate residential and commercial renewable energy facilities (solar array installations, individual wind energy generators, etc.).</p>	<p>Consistent: <i>Please refer to remarks above addressing Project consistency with General Plan Policies OS 11.2, OS 11.3, OS 11.4, OS 16.9, AQ 4.1, et al.</i></p>
<p>Policy AQ 23.2: For discretionary actions, land use-related greenhouse gas reduction objectives shall be achieved through development and implementation of the appropriate Implementation Measures of the Climate Action Plan for individual future projects. County programs shall also be developed and implemented to address land use-related reductions for County operations and voluntary community efforts</p>	<p>Consistent: <i>Please refer to remarks above addressing Project consistency with General Plan Policies AQ 18.1 – AQ 18.5, AQ 19.3, et al.</i></p> <p><i>The Project would not interfere with or obstruct County efforts to establish programs to address land use-related GHG emissions reductions for County operations and voluntary community efforts.</i></p> <p><i>Based on the preceding, the Project is consistent with General Plan Policy AQ 23.2.</i></p>
<p>Policy AQ 24.1: The County shall implement programs and requirements to achieve the following Objectives related to reducing greenhouse gas emissions achieved through improving energy efficiency and increasing energy conservation:</p> <p>a. Require new development (residential, commercial and industrial) to reduce energy consumption through efficient site design that takes into consideration solar orientation and shading, as well as passive solar design. Passive solar design addressed the innate heating and cooling effects achieved through building design, such as selective use of deep eaves for shading, operable windows for cross-ventilation, reflective surfaces for heat reduction and expanses of brick for thermal mass (passive radiant heating).</p>	<p>Consistent: <i>Please refer to remarks above addressing Project consistency with General Plan Policies AQ 4.1 – AQ 4.3, AQ 5.2, AQ 5.4, AQ 18.1 – AQ 18.5, AQ 19.3, AQ 23.2, et al.</i></p> <p><i>The Project would not interfere with or obstruct County efforts to establish or support programs to assist in the retrofitting of older affordable housing units; actively seek out existing or develop new programs to achieve energy efficiency for existing structures; or balance costs for energy efficiency and affordable housing economic considerations by providing or supporting programs to finance energy-efficient housing.</i></p>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Table 10-1
State and Local Energy Efficiency/Energy Conservation Plan Consistency**

PLANS, POLICIES, REGULATIONS	Remarks
<p>b. Require new development (residential, commercial and industrial) to design energy efficiency into the project through efficient use of utilities (water, electricity, natural gas) and infrastructure design.</p> <p>c. Require new development (residential, commercial and industrial) to reduce energy consumption through use of energy efficient mechanical systems and equipment.</p> <p>d. Establish or support programs to assist in the retrofitting of older affordable housing units.</p> <p>e. Actively seek out existing or develop new programs to achieve energy efficiency for existing structures, particularly residential units built prior to 1978 when CCR Title 24 energy efficiency requirements went into effect.</p> <p>f. Balance additional upfront costs for energy efficiency and affordable housing economic considerations by providing or supporting programs to finance energy-efficient housing.</p>	<p><i>Based on the preceding, the Project is consistent with General Plan Policy AQ 24.1.</i></p>
<p>Policy AQ 24.2: For discretionary actions, energy efficiency and conservation objectives shall be achieved through development and implementation of the appropriate Implementation Measures of the Climate Action Plan for all new development approvals. County programs shall also be developed and implemented to address energy efficiency and conservation efforts for County operations and the community.</p>	<p>Consistent: <i>Please refer to remarks above addressing Project consistency with General Plan Policies AQ 18.1 – AQ 18.5, AQ 19.3, AQ 23.2, et al.</i></p> <p><i>The Project would not interfere with or obstruct County efforts to establish programs to address energy efficiency and conservation efforts for County operations and the community.</i></p> <p><i>Based on the preceding, the Project is consistent with General Plan Policy AQ 24.2.</i></p>
<p>Policy AQ 26.1: The County shall implement programs and requirements to achieve the following Objectives related to reducing greenhouse gas emissions derived from energy generation:</p> <p>a. Encourage the installation of solar panels and other energy-efficient improvements.</p> <p>b. Facilitate residential and commercial renewable energy facilities (solar array installations, individual wind energy generators, etc.).</p> <p>c. Facilitate development of renewable energy facilities and transmission lines in appropriate locations.</p> <p>d. Facilitate renewable energy facilities and transmission line siting.</p> <p>e. Provide incentives for development of local green technology businesses and locally produced green products.</p> <p>f. Provide incentives for investment in residential and commercial energy efficiency improvements.</p> <p>g. Identify lands suitable for wind power generation or geothermal production and encourage development of these alternative energy sources.</p>	<p>Consistent: <i>Please refer to remarks above addressing Project consistency with General Plan Policies OS 11.2 – OS 11.4, et al.</i></p> <p><i>The Project would not interfere with or obstruct with County efforts to achieve County Objectives related to reducing greenhouse gas emissions derived from energy generation.</i></p> <p><i>Based on the preceding, the Project is consistent with General Plan Policy AQ 26.1.</i></p>
<p>Policy AQ 26.2: For discretionary actions, the objectives for greenhouse gas reduction through increased use of alternative energy sources shall be achieved through development and implementation of the applicable Implementation Measures of the Climate Action Plan. County programs shall also be developed and implemented to address use of alternative energy for County operations and within the community.</p>	<p>Consistent: <i>Please refer to remarks above addressing Project consistency with General Plan Policies AQ 4.1 – AQ 4.3, AQ 5.2, AQ 5.4, AQ 18.1 – AQ 18.5, AQ 19.3, AQ 23.2, AQ 24.2, et al.</i></p> <p><i>The Project would not interfere with or obstruct County efforts to address use of alternative energy for County operations and within the community.</i></p>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Table 10-1
State and Local Energy Efficiency/Energy Conservation Plan Consistency**

PLANS, POLICIES, REGULATIONS	Remarks
	<i>Based on the preceding, the Project is consistent with General Plan Policy AQ 26.2.</i>

Sources: CCR Title 24, Part 6: Energy Efficiency Standards; CCR, Title 24, Part 11: California Green Building Standards Code; County of Riverside General Plan; County of Riverside Climate Action Plan Update; Placentia Logistics Project Air Quality Impact Analysis, Placentia Logistics Project Greenhouse Gas Analysis; Remarks by Applied Planning, Inc.

Additionally, regulatory measures, standards, and policies directed at reducing air pollutant emissions and GHG emissions would also act to promote energy conservation and reduce Project energy consumption. Please refer to related discussions presented at Checklist Topics *Air Quality* and *Greenhouse Gas Emissions*.

Based on the preceding, the potential for the Project to conflict with or obstruct a State or Local plan for renewable energy or energy efficiency is considered less-than-significant.

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?

Source(s): Riverside County General Plan; Mead Valley Area Plan; Riverside County GIS database; *Geotechnical Investigation, Warehouse Development Northwest Corner of Harvill and Placentia Avenues, Mead Valley Area, Riverside County, California* (Geocon West, Inc.) November 27, 2019 (Project Geotechnical Investigation, IS/MND Appendix D).

Findings of Fact:

a) *Less-Than-Significant Impact.* There are no known active or potentially active faults traversing the Project site. The Project site is not located within an Alquist-Priolo Zone or an earthquake hazard zone, as mapped by the County (General Plan, Figures S-1 and S-2; MVAP, Figure 13). Available Riverside County GIS database information confirms the absence of earthquake fault zone or fault line hazards. The Project Geotechnical Investigation further substantiates that the Project site is not subject to potentially significant earthquake fault hazards (Project Geotechnical Investigation, p. 4).

Based on the preceding, the potential for the Project to expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving rupture of a known earthquake fault; or be subject to rupture of a known earthquake fault is considered less-than-significant.

Mitigation: No mitigation is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: No monitoring is required.

12. Liquefaction Potential Zone				
a) Be subject to seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan; Mead Valley Area Plan; Riverside County GIS database; *Geotechnical Investigation, Warehouse Development Northwest Corner of Harvill and Placentia Avenues, Mead Valley Area, Riverside County, California* (Geocon West, Inc.) November 27, 2019 (Project Geotechnical Investigation, IS/MND Appendix D).

Findings of Fact:

a) *Less-Than-Significant Impact.* Liquefaction susceptibility of the Project site is “low” (MVAP Figure 13, *Mead Valley Area Plan Seismic Hazards*; Riverside County GIS database). The Project Geotechnical Investigation confirms that the Project site is not subject to potentially significant liquefaction hazards (Project Geotechnical Investigation, p. 6). The Project Geotechnical Investigation does not otherwise indicate that the Project site is subject to potentially significant seismic-related ground failure hazards.

Based on the preceding, the potential for the Project to be subject to seismic-related ground failure, including liquefaction is considered 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan; *Geotechnical Investigation, Warehouse Development Northwest Corner of Harvill and Placentia Avenues, Mead Valley Area, Riverside County, California* (Geocon West, Inc.) November 27, 2019 (Project Geotechnical Investigation, IS/MND Appendix D).

Findings of Fact:

a) *Less-Than-Significant Impact.* The Project Geotechnical Investigation indicates the Project site is subject to moderate to strong seismic shaking (Project Geotechnical Investigation, p. 9). The Project Geotechnical Investigation identifies design and construction standards addressing potential seismic shaking hazards affecting the Project site (Project Geotechnical Investigation Section 7.3, *Seismic Design Criteria*). Through established Site Plan, Building Permit, and Certificate of Occupancy requirements, the County would verify that required design and construction standards identified in the Project Geotechnical Investigation are incorporated throughout Project development and are functionally implemented in the completed structures and supporting facilities. Any site-specific geologic constraints that may be encountered during Project implementation would be addressed by compliance

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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with the recommendations of the final Project Geotechnical Investigation, and existing County/California Building Code (CBC) seismic design regulations, standards, and policies.

Short of a catastrophic event, design of structures in accordance with the final Project Geotechnical Investigation(s), the CBC, and current seismic engineering practices is sufficient to reduce potential effects of ground shaking at the Project site below the level of significance.

Based on the preceding, the potential for the Project to be subject to strong seismic ground-shaking is considered 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): Riverside County General Plan; Mead Valley Area Plan; Riverside County GIS database; *Geotechnical Investigation, Warehouse Development Northwest Corner of Harvill and Placentia Avenues, Mead Valley Area, Riverside County, California* (Geocon West, Inc.) November 27, 2019 (Project Geotechnical Investigation, IS/MND Appendix D).

Findings of Fact:

a) *Less-Than-Significant Impact.* The Project Geotechnical Investigation indicates that “landslides are not present at the property or at a location that could impact the subject site” (Project Geotechnical Investigation, p. 8). The Project site does not evidence substantial internal grade differentials or notable topographic features that would be subject to or result in landslides or landslide impacts. Properties adjacent to the Project site are not at substantially different elevations and do not evidence slopes that would be subject to landslides or that would result in landslide impacts. Additionally, the Project site is not located within a Slope Instability Area, as shown at MVAP Figure 15, *Mead Valley Area Plan Slope Instability*. The Project Geotechnical Investigation does not otherwise indicate that the Project site is subject to potentially significant hazards related to unstable geologic units, unstable soils, landslides, lateral spreading, collapse, or rockfall hazards.

Based on the preceding, the potential for the Project to 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 is considered 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
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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; Mead Valley Area Plan; Riverside County GIS database; *Geotechnical Investigation, Warehouse Development Northwest Corner of Harvill and Placentia Avenues, Mead Valley Area, Riverside County, California* (Geocon West, Inc.) November 27, 2019 (Project Geotechnical Investigation, IS/MND Appendix D).

Findings of Fact:

a) *Less-Than-Significant Impact.* Riverside County GIS information indicates that the Project site is “susceptible” to subsidence. As a standard condition of Project approval, the Project would be required to comply with the site-specific recommendations contained in the Project Geotechnical Investigation, including recommendations related to site preparation and compaction, that would minimize potential subsidence hazards (see: Project Geotechnical Investigation Section 7, *Conclusions and Recommendations*). Design requirements and recommendations addressing any identified subsidence concerns would be implemented by the County through the Project Conditions of Approval and established building permit and certificate of occupancy application and review processes. Based on compliance with the Project Geotechnical Investigation recommendations, the potential for the Project to 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 is considered 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?

Source(s): Preliminary Plans for the Placentia Logistics Project; Riverside County GIS database; *Geotechnical Investigation, Warehouse Development Northwest Corner of Harvill and Placentia Avenues, Mead Valley Area, Riverside County, California* (Geocon West, Inc.) November 27, 2019 (Project Geotechnical Investigation, IS/MND Appendix D).

Findings of Fact:

a) *No Impact.* The Project site is not located near any bodies of water or water storage facilities that would be considered susceptible to seiche. The Project site is not affected by mudflows. No volcanoes are located in proximity to the site. No seiche, mudflow, or volcanic hazards are identified in the Project Geotechnical Investigation; no seiche, mudflow, or volcanic hazards are identified in the Riverside County GIS database. The Project does not propose uses or activities that would contribute to or exacerbate seiche, mudflow, or volcanic hazards. On this basis, the Project would have no impact related to seiche, mudflow, or volcanic hazards.

Mitigation: No mitigation is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: No monitoring is required.

17. Slopes

a) Change topography or ground surface relief features?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Preliminary Plans for the Placentia Logistics Project; Riverside County GIS database; *Geotechnical Investigation, Warehouse Development Northwest Corner of Harvill and Placentia Avenues, Mead Valley Area, Riverside County, California* (Geocon West, Inc.) November 27, 2019 (Project Geotechnical Investigation, IS/MND Appendix D).

Findings of Fact:

a) *Less-Than-Significant Impact.* The Project site does not evidence substantial internal grade differentials or notable ground surface relief features. The Project site would be graded to provide suitable building pads and ensure adequate drainage. The Project does not propose or require substantial terrain alterations. On this basis, the potential for the Project to change topography or ground surface relief features is considered less-than-significant.

b) *Less-Than-Significant Impact.* Based on the preliminary Project plans, cut and fill slopes would be 30 feet or less at inclinations no steeper than 2:1 (h:v) (Project Geotechnical Investigation, p. 8). Any slopes constructed as part of the Project would be required to conform to recommendations and requirements of the Project Geotechnical Investigation as well as County of Riverside Building and Safety Department requirements. On this basis, the potential for the Project to create cut or fill slopes that would result in adverse impacts is considered less-than-significant.

c) *Less-Than-Significant Impact.* The westerly portion of the Project site is currently developed with four single-family residences. Any on-site supporting residential sewage conveyance lines would no longer be required, and would be demolished as part of the Project site preparation activities. The Project on-site wastewater conveyance lines would connect to the existing area-serving wastewater conveyance system. Project wastewater would be conveyed by the sanitary sewer system to area-serving wastewater treatment facilities. No subsurface sewage disposal systems are proposed or required as part of the Project. Based on the preceding, the potential for the Project to result in grading that affects or negates subsurface sewage disposal systems is considered 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
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): Preliminary Plans for the Placentia Logistics Project; *Geotechnical Investigation, Warehouse Development Northwest Corner of Harvill and Placentia Avenues, Mead Valley Area, Riverside County, California* (Geocon West, Inc.) November 27, 2019 (Project Geotechnical Investigation, IS/MND Appendix D).

Findings of Fact:

a) *Less-Than-Significant Impact.* Project construction activities would temporarily expose underlying soils, thereby temporarily increasing their susceptibility to erosion. Potential erosion impacts and construction-source stormwater pollutant discharges are addressed through mandated compliance with the National Pollutant Discharge Elimination System (NPDES). The NPDES program is administered by the State Water Resources Control Board (SWRCB) through the individual California Regional Water Quality Control Boards (RWQCBs). General Construction Activity Storm Water NPDES permits are issued for storm water discharges by the RWQCBs. Construction activities subject to this General Permit include clearing, grading, disturbances to the ground such as stockpiling, or excavation that results in soil disturbances. Stormwater pollution prevention plans (SWPPP) are required for issuance of a construction NPDES permit; these plans typically include both structural and non-structural Best Management Practices (BMPs) that minimize erosion potentials and reduce impacts. Prior to issuance of a grading permit, the Applicant would be required to demonstrate compliance with NPDES construction activity stormwater permit requirements.

Further, the Project as implemented would be required to implement and maintain stormwater management systems and facilities pursuant to an approved Water Quality Management Plan (WQMP). The implemented WQMP would effectively minimize or negate erosion potentials on a long-term basis.

Based on the preceding, the potential for the Project to result in substantial soil erosion or the loss of topsoil is considered less-than-significant.

b) *Less-Than-Significant Impact.* Expansive or otherwise unstable soils may adversely affect roadway subgrades, concrete slabs-on-grade, and building foundations. In the event of a severe earthquake in the vicinity, structural foundations and floors may be damaged if constructed in, or over, expansive or unstable soils.

Soil Expansion Index (EI) is defined by its potential to swell when wet or saturated. Based on testing conducted as part of the Project Geotechnical Investigation, the near surface site soils are generally expected to possess a "very low" expansion potential (EI of 20 or less) with test results showing expansion indices of 0 [zero] (Project Geotechnical Investigation, p. 7). Additionally, any site-specific geologic constraints which may be encountered during Project implementation will be addressed by

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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compliance with the recommendations of the Project Geotechnical Investigation, and County/CBC seismic design regulations, standards, and policies.

Based on the 0 EI rating of on-site soils, compliance with the recommendations set forth within the Project Geotechnical Investigation, and conformance with County/CBC seismic design regulations, standards, and policies, the potential for the Project to be located on expansive soil, creating substantial risks to life or property is considered less-than-significant.

c) *No Impact.* Project wastewater would be conveyed by the existing sanitary sewer system to area-serving wastewater treatment facilities. No septic tanks or other alternative wastewater disposal systems are proposed. There is no potential for the Project to result adverse impacts due to soil limitations relative to septic tanks or alternative wastewater disposal systems.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

19. Wind Erosion and Blowsand from project either on or off site.

a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?

Source(s): Riverside County General Plan; Ord. No. 460, Article XV & Ord. No. 484.

Findings of Fact:

a) *Less-Than-Significant Impact.* General Plan Figure S-8, *Wind Erosion Susceptibility Map*, indicates the Project site is located in an area with a moderate susceptibility to wind erosion. To preclude or minimize potential wind erosion and blowsand impacts, the Project would be required to comply with County Ordinances 460 (Article XV *Soil Erosion Control Due to Wind*) and 484 [For the Control of Blowing Sand]. Similarly, other land uses in the vicinity of the Project site are required to comply with County Ordinances 460 and 484. Compliance with existing Ordinance requirements would ensure impacts due to wind erosion and blowsand would be less-than-significant. On this basis, the potential for the Project to be impacted by or result in an increase in wind erosion and blowsand, either on or off site is considered 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
GREENHOUSE GAS EMISSIONS Would the project:				
20. Greenhouse Gas Emissions	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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”); *Placentia Logistics Greenhouse Gas Analysis, County of Riverside* (Urban Crossroads, Inc.) June 2, 2020 (Project GHGA, IS/MND Appendix E); Preliminary Plans for the Placentia Logistics Project.

Findings of Fact:

General: Greenhouse gas (GHG) analyses presented here are based on and summarized from *Placentia Logistics Greenhouse Gas Analysis, County of Riverside* (Urban Crossroads, Inc.) June 2, 2020 (Project GHGA, IS/MND Appendix E). Please refer to the refer to the Project GHGA for detailed analytic protocols and modeling outputs.

a) *Less-Than-Significant with Mitigation Incorporated.* An individual project cannot generate greenhouse gas (GHG) emissions sufficient to influence global climate change. A project participates in potential global climate change impacts through its incremental contribution, combined with the cumulative increase of all other sources of GHGs. Taken together, these effects may have a potentially significant impact on global climate change. The Project GHG emissions sources would include the following:

- Construction Sources (Amortized Over 30 Years)
- Area Sources
- Building Energy Consumption
- Mobile Sources (Passenger Cars)
- Mobile Sources (Trucks)
- On-site Equipment
- Solid Waste Management
- Water Supply

Annual Project GHG emissions are summarized at Table 20-1.

**Table 20-1
Annual Project GHG Emissions**

Emission Source	Emissions (metric tons /yr)			
	CO ₂	CH ₄	N ₂ O	Total CO ₂ e
Construction-source Emissions (Amortized Over 30 Years)	16.58	0.00	0.00	16.65
Area Sources	0.02	4.00e-05	0.00	0.02
Building Energy Consumption	289.79	0.01	3.25e-03	291.01
Mobile Sources (Passenger Cars)	486.22	0.01	0.00	486.56

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

**Table 20-1
Annual Project GHG Emissions**

Emission Source	Emissions (metric tons /yr)			
	CO ₂	CH ₄	N ₂ O	Total CO ₂ e
Mobile Sources (Trucks)	1,911.05	0.02	0.00	1,911.60
On-site Equipment	50.84	0.02	0.00	51.25
Solid Waste Management	54.82	3.24	0.00	135.82
Water Supply	283.17	2.08	0.05	350.31
Total CO₂e (All Sources)	3,243.21			

Source: *Placentia Logistics Greenhouse Gas Analysis, County of Riverside* (Urban Crossroads, Inc.) June 2, 2020.

Notes: Totals obtained from CalEEMod™ and may not total 100% due to rounding. Table results include scientific notation; e is used to represent times ten raised to the power of (which would be written as x 10ⁿⁿ) and is followed by the value of the exponent.

As indicated at Table 20-1, the Project would generate approximately 3,243.21 MTCO₂e/yr. Of this total, approximately 845.94 MTCO₂e/yr would be generated by construction sources, area sources, building energy consumption, on-site equipment, water supply, and solid waste management. An additional approximately 2,397.27 MTCO₂e/yr would be generated by Project mobile sources.

Significance Determination

The County of Riverside Climate Action Plan Update, November 2019 (CAP Update) provides guidance addressing analysis of GHG emissions and CEQA significance determination of GHG emissions impacts. To address State requirements to reduce GHG emissions, the CAP Update establishes County-wide GHG emissions reduction targets that would support and comply with near-term (2030) and long-term (2050) State GHG emissions targets. The CAP Update GHG emissions reduction targets are consistent with the State GHG emissions targets. Consistency of the County GHG emissions reduction targets with correlating State targets ensures that the County will be providing GHG reductions locally that will complement State efforts to reduce GHG emissions. Because the County’s CAP Update addresses GHG emissions reductions and is consistent with the requirements of AB 32, SB 32, and international efforts to reduce GHG emissions, compliance with the CAP Update fulfills the description of mitigation found in the State CEQA Guidelines. Compliance with the CAP Update fulfills the description of mitigation found in the *CEQA Guidelines*.

The CAP Update identifies a two-step approach in evaluating GHG emissions. First, a screening threshold of 3,000 MTCO₂e/yr is used to determine if additional analysis is required. To demonstrate consistency with the CAP Update, and therefore support a determination of less-than-significant GHG emissions impacts, projects that exceed the 3,000 MTCO₂e/yr screening threshold must demonstrate attainment of at least 100 points through the implementation of CAP Update Screening Table features.

As indicated at Table 20-1, the Project would generate approximately 3,243.21 MTCO₂e/yr. Project GHG emissions would therefore exceed the County’s screening threshold of 3,000 MTCO₂e/yr. On this basis, absent Project demonstrated attainment of at least 100 points through the implementation of CAP Update Screening Table features, the Project could generate direct or indirect GHG emissions that would result in a significant impact on the environment. This is a potentially significant impact. Mitigation Measures 20-1 and 20-2 would reduce this impact to levels that would be less-than-significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) *Less-Than-Significant with Mitigation Incorporated.* GHG emissions reduction plans, policies and regulations applicable to the Project include: AB 32, SB 32, (including related 2008/2017 ARB Scoping Plan Elements), and the CAP Update. Project consistency with AB 32, SB 32, (including related 2008/2017 ARB Scoping Plan Elements), and the CAP Update is evaluated in the following discussions.

2008 Scoping Plan Consistency

The 2008 Scoping Plan identifies measures to reduce California's greenhouse gas emissions in support of AB 32. Many of the measures identified in the Scoping Plan are not applicable at the project level and are state or regional responsibilities. Certain of the measures are applicable to, and are demonstrably supported by the Project. Other measures, while not directly applicable to the Project, would not be obstructed or impeded by Project implementation. Table 20-2 summarizes the Project's consistency with the State Scoping Plan measures. As indicated, the Project would not conflict with any of the provisions of the Scoping Plan and supports the Scoping Plan through energy efficiency, water conservation, resources recycling, and landscape carbon sequestration.

**Table 20-2
2008 Scoping Plan Consistency**

Action Category	Supporting Measures	Remarks
Cap-and-Trade Program	--	Consistent. These programs involve capping emissions from electricity generation and similar operations. The Project would not interfere with or obstruct cap-and-trade program measures or initiatives.
Light-Duty Vehicle Standards	T-1	Consistent. This is a statewide measure and is not within the purview of the Project. Vehicles accessing the Project would be required to comply with these standards as implemented. Electric Vehicle (EV) charging stations would be installed on site per 2019 Title 24 standards.
Energy Efficiency	E-1	Consistent. The Project would achieve building, water, and solid waste management efficiencies consistent with CALGreen requirements.
	E-2	
	CR-1	
	CR-2	
Renewables Portfolio Standard (RPS)	E-3	Consistent. Establishes the minimum statewide renewable energy mix. The Project would not interfere with or obstruct RPS program measures or initiatives.
Low Carbon Fuel Standard	T-2	Consistent. Establishes reduced carbon intensity (CI) of transportation fuels. The Project would not interfere with or obstruct transportation fuel CI program measures or initiatives.
Regional Transportation-Related GHG Targets	T-3	Consistent. This is a statewide measure and is not within the purview of the Project. The Project would not interfere with or obstruct transportation-related GHG target measures or initiatives.
Vehicle Efficiency Measures	T-4	Consistent. This is a statewide measure and is not within the purview of the Project. Vehicles accessing the Project would be required to comply with these measures as implemented. The Project would not interfere with or obstruct vehicle efficiency measures or initiatives.
Goods Movement	T-5	Consistent. This is a statewide measure and is not within the purview of the Project. Goods movement associated with the Project would be required to comply with these measures as
	T-6	

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

**Table 20-2
2008 Scoping Plan Consistency**

Action Category	Supporting Measures	Remarks
		implemented. The Project would not interfere with or obstruct goods movement measures or initiatives.
Million Solar Roofs (MSR) Program	E-4	Consistent. The MSR program sets a goal for use of solar systems throughout the state as a whole. The building designs incorporate PV solar panels.
Medium- & Heavy-Duty Vehicles	T-7	Consistent. This is a statewide measure and is not within the purview of the Project. Medium- & heavy-duty vehicles accessing the Project would be required to comply with these measures as implemented. The Project would not interfere with or obstruct medium- & heavy-duty vehicle measures or initiatives.
	T-8	
Industrial Emissions	I-1	Consistent. These measures are applicable to large industrial facilities (> 500,000 MTCO ₂ e/yr) and other intensive uses such as refineries. The Project would not interfere with or obstruct industrial emissions measures or initiatives.
	I-2	
	I-3	
	I-4	
	I-5	
High Speed Rail	T-9	Consistent. Supports increased mobility choice via provision of high speed rail. The Project would not interfere with or obstruct high speed rail measures or initiatives.
Green Building Strategy	GB-1	Consistent. The Project would implement building, water, and solid waste management efficiencies consistent with incumbent CALGreen requirements.
High Global Warming Potential (GWP) Gases	H-1	Consistent. The Project is not a substantial source of high GWP emissions. The Project would not interfere with or obstruct high GWP emissions measures or initiatives.
	H-2	
	H-3	
	H-4	
	H-5	
	H-6	
	H-7	
Recycling and Waste	RW-1	Consistent. The Project would comply with mandated State and County recycling and waste management measures.
	RW-2	
	RW-3	
Sustainable Forests	F-1	Consistent. The Project would promote carbon sequestration through provision of per the Project on-site landscaping.
Water	W-1	Consistent. The Project would provide low-flow fixtures and water-efficient landscaping per County and State requirements.
	W-2	
	W-3	
	W-4	
	W-5	

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Table 20-2
2008 Scoping Plan Consistency**

Action Category	Supporting Measures	Remarks
	W-6	
Agriculture	A-1	Consistent. The Project is not an agricultural use. The Project would not interfere with or obstruct Scoping Plan agricultural measures or initiatives.

Source: Placentia Logistics Greenhouse Gas Analysis, County of Riverside (Urban Crossroads, Inc.) June 2, 2020.

SB 32/2017 Scoping Plan Consistency

The 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. As summarized, at Table 20-3, the Project would support and would not conflict with SB 32/2017 Scoping Plan provisions.

**Table 20-3
SB32/2017 Scoping Plan Consistency**

Action	Responsibility	Remarks
Implement SB 350 by 2030		
Increase the Renewables Portfolio Standard to 50% of retail sales by 2030 and ensure grid reliability.	CPUC, CEC, CARB	Consistent. The Project would use energy from Southern California Edison (SCE). SCE has committed to diversify its portfolio of energy sources by increasing energy from wind and solar sources. The Project would not interfere with or obstruct SCE energy source diversification efforts.
Establish annual targets for statewide energy efficiency savings and demand reduction that will achieve a cumulative doubling of statewide energy efficiency savings in electricity and natural gas end uses by 2030.		Consistent. The Project would be designed and constructed to implement the energy efficiency measures for new commercial developments and would include several measures designed to reduce energy consumption. The Project would not interfere with or obstruct policies or strategies to establish annual targets for statewide energy efficiency savings and demand reduction.
Reduce GHG emissions in the electricity sector through the implementation of the above measures and other actions as modeled in Integrated Resource Planning (IRP) to meet GHG emissions reductions planning targets in the IRP process. Load-serving entities and publicly-owned utilities meet GHG emissions reductions planning targets through a combination of measures as described in IRPs.		Consistent. The Project would be designed and constructed to implement energy efficiency measures acting to reduce electricity consumption. The Project includes energy efficient lighting and fixtures that meet the current Title 24 Standards. Further, the Project proposes contemporary industrial facilities that would incorporate energy efficient boilers, heaters, and air conditioning systems.
Implement Mobile Source Strategy (Cleaner Technology and Fuels)		
At least 1.5 million zero emission and plug-in hybrid light-duty electric vehicles by 2025.	CARB, California State Transportation	Consistent. This is a CARB Mobile Source Strategy. The Project would not obstruct or

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

**Table 20-3
SB32/2017 Scoping Plan Consistency**

Action	Responsibility	Remarks
	Agency (CalSTA),	interfere with CARB zero emission and plug-in hybrid light-duty electric vehicle 2025 targets.
At least 4.2 million zero emission and plug-in hybrid light-duty electric vehicles by 2030.	Strategic Growth Council (SGC), California Department of Transportation (Caltrans),	Consistent. This is a CARB Mobile Source Strategy. The Project would not obstruct or interfere with CARB zero emission and plug-in hybrid light-duty electric vehicle 2030 targets.
Further increase GHG stringency on all light-duty vehicles beyond existing Advanced Clean cars regulations.	CEC, OPR, Local Agencies	Consistent. This is a CARB Mobile Source Strategy. The Project would not obstruct or interfere with CARB efforts to further increase GHG stringency on all light-duty vehicles beyond existing Advanced Clean cars regulations.
Medium- and Heavy-Duty GHG Phase 2.		Consistent. This is a CARB Mobile Source Strategy. The Project would not obstruct or interfere with CARB efforts to implement Medium- and Heavy-Duty GHG Phase 2 standards.
Innovative Clean Transit: Transition to a suite of to-be-determined innovative clean transit options. Assumed 20% of new urban buses purchased beginning in 2018 will be zero emission buses with the penetration of zero-emission technology ramped up to 100% of new sales in 2030. Also, new natural gas buses, starting in 2018, and diesel buses, starting in 2020, meet the optional heavy-duty low-NO _x standard.		Consistent. This is a CARB Mobile Source Strategy. The Project would not obstruct or interfere with CARB efforts to improve transit-source emissions.
Last Mile Delivery: New regulation that would result in the use of low NO _x or cleaner engines and the deployment of increasing numbers of zero-emission trucks primarily for class 3-7 last mile delivery trucks in California. This measure assumes ZEVs comprise 2.5% of new Class 3–7 truck sales in local fleets starting in 2020, increasing to 10% in 2025 and remaining flat through 2030.		Consistent. This is a CARB Mobile Source Strategy. The Project would not obstruct or interfere with CARB efforts to improve last mile delivery emissions.
Further reduce VMT through continued implementation of SB 375 and regional Sustainable Communities Strategies; forthcoming statewide implementation of SB 743; and potential additional VMT reduction strategies not specified in the Mobile Source Strategy but included in the document “Potential VMT Reduction Strategies for Discussion.”		Consistent. Location of the Project warehouse uses proximate to the interstate freeway system (I-215) facilitates access to the Project site and generally reduces VMT when compared to warehouse uses that are more remote from regional freeways. The Project would not obstruct or interfere with SB 275, SB 743 or related VMT reduction strategies.

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

**Table 20-3
SB32/2017 Scoping Plan Consistency**

Action	Responsibility	Remarks
Increase stringency of SB 375 Sustainable Communities Strategy (2035 targets).	CARB	Consistent. This is a CARB Mobile Source Strategy. The Project would not obstruct or interfere with CARB efforts to increase stringency of SB 375 Sustainable Communities Strategy (2035 targets).
By 2019, adjust performance measures used to select and design transportation facilities		
Harmonize project performance with emissions reductions and increase competitiveness of transit and active transportation modes (e.g., via guideline documents, funding programs, project selection, etc.).	CalSTA, SGC, OPR, CARB, Governor's Office of Business and Economic Development (GO-Biz), California Infrastructure and Economic Development Bank (IBank), Department of Finance (DOF), California Transportation Commission (CTC), Caltrans	Consistent. The Project would not obstruct or interfere with agency efforts to harmonize transportation facility project performance with emissions reductions and increase competitiveness of transit and active transportation modes.
By 2019, develop pricing policies to support low-GHG transportation (e.g., low-emission vehicle zones for heavy duty, road user, parking pricing, transit discounts).	CalSTA, Caltrans, CTC, OPR, SGC, CARB	Consistent. The Project would not obstruct or interfere with agency efforts to develop pricing policies to support low-GHG transportation.
Implement California Sustainable Freight Action Plan		
Improve freight system efficiency.	CalSTA, CalEPA, CNRA, CARB, Caltrans, CEC, GO-Biz	Consistent. This measure would apply to all trucks accessing the Project site, this may include existing trucks or new trucks that are part of the statewide goods movement sector. The Project would not obstruct or interfere with agency efforts to improve freight system efficiency.
Deploy over 100,000 freight vehicles and equipment capable of zero emission operation and maximize both zero and near-zero emission freight vehicles and equipment powered by renewable energy by 2030.		Consistent. The Project would not obstruct or interfere with agency efforts to deploy over 100,000 freight vehicles and equipment capable of zero emission operation and maximize both zero and near-zero emission freight vehicles and equipment powered by renewable energy by 2030.

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

**Table 20-3
SB32/2017 Scoping Plan Consistency**

Action	Responsibility	Remarks
Adopt a Low Carbon Fuel Standard with a Carbon Intensity reduction of 18 percent.	CARB	Consistent. When adopted, this measure would apply to all fuel purchased and used by the Project in the state. The Project would not obstruct or interfere with agency efforts to adopt a Low Carbon Fuel Standard with a Carbon Intensity reduction of 18 percent.
Implement the Short-Lived Climate Pollutant Strategy (SLPS) by 2030		
40% reduction in methane and hydrofluorocarbon emissions below 2013 levels.	CARB, CalRecycle, CDFA, SWRCB, Local Air Districts	Consistent. The Project would be required to comply with this measure and reduce any Project-source SLPS emissions accordingly. The Project would not obstruct or interfere agency efforts to reduce SLPS emissions.
50% reduction in black carbon emissions below 2013 levels.		
By 2019, develop regulations and programs to support organic waste landfill reduction goals in the SLPS and SB 1383.	CARB, CalRecycle, CDFA SWRCB, Local Air Districts	Consistent. The Project would implement waste reduction and recycling measures consistent with State and City requirements. The Project would not obstruct or interfere agency efforts to support organic waste landfill reduction goals in the SLPS and SB 1383.
Implement the post-2020 Cap-and-Trade Program with declining annual caps.	CARB	Consistent. The Project would be required to comply with any applicable Cap-and-Trade Program provisions. The Project would not obstruct or interfere agency efforts to implement the post-2020 Cap-and-Trade Program.
By 2018, develop Integrated Natural and Working Lands Implementation Plan to secure California's land base as a net carbon sink		
Protect land from conversion through conservation easements and other incentives.	CNRA, Departments Within CDFA, CalEPA, CARB	Consistent. The Project site is designated for industrial uses. The Project does not propose land conversion. The Project would not obstruct or interfere agency efforts to protect land from conversion through conservation easements and other incentives.
Increase the long-term resilience of carbon storage in the land base and enhance sequestration capacity.		Consistent. The Project site is vacant disturbed property and does not comprise an area that would effectively provide for carbon sequestration. The Project would not obstruct or interfere agency efforts to increase the long-term resilience of carbon storage in the land base and enhance sequestration capacity.
Utilize wood and agricultural products to increase the amount of carbon stored in the natural and built environments.		Consistent. Where appropriate, Project designs will incorporate wood or wood products. The Project would not obstruct or interfere agency efforts to encourage use of wood and agricultural products to increase the amount of carbon stored in the natural and built environments.
Establish scenario projections to serve as the foundation for the Implementation Plan.		Consistent. The Project would not obstruct or interfere agency efforts to establish scenario projections to serve as the foundation for the Implementation Plan.

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

**Table 20-3
SB32/2017 Scoping Plan Consistency**

Action	Responsibility	Remarks
Establish a carbon accounting framework for natural and working lands as described in SB 859 by 2018.	CARB	Consistent. The Project would not obstruct or interfere agency efforts to establish a carbon accounting framework for natural and working lands as described in SB 859 by 2018.
Implement Forest Carbon Plan	CNRA, California Department of Forestry and Fire Protection (CAL FIRE), CalEPA and Departments	Consistent. The Project would not obstruct or interfere agency efforts to implement the Forest Carbon Plan.
Identify and expand funding and financing mechanisms to support GHG reductions across all sectors.	State Agencies & Local Agencies	Consistent. The Project would not obstruct or interfere agency efforts to identify and expand funding and financing mechanisms to support GHG reductions across all sectors.

Source: Placentia Logistics Greenhouse Gas Analysis, County of Riverside (Urban Crossroads, Inc.) June 2, 2020.

County of Riverside Climate Action Plan Update Consistency

The CAP Update establishes Screening Tables to aid in estimating GHG emissions reductions achieved through implementation of various project design features and operational programs. The Screening Tables also provide a basis for determining project consistency with the CAP Update. Projects that yield at least 100 Screening Table Points are determined to be consistent with the County GHG Technical Report GHG reduction targets, and consequently would be consistent with the CAP Update. Absent implementation of Screening Table Measures yielding 100 points, the Project would be considered inconsistent with the County CAP Update. This is a potentially significant impact.

Mitigation:

- 20-1 *The Project shall implement Screening Table Measures providing for a minimum 100 points per the County Screening Tables. The County shall verify incorporation of the identified Screening Table Measures within the Project building plans and site designs prior to the issuance of building permit(s) and/or site plans (as applicable). The County shall verify implementation of the identified Screening Table Measures prior to the issuance of Certificate(s) of Occupancy.*
- 20-2 *The Project shall comply with CAP Update Measure R2-CE1. CAP Update Measure R2-CE1 requires that the Project provide on-site renewable energy production generation comprising at least 20% of the Project energy demand. The County shall verify implementation of CAP Update Measure R2-CE1 within the Project building plans and site designs prior to the issuance of building permit(s) and/or site plans (as applicable). The County shall verify implementation of CAP Update Measure R2-CE1 prior to the issuance of Certificate(s) of Occupancy.*

The implemented Screening Table Measures and compliance with CAP Update Measure R2-CE1 would achieve a minimum of 100 Screening Table Points, and would thereby ensure that the Project would achieve GHG emissions levels and GHG emissions reductions targets consistent with those

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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identified in the County CAP Update. Project GHG emissions that are consistent with and would not exceed GHG emissions levels and GHG emissions reductions targets identified in the CAP Update would not comprise a significant impact on the environment. On this basis, with application of mitigation, the potential for the Project to generate direct or indirect greenhouse gas emission that would result in a significant impact on the environment is considered less-than-significant. For informational purposes, a representative example of how the Project could achieve a minimum of 100 Screening Table Points through implementation of CAP Update Screening Table Measures is provided at Table 20-4. Implementation of CAP Update Measure R2-CE1 is reflected in the Project GHG emissions modeling.

**Table 20-4
Representative Implementation of CAP Update Screening Table Measures**

Feature	Description	Points
EE10.A.1 Insulation	Enhanced Insulation (rigid wall insulation R-13, roof/attic R-38)	11
EE10.A.2 Windows	Greatly Enhanced Window Insulation (0.28 or less U-factor, 0.22 or less SHGC)	7
EE10.A.3 Cool Roofs	Modest Cool Roof (CRRC Rated 0.15 aged solar reflectance, 0.75 thermal emittance)	7
EE10.A.4 Air Infiltration	Blower Door HERS Verified Envelope Leakage of equivalent	6
EE10.B.1 Heating/Cooling Distribution System	Model Duct Insulation (R-6)	5
EE10.B.2 Space Heating/Cooling Equipment	Improved Efficiency HVAC (EER 14/78% AFUE or 8 HSPF)	4
EE10B.4 Water Heaters	High Efficiency Water Heater (0.72 Energy Factor)	10
EE10.B.5 Daylighting	All rooms daylighted	1
EE10.B.6 Artificial Lighting	High Efficiency Lights (50% of in-unit fixtures are high efficiency)	7
W2.E.2 Toilets	Water Efficient Toilets/Urinals (1.5 gpm)	6
	Waterless Urinals (note that commercial buildings having both waterless urinals and high efficiency toilets will have a combined point value of 6 points)	
W2.E.3 Faucets	Water Efficient faucets (1.28 gpm)	2
T4.B.1 Electric Vehicle Recharging	Install electric vehicle charging stations in garages/parking areas	40*
TOTAL		106

Source: *Placentia Logistics Greenhouse Gas Analysis, County of Riverside* (Urban Crossroads, Inc.) June 2, 2020.

Notes: * Under this example, the Project would include 5 electric vehicle charging stations. Per the Screening Tables, each station is 8 points.

Monitoring: Mitigation shall be monitored through the County Conditions of Approval clearance process concurrent with the review of Project development permits.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
HAZARDS AND HAZARDOUS MATERIALS Would the project:				
21. Hazards and Hazardous Materials	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 checked="" type="checkbox"/>	<input 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 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 checked="" type="checkbox"/>	<input 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): Preliminary Plans for the Placentia Logistics Project; <https://www.envirostor.dtsc.ca.gov/public/>; Riverside County GIS database; *Phase II Environmental Site Assessment Northwest Corner of Harvill Avenue and Placentia Avenue Perris, Riverside County, California* (Stantec) October 16, 2019 (Project Phase II Assessment, IS/MND Appendix F).

Findings of Fact:

a, b) *Less-Than-Significant Impact.* During the normal course of construction activities, there would be limited transport of potentially hazardous materials (e.g., gasoline, diesel fuel, paints, solvents, fertilizer, etc.) to and from the Project site. The Project is required to comply with Hazardous Materials Management Plans and regulations addressing transport, use, storage and disposal of these materials.

The Project does not propose uses or activities that would require atypical transportation, use, storage, or disposal of hazardous or potentially hazardous materials not addressed under current regulations and policies. Mandated compliance with existing regulations also reduces the potential for risk of accidental explosion or release of hazardous substances.

The Project Phase II Assessment (IS/MND Appendix F) substantiates that the Project site is not adversely affected by any recognized environmental conditions (RECs) (Project Phase II ESA, pp. i, ii).

Based on the preceding, the potential for the Project to create or result in a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials; or create or result in a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment is considered less-than-significant.

c) *Less-Than-Significant Impact.* The Project does not propose or require facilities or activities that would interfere with any identified emergency response or emergency evacuation plan. Temporary alterations to vehicle circulation routes associated with Project construction are addressed through the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Project Construction Traffic Management Plan (please refer to IS/MND Section 2.0, *Project Description, Construction Traffic Management Plan*). Ongoing coordination with the local fire and police departments during construction would ensure that potential interference with emergency response and evacuation efforts are avoided. The potential for the Project to impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan is therefore considered less-than-significant.

d) *No Impact*. There are no existing schools within one-quarter mile of the Project site. No schools are proposed within one-quarter mile of the Project site. The school nearest the Project site is Val Verde Elementary, located approximately one-half mile southeasterly of the Project site. On this basis, the Project would have no potential to emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.

e) *No Impact*. The Project Phase II ESA does not identify the Project site as being included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. The site is not listed as a hazardous material site within the California Department of Toxic Substances (DTSC) EnvirStor database, or within the County GIS database. On this basis, there is no potential for the Project to 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, create a significant hazard to the public or the environment.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

22. Airports	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in an inconsistency with an Airport Master Plan?	<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; GIS database.

Findings of Fact:

a) *Less-Than-Significant Impact*. The Project site is located approximately 2.5 miles south/southwesterly of March Air Reserve Base/Inland Port Airport (MARB/IPA). An Airport Master Plan has not yet been created for March Inland Port Airport. Absent an Airport Master Plan, the March Joint Powers Authority (JPA) General Plan establishes the long-term vision to guide the future development of properties located within the March JPA Planning Area. As shown at Figure II-1 of the March JPA

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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General Plan, the Project site is not located within the General Plan Planning Area, and as such is not subject to the provisions presented therein. The Project would therefore not conflict or obstruct implementation of the General Plan in any way.

It is assumed that any future Airport Master Plan for MARB/IPA would be developed consistent with the land uses and boundaries presented within the General Plan. As such, the potential for the Project to result in an inconsistency with an Airport Master Plan is considered less-than-significant.

b) *Less-Than-Significant Impact.* Prior to approval by the County, the Project Applicant would be required to document review and approval of the Project by the Airport Land Use Commission (ALUC). Any Project revisions or limitations required by the ALUC would be incorporated in the Project prior to approval by the County.

Based on the preceding, the potential for the Project to result in potentially significant hazards/hazardous impacts associated with review by the ALUC is considered less-than-significant.

c) *Less-Than-Significant Impact.* The Project site lies within the area regulated under the March ARB/IPA Airport Land Use Compatibility Plan (MARB/IPA ALUCP) and the 2018 March Air Reserve Base *Air Installation Compatibility Zones Study* (MARB AICUZ Study). The compatibility zones and associated criteria set forth in the MARB/IPA ALUCP provide noise and safety compatibility protection equivalent to or greater than correlating criteria presented in the 2018 MARB AICUZ Study (MARB/IPA ALUCP, p. 1). The analysis presented here reflects the more stringent criteria established under the MARB/IPA ALUCP.

When an ALUC establishes development standards in an ALUCP to prevent airport noise and safety hazards, they are indirectly setting development standards for local government because local government general and specific plans (and therefore their implementing standards) must be consistent with the ALUCP (Section 21670.1(c)(2)(D) and Government Code Section 65302.3(a)), unless the conclusion of the overrule process allows otherwise (*California Airport Land Use Planning Handbook*, p. viii).

Under the Riverside County ALUCP for MARB/IPA, the Project site is overlain by Compatibility Zone C2. Per the ALUCP *Basic Compatibility Criteria*, noise-sensitive outdoor residential uses and hazards to flight are prohibited within Zone C2. Also, children’s schools are discouraged, airspace review is required for objects greater than 70 feet tall, and MARB must be notified of any land use having an electromagnetic radiation component. Zone C2 is identified as a flight zone corridor, which means that the site lies within a designated path of overhead aircraft. Within this compatibility zone, the ALUCP indicates that the maximum number of persons per acre should not exceed an average of 200, or a maximum of 500 persons on any given acre. The ALUCP also specifies certain review, notification, and disclosure requirements for new land uses within Zone C2.

Prior to issuance of development permits, the Applicant would be required to document review and approval of the Project by the ALUC. The Project would be required comply with all ALUC conditions and requirements established through the ALUC review process, including but not limited to compliance with applicable provisions of the MARB/IPA ALUCP. Consistency with the ALUCP demonstrates that the Project would not result in or create potentially significant safety hazards related to or affecting MARP/IPA facilities or operations. The Project does not otherwise propose or require facilities or uses that would potentially conflict with airport/airfield operations, or that would result in or contribute to

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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airport/airfield hazards. There are no other airports or airfields that would affect or be affected by the Project.

Based on the preceding, the potential for the Project to result in a safety hazard for people residing or working in the Project area is considered less-than-significant.

d) *No Impact*. There are no known private airstrips or heliports located in the vicinity of the Project site. The Project would have no potential to result in or cause safety hazards related to private airstrips, helipads, or their operations.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

HYDROLOGY AND WATER QUALITY Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 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 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; Riverside County Flood Control District Flood Hazard Report/Condition; GIS database; Mead Valley Area Plan; *Placentia Logistics Center – Preliminary Drainage Analysis* (Tory R. Walker Engineering, Inc.) December 20, 2019 (Project Drainage Study, IS/MND Appendix G); *Project Specific Water Quality Management Plan, Placentia Logistics Center*

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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(Tory R. Walker Engineering, Inc.) December 20, 2019 (Project WQMP, IS/MND Appendix G); Preliminary Plans for the Placentia Logistics Project.

Findings of Fact:

a) *Less-Than-Significant Impact.* Buildout of the Project site would occur in compliance with erosion control measures, including grading and dust control measures imposed via County grading permit regulations. Project operations would comply with National Pollutant Discharge Elimination System (NPDES) permit requirements. NPDES requirements include, but are not limited to: minimizing stormwater pollutants of concern; containing properly designed outdoor material storage areas; containing properly designed trash storage areas; and providing proof of ongoing BMP maintenance.

The Project WQMP components would remove contaminants and sedimentation from stormwater runoff consistent with NPDES requirements. Preliminary WQMP concepts are presented at Project WQMP Appendix 1, *Maps and Site Plans*.

Based on the preceding, the Project's potential to violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality is considered less-than-significant.

b) *Less-Than-Significant Impact.* The Project would be provided domestic water service by Eastern Municipal Water District (EMWD). The Project does not propose direct withdrawal of groundwater that would substantially deplete groundwater supplies. Nor does the Project propose facilities or activities affecting designated groundwater recharge areas. Further, construction proposed by the Project will not involve massive substructures at depths that would significantly impair or alter the direction or rate of flow of groundwater. Based on the preceding discussions, the Project's potential to substantially deplete groundwater supplies, or to substantially interfere with groundwater recharge capabilities is considered less-than-significant.

c) *Less-Than-Significant Impact.* The site's existing overall drainage pattern would be preserved. The site currently drains easterly via overland flow and shallow concentrated flow, where runoff is then intercepted by the Harvill Avenue curb and gutter.

Under post-development conditions, the site would drain in the same orientation, and utilize three bioretention basins to decrease the post-development peak flows. On-site drainage facilities have been sized to accommodate drainage for the 2-year, 5-year, and 10-year storms at the 1-hour, 3-hour, 6-hour, and 24-hour durations. Additionally, the proposed drainage facilities would safely convey the 100-year peak hour flow off-site (Project Drainage Study, p. 4).

Based on the preceding, the potential for the Project to substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site is considered less-than-significant.

d) *Less-Than-Significant Impact.* Project construction activities would temporarily expose underlying soils, thereby increasing their susceptibility to erosion. Potential erosion impacts incurred during construction activities are mitigated below the level of significance through the Project's mandated compliance with a County-approved Storm Water Pollution Prevention Plan (SWPPP), as well as compliance with SCAQMD Rules that prohibit grading activities and site disturbance during high wind events.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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At Project completion, potential soil erosion impacts in the area will be resolved, as pavement, roads, buildings, and landscaping are established, overcovering previously exposed soils. The Project does not propose to significantly alter existing topography in a manner that would result in substantial soil erosion or siltation.

All Project development plans would be subject to review and approval by the County. As part of this review, the County would ensure that permanent slopes and slope protection would conform to County requirements, thereby minimizing the potential for soil erosion and related potential siltation concerns over the life of the Project. County review and approval of development plans would also ensure that stormwater management systems are incorporated that would minimize potential erosion and siltation from stormwater runoff, both on-site and off-site.

Based on the preceding, the potential for the Project to result in substantial erosion or siltation on- or off-site is considered less-than-significant.

e) *Less-Than-Significant Impact.* The existing overall site drainage patterns would be preserved. The site currently drains easterly via overland flow and shallow concentrated flow, where runoff is then intercepted by the Harvill Avenue curb and gutter. Under post-development conditions, the site would drain in the same orientation, and utilize three bioretention basins to decrease the post-development peak flows. On-site drainage facilities have been sized to accommodate drainage for the 2-year, 5-year, and 10-year storms at the 1-hour, 3-hour, 6-hour, and 24-hour durations. Additionally, the proposed drainage facilities would safely convey the 100-year peak hour flow off-site (Project Drainage Study, p. 4).

Based on the preceding, the potential for the Project to substantially alter the existing drainage pattern of the site or area, substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site is considered less-than-significant.

f) *Less-Than-Significant Impact.* The Project would utilize a series of bioretention basins to remove contaminants and sedimentation from stormwater runoff. The basins would also attenuate post-development stormwater discharge volumes and rates. On-site drainage facilities have been sized to accommodate drainage for the 2-year, 5-year, and 10-year storms at the 1-hour, 3-hour, 6-hour, and 24-hour durations. Additionally, the proposed drainage facilities would safely convey the 100-year peak hour flow off-site (Project Drainage Study, p. 4)

Based on the preceding, the potential for the Project to create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff is considered less-than-significant.

g) *No Impact.* The Project site is not located within any special flood hazard area (MVAP Figure 11, *Flood Hazards*). As such, the Project would not place any structures within a 100-year flood hazard area.

h) *Less-Than-Significant Impact.* The Project site is not located within any special flood hazard area (MVAP Figure 11, *Flood Hazards*). The Project site is not proximate to any water bodies susceptible to seiche. The Project site is not located proximate to any water bodies susceptible to tsunamis. During potential minor localized flooding events potential release of pollutants is minimized through the location, orientation, and construction of Project facilities consistent with County Building

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Code requirements and implementation of the Project stormwater management system improvements described herein. Additionally, the Project uses would be required to develop and implement Hazardous Materials Release Response Plans and Inventory (Business Plans) that specifically address storage and use of hazardous materials so as to minimize their potential release, containment of hazardous materials and related pollutants that may be released under emergency conditions, and measures to reduce potential effects of hazardous materials and related pollutants if released.

Based on the preceding, the potential for release of pollutants due to project inundation under a flood, tsunami, or seiche event is determined to be less-than-significant.

i) *Less-Than-Significant Impact.* The Project would implement water quality control measures consistent with County and RWQCB requirements. The Project would therefore not result in potentially adverse water quality impacts and would not conflict with or obstruct implementation of a water quality control plan, in this instance, the Water Quality Control Plan for the Santa Ana Region. The Project does not propose or require direct withdrawal of groundwater. Neither would the Project adversely affect designated groundwater recharge areas or groundwater recharge facilities. To the extent practical, the Project would implement Low Impact Development (LID) measures facilitating infiltration of treated stormwaters to the groundwater table. Based on the preceding, the potential for the Project to conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan is determined to be less-than-significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

LAND USE/PLANNING	Would the project:			
24. Land Use				
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; Preliminary Plans for the Placentia Logistics Project.

Findings of Fact:

a) *Less-Than-Significant Impact.* The General Plan Land Use designation of the site is Business Park (BP). Existing Zoning designations of the Project site are: Light Agricultural (A-1-1), Rural Residential (R-R-1), and Manufacturing-Service Commercial (M-SC). To allow for the Project land uses, a Zone Change (ZC) is proposed, designating the entire Project site M-SC. The Project land uses and development concepts would be permitted or conditionally permitted under the proposed M-SC Zoning designation.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Properties located to the north and east are zoned M-SC. To the south, across Placentia Avenue, properties are zoned M-SC and R-R-1. To the west, properties are zoned Industrial Park (I-P) and M-SC. The Project represents a logical continuation of existing vicinity land use designations.

With approval of the requested Zone Change, the Project would be consistent with applicable zoning regulations. Further, the Project would be compatible with existing surrounding zoning; would be compatible with existing and planned surrounding land uses; and would be consistent with the land use designations and policies of the General Plan. Potential impacts in these regards would be less-than-significant.

b) *No Impact.* Light industrial land uses, such as those proposed by the Project, have been anticipated for the site under applicable planning documents. Additionally, as previously stated above, the Project represents a logical continuation of the existing land use designations in the site vicinity. No established community would be disrupted or divided by development of the Project, and the Project would have no impact in this regard.

Based on the preceding, the potential for the Project to conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan is determined to be less-than-significant.

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; Mead Valley Area Plan; Preliminary Plans for the Placentia Logistics Project.

Findings of Fact:

a-c) *No Impact.* The Project Site is located within the “MRZ-3” Mineral Resource Zone (General Plan Figure OS-6, *Mineral Resource Zones*). The MRZ-3[a] Mineral Resource Zone comprises “[a]reas where the available geologic information indicates that mineral deposits are likely to exist, however, the significance of the deposit is undetermined” (General Plan, p. OS-37).

There are no known mineral resources within the Project site, nor does the site’s existing zoning allow for the extraction of mineral resources. In addition, neither the County General Plan nor MVAP identify any locally-important mineral resource recovery sites on-site or within close proximity to the site. No

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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mines or quarries are proposed by the Project nor are any known to exist on the site or in the surrounding area. Due to the lack of mines in the Project vicinity, the Project would not expose people or property to hazards resulting from past or present mining activities, nor is the Project located adjacent to a State classified or designated area or existing surface mine. As such, the Project would have no impacts in these regards.

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; County of Riverside Airport Facilities Map; Google Earth; March Air Reserve Base/Inland Airport Land Use Compatibility Plan.

Findings of Fact:

a) *Less-Than-Significant Impact.* The Project site is located within Compatibility Zone C2 of the MARB/IPA ALUCP. According to Table MA-1, *Compatibility Zone Factors*, of the ALUCP, Compatibility Zone C2 includes properties within the 60 dBA CNEL noise contour. Properties within Compatibility Zone C2 may be subject to single-noise events that are disruptive to noise-sensitive land uses. However, uses proposed by the Project are not considered noise-sensitive receptors. According to General Plan Table N-1, land uses such as the Project are considered “normally acceptable” at noise levels up to 75 dBA CNEL. Further, the Project does not propose or require uses or operations that would contribute substantially to existing airport noise levels. Based on the preceding, the potential for the Project to expose people residing or working in the project area to excessive airport-source noise would be less-than-significant.

b) *No Impact.* No private airstrips exist in the Project vicinity. The Project would have no potential to expose people residing or working in the project area to excessive private airstrip-source noise.

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
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?	<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”); Preliminary Plans for the Placentia Logistics Project; *Placentia Logistics Noise Impact Analysis, County of Riverside* (Urban Crossroads, Inc.) April 15, 2020 (Project Noise Impact Analysis, IS/MND Appendix H).

Findings of Fact:

Overview

The Project Noise Impact Analysis evaluates all potential noise and vibration impacts that would result from the Project. The following discussions summarize findings and conclusion of the Project Noise Impact Analysis. The significance criteria presented at Table 27-1 were employed in evaluating the Project potential Noise/Vibration impacts. These significance criteria are based on available County standards. In instances where County standards do not exist, criteria reflect best management practices and standards of relevant state and federal noise impact analysis guidance. Please refer also to Project Noise Impact Analysis Section 4, *Significance Criteria*. Project noise levels exceeding the criteria presented at Table 27-1 would be considered potentially significant impacts.

**Table 27-1
Noise Impact Significance Criteria**

Analysis Scenario	Receiving Land Use	Condition(s)	Significance Criteria
Off-Site Traffic	Noise-Sensitive	If ambient is < 60 dBA CNEL	≥ 5 dBA CNEL Project increase and the resulting noise level would exceed acceptable exterior noise standards
		If ambient is 60 - 65 dBA CNEL	≥ 3 dBA CNEL Project increase and the resulting noise level would exceed acceptable exterior noise standards
		If ambient is > 65 dBA CNEL	≥ 1.5 dBA CNEL Project increase
	Non-Noise-Sensitive	If ambient is < 70 dBA CNEL	≥ 5 dBA CNEL Project increase and the resulting noise level would exceed acceptable exterior noise standards
		If ambient is > 70 dBA CNEL	≥ 3 dBA CNEL Project increase and the resulting noise level would exceed acceptable exterior noise standards
Operational	Noise-Sensitive	All	Received Project operational (stationary/area-source) noise levels exceed exterior 55 dBA Leq daytime or 45 dBA Leq nighttime (County of Riverside General Plan Municipal Code, Section 9.52.040).

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

**Table 27-1
Noise Impact Significance Criteria**

Analysis Scenario	Receiving Land Use	Condition(s)	Significance Criteria
		If ambient is < 60 dBA L_{eq}	≥ 5 dBA L_{eq} Project increase and the resulting noise level would exceed acceptable exterior noise standards
		If ambient is 60 - 65 dBA L_{eq}	≥ 3 dBA L_{eq} Project increase and the resulting noise level would exceed acceptable exterior noise standards
		If ambient is > 65 dBA (> 45 dBA Nighttime) L_{eq}	≥ 1.5 dBA L_{eq} Project increase
		Vibration Level Threshold	0.01 in/sec RMS
Construction	Noise-Sensitive	Noise Level Threshold	85 dBA L_{eq}
		Vibration Level Threshold	0.01 in/sec RMS

Source: *Placentia Logistics Noise Impact Analysis, County of Riverside* (Urban Crossroads, Inc.) April 15, 2020.

a) **Less-Than-Significant Impact.** Project operational noise sources would include noise generated by on-site activities (stationary/area sources) and noise generated by Project traffic (vehicular sources). As discussed below, Project operational-source noise and Project vehicular-source have the potential to result in or cause an increase in ambient noise levels, would not otherwise result in substantial permanent noise increases. Project-source noise would result in less-than-significant impacts.

Vehicular-Source Noise Impacts

The Project Noise Impact Analysis evaluated vehicular-source impacts under the following scenarios:

Existing Without / With Project, Existing plus Ambient (EA) 2021 Without / With Project, Existing plus Ambient plus Cumulative (EAC) 2021 Without / With Project, and Horizon Year 2040 Without / With Project. Traffic volumes employed in the vehicular-source noise impact analysis were obtained from *Placentia Logistics Traffic Impact Analysis* (Urban Crossroads, Inc.) December 3, 2019.

As summarized below, the Project Noise Impact Analysis substantiates that under all scenarios, at potentially affected receptors, Project vehicular-source noise would not cause or result in an exceedance of the County exterior noise standard (55 dBA L_{eq}). And further, that when the ambient condition already exceeds the County exterior noise standard, Project vehicular-source noise contributions would not exceed the incremental threshold of 3.0 dBA CNEL. In no instance would Project vehicular-source noise levels exceed thresholds presented at Table 27-1. Impacts would therefore be less-than-significant.

Existing Conditions with Project Scenario

Under the Existing Condition with Project scenario, Project traffic would generate a noise level increase of up to 11.2 dBA CNEL on the Study Area roadway segments. Project vehicular-source noise contributions would not cause acceptable exterior noise standards to be exceeded. Nor would Project vehicular-source noise result in unacceptable incremental increases when exterior noise standards are already exceeded (Project Noise Impact Analysis, p. 42). Based on the significance criteria at Table 27-1, the Project vehicular-source noise contributions would therefore be less-than-significant (Project Noise Impact Analysis, p. 42).

EA 2021 with Project Scenario

Under the EA 2021 with Project scenario, Project traffic would generate a noise level increase of up to 11.1 dBA CNEL on the Study Area roadway segments. Project vehicular-source noise contributions

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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would not cause acceptable exterior noise standards to be exceeded. Nor would Project vehicular-source noise result in unacceptable incremental increases when exterior noise standards are already exceeded (Project Noise Impact Analysis, p. 42). Based on the significance criteria at Table 27-1, the Project vehicular-source noise contributions would therefore be less-than-significant.

EAC 2021 with Project Scenario

Under the EAC with Project Scenario, Project traffic would generate a noise level increase of up to 10.7 dBA CNEL on the Study Area roadway segments. Project vehicular-source noise contributions would not cause acceptable exterior noise standards to be exceeded. Nor would Project vehicular-source noise result in unacceptable incremental increases when exterior noise standards are already exceeded (Project Noise Impact Analysis, p. 43). Based on the significance criteria at Table 27-1, the Project vehicular-source noise contributions would therefore be less-than-significant.

Horizon Year 2040 with Project Scenario

Under the Horizon Year 2040 with Project Scenario, Project traffic would generate a noise level increase of up to 0.7 dBA CNEL on the Study Area roadway segments. Project vehicular-source noise contributions would not cause acceptable exterior noise standards to be exceeded. Nor would Project vehicular-source noise result in unacceptable incremental increases when exterior noise standards are already exceeded (Project Noise Impact Analysis, p. 43). Based on the significance criteria at Table 27-1, the Project vehicular-source noise contributions would therefore be less-than-significant.

Stationary/Area-Source Noise Impacts

Stationary area-source noise would be generated by loading dock activity, roof-top air conditioning units, and parking lot vehicle movements. The Project Noise Impact Analysis substantiates that at potentially affected receivers, Project stationary area-source noise levels would range from 38.5 to 43.3 dBA L_{eq} during the daytime and 38.2 to 42.1 dBA L_{eq} during the nighttime (Project Noise Impact Analysis, p. 54). The received noise levels would not cause or result in an exceedance of the County exterior noise standard (55 dBA L_{eq} daytime, 45 dBA L_{eq} nighttime).

The Project Noise Impact Analysis further substantiates that Project stationary area-source noise when added to ambient conditions would not cause or result in exceedance of applicable thresholds. Ambient daytime noise levels at certain potentially affected receivers already exceed the County daytime standard of 55 dBA L_{eq} , with a range from 51.8 dBA L_{eq} to 57.4 dBA L_{eq} (Project Noise Impact Analysis, p. 56). With the Project noise contributions added, the daytime noise levels would range from 52.4 dBA L_{eq} to 57.5 dBA L_{eq} . Under daytime conditions, incremental Project stationary/area-source noise contributions would not exceed the incremental threshold of 5 dBA L_{eq} (Project Noise Impact Analysis, p. 55).

The nighttime ambient condition at potentially affected receivers already exceeds the County 45 dBA L_{eq} nighttime exterior noise standard. More specifically, ambient nighttime noise levels at potentially affected receivers range from 50.9 dBA L_{eq} to 54.7 dBA L_{eq} (Project Noise Impact Analysis, p. 57). Under nighttime conditions, incremental Project stationary/area-source noise contributions would not exceed the incremental threshold of 5 dBA L_{eq} (Project Noise Impact Analysis, p. 57). In no instance would Project stationary/area-source noise contributions exceed thresholds presented at Table 27-1. Impacts would therefore be less-than-significant.

Construction-Source Noise Impacts

Project construction noise-generating activities would include: demolition, site preparation, grading, building construction, architectural coating and paving. Project construction-source noise has the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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potential to result in a substantial temporary or periodic increase in ambient noise levels. The Project would not otherwise result in sources of potentially substantial temporary or periodic noise.

The Project Noise Impact Analysis substantiates that at potentially affected receivers, the maximum Project construction-source noise levels would range from 51.8 dBA L_{eq} to 73.7 dBA L_{eq} (Project Noise Impact Analysis, p. 68). The received noise levels would not exceed the 85 dBA L_{eq} threshold condition identified at Table 27-1. Impacts would therefore be less-than-significant.

b) *Less-Than-Significant Impact.* Project construction activities could result in exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels. The Project would not otherwise be a source of vibration.

The Project Noise Impact Analysis noise analysis substantiates that at potentially affected receivers, the maximum received Project construction-source vibration levels would range from 0.0002 RMS to 0.0080 RMS (Project Noise Impact Analysis, p. 69). The received vibration levels would not exceed the 0.01 in/sec RMS significance threshold identified at Table 27-1. Impacts would therefore be less-than-significant.

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?

Source(s): Riverside County General Plan; Paleontological Resource Impact Mitigation Program (“PRIMP”) Report; *Paleontological Resource Assessment and Impact Mitigation Program for Barker Logistics II Project, Perris, Riverside County, California* (Environmental Planning Group, LLC) December 2019 (Project Paleontological Resources Assessment, IS/MND Appendix L); Preliminary Plans for the Placentia Logistics Project.

Findings of Fact:

a) *Less-Than-Significant with Mitigation Incorporated.* Per the Project Paleontological Resources Assessment, the Project site is covered by a sandy-silt which may overlay older Pleistocene deposits (Project Paleontological Resources Assessment, p. 8). The current grading plans are expected to result in grading up to 20 feet in depth, which could encounter older Pleistocene deposits. Since the geological units underlying the Project could include older Pleistocene deposits, and there is the presence of previously recorded fossils from similar deposits in Southern California, the Paleontological Resource Assessment recommended that monitoring for paleontological resources occur in areas where ground disturbance will be greater than 4 feet (Project Paleontological Resources Assessment, p. 8).

With the incorporation of Mitigation Measure 28-1, impacts to paleontological resources are considered less-than-significant.

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

28-1 Prior to any grading and/or other ground-disturbing activities, the Project Applicant will retain a qualified paleontological monitor to oversee any ground-altering activities. Monitoring for paleontological resources shall occur in areas where ground disturbance will be greater than 4 feet. All monitoring shall be conducted in accordance with the guidelines set forth within the Paleontological Resources Assessment and Impact Mitigation Plan (PRIMP) prepared for the Project (Project Paleontological Resources Assessment, pp. 8 – 10). If paleontological resources are discovered during development of the Project, work shall be halted or redirected elsewhere, and the guidelines for discovery as presented within the PRIMP shall be followed.

Monitoring: Mitigation shall be monitored through the County Conditions of Approval clearance process concurrent with the review of Project development permits.

POPULATION AND HOUSING Would the project:

29. Housing	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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): Preliminary Plans for the Placentia Logistics Project; GIS database; Riverside County General Plan Housing Element.

Findings of Fact:

a) *Less-Than-Significant Impact.* The four existing on-site single-family residential units have already been removed from the County's housing inventory and are under the control of the Applicant. The potential for the Project to displace substantial numbers of housing or people is considered less-than-significant.

b) *Less-Than-Significant Impact.* The Project does not propose uses that would result in substantial population growth, creating a demand for additional housing. Project-related employment demands would likely be filled by the existing County residents, and would not substantially affect County populations or the demand for housing within the area.

c) *Less-Than-Significant Impact.* The Project does not propose residential development, nor would the Project otherwise induce substantial population growth in the area, either directly or indirectly. In this latter regard, land uses and development intensities proposed by the Project are consistent with land uses and development intensities assumed under the General Plan. As such, growth resulting from buildout of the Project is consistent with, and reflected in, the growth projections assumed by the County. Further, supporting infrastructure for the Project is also a planned response to anticipated

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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growth of the area, not an inducement to growth. The potential for the Project to induce substantial population growth in the area, either directly or indirectly is therefore considered less-than-significant.

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.

Findings of Fact:

Less-Than-Significant Impact. Development of the Project could result in incremental increased demands for fire protection services. Primary fire protection services to the Project area are currently provided by the Riverside County Fire Department. The fire station nearest the Project site is the Mead Valley Fire Station No. 59, located at 21510 Pinewood Street, approximately 2 miles southwesterly of the Project site.

The Project is not of sufficient scale or scope to warrant or necessitate the construction or substantial expansion of fire protection facilities. That is, these facilities are master planned to serve the region as a whole, and to respond to area-wide growth and demographic trends, not in response to a single development proposal.

Permit and inspection fees; and tax revenues generated by the Project would provide funding that would be generally available to supplement existing fire protection service levels. Specifically, the Project would be required to comply with County Ordinance No. 695, which establishes development impact fees. Fees collected pursuant to Ordinance No. 695 would act to offset or exceed incremental Project-related fire protection services demands.

Based on the preceding, the potential for the Project to result in substantial adverse physical impacts associated with the provision of the new or physically altered fire protection facilities is considered 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
31. Sheriff Services	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan

Findings of Fact:

Less-Than-Significant Impact. Development of the Project could result in incremental increased demands for police protection services. Police protection services to the Project area are currently provided by the Riverside County Sheriff Department. The police station serving the Mead Valley area is the Perris Station, located at 137 N. Perris Blvd, approximately 5.5 miles southeasterly of the Project site.

The Project is not of sufficient scale or scope to warrant or necessitate the construction or substantial expansion of police protection facilities. That is, these facilities are master planned to serve the region as a whole, and to respond to area-wide growth and demographic trends, not in response to a single development proposal.

Permit and inspection fees; and tax revenues generated by the Project would provide funding that would be generally available to supplement existing police protection service levels. Specifically, the Project would be required to comply with County Ordinance No. 659, which establishes Development Impact Fees (DIF). DIF collected pursuant to Ordinance No. 659 would act to offset or exceed incremental Project-related police protection services demands.

Based on the preceding, the potential for the Project to result in substantial adverse physical impacts associated with the provision of the new or physically altered police protection facilities is considered less-than-significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

32. Schools	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source(s): Preliminary Plans for the Placentia Logistics Project; GIS database.

Findings of Fact:

Educational facilities and services are provided to the Project vicinity by the Val Verde Unified School District (District). Implementation of the Project's light industrial uses would not contribute directly to populations of school-aged children requiring public education, and would therefore not cause or contribute to a need to construct new or physically altered public school facilities. Additionally, the Project Applicant would pay mandatory school impact fees prior to issuance of the first Project building permit. Payment of fees in accordance with County and District requirements would ensure the Project's potential impacts to schools are 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
33. Libraries	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan; Preliminary Plans for the Placentia Logistics Project.

Findings of Fact:

Less-Than-Significant Impact. Light industrial uses proposed by the Project would not introduce new residences to the area or otherwise create substantial additional demands for library facilities or services. As such, the potential for the Project to result in substantial adverse physical impacts associated with new or physically altered library facilities is therefore considered less-than-significant. To the extent the Project could be determined to create additional demands for library services, permit and inspection fees, and tax revenues generated by the Project would provide funding that would be generally available to supplement existing library services.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

34. Health Services	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source(s): Riverside County General Plan; Preliminary Plans for the Placentia Logistics Project.

Findings of Fact:

Less-Than-Significant Impact. Light industrial uses proposed by the Project would not introduce new residences to the area or otherwise create substantial additional demands for health services. As such, the potential for the Project to result in substantial adverse physical impacts associated with new or physically altered health service facilities is therefore considered less-than-significant.

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 checked="" type="checkbox"/>	<input 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 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source(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); Preliminary Plans for the Placentia Logistics Project.

Findings of Fact:

a, b) *Less-Than-Significant Impact.* The Project does not propose elements (e.g., residential development) that would result in substantial increased demands for neighborhood or regional parks or other recreational facilities. The Project would be required to pay DIF pursuant to Ordinance 659, acting to offset Project impacts to recreational resources. On this basis, the Project’s potential to result in increased demands on neighborhood or regional parks or other recreational facilities is considered less-than-significant.

c) *No Impact.* The Project site is located within Community Service Area (CSA) 117. However, CSA 117 was established for street lighting services, and does not address recreational facilities. The Project site is not located in any recreation and parks district. As such, the Project would have no impact in this regard.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

36. Recreational Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Include the construction or expansion of a trail system?				

Source(s): Mead Valley Area Plan.

Findings of Fact:

a) *Less-Than-Significant Impact.* MVAP Figure 9, *Trails and Bikeway System*, identify designated Community Trails along Nandina Avenue, Decker Road, Oleander Avenue and Harley Knox Road. Implementation of the Project would not interfere with the use of any existing trails. Any future trails planned adjacent to the Project site would be implemented by the Project. Further, the Project would pay requisite DIF assigned to development of regional/multipurpose trails. As such, no significant impacts to recreational trails would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

TRANSPORTATION Would the project:				
37. Transportation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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?				
b) Conflict with an applicable congestion management program, including, but not limited to level of	<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
service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?				
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 checked="" type="checkbox"/>	<input type="checkbox"/>
d) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan; *Placentia Logistics Traffic Impact Analysis* (Urban Crossroads, Inc.) December 3, 2019 (Project TIA, IS/MND Appendix I).

Findings of Fact:

a) *Less-Than-Significant with Mitigation Incorporated.* Potential transportation/traffic impacts of the Project are evaluated in detail in *Placentia Logistics Traffic Impact Analysis* (Urban Crossroads, Inc.) December 3, 2019 (Project TIA). Analysis and findings of the Project TIA are summarized below, and the TIA in its entirety is presented at IS/MND Appendix I. With implementation of recommended mitigation, the potential for the Project to conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system would be less-than-significant.

Overview

The Project would implement up to 274,190 square feet warehouse/light industrial uses within a single building. Of this total, approximately 233,062 square feet would comprise high-cube transload/short-term storage warehouse (without cold storage); 41,128 square feet would comprise general light industrial use. The Project would be constructed in a single phase. The Project Opening Year is 2021.

Proposed driveway access to the Project is summarized below and illustrated at Figure 37-1. Driveway access would include:

- Placentia Avenue via Driveway 1 – full access for passenger cars and trucks
- Placentia Avenue via Driveway 2 – right-in right-out access for passenger cars only
- Harvill Avenue via Driveway 3 – right-in right-out access for passenger cars and trucks³

³ The County has indicated concerns regarding potential queuing issues at the Project's northerly driveway access to Harvill Avenue. Preliminary Project site design concepts indicate that limited queueing would be provided between the Project's Harvill Avenue entrance and the internal site access gate at this location. As part of the Project final site design, and as provided for under the Project Conditions of Approval, the Project Applicant will coordinate with the County regarding on-site truck queuing requirements and any necessary site plan access revisions or refinements. In this latter regard, a subsequent analysis has been completed that evaluates potential LOS impacts in the Study Area assuming that access to the Project's northerly driveway access to Harvill Avenue is restricted to right-out only movements. The subsequent analysis substantiates that this change in Project access would not affect deficiency conclusions and improvement recommendations identified previously in the Project TIA. See also: *Placentia Logistics Traffic Assessment* (Urban Crossroads) June 26, 2020, provided at MND Appendix I.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Regional access to the Project site would be provided by the I-215 Freeway via Placentia Avenue.

Project Improvements

The following improvements (design features) would be constructed as part of the Project and are assumed to be in place under all "With Project" scenarios:

- Project to construct Placentia Avenue from the Project's western boundary to Harvill Avenue at its ultimate half-section width as a Secondary Highway (100-foot right-of-way) in compliance with the circulation recommendations found in the County of Riverside General Plan Circulation Element.
- Project to construct Harvill Avenue from the Project's northern boundary to Placentia Avenue at its ultimate half-section width as a Major Highway (118-foot right-of-way) in compliance with the circulation recommendations found in the County of Riverside General Plan Circulation Element.
- Project to construct Driveway 1 and Driveway 2 on Placentia Avenue as cross-street stop-controlled intersections, with Driveway 2 as right-in/right-out access only serving only passenger cars. Construct Driveway 3 on Harvill Avenue as cross-street stop-controlled intersections with right-in/right-out access only. The southern driveway on Harvill Avenue is to be utilized for emergency access only.
- Project to construct a southbound right turn lane with a minimum of 100-feet of storage and an eastbound left turn lane with a minimum of 100-feet of storage at the intersection of Harvill Avenue and Placentia Avenue.

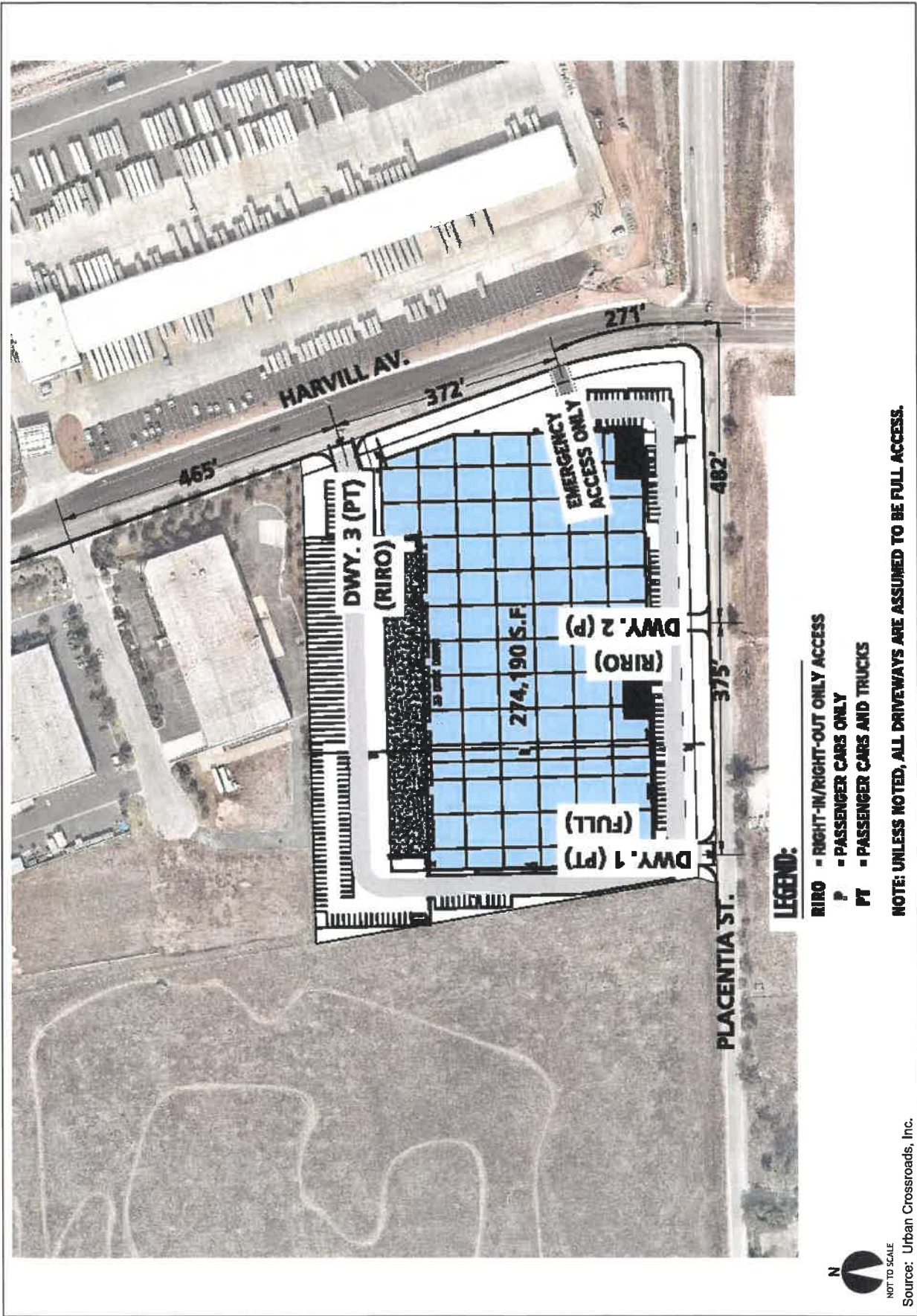


Figure 37-1
Driveway Access

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

In addition to the above, based on direction provided by the County, programmed and funded improvement of the I-215/Placentia Avenue Interchange is assumed to be completed by the Project Opening Year (2021).

Project Trip Generation

The Project would generate a total of approximately 748 passenger-car-equivalent (PCE) trip-ends per day on a typical weekday, with approximately 63 AM PCE peak hour trips and 65 PM PCE peak hour trips (Project TIA, p.3). Project trip generation characteristics are discussed in greater detail at Project TIA Section 4.1 *Project Trip Generation*. In terms of actual vehicles, the Project would generate a total of approximately 530 two-way vehicular trips per day. This total includes 149 two-way truck trips per day.

TIA Scenarios

Consistent with County of Riverside traffic study requirements, the Project TIA evaluated potential transportation/traffic impacts under the following scenarios:

- **Existing (2019) Conditions**
Information for Existing (2019) Conditions is disclosed to represent the baseline traffic conditions as they existed at the time the TIA was prepared.
- **Existing Plus Project Conditions**
The Existing Plus Project (E+P) Conditions analysis identifies potential circulation system deficiencies that would if Project traffic was imposed occur on the existing roadway system. This analysis scenario has been provided for informational purposes only.
- **Existing Plus Ambient Growth Plus Project (2021) Conditions**
The EAP (2021) Conditions analysis identifies potential circulation system deficiencies that would occur when considering cumulative effects of existing traffic, plus ambient traffic growth, plus Project traffic at the Project Opening Year. Consistent with direction provided by the County, an assumed ambient background traffic growth of 2% /yr over 2 years (4.04% total) is included for EAP (2021) traffic conditions.
- **Existing Plus Ambient Growth plus Project Plus Cumulative (2021) Conditions**
The EAPC (2021) Conditions identifies potential circulation system deficiencies that would occur when considering cumulative effects of existing traffic, plus ambient traffic growth, plus traffic from known or probable related projects, plus Project traffic at the Project Opening Year. As noted above, an assumed total ambient background traffic growth of 4.04% is included for EAP (2021) traffic conditions. Related projects were identified in consultation with the County. These related projects are at least in part already accounted for in the assumed 4.04% total ambient growth in traffic noted above; and some of these related projects would likely not be implemented and operational within the 2021 Opening Year time frame assumed for the Project. The resulting traffic growth rate utilized in the TIA (4.04% ambient growth plus traffic generated by related projects) would therefore tend to overstate rather than understate background cumulative traffic impacts under 2021 conditions.
- **Horizon Year (2040) Conditions**
Traffic projections for Horizon Year (2040) conditions were derived from the Riverside County Transportation Analysis Model (RivTAM). The Horizon Year (2040) Conditions analysis

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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substantiates whether improvements funded through adopted transportation mitigation fee programs can accommodate long-range cumulative traffic volumes at the target level of service (LOS) identified in the Riverside County General Plan.

- **Horizon Year (2040) With Project Conditions**

The Horizon Year (2040) With Project Conditions analysis substantiates whether improvements funded through adopted transportation mitigation fee programs can accommodate the long-range cumulative traffic volumes plus Project traffic at the target LOS identified in the Riverside County General Plan.

Study Area

The Project TIA Study Area (Study Area) was defined in consultation with County of Riverside Staff. Per the County of Riverside traffic study guidelines, the Study Area includes intersections where the Project is anticipated to contribute 50 or more peak hour trips. The Study Area includes 4 intersections, listed at Table 37-1 and illustrated at Figure 37-2. No Congestion Management Program (CMP) facilities are located in the Study Area.

**Table 37-1
Study Area Intersections**

#	Intersection Location	Jurisdiction
1	Driveway 1 & Placentia Ave. – Future Intersection	County of Riverside
2	Driveway 2 & Placentia Ave. – Future Intersection	County of Riverside
3	Harvill Av. & Driveway 3 – Future Intersection	County of Riverside
4	Harvill Av. & Placentia Ave.	County of Riverside

Source: *Placentia Logistics Traffic Impact Analysis* (Urban Crossroads, Inc.) December 3, 2019.

Minimum Level of Service (LOS) and Deficiency Criteria

The Project is located within the Mead Valley Area. Of relevance to the Project, Riverside County General Plan Policy C 2.1 states in pertinent part:

. . . 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* [emphasis added] and Temescal Canyon Area Plans (Riverside County General Plan, p. C-7).

For the purposes of this analysis, an intersection deficiency would occur if the pre-Project peak hour condition is at or better than LOS D (i.e., acceptable LOS), and the addition of Project traffic would result in unacceptable intersection peak hour LOS (i.e., LOS E or F). For intersections currently operating at unacceptable peak hour LOS (LOS E or F), a deficiency would occur if the Project contributes 50 or more peak hour trips to pre-Project traffic conditions.

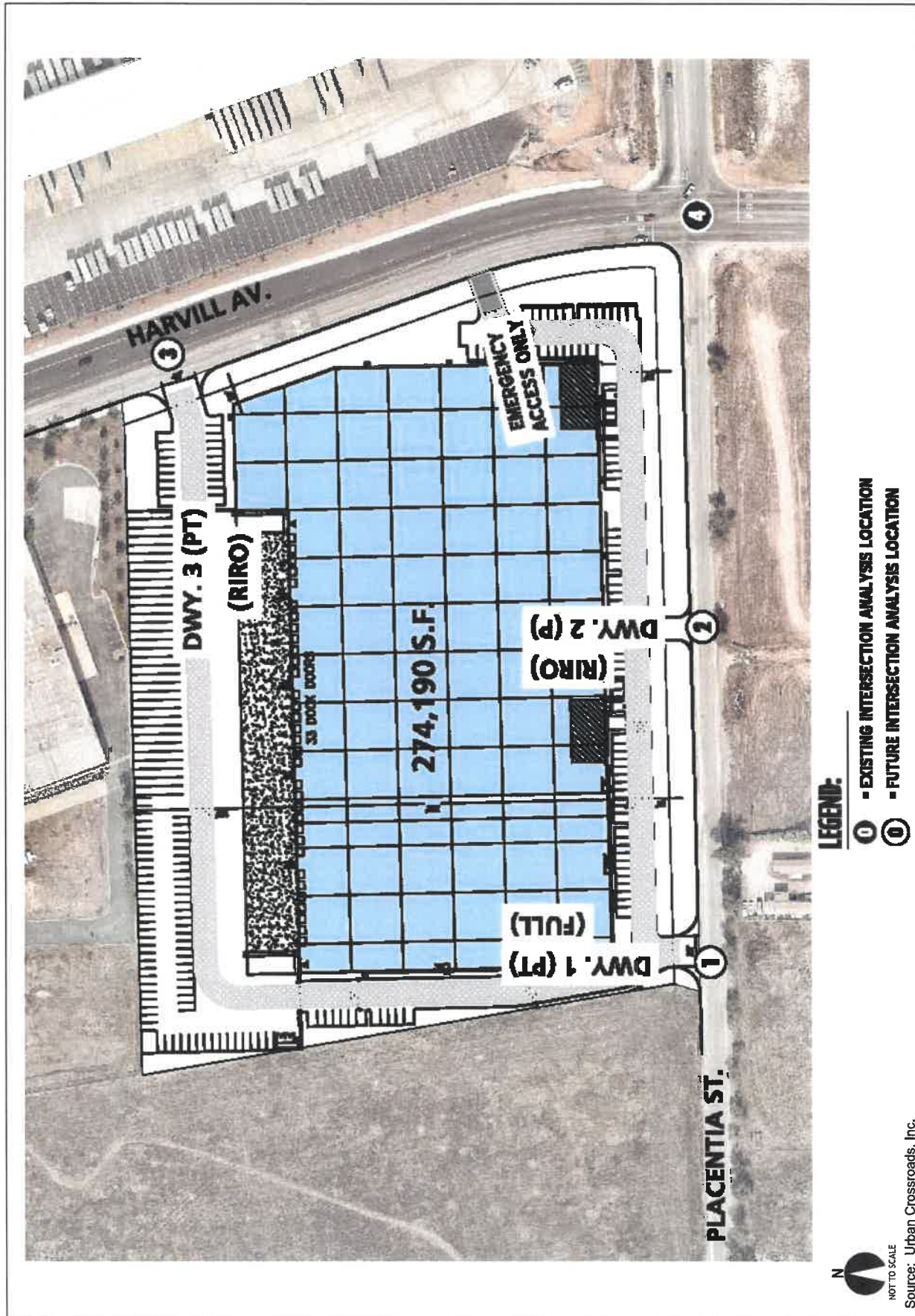


Figure 37-2
TIA Study Area

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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TIA Findings Summary

Existing (2019) Conditions:

As indicated at Table 37-2, all Study Area intersections are currently operating at acceptable LOS.

**Table 37-2
Intersection Analysis for Existing (2019) Conditions**

#	Intersection	Traffic Control	Delay ¹ (secs.)		Level of Service	
			AM	PM	AM	PM
1	Dwy. 1 & Placentia Ave.	---	---	---	---	---
2	Dwy. 2 & Placentia Ave.	---	---	---	---	---
3	Harvill Av. & Dwy. 3	---	---	---	---	---
4	Harvill Av. & Placentia Ave.	AWS	15.7	13.9	C	B

Source: *Placentia Logistics Traffic Impact Analysis* (Urban Crossroads, Inc.) December 3, 2019.

E+P Conditions:

As indicated at Table 37-3, all Study Area intersections would operate at acceptable LOS under E+P Conditions.

**Table 37-3
Intersection Analysis for E+P (2021) Conditions**

#	Intersection	Traffic Control	Delay (secs.)		Level of Service	
			AM	PM	AM	PM
1	Dwy. 1 & Placentia Ave.	<u>CSS</u>	8.8	8.8	A	A
2	Dwy. 2 & Placentia Ave.	<u>CSS</u>	0.0	0.0	A	A
3	Harvill Av. & Dwy. 3	<u>CSS</u>	9.1	10.3	A	B
4	Harvill Av. & Placentia Ave.	<u>TS</u>	16.2	15.2	C	C

Source: *Placentia Logistics Traffic Impact Analysis* (Urban Crossroads, Inc.) December 3, 2019.

Notes: CSS = Cross-street Stop; TS = Traffic Signal; CSS = Improvement; Traffic signal at Harvill Av. & Placentia Ave. to be constructed as part of the programmed I-215/Placentia Avenue interchange project.

EAP (2021) Conditions:

All Study Area intersections would operate at acceptable LOS for EAP (2021) Conditions. Project impacts would therefore be less-than-significant under EAP (2021) Conditions.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Table 37-4
Intersection Analysis for EAP (2021) Conditions**

#	Intersection	Traffic Control	Delay ¹ (secs.)		Level of Service	
			AM	PM	AM	PM
1	Dwy. 1 & Placentia Ave.	<u>CSS</u>	8.8	8.8	A	A
2	Dwy. 2 & Placentia Ave.	<u>CSS</u>	0.0	0.0	A	A
3	Harvill Av. & Dwy. 3	<u>CSS</u>	10.2	11.9	A	B
4	Harvill Av. & Placentia Ave.	<u>TS</u>	36.4	45.8	D	D

Source: *Placentia Logistics Traffic Impact Analysis* (Urban Crossroads, Inc.) December 3, 2019.
Notes: CSS = Cross-street Stop; TS = Traffic Signal; CSS = Improvement; Traffic signal at Harvill Av. & Placentia Ave. to be constructed as part of the programmed I-215/Placentia Avenue interchange project.

EAPC (2021) Conditions:

EAPC Conditions at Study Area intersections are summarized at Table 37-5.

**Table 37-5
Intersection Analysis for EAPC (2021) Conditions**

#	Intersection	Traffic Control	Delay ¹ (secs.)		Level of Service	
			AM	PM	AM	PM
1	Dwy. 1 & Placentia Ave.	<u>CSS</u>	9.3	9.6	A	A
2	Dwy. 2 & Placentia Ave.	<u>CSS</u>	0.0	0.0	A	A
3	Harvill Av. & Dwy. 3	<u>CSS</u>	11.5	13.0	B	B
4	Harvill Av. & Placentia Ave.	<u>TS</u>	47.2	79.0	D	E

Source: *Placentia Logistics Traffic Impact Analysis* (Urban Crossroads, Inc.) December 3, 2019.
Notes: **BOLD** = Deficiency; AWS = All-Way Stop; CSS = Cross-street Stop; CSS = Improvement; Traffic signal at Harvill Av. & Placentia Ave. to be constructed as part of the programmed I-215/Placentia Avenue interchange project.

As indicated at Table 37-5, under EAPC (2021) Conditions, Project traffic would contribute to delay and/or LOS deficiencies at Harvill Avenue & Placentia Avenue. These are potentially significant cumulative impacts. However, automobile delay (as measured solely by roadway capacity or traffic congestion) can no longer constitute a significant environmental impact under CEQA. Public Resources Code § 21099(b)(2) provides that “[u]pon certification of the guidelines by Secretary of the Natural Resources Agency . . . , automobile delay, as described solely by level of service or similar measures of vehicular capacity or traffic congestion shall not be considered a significant impact on the environment pursuant to [CEQA], except in locations specifically identified in the guidelines, if any.” The corresponding CEQA Guidelines provisions, contained in CEQA *Guidelines* Section 15064.3(a) – (c), were certified by the Secretary of the Natural Resources Agency before being approved by the Office of Administrative Law on December 28, 2018.

Notwithstanding the preceding considerations, per current County roadway system performance standards, the Project Applicant would be obligated to comply with Mitigation Measures 37-1 and 37-2 (below) to account for potential cumulative LOS impacts at Harvill Avenue & Placentia Avenue.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Recommended improvements that would provide acceptable LOS conditions at Harvill Avenue & Placentia Avenue under EAPC Conditions are listed below.

- Install a traffic signal.
- Add a 2nd southbound left turn lane.
- Add a southbound right turn lane (Project design feature).
- Add an eastbound left turn lane (Project design feature).
- Add a westbound left turn lane.
- Modify the traffic signal to implement overlap phasing for the westbound right turn lane and protected left-turn phasing for all approaches.

Intersection operating conditions at Harvill Avenue & Placentia Avenue without and with the above improvements is summarized at Table 37-6.

**Table 37-6
Intersection Analysis for EAPC (2021) Conditions Without and With Improvements**

#	Intersection	Traffic Control	Intersection Approach Lanes ¹												Delay (secs.)		Level of Service	
			Northbound			Southbound			Eastbound			Westbound			AM	PM	AM	PM
			L	T	R	L	T	R	L	T	R	L	T	R				
4	Harvill Av. & Placentia Ave.																	
	Without Improvements	TS	1	2	0	1	2	1	1	1	0	1	1	1>	47.2	79.0	D	E
	With Improvements	TS	1	2	0	2	2	1	1	1	0	1	1	1>	38.4	28.5	D	C

Source: *Placentia Logistics Traffic Impact Analysis* (Urban Crossroads, Inc.) December 3, 2019.
 Notes: **BOLD** = Deficiency; **TS** = Improvement; Traffic signal and improvements to the westbound intersection approach at Harvill Av. & Placentia Ave. to be constructed as part of the programmed I-215/Placentia Avenue interchange project.

As indicated at Table 37-6, with implementation of recommended improvements, Harvill Avenue & Placentia Avenue would operate at acceptable LOS under EAPC (2021) Conditions.

Horizon Year (2040) Without and With Project Conditions

Horizon Year (2040) Without and With Project Conditions at Study Area intersections are summarized at Table 37-7.

**Table 37-7
Intersection Analysis for Horizon Year (2040) Conditions**

#	Intersection	Traffic Control	2040 Without Project				2040 With Project			
			Delay (secs.)		LOS		Delay (secs.)		LOS	
			AM	PM	AM	PM	AM	PM	AM	PM
1	Dwy. 1 & Placentia Ave.	CSS	Project Improvement				11.7	17.7	B	C
2	Dwy. 2 & Placentia Ave.	CSS	Project Improvement				0.0	0.0	A	A
3	Harvill Av. & Dwy. 3	CSS	Project Improvement				11.6	17.8	B	C
4	Harvill Av. & Placentia Ave.	TS	81.1	>200.0	F	F	85.3	185.1	F	F

Source: *Placentia Logistics Traffic Impact Analysis* (Urban Crossroads, Inc.) December 3, 2019.
 Notes: **BOLD** = Deficiency; **AWS** = All-Way Stop; **CSS** = Cross-street Stop; **CSS** = Improvement; Traffic signal at Harvill Av. & Placentia Ave. to be constructed as part of the programmed I-215/Placentia Avenue interchange project.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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As indicated at Table 37-7, under Horizon Year (2040) With Project Conditions, Project traffic would contribute to LOS deficiencies at Harvill Avenue & Placentia Avenue. **These are potentially significant cumulative impacts.**

Recommended improvements that would provide acceptable LOS conditions at Harvill Avenue & Placentia Avenue under Horizon Year with Project Conditions are listed below.

- Install a traffic signal.
- Add a 2nd northbound left turn lane.
- Add a northbound right turn lane.
- Add a 2nd southbound left turn lane.
- Add a southbound right turn lane (Project design feature).
- Add an eastbound left turn lane (Project design feature).
- Add a 2nd eastbound through lane.
- Add an eastbound right turn lane.
- Add dual westbound left turn lanes.
- Add a 2nd westbound through lane.
- Modify the traffic signal to implement overlap phasing for the westbound right turn lane and protected left-turn phasing for all approaches.

Intersection operating conditions at Harvill Avenue & Placentia Avenue without and with the above improvements is summarized at Table 37-8.

**Table 37-8
Intersection Analysis for Horizon Year (2040) With Project Conditions Without and With Improvements**

#	Intersection	Traffic Control	Intersection Approach Lanes												Delay (secs.)		Level of Service	
			Northbound			Southbound			Eastbound			Westbound			AM	PM	AM	PM
			L	T	R	L	T	R	L	T	R	L	T	R				
4	Harvill Av. & Placentia Ave.																	
	Without Improvements	TS	2	2	1	2	2	1	1	2	1	2	2	1>	38.8	20.9	D	C
	With Improvements	TS	2	2	1	2	2	1	1	2	1	2	2	1>	38.9	33.5	D	C

Source: Placentia Logistics Traffic Impact Analysis (Urban Crossroads, Inc.) December 3, 2019.

Notes: **BOLD** = Deficiency; **TS** = Improvement; Traffic signal and improvements to the westbound intersection approach at Harvill Av. & Placentia Ave. to be constructed as part of the programmed I-215/Placentia Avenue interchange project.

As indicated at Table 37-8, with implementation of recommended improvements, Harvill Avenue & Placentia Avenue would operate at acceptable LOS under Horizon Year (2040) With Project Conditions.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) *Less-Than-Significant Impact.* No designated congestion management program (CMP) facilities exist within the Study Area. The Project does not propose or require uses that would otherwise substantially affect CMP facilities. On this basis, the potential for the Project to conflict with an applicable congestion management program is considered less-than-significant.

c) *Less-Than-Significant Impact.* The final design of the Project site plan and all Project traffic improvements would be subject to review and approval by the County, thereby ensuring conformance of the Project improvements with County design and safety standards. In addition, representatives of the County Sheriff Department and County Fire Department would review the Project's plans to ensure that emergency access is provided consistent with Department(s) requirements. Efficient and safe access within, and access to, the Project is provided by the site plan design concept, site access improvements, and site adjacent roadway improvements included as components of the Project. On-site traffic signing and striping would be implemented in conjunction with detailed construction plans for the Project. Sight distance at each Project access point would be reviewed to ensure conformance with County sight distance standards at the time of preparation of final grading, landscape and street improvement plans.

Based on the preceding, the implemented Project would not substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment); or result in inadequate emergency access.

The County has indicated concerns regarding potential queuing issues at the Project's northerly driveway access to Harvill Avenue. Preliminary Project site design concepts indicate that limited queueing would be provided between the Project's Harvill Avenue entrance and the internal site access gate at this location. As part of the Project final site design, and as provided for under the Project Conditions of Approval, the Project Applicant will coordinate with the County regarding on-site truck queuing requirements and any necessary site plan access revisions or refinements. In this latter regard, a subsequent analysis has been completed that evaluates potential LOS impacts in the Study Area assuming that access to the Project's northerly driveway access to Harvill Avenue is restricted to right-out only movements. The subsequent analysis substantiates that this change in Project access would not affect deficiency conclusions and improvement recommendations identified previously in the Project TIA. See also: *Placentia Logistics Traffic Assessment (Urban Crossroads)* June 26, 2020, provided at MND Appendix I.

It is also recognized that temporary and short-term traffic detours and traffic disruption could result during Project construction activities. Management and control of construction traffic would be addressed through the preparation of a construction area traffic management plan to be submitted to the County prior to or concurrent with Project building plan review(s). The Project Construction Traffic Management Plan (Plan), summarized within the IS/MND Project Description, would identify traffic controls for any street closures, detours, or other potential disruptions to traffic circulation during Project construction. The Plan would also be required to identify construction vehicle access routes, and hours of construction traffic.

As supported by the preceding discussions and information presented in the IS/MND Project Description, the potential for the Project to substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment); or result in inadequate emergency access is considered less-than-significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) *Less-Than-Significant Impact.* The Project would implement recommended roadway system improvements identified in this Section and any additional/alternative improvements that may be required pursuant to the Project Conditions of Approval. All proposed improvements would be designed and constructed consistent with County engineering standards and requirements. The County would review and inspect all roads constructed as part of the Project prior to their acceptance for maintenance, thereby minimizing potential roadway maintenance requirements.

Roadways in the Study Area generally would require routine, intermittent maintenance. Periodic maintenance of the Study Area roadway system is a function of the County. Such maintenance activities would not result in any new or substantially different impacts beyond those identified and addressed in this IS/MND.

The Project would generate fees and tax revenues that the County may direct to the repair and maintenance of Study Area roads.

Based on the preceding, the potential for the Project to cause an effect upon, or a need for new or altered maintenance of roads would be less-than-significant.

e) *Less-Than-Significant Impact.* Temporary alterations to vehicle circulation routes associated with Project construction are addressed through the Project Construction Traffic Management Plan (please refer to IS/MND Section 2.0, *Project Description*, Subsection 2.4.2.3, *Construction Traffic Management Plan*). With the implementation of this Plan, the Project’s potential to cause an effect upon circulation during construction is considered less-than-significant.

f) *Less-Than-Significant Impact.* The Project would not affect any local area roadways that serve as emergency access routes during construction or operations. The Project’s design would be reviewed to ensure adequate access for emergency vehicles. With required adherence to Riverside County requirements for emergency vehicle access, impacts in this regard are considered less-than-significant.

Mitigation:

Mitigation Measures 37-1 and, 37-2 (below) would fulfill the Project Applicant’s mitigation responsibilities for potential cumulative LOS impacts at Harvill Avenue & Placentia Avenue. Implementation of Mitigation Measures 37-1 and 37-2, would reduce Project LOS impacts at Harvill Avenue & Placentia Avenue to levels that would be less-than-significant.

37-1 *Prior to issuance of a building permit, the Project Applicant shall make a fair share monetary contribution to the County of Riverside for all improvements related to the Harvill Avenue & Placentia Avenue Intersection (Study Area Intersection No. 4) identified in the TIA.*

37-2 *Prior to the issuance of a building permit, the Project Applicant shall comply with the Transportation Uniform Mitigation Fee (TUMF) program as administered by the County of Riverside, which requires the Project Applicant to pay a fee that is used to fund regional transportation improvements.*

Monitoring: Prior to the issuance of a building permit, the County shall verify payment of fees pursuant to Mitigation Measures 37-1 and 37-2.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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38. Bike Trails

a) Include the construction or expansion of a bike system or bike lanes?

Source(s): Mead Valley Area Plan.

Findings of Fact:

a) *Less-Than-Significant Impact.* MVAP Figure 9, *Trails and Bikeway System*, indicates that no designated bike trails exist adjacent to the Project site. The nearest bike trail is located along Cajalco Road, approximately 1.5 miles to the south of the Project site. Implementation of the Project would not interfere with the use of this trail; no potentially significant impacts would occur.

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

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)?

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): *Phase I Cultural Resources Assessment, Barker East Project, Unincorporated Riverside County, California* (BCR Consulting, LLC) December 17, 2019 (Project Cultural Resources Assessment, IS/MND Appendix K); Preliminary Plans for the Placentia Logistics Project.

Findings of Fact:

a, b) *Less-Than-Significant with Mitigation Incorporated.* As part of the Project Cultural Resources Assessment, a sacred lands search request was sent to the Native American Heritage Commission (NAHC). The Sacred Lands File search conducted by the NAHC had negative results.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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In response to information received from the NAHC, letters were sent to 17 tribes on November 5, 2019. Follow-up e-mails were sent on December 12, 2019. The following summarizes the responses that have been received to date:

**Table 39-1
Tribal Responses**

Tribe	Response
Aqua Caliente Band of Cahuilla Indians	The Tribe requested a copy of the records search, and any cultural resources documentation.
Cabazon Band of Mission Indians	The Tribe stated that the Project may be considered a traditional use area, but that they have no information indicating traditional cultural value.
Morongo Band of Mission Indians	The Tribe stated that they would not be providing comments, but that they might provide information to the lead agency during the AB52 process.
Soboba Band of Luiseno Indians	The Tribe requested further consultation with the Project proponents and lead agency. The letter states that the Project site is near known sites and is within Soboba Tribal Traditional Use Area. Other requests include tribal construction monitoring, and procedures for the treatment and disposition of human remains.

Source: *Phase I Cultural Resources Assessment, Barker East Project, Unincorporated Riverside County, California* (BCR Consulting, LLC) December 17, 2019.

The County will conduct consultation and coordination with any/all requesting tribes. To these ends, the County initiated AB 52 consultation with the following Tribes on June 23, 2020:

- Pechanga Band of Luiseño Indians (Pechanga);
- Rincon Band of Luiseño Indians (Rincon);
- Colorado River Indian Tribes (CRIT);
- Cahuilla Band of Indians (Cahuilla);
- Soboba Band of Luiseño Indians (Soboba);
- Pala Band of Mission Indians (Pala); and
- Morongo of Band Mission Indians (Morongo)

The County has received letters from the Soboba, Rincon, Pechanga, and Pala Tribes requesting AB 52 consultation. Consultation requests from other Tribes are pending, and response(s) timing is subject to AB 52 procedural requirements. Tribal consultation will continue through the MND process and no MND adoption shall occur until AB 52 consultation efforts are concluded. Based on the responses received through the notification process, a Native American representative shall assist in the monitoring of all ground-disturbing activities on-site. Additionally, the Native American representative shall participate in the preparation a Cultural Resources Monitoring Plan, presenting the methodology and protocols to be used during the monitoring program, including the disposition of artifacts. With the incorporation of Mitigation Measures 39-1 through 39-4 below, potential impacts to tribal resources are considered less-than-significant.

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

39-1 (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(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.

39-2 (Artifact Disposition): *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.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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39-3 (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.*

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 50.97.98(b), remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law (24 hours). Subsequently, the Native American Heritage Commission shall identify the "most likely descendant." The most likely descendant shall then make recommendations and engage in consultation concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Evidence of compliance with this condition, if human remains are found, shall be provided to the County of Riverside upon the completion of a treatment plan and final report detailing the significance and treatment of the finding.

39-4 (Tribal Cultural Sensitivity Training): *Prior to ground disturbance, 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; 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.*

Monitoring: Mitigation shall be monitored through the County Conditions of Approval clearance process concurrent with the review of Project development permits.

UTILITIES AND SERVICE SYSTEMS Would the project:

40. Water	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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): Preliminary Plans for the Placentia Logistics Project.

Findings of Fact:

a, b) *Less-Than-Significant Impact.* No additional or non-standard water treatment is required to meet the Project's water demands. Water service to the Project would be provided by the Eastern Municipal

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Water District (EMWD). The Project would connect to existing EMWD water system lines located in adjacent rights-of-way.

A conditional water service Will-Serve letter has been provided by EMWD, indicating the District's willingness to supply the Project (see IS/MND Appendix J). Provision of water service by EMWD is contingent on the Applicant's compliance with EMWD rules and regulations. Additional EMWD requirements for water service may include plan check review and approval, facility construction, inspection, jurisdictional annexation, and payment of financial participation charges.

Additionally, the Project would be required to pay applicable water connection and service fees, which act to fund water supply system improvement plans, operations, and maintenance.

Based on the preceding discussion, the potential for the Project to require the construction of new water treatment facilities, or expanded water supply entitlements is considered less-than-significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

41. Sewer

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?

b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Source(s): Preliminary Plans for the Placentia Logistics Project.

Findings of Fact:

a, b) *Less-Than-Significant Impact.* Wastewater conveyance services for the Project would be provided by EMWD. The Project would connect to existing EMWD sanitary sewer system lines located in adjacent rights-of-way.

Wastewater generated by the Project would be conveyed to and treated at the Perris Valley Regional Water Reclamation Facility (PVRWRF). A conditional sewer service Will-Serve letter has been provided by EMWD, indicating the District's willingness to serve the Project (see IS/MND Appendix J). Provision of sewer service by EMWD is contingent on the Applicant's compliance with EMWD rules and regulations. Additional EMWD requirements for sewer service may include plan check review and approval, facility construction, inspection, jurisdictional annexation, and payment of financial participation charges.

Additionally, the Project would be required to pay applicable sewer connection and service fees, which act to fund wastewater conveyance and treatment system improvement plans, operations, and maintenance.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Based on the preceding discussion, the potential for the Project to require the construction of new wastewater treatment facilities, or result in inadequate capacity of current facilities is considered less-than-significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

42. Solid Waste

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?

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)?

Source(s): Riverside County General Plan; Riverside County General Plan EIR.

Findings of Fact:

a) *Less-Than-Significant Impact.* The Riverside County Department of Waste Resources operates several landfills within the County. Additionally, Waste Management, Inc. operates the El Sobrante Landfill, which is open to the public. All Riverside County landfills are Class III disposal sites permitted to receive non-hazardous municipal solid waste such as would be generated by the Project.

The projected capacity of landfills to serve existing and proposed developed is based on buildout of the County, consistent with existing General Plan Land Use designations. The Project proposes development consistent with the existing General Plan Land Use designations, as envisioned by the Riverside County General Plan. Further the EIR prepared by the General Plan concluded, “. . . the proposed General Plan would not create demands for waste management services that exceed the capabilities of the County's waste management system and impacts to solid waste facilities associated with future build out of the General Plan are less than significant.”

Compliance with State and County waste reduction and recycling mandates would decrease the Project's solid waste disposal requirements by a minimum of 50%, further reducing potential impacts at serving landfills.

Based on the preceding discussion, the Project would be served by a landfill with sufficient permitted capacity to accommodate the Project's solid waste disposal needs. The potential for the Project to exceed the permitted capacity of serving landfills is considered to be less-than-significant.

b) *Less-Than-Significant Impact.* The Project would be implemented and operated in compliance with applicable County General Plan Goals and Policies, and would comply with County Zoning regulations. Specifically, the Project would comply with local, state and federal initiatives and directives acting to reduce and divert solid waste from landfill waste streams.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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In these regards, the California Integrated Waste Management Act under the Public Resources Code requires that local jurisdictions divert at least 50% of all solid waste generated by January 1, 2000. The County remains committed to continuing its existing waste reduction and minimization efforts with the programs that are available through the County. Additionally, beginning July 1, 2012, the State of California required that all businesses that generate 4 cubic yards or more of refuse per week implement a recycling program. This requirement is set forth in Assembly Bill 341, which was passed by the California legislation in October 2011. The Project would comply with the California Integrated Waste Management Act and AB 341 as implemented by the County.

Light industrial uses proposed by the Project, and solid waste generated by those uses would not otherwise conflict with federal, state, and local statutes and regulations related to solid waste. Based on the preceding, the potential for the Project to conflict with or obstruct federal, state, and local statutes and regulations related to solid waste is considered less-than-significant.

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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Preliminary Plans for the Placentia Logistics Project.

Findings of Fact:

a-f) *Less-Than-Significant Impact.* Development of the Project site would require the construction of a variety of utilities on- and/or off-site, including electrical, natural gas, communications systems, street lighting, and other facilities.

All utilities currently exist with the immediate vicinity of the Project site. All modification of, and connection to, existing services would be accomplished consistent with County and purveyor requirements. Impacts associated with providing utilities to the Project site are considered 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
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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:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
44. Wildfire Impacts				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan; Mead Valley Area Plan; Riverside County GIS Database; Preliminary Plans for the Placentia Logistics Project; California Building Code; California Government Code Section 51182; County Ordinance No. 787; County Ordinance No. 695.

Findings of Fact:

a – e) *Less-Than-Significant Impact.* MVAP Figure 12, *Wildfire Susceptibility*, indicates the Project site is not located within a designated Fire Hazard Severity Zone. Riverside County GIS database information supports the determination that the Project site is not subject to wildland fire hazards.

Properties westerly of the Project site are designated as very high fire hazard areas. These properties are either developed or are proposed for development, and would be/are subject to wildfire policies and regulations summarized below.

County of Riverside General Plan

The County of Riverside General Plan Safety Element establishes policies addressing wildfire hazards. Policies implemented by the County through its General Plan support prevention and education measures acting to minimize the occurrence and effects of wildfires; and include measures to ensure the County is able to respond appropriately to wildfires.

Mead Valley Area Plan

Area Plans within Riverside County establish focused policies and land use plans responding to specific aspects and attributes of localized County regions. The Project site is located in the Mead Valley Area Plan (MVAP). Broadly, MVAP policies act to “[p]rotect life and property through adherence to the Fire Hazards section of the General Plan Safety Element” (MVAP, p. 52).

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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California Building Code: Wildland – Urban Interface

The California Building Commission Wildland-Urban Interface Codes (WUI Codes) include provisions for ignition-resistant construction standards in WUI areas. The WUI Codes apply to new building applications in three specific areas:

- All State Responsibility Areas (any Fire Hazard Severity Zone);
- Local Responsibility Areas (only the Very High Fire Hazard Severity Zone);
- Any wildland-urban interface fire area designated by the enforcing agency (i.e., County of Riverside).

See also: https://rctlma.org/Portals/5/Handouts/Residential/284-010_Wildland_Urban_Fire_Area_Guide_04-2016.pdf

California Government Code Section 51182: Defensible Space

GC Section 51182 requires creation and maintenance of fire-defensible spaces in areas adjacent to occupied structures located in a very high fire hazard severity zones. Generally, defensible spaces are required to extend a minimum of 100 feet from each side and from the and rear of affected structures.

See also:

https://leginfo.ca.gov/faces/codes_displaySection.xhtml?lawCode=GOV§ionNum=51182.

County Ordinance No. 787: Adopting the California Fire Code as Amended

County Ordinance No. 78 implements the California Fire Code and establishes regulations and requirements (including amendments to the California Fire Code) tailored to meet the specific fire hazard protection needs of the County. The purpose of the Ordinance is to adopt California Fire Code, to govern the safeguarding of life and property from fire, explosion hazards and hazardous conditions and to regulate the issuance of permits and collection of fees (Ordinance 787, Section 2).

See also: <https://www.rivcocob.org/ords/700/787.pdf>

County Ordinance No. 695: Abatement of Hazardous Vegetation

County Ordinance 695 requires affected property owners to reduce fire danger through mowing and other fuel modification methods. The purpose of the Ordinance is to establish a hazardous vegetation abatement program that protects the lives and property of the citizens of Riverside County, while protecting rare and sensitive plant and animal species and the environment (Ordinance 695, p. 1).

See also: <http://www.rvcfire.org/stationsAndFunctions/HazardReduction/Documents/695.pdf>

Compliance with wildfire hazard minimization and protection protocols stipulated under existing policies and regulations reduces potential wildfire hazards affecting adjacent off-site properties to levels that would be less-than-significant.

Based on the preceding, the potential for the Project to substantially impair an adopted emergency response or evacuation plan, expose Project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire, involve infrastructure that may exacerbate fire risk, result in significant post-fire risks, or expose people or structures either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires is considered less-than-significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No mitigation is required.

Monitoring: No monitoring is required

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): Analysis presented in the preceding checklist.

Findings of Fact:

Less Than Significant with Mitigation Incorporated. The Project would incorporate mitigation reducing potential impacts to biological resources and cultural resources to levels that would be less-than-significant. The Project does not otherwise propose or require facilities or operations that would affect off-site biological or cultural resources. On this basis, with incorporation of mitigation, the potential for the Project to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory is considered less-than-significant.

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)?

Source(s): Analysis presented in the preceding checklist.

Findings of Fact:

Less-Than-Significant Impact. No significant and unmitigable long-term environmental effects of the proposed Project have been identified. As such, the Project is not considered to have impacts that are individually limited; nor are the cumulative impacts of the Project considered to be significant.

47. Have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?

Source(s): Analysis presented in the preceding checklist.

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

Less Than Significant with Mitigation Incorporated. As supported by the preceding environmental evaluation, development of the Project would not cause substantial adverse effects on human beings. Under each environmental consideration addressed herein, the proposed Project is considered to have either no impact, or potential effects of the proposal are substantiated at, or are mitigated to, levels that are less-than-significant.

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: n/a

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

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

Revised: 6/29/2020 12:59 PM
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**COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY**

Juan C. Perez
Agency Director



08/27/20, 8:22 am

PPT200002

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for PPT200002. 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 (PPT200002) 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. 200002 is a proposal to construct a 255,685 square foot, concrete tilt up building with a maximum height of 48'-3" for a tilt-up warehousing facility on 11.28 acres. Approximately 10,000 square feet of office space is proposed at ground level and on a mezzanine in the southerly corner of the building. In addition, a gated truck and dock area is proposed along the east and west area of the site that would provide access to thirty-three (33) loading docks on the northerly side of the building. A total of 163 parking stalls, and 27 trailer parking stalls are proposed at APN: 317-240-017, 317-240-019, 317-240-020, 317-240-021, 317-240-041, 317-240-028, 317-240-029, 317-240-039.

Advisory Notification. 3 AND - EIR Mitigation Measures

Mitigation Measures from the project's 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's Initial Study/Mitigated Negative Declaration.

Advisory Notification. 4 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT(S)

Exhibit A (Site Plan, Details), Sheet 1 - 2, dated 8/11/20.

Exhibit B (Elevations, Material Board), sheets 1-3, dated 4/21/20.

Exhibit C (Floor Plans), Sheets 1, dated 4/21/20.

Exhibit D (Photometric Plans), Sheet 1, dated 4/20/2020

Exhibit L (Conceptual Landscaping and Irrigation Plans), Sheet L-1 through L-3, dated 8/13/20.

Exhibit G (Conceptual Grading Plan), Sheets 1-3, dated 8/13/20.

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 5 AND - Federal, State & Local Regulation Compliance (cont.)

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. 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. 5 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. 6 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-Grade

BS-Grade. 1

PAR - GRADING COMMENTS

CORRECTIONS: PAR190050

DATE: 12/18/2019

Contact person: Sam Gonzalez

PH: (951) 955-1866

EMAIL: sdgonzal@rivco.org

The Grading Division has reviewed the submitted exhibit for PAR190050. The review was performed on electronic submittal using Bluebeam software. For Grading Division Comments, please see Bluebeam Session ID: 947-364-970. In order to review the comments Bluebeam software is required. A viewer version of Bluebeam is available as a free download here:

<http://www.bluebeam.com/us/products/free-viewer/>

Please request an "Invite" from your "County Planner"

Grading Comments:

- 1) Provide a conceptual grading and drainage plan.
- 2) Include pad and finish floor elevation.
- 3) Provide existing topography.
- 4) All manufactured slopes shall be shown as YYYY with the top of Y indicating top of slope and single leg of Y as toe of slope.
- 5) Provide Spot Elevations (proposed finish surface elevations) sufficient to demonstrate the streets, driveways, parking lots, valley drains and drainage grades meet minimum requirements. Spot elevations should be provided at street intersections; cul-de-sac ends; beginning and end of driveways; parking lot extremities, entrances and exits and all grade breaks.
- 6) Indicate whether the parking lots are asphalt or concrete. Keep in mind minimum surface grades are .35% for concrete and 1% for all other surface types.
- 7) If a Water Quality Management Plan (WQMP) is required, please show location of all water quality BMPs and point of discharge per WQMP.

BS-Plan Check

BS-Plan Check. 1

Gen - Custom

NOTIFICATIONS:

ALLOWABLE AREA:

The building must be surrounded by 60' clear yard to be qualified for unlimited area. Reduced yard for 40' is permitted if all the conditions per 507.2.1 are met. (This will apply to west side of building only).

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.

ADVISORY NOTIFICATION DOCUMENT

BS-Plan Check

BS-Plan Check. 1

Gen - Custom (cont.)

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

1 to 4: Van Accessible – 1; Standard Accessible – 0; Ambulatory - 0

5 to 25: Van Accessible – 1; Standard Accessible – 1; Ambulatory - 0

26 to 50: Van Accessible – 1; Standard Accessible - 1; Ambulatory - 1

51 to 75: Van Accessible – 1; Standard Accessible - 2; Ambulatory - 2

76 to 100: Van Accessible – 1; Standard Accessible – 3; Ambulatory – 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

ADVISORY NOTIFICATION DOCUMENT

BS-Plan Check

BS-Plan Check. 1

Gen - Custom (cont.)

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.

E Health

E Health. 1

DEH 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,

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 1 Flood Haz. Report (cont.)

Plot Plan (PP) 200002 is a proposal to construct a 245,127-sf warehouse with 179 parking stalls and 25 trailer parking stalls on a 11.8-acre in the Perris area. The project site is located in the northwest corner of Placentia Street and Harvill Avenue. A total of eight parcels are included in the site (APNs 317-240-017, 019, 020, 021, 028, 029, 039, and 041). This project is being processed concurrently with Change of Zone (CZ) 2000006. The area east of Sharon Ann Lane is within CFD 87-1 and was previously reviewed under PP18908 and PM34924. The project was also previously reviewed under PAR190050.

The site is within a FEMA Unshaded Zone X per FIRM (2014) 06065C1430H. Unshaded Zone X is defined as a 500-year flood hazard area. The topography of the site is a mild west-to-easterly slope. The project site is subject to sheet flow type runoff from a tributary area of approximately 60-acre from the southwest. There is a lack of drainage infrastructure in the area to provide flood protection to the site from tributary stormwater runoff. The site is within the Perris Valley Master Drainage Plan (MDP) and District proposed Lateral H-10.1 drainage system would provide flood protection to the site from offsite runoffs. Lateral H-10.1 begins east of the Placentia and Patterson Avenue intersection, and continues along Placentia Avenue to the intersection of Placentia Street and Harvill Avenue.

The District has reviewed the submitted preliminary grading plan and Preliminary Drainage Report dated May 26, 2020.

The project proposes to construct a portion of H-10.1 in Placentia Ave. from the west of the site to Lateral H-10 (Proj. No. 4-0-00499, Dwg. 4-1124) connection located at the intersection of Placentia Street and Harvill Avenue. This portion of H-10.1 will be comprised of 30-in, 36-in and 66-in RCP underground pipes. H-10.1 should be designed for adequate collection of all tributary offsite flows and must conform to District design, maintenance and operation standards. Additionally, written permission from the affected property owner(s) allowing proposed grading and construction of facilities outside of the project boundaries may be necessary.

The entire onsite runoffs will be collected via proposed curb and gutter and be treated in a proposed bio-retention system. This bio-retention system consists of three separated bio-retention basins with two basins located at northeast corner of the site and the third basin at east end of the proposed building. All three basins have the same finished grade elevation and connected to each other through PVC/HDPE pipes. The connection pipes of the three basins are underground and one of the pipes is under driveway, which could be a challenge during maintenance. If the pipes are clogged, at least one basin will become dysfunctional or a dead storage, which is not allowed. The proposed connection pipe will need to be at least 18" to prevent clogage. Additionally, backwater effect is not allowed between basins and the interior side slope of the basins adjacent to down-gradient external property lines, roadways sidewalks and trail are 4:1 or flatter. The treated onsite flow will be discharged to Lateral H-11 (Dwg. 4-1124) in Harvill Avenue via a proposed 18-in pipe. The alignment for Lateral H-11 runs from north of the project down to the intersection of Placentia Street and Harvill Avenue to join H-10.1. An encroachment permit will be required for PP200002 to tie into Lateral H-11. The discharge from the basins shall not induce negative impact to the downstream facilities or properties. An encroachment permit will be required for any performed work within District right-of-way or involving District facilities.

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 1 Flood Haz. Report (cont.)

Per the Preliminary Drainage Report, the applicant proposes to mitigate increased runoff peak flows for 1-hour, 3-hour, 6-hour and 24-hour duration precipitation events for the 2-year, 5-year and 10-year return frequencies. This analysis is sufficient for entitlement, however the final analysis and calculations supporting the adequacy of the mitigation feature shall be submitted to the District for review and approval during final design.

The site is located within the bounds of the PERRIS VALLEY Area Drainage Plan (ADP) for which drainage fees and mitigation fees have been established by the Board of Supervisors. Applicable ADP/mitigation fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to permits for this project. Although the current fee for this ADP is \$8,875 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.

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 may be directed to Han Yang at 951-955-1348 or hyang@RIVCO.org.

Flood. 1 Flood Haz. Report

Flood. 2 Flood Increased Runoff Criteria

Flood. 2 Flood Increased Runoff Criteria

A complete drainage study including, but not limited to, hydrologic and hydraulic calculations for the proposed detention basin shall be submitted to the District for review and approval. The applicant's engineer shall analyze the 1-hour, 3-hour, 6-hour and 24-hour duration precipitation events for the 2-year, 5-year and 10-year return frequencies. The detention basin(s) volume and outlet(s) sizing shall ensure that none of the above referenced 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 shall be used. Constant loss rates shall be used for the 1-hour, 3-hour and 6-hour events. A variable loss rate shall be used for the 24-hour events.

Low Loss rates will be determined using the following:

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 2 **Flood Increased Runoff Criteria (cont.)**

1. Undeveloped Condition --> LOW LOSS = 90%
2. Developed Condition --> LOW LOSS = .9 - (.8 X % IMPERVIOUS)
3. Basin Site --> LOW LOSS = 10%

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

Preliminary sizing may be based on the difference in runoff hydrograph volume between the "developed" condition and the "pre-developed" condition for the 24-hour duration event for the 10-year return frequency. Final design of the basin, including a complete hydrology study will not be required until the improvement plan stage of this development. The project may need modifications at the plan check stage in order to comply with the increased runoff criteria.

Planning

Planning. 1 **ALUC General Conditions**

On May 14, 2020, the Riverside County Airport Land Use Commission (ALUC) found Riverside County Case No. PPT200002 (Plot Plan) CONSISTENT with the 2014 March Air Reserve Base/Inland Port Airport Land

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 1

ALUC General Conditions (cont.)

Use Compatibility Plan, subject to the following 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 to the extent as to result in a potential for temporary after-image greater than the low ("green") level.
 - (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.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 1

ALUC General Conditions (cont.)

8. This project proposes a total of 259,127 square feet of building area, which includes 245,127 square feet of manufacturing area, 7,000 square feet of first floor office area, and 7,000 square feet of second floor mezzanine office area. Any increase in building area or change in use other than for office, manufacturing, and/or warehousing uses will require an amended review by the Airport Land Use Commission.
9. Solar panels shall incorporate anti-reflective coating and shall be fixed with no rotation. The rooftop solar panels shall have a tilt of 10 degrees and orientation of 180 degrees and shall be limited to 37,500 square feet.
10. If the panels are mounted on a framework, said framework shall have a flat or matte finish so as to minimize reflection of sunlight.
11. 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.
12. 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.
13. 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.

Planning. 2

Causes for Revocation

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 2 Causes for Revocation (cont.)

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 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. 4 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. 5 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.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 6 Industrial Occupant Change (cont.)

Planning. 6 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. 7 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.
- 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. 8 Lease Agreement - No Refrigerated Warehouse or TRUs

The lease agreements with tenants shall include contractual language that prohibits tenants from operating refrigerated warehouse space or operating transport refrigeration units (TRUs) from the project.

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.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 9

Logistics/Warehouse – General/Operational Measures (cont.)

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.
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.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 9 **Logistics/Warehouse – General/Operational Measures (cont.)**

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 **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 **AB52 CONSULTATION**

Pursuant to Assembly Bill No. 52 (AB 52), this development shall comply with the requirement for (Government to Government) tribal consultation and all other requirements of AB 52.

Tribal consultation, if requested by a tribe, must begin prior to release of a negative declaration, mitigated negative declaration, or environmental impact report for a project as provided in Public Resources Code Section 21080.3.1. Information provided through tribal consultation may inform the lead agency's assessment as to whether tribal cultural resources are present, and the significance of any potential impacts to such resources.

Planning-CUL. 2 **ARTIFACT DISPOSITION**

Prior to Grading Permit Final Inspection, the landowner(s) shall relinquish ownership of all tribal cultural

ADVISORY NOTIFICATION DOCUMENT

Planning-CUL

Planning-CUL. 2 ARTIFACT DISPOSITION (cont.)

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. Preservation-In-Place of the cultural resources, if feasible. Preservation in place means avoiding the resources, leaving them in the place where they were found with no development affecting the integrity of the resources.
- b. 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.
- c. If reburial is not agreed upon by the Consulting Tribes then the resources shall be curated at a culturally appropriate manner at 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.

Planning-CUL. 3 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.

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 50.97.98(b), remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law (24 hours). Subsequently, the Native American Heritage Commission shall identify the "most likely descendant." The most likely descendant shall then make recommendations and engage in consultation concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Evidence of compliance with this condition, if human remains are found, shall be provided to the County of Riverside upon the completion of a treatment plan and final report detailing the significance and treatment of the finding.

Planning-CUL. 4 PHASE I CULTURAL RESOURCES SURVEY

ADVISORY NOTIFICATION DOCUMENT

Planning-CUL

Planning-CUL. 4

PHASE I CULTURAL RESOURCES SURVEY (cont.)

Prior to scheduling this project for a public hearing/action, the following cultural resources (archaeological) study shall be submitted and approved by the County Archaeologist:

A Phase I Cultural Resources/Archaeological Study is required for the CEQA review of this project. The report shall meet current Riverside County standards for such reports (Investigations Standard Scopes of Work:

http://rctlma.org/planning/content/devproc/culture/arch_survey_standards_phase1_2_3_4.pdf)

and be prepared by a County approved professional archaeologist currently listed on the County's Cultural Resources Consultant List posted on the TLMA – Planning website:

http://rctlma.org/planning/content/devproc/consult_lists/culture_consult_list.pdf

The consultant must conduct a systematic intensive pedestrian survey of the entire subject property. The Phase I study must include a records search table/exhibit, documentary evidence of NAHC contact and tribal scoping, a project plan/site exhibit/grading exhibit, and a completed and signed Level of Significance Checklist. The consultant must send a confidential appendix including all site records within the record search area to the County Archaeologist. The consultant must abide by all the requirements in the MOU with the County.

Submittal of older Phase I reports previously prepared for the project site may need to be updated to meet current requirements and to provide current information about any cultural resources identified on the property (including any potentially significant historical structures). The County Archaeologist will determine if older Phase I reports are sufficient or if they need updating.

The report shall be submitted digitally in a document with the ability to track changes and insert comments within the document. Upon review of the draft Phase I study, the County Archaeologist will determine the adequacy of the report and if accepted will clear the condition. Upon acceptance of the report, the consultant shall send one signed certified bound hard copy of the report and confidential appendixes and one digital copy in PDF format of the same. The County Archaeologist will determine if further work or studies are required based on the information contained within the Phase I study.

Planning-CUL. 5

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, 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

ADVISORY NOTIFICATION DOCUMENT

Planning-CUL

Planning-CUL. 5 Unanticipated Resources (cont.)

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-CUL. 5 UNANTICIPATED RESOURCES

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

* Unique cultural resources are defined, for this condition, as being a feature and/or multiple artifacts in close association with each other.

i. All ground disturbance activities within 100 feet of the discovered cultural resources 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 archaeologist, the tribal representative(s) and the Planning Director to discuss the significance of the find.

ii. At the meeting, the significance of the discoveries shall be discussed with the tribal representative(s) and the archaeologist. A decision shall be made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the cultural resources.

iii. Grading or further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished. Work shall be allowed to continue outside of the buffer area and monitoring will continue if needed.

iv. Treatment and avoidance of the newly discovered resources shall be consistent with the Cultural Resources Management Plan. This may include avoidance of the cultural resources through project design, in-place preservation of cultural resources located in native soils and/or re-burial on the Project property so they are not subject to further disturbance.

v. The applicant and the Project Archaeologist, with input from the Tribe(s) shall develop a Preservation Plan for the long term care and maintenance of the cultural resource(s). The plan shall indicate at minimum, the specific areas to be included in and excluded from long-term maintenance, prohibited activities, methods of preservation to be employed, the party responsible for the long term maintenance, appropriate protocols, monitoring and necessary emergency protocols.

Planning-EPD

Planning-EPD. 1 MSHCP Consistency Analysis - EPD

MSHCP Consistency Analysis

12/18/19

This case falls within the Western Riverside County Multiple Species Habitat Conservation Plan (WRMSHCP). This case is required to provide documentation to comply with the WRMSHCP requirements listed below prior to scheduling this case for any public hearing.

A habitat suitability assessment(s) and potentially focused survey(s) for the following species are required

ADVISORY NOTIFICATION DOCUMENT

Planning-EPD

Planning-EPD. 1 MSHCP Consistency Analysis - EPD (cont.)

for all areas impacted (on and off site) to complete WRMSHCP review:

Riparian/Riverine Area and Vernal Pool Species (WRMSHCP, Section 6.1.2)

An assessment onsite pursuant to Section 6.1.2 shall include the identification and mapping of all Riparian/Riverine and Vernal Pool features and a description of the functions and values of the mapped areas with respect to the species listed under the "Purpose." Factors to be considered include hydrologic regime, flood storage and flood flow modification, nutrient retention and transformation, sediment trapping and transport, toxicant trapping, public use, wildlife Habitat, and aquatic Habitat. The functions and values assessment will identify areas that should be considered for priority acquisition for the MSHCP Conservation Area, as well as those that affect downstream values related to Conservation of Covered Species.

If the mapping required in Section 6.1.2 identifies suitable habitat for any of the six species listed below and the proposed project design does not incorporate avoidance of the identified habitat, focused surveys shall be required.

- Least Bell's vireo (*Vireo bellii pusillus*)
- Southwestern willow flycatcher (*Empidonax traillii extimus*)
- Western yellow-billed cuckoo (*Coccyzus americanus occidentalis*)
- Riverside fairy shrimp (*Streptocephalus woottoni*)
- Santa Rosa Plateau fairy Shrimp (*Linderiella santarosae*)
- Vernal Pool fairy shrimp (*Branchinecta lynchi*)

All Riparian/Riverine, Vernal Pools and other species' suitable habitat identified onsite shall be delineated on the proposed project exhibit submitted through the Planning Department application process.

Narrow Endemic Plant Species (WRMSHCP, Section 6.1.3)

None

Criteria Area Species with Additional Survey Requirements (WRMSHCP, Section 6.3.2)

burrowing owl (*Athene cucularia*)

-- Focused surveys for the plant species listed above may only be undertaken during the blooming period during years with at least normal rainfall (WRMSHCP, Section 6.1.3, page 6-31).

Each specific species account should be reviewed in the WRMSHCP Volume 2 Reference Document, Section B, for specific species conservation objectives.

Urban Wildlands Interface Guidelines (WRMSHCP, Section 6.1.4)

If the proposed project is located in proximity to a WRMSHCP Conservation Area which may result in Edge Effects that would adversely affect biological resources, an Urban/Wildlands Interface analysis will need to be prepared. (See WRMSHCP - Section 6.1.4, pages 6-42 through 6-46). Edge effects associated with existing and future land uses in proximity to the MSHCP Conservation Area shall address:

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Planning-EPD

Planning-EPD. 1

MSHCP Consistency Analysis - EPD (cont.)

- Drainage
- Toxics
- Lighting
- Noise
- Invasive landscape species
- Barriers
- Grading/Land Development

Please refer to the draft Biological Procedures located at <http://rctlma.org/Portals/1/EPD/consultant/BiologicalPoliciesProcedures.pdf> for report guidelines. To view the WRMSHCP online go to <http://rctlma.org/Portals/0/mshcp/index.html>. The EPD requires biological consultants to have a Memorandum of Understanding (MOU) on file with the County prior to any work being performed for an applicant.

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.

Planning-PAL

Planning-PAL. 1

PRIMP

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

ADVISORY NOTIFICATION DOCUMENT

Planning-PAL

Planning-PAL. 1

PRIMP (cont.)

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

Transportation. 1

RCTD - 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.

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 1 RCTD - GENERAL CONDITIONS (cont.)

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. Curb ramps shall be provided at all intersections, including T-intersections. Curb ramps and accessible paths shall be individually designed, and included in the improvement plans, in accordance with Ordinance 461 and Riverside County Improvement Plan Check Policies and Guidelines.
10. The Project shall obtain approval of street improvement plans from the Transportation Department. Street Improvement Plans shall comply with Ordinance 460, 461, Riverside County Improvement Plan Check Policies and Guidelines, which can be found online <http://rctlma.org/trans>.
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/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

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 2

RCTD - TS/CONDITIONS (cont.)

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.

Project Driveway No. 1 (NS) at:
Placentia Street (EW)

Project Driveway No. 2 (NS) at:
Placentia Street (EW)

Harvill Avenue (NS) at:
Project Driveway No. 3 (EW)

Harvill Avenue (NS) at:
Placentia Street (EW)

As such, the proposed project is consistent with this General Plan policy.

The associated conditions of approval incorporate the recommendation identified in the traffic study, which are necessary to achieve or maintain the required level of service.

Transportation. 3

TRANS GENERAL COMMENTS

DAC Comments

This is a PAR case. When you make your formal submittal, please address each of the following comments.

1. You may visit the Transportation Department Web site for additional information, standards, ordinances, and policies at <http://rctlma.org/trans/>. If you have questions, please call the Plan Check Section at (951) 955-6527.
2. Provide the complete legal description with the Township, Range, and Section (T4S, R4W, Section 13).
3. Provide a traffic study for this project. The guidelines and submittal forms are available on the Transportation Department web site at www.rctlma.org/trans.
4. Provide a vicinity map showing the site's relationship to major highways and cities.
5. The exhibit needs to identify the location and size (in kV) of all existing power poles. Should the existing facilities be 33.6 kV or less, the power lines will be required to be underground. If greater than 33.6 kV the

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 3

TRANS GENERAL COMMENTS (cont.)

poles will need to be relocated when street improvements are being proposed.

6. A Trail is designated along Placentia Street outside of the road right-of-way. Please coordinate with the Planning Department.

7. Provide overall dimensions of the property and location of adjoining lot lines and streets.

8. Provide corner cutback per Riverside County Standard No. 805.

9. List all easements of record by map or instrument number. If no easements exist, state so on the map.

10. Centerline intersections of streets and driveways shall be at 90 degrees.

11. Provide 50' tangent between flowline of adjacent street and beginning of curve.

12. Provide the centerline radii on all proposed/existing streets per Standard 114, Ordinance 461.

13. Placentia Street is a General Plan Highway designated as a SECONDARY HIGHWAY. Show and label existing and proposed part-width improvements and right-of-way per Riverside County Standard No. 94, Ordinance 461, 47' pavement (32' pavement on project side and 15' pavement on opposite side of the centerline), on 70' part-width dedicated right-of-way (50' right-of-way on project side and minimum 20' right-of-way on opposite side of the centerline). Provide a typical section to reflect the improvements and right-of-way. Please coordinate with Barker Distribution project PPT190008.

14. Harvill Avenue is a General Plan Highway designated as a MAJOR HIGHWAY. Show and label existing and proposed 38'-55' half-width AC pavement improvements on 59'-76' half-width dedicated right-of-way per Riverside County Standard No. 93, Ordinance 461, Page (1 of 2) and (2 of 2), Ordinance 461. Provide a typical section to reflect the improvements and right-of-way. Please coordinate with PP26220.

15. The engineer/applicant is responsible to show all existing and proposed driveway(s) along the project frontage, adjacent to the project, and on the opposite side of street. If you fail to show the existing driveways as requested above, the Transportation Department reserves the right to request a revised map and change the conditions based on the new information at any time during the approval process.

16. The proposed gate off Harvill Avenue is extremely too close to the public road and causes queuing on Harvill Ave., please redesign the site plan and access points.

17. The southerly driveway on Harvill Avenue is located inside the right turn lane, please refer Standard No. 93, page (2 of 2), Ordinance 461.

18. Show and label the proposed/existing location of the ramps at four-way intersection and you will be condition to reconstruct the existing ramp if they are do not meet the most current ADA requirements. Provide a typical section per draft Std. No. 403 of Ordinance 461.

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 3

TRANS GENERAL COMMENTS (cont.)

19. Provide net and gross acreage on Site/Grading Plan.
20. Show all existing and proposed drainage facilities that will handle the storm water of the site and its adjacent street(s). Provide Q10 and Q100 for those facilities.
21. Show street slope, contours, elevations and direction of flow.
22. Provide proposed Comprehensive Landscaping Plan along the road right-of-way to the Transportation Department. For landscaping guidelines, please go to <http://rctlma.org/trans/Land-Development/LLMD89-1-C>.
23. Show and label project number when you make your formal submittal.
24. Show existing street lights and indicate the Improvement Plan (IP) number and Plan/Profile file number under which those street lights were designed and installed.
25. Provide a truck turning template showing how delivery trucks will circulate throughout the site.
26. Please provide a transition AC pavement tapering lane along the west project boundary on Placentia Street per 50 m/h design speed limit.
27. Queuing analysis is required.
28. Please coordinate with PP26220 and PPT190008.
29. Additional truck turning AC pavement lane maybe required.
30. Please refer Bluebeam for important additional comments.
31. This is a preliminary comments and additional comments maybe issue when you make your formal submittal.

Should you have any questions, please contact Tesfu Tadesse at (951) 955-3789. Our fax number is (951) 955-0049.

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

ADVISORY NOTIFICATION DOCUMENT

Waste Resources

Waste Resources. 1

Waste - General (cont.)

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

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.

Waste Resources. 2

Waste - PAR

In order to address potential solid waste impacts and help the County comply with AB 939 (Integrated Waste Management Act) and the California Green Building Standards, through diverting solid waste from landfill disposal, the Riverside County Department of Waste Resources (RCDWR) recommends the following standard conditions be applied to the future project:

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:

ADVISORY NOTIFICATION DOCUMENT

Waste Resources

Waste Resources. 2

Waste - PAR (cont.)

- 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

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.

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

Recycling Collection Plan: 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.

Waste Reporting Form: Prior to building final inspection, evidence (i.e., receipts or other types of

ADVISORY NOTIFICATION DOCUMENT

Waste Resources

Waste Resources. 2

Waste - PAR (cont.)

verification) to demonstrate project compliance with the approved Waste Reporting Plan (WRP) shall be presented by the project proponent to the Planning Division of the Riverside County Department of Waste Resources. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.

Recyclables Collection and Loading Area 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 inspection by the Riverside County Department of Waste Resources.

Recycling and Organics Compliance: 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. To obtain Form D, please contact the Recycling Section at 951-486-3200, or email to: Waste-CompostingRecycling@rivco.org.

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60. Prior To Grading Permit Issuance

Flood

060 - Flood. 1 6 Items to Accept Facility (cont.) Not Satisfied

3) The Applicant shall enter into an agreement establishing the terms and conditions of inspection, operation, and maintenance with the District and any other maintenance partners. The Applicant shall submit a completed Application for Agreement Preparation to the District's Contract Services Section.

4) All regulatory permits (and all documents pertaining thereto, e.g., Habitat Mitigation and Monitoring Plans, Conservation Plans/Easements) that are to be secured by the Applicant for both facility construction and maintenance shall be submitted to the District for review. The regulatory permits' terms and conditions shall be approved by the District prior to improvement plan approval, map recordation, or finalization of the regulatory permits. There shall be no unreasonable constraint upon the District's ability to operate and maintain the flood control facility(ies) to protect public health and safety.

5) Plans for the facility must be signed by the District's General Manager-Chief Engineer (the plans will not be signed prior to execution of the above referenced agreement).

6) A pre-construction meeting shall be scheduled with the District's Construction Management Section. Prior to scheduling the pre-construction meeting, the Applicant must submit proof of flood control facility bonds and a certificate of insurance to the District's Contract Services Section.

060 - Flood. 2 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. 3 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 pursuant to Ordinance No. 460 Section 10.25.

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.

060 - Flood. 4 Off-site Easement or Redesign Not Satisfied

Whenever offsite drainage improvements are required, the 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 or issuance of grading or building permits. If the Applicant cannot obtain such rights, the map shall be redesigned to eliminate the need for the easement(s).

060 - Flood. 5 Submit Plans Not Satisfied

Submit storm drain plans, the hydrologic and hydraulic report, and reference material including but not limited to, street improvement plans, grading plans, utility plans, the approved tentative map or site

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Flood

060 - Flood. 5 Submit Plans (cont.) Not Satisfied

plan, the final map and the environmental constraint sheet, the geotechnical soils report and environmental documents (CEQA, federal and state permits). The storm drain plans and the hydrologic and hydraulic report must receive District approval prior to the grading final inspection or building permit whichever occurs first. All submittals shall be date stamped by the Engineer and include a Plan Check Application, Flood Control Deposit Based Fee Worksheet, found on the District's website, and a plan check fee deposit.

Planning

060 - Planning. 1 Gen - 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 project 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 PPT200002. The proposed parcel shall comply with all applicable development standards for the parcel's zone classification as provided in Ordinance No. 348.

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.
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.

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 2 Logistics/Warehouse – Grading Plan Notes (cont.) Not Satisfied

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.

Planning-CUL

060 - Planning-CUL. 1 CULTURAL SENSITIVITY TRAINING Not Satisfied

Prior to ground disturbance, 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; 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. 2 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 County Archaeologist shall clear this condition.
This agreement shall not modify any condition of approval or mitigation measure.

060 - Planning-CUL. 3 PROJECT ARCHAEOLOGIST Not Satisfied

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60. Prior To Grading Permit Issuance

Planning-CUL

060 - Planning-CUL. 3 PROJECT ARCHAEOLOGIST (cont.) 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 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 Preconstruction Survey - EPD Not Satisfied

Pursuant to Objectives 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 Rigo Caballero at rcaballero@rivco.org for instructions. Biological reports not uploaded to the FTP site may result in delayed review and approval.

060 - Planning-EPD. 2 30-Day Burrowing Owl Preconstruction 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

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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 2 30-Day Burrowing Owl Preconstruction Surveys - EPD (cont) Not Satisfied
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. 3 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 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. 4 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 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 Rigo Caballero at rcaballero@rivco.org for instructions. Biological reports not uploaded to the FTP site may result in delayed review and approval.

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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 4 MBTA Nesting Bird Survey - EPD (cont.) Not Satisfied

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 and active 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

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60. Prior To Grading Permit Issuance

Planning-PAL

060 - Planning-PAL. 1 PRIMP (cont.) Not Satisfied

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 - 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 inches) 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.

70. Prior To Grading Final Inspection

Planning-CUL

070 - Planning-CUL. 1 Artifact Disposition Not Satisfied

Upon completion of the implementation phase, the landowner(s) shall relinquish ownership of all cultural resources, (with the exception of sacred items, burial goods, and Human Remains) and Provide evidence to the satisfaction of the County

Archaeologist that all 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), have been handled through one of the following methods.

1. A fully executed reburial agreement with the appropriate culturally affiliated Native American tribe(s) or band(s). This shall include measures and provisions to protect the reburial area from any

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70. Prior To Grading Final Inspection

Planning-PAL

070 - Planning-PAL. 1 PALEO MONITORING REPORT (cont.) Not Satisfied
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 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.

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. Per this submittal the minimum fire flow will be 4000 gpm at 20 psi for 4 hours. Subsequent design changes may increase or decrease the required fire flow.

080 - Fire. 2 Prior to permit Not Satisfied

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 200 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 Building Permits, the applicant/developer shall furnish one copy of the water

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80. Prior To Building Permit Issuance

Flood

080 - Flood. 1 6 Items to Accept Facility (cont.) Not Satisfied
satisfaction of the District. All right-of-way transfer issues shall be coordinated with the District's Right-of-Way Section.

3) The Applicant shall enter into an agreement establishing the terms and conditions of inspection, operation, and maintenance with the District and any other maintenance partners. The Applicant shall submit a completed Application for Agreement Preparation to the District's Contract Services Section.

4) All regulatory permits (and all documents pertaining thereto, e.g., Habitat Mitigation and Monitoring Plans, Conservation Plans/Easements) that are to be secured by the Applicant for both facility construction and maintenance shall be submitted to the District for review. The regulatory permits' terms and conditions shall be approved by the District prior to improvement plan approval, map recordation, or finalization of the regulatory permits. There shall be no unreasonable constraint upon the District's ability to operate and maintain the flood control facility(ies) to protect public health and safety.

5) Plans for the facility must be signed by the District's General Manager-Chief Engineer (the plans will not be signed prior to execution of the above referenced agreement).

6) A pre-construction meeting shall be scheduled with the District's Construction Management Section. Prior to scheduling the pre-construction meeting, the Applicant must submit proof of flood control facility bonds and a certificate of insurance to the District's Contract Services Section.

080 - Flood. 2 Encroachment Permit 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.

080 - Flood. 3 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 pursuant to Ordinance No. 460 Section 10.25.

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, 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. Personal or corporate checks will not be accepted for payment.

080 - Flood. 4 Off-site Easement or Redesign Not Satisfied

Whenever offsite drainage improvements are required, the 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 or issuance of grading or building permits. If the Applicant cannot obtain such rights, the map shall be redesigned to eliminate the need for the easement(s).

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080 - Flood. 5 Submit Plans Not Satisfied

Submit storm drain plans, the hydrologic and hydraulic report, and reference material including but not limited to, street improvement plans, grading plans, utility plans, the approved tentative map or site plan, the final map and the environmental constraint sheet, the geotechnical soils report and environmental documents (CEQA, federal and state permits). The storm drain plans and the hydrologic and hydraulic report must receive District approval prior to the issuance of permits. All submittals shall be date stamped by the Engineer and include a Plan Check Application, Flood Control Deposit Based Fee Worksheet, found on the District's website, and a 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.

080 - Planning. 2 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. 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 Placentia and 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 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.

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080 - Planning. 5 CAP Screening Table Measures (cont.) Not Satisfied

The conceptual measures anticipated for the project are included as an appendix to the project IS/MND. The conceptual measures may be replaced with other measures as listed in the table included with the project IS/MND, 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 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.

This condition shall apply along the first formal row of trees within the rights-of-way for Placentia and Harvill and shall also apply for the landscape areas along the north and east sides of the site between the property line and any drive aisle or truck/dock areas.

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.
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

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Planning

080 - Planning. 10 Logistics/Warehouse – Building Plan Notes (cont.) 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.
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 MM - 20-1 Greenhouse Gas Emissions CAP Screening Table Not Satisfied

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Planning

- 080 - Planning. 12 MM - 20-1 Greenhouse Gas Emissions CAP Screening Table Not Satisfied
The Project shall implement Screening Table Measures providing for a minimum 100 points per the County Screening Tables. The County shall verify incorporation of the identified Screening Table Measures within the Project building plans and site designs prior to the issuance of building permit(s) and/or site plans (as applicable). The County shall verify implementation of the identified Screening Table Measures prior to the issuance of Certificate(s) of Occupancy.
- 080 - Planning. 13 MM - 20-2 Greenhouse Gas Emissions CAP R2-CE1 Not Satisfied
The Project shall comply with CAP Update Measure R2-CE1. CAP Update Measure R2-CE1 requires that the Project provide on-site renewable energy production generation comprising at least 20% of the Project energy demand. The County shall verify implementation of CAP Update Measure R2-CE1 within the Project building plans and site designs prior to the issuance of building permit(s) and/or site plans (as applicable). The County shall verify implementation of CAP Update Measure R2-CE1 prior to the issuance of Certificate(s) of Occupancy.
- 080 - Planning. 14 MM - 28-1 Paleontological Resources Paleontological Monitor Not Satisfied
Prior to any grading and/or other ground-disturbing activities, the Project Applicant will retain a qualified paleontological monitor to oversee any ground-altering activities. Monitoring for paleontological resources shall occur in areas where ground disturbance will be greater than 4 feet. All monitoring shall be conducted in accordance with the guidelines set forth within the Paleontological Resources Assessment and Impact Mitigation Plan (PRIMP) prepared for the Project (Project Paleontological Resources Assessment, pp. 8 – 10). If paleontological resources are discovered during development of the Project, work shall be halted or redirected elsewhere, and the guidelines for discovery as presented within the PRIMP shall be followed.
- 080 - Planning. 15 MM - 7-1 Biological Resources Not Satisfied
The Project shall comply with Section 6.1.4 of the MSHCP, Guidelines Pertaining to Urban/Wildlands Interface, including drainage, toxics, lighting, noise, invasive plant species, barriers, and grading/land development.
- 080 - Planning. 16 MM - 7-2 Biological Resources Not Satisfied
A final pre-construction burrowing owl clearance survey shall be conducted by the Project biologist to ensure burrowing owl remain absent from the Project site. The pre-construction survey shall be conducted within 30 days prior to any site-disturbing activities. If burrowing owl is located on site, the appropriate resource agencies (CDFW and USFWS) shall be contacted. The Project Applicant shall consult with the wildlife agencies regarding the most appropriate methods and timing for removal of owls.
- 080 - Planning. 17 MM - 7-3 Biological Resources Pre-construction Clearance St Not Satisfied
If construction occurs between February 1st and August 31st, a pre-construction clearance survey for nesting birds shall be conducted within 3 days of the start of any vegetation removal or ground-disturbing activities to ensure that no nesting birds will be disturbed during construction. The Project biologist shall document a negative survey with a brief letter report indicating that no impacts to active avian nests will occur. If an active avian nest is discovered during the pre-construction clearance survey, construction activities shall stay outside of a 300-foot buffer around the active nest. For listed and raptor species, this buffer shall be expanded to 500 feet. A biological monitor shall be

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080 - Planning. 17 MM - 7-3 Biological Resources Pre-construction Clearance St Not Satisfied
present to delineate the boundaries of any required buffer areas and to monitor any active nests to ensure that nesting behavior is not adversely affected by construction activities. Once the young have fledged and left the nest, or the nest otherwise becomes inactive under natural conditions, construction activities within the buffer area may proceed.

080 - Planning. 18 MM - 8-1 Cultural Resources 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 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.

080 - Planning. 19 MM - 8-2 Cultural Resources Ground Disturbance Activities Not Satisfied

If during ground disturbance activities, unique cultural resources are discovered, the following procedures shall be followed:

- i. 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 archaeologist, the tribal representative, and the Planning Director to discuss the significance of the find.
- ii. At the meeting, the significance of the discoveries shall be discussed and after consultation with the tribal representative(s) and the archaeologist, a decision shall be made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the cultural resources.
- iii. Grading or further ground disturbance shall not resume within the area of the discovery until a decision has been made through consultation with all relevant parties as to the appropriate mitigation. Work shall be allowed to continue outside of the buffer area and will continue if needed.
- iv. Treatment and avoidance of the newly discovered resources shall be consistent with the Cultural Resources Management Plan and Monitoring Agreements entered into with the appropriate tribes. This may include avoidance of the cultural resources through project design, in-place preservation of cultural resources located in native soils and/or re-burial on the Project property so they are not subject to further disturbance in perpetuity as identified in Non-Disclosure of Reburial Condition.
- v. If the find is determined to be significant and avoidance of the site has not been achieved, a Phase III data recovery plan shall be prepared by the project archeologist, in consultation with the Tribe, and shall be submitted to the County for their review and approval prior to implementation of the said plan.
- vi. Pursuant to Calif. Pub. Res. Code § 21083.2(b), if the project will cause damage to a unique archaeological resource, the County shall determine if reasonable efforts can be formulated to permit any or all of these resources to be preserved in place or left in an undisturbed state. If the landowner

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080 - Planning. 19 MM - 8-2 Cultural Resources Ground Disturbance Activities (c Not Satisfied
and the Tribe(s) cannot agree on the significance or the mitigation for the archaeological or cultural
resources, these issues will be presented to the County Planning Director for decision. The County
Planning Director shall make the determination based on the provisions of the California
Environmental Quality Act with respect to archaeological resources, recommendations of the project
archeologist and shall take into account the cultural and religious principles and practices of the
Tribe(s).

080 - Planning. 20 MM - 8-3 Cultural Resources Phase IV 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.

080 - Planning. 21 No Refrigerated Warehouse or TRUs Not Satisfied

A restrictive covenant on the parcel shall be recorded that prohibits the operation of refrigerated
warehouse space or the use of transport refrigeration units (TRUs) on the property.

080 - Planning. 22 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. 23 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. 24 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.

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Planning

080 - Planning. 24 Renewable Energy Generation R2-CE1 (cont.) Not Satisfied

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. 25 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. 26 School Mitigation Not Satisfied

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

080 - Planning. 27 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, APPROVED EXHIBIT L, and APPROVED EXHIBIT G.

Survey

080 - Survey. 1 RCTD - SURVEY MONUMENT/VACATION Not Satisfied

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 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.

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Transportation

080 - Transportation. 1 RCTD - ANNEXATION INTO L&LMD OR OTHER DISTRICT Not Satisfied
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 - COORDINATION WITH OTHERS Not Satisfied
Approval of the Street Improvement plans by the Transportation Department will clear this condition.

1. The Project shall coordinate with PPT190008.

080 - Transportation. 3 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 streets associated with the development and submitted to the Transportation Department. Landscaping Plans shall be submitted on standard County format (24x36 inches). Landscaping plans shall with the street improvement plans.

080 - Transportation. 4 RCTD - 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 - TS/DESIGN Not Satisfied
The project proponent shall be responsible for the design of traffic signal(s) at the intersections of:

N/A

Signals eligible for fee credit if installed in the ultimate location:

or as approved by the Transportation Department.

For improvements eligible for fee credit, the project proponent shall contact the Transportation Department and enter into an agreement for signal mitigation fee credit or reimbursement prior to start of construction of the signal. All work shall be pre-approved by and shall comply with the requirements of the Transportation Department and the public contract code in order to be eligible for fee credit or reimbursement.

080 - Transportation. 6 RCTD - TS/GEOMETRICS Not Satisfied

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 6 RCTD - TS/GEOMETRICS (cont.) Not Satisfied

The intersection of the west Driveway No. (1) (NS) at Placentia Street (EW)- construct the intersection with the following geometrics:

Northbound Approach: N/A

Southbound Approach: one shared left/right-turn lane, install stop control

Eastbound Approach: one shared left-turn/through lane

Westbound Approach: one through lane, one right-turn lane

The intersection of the east Driveway No. (2) (NS) at Placentia Street – construct the intersection with the following geometrics:

Northbound Approach: N/A

Southbound Approach: one right-turn lane, install stop control

Eastbound Approach: one through lane

Westbound Approach: one through lane, one shared through/right-turn lane

NOTE: Post: 'No Trucks sign' - Passenger Car ONLY

The intersection of Harvill Avenue (NS) at Driveway No. (3) (EW) – construct the intersection with the following geometrics:

Northbound Approach: two through lanes

Southbound Approach: two through lanes

Eastbound Approach: one right-turn lane, install stop control

Westbound Approach: N/A

NOTE: The driveway shall be restricted to right-turn out movements only. Inbound traffic is not permitted. The driveway design shall incorporate channelization and signage to enforce this restriction.

The emergency access south driveway on Harvill Avenue shall be controlled/enforced through the use of a gate and Knox box subject to Fire Department approval.

The intersection of Harvill Avenue (NS) at Placentia Street (EW)- construct the intersection with the following geometrics:

Northbound Approach: one left-turn lane, one through lane, one shared through/right-turn lane

Southbound Approach: one left-turn lane, two through lanes, one right-turn lane with a minimum of 100' long storage.

Eastbound Approach: one left-turn lane with a minimum of 100' long storage, one shared through/right-turn lane

Westbound Approach: one left-turn lane, one through lane, one right-turn lane

NOTE: The improvement and geometry of the intersection shall be coordinated with RCTC's Placentia Interchange project which will signalize the intersection. Depending on the timing between projects, it may be necessary for the applicant for PPT200002 to modify the traffic signal constructed by RCTC.

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 6 RCTD - TS/GEOMETRICS (cont.) Not Satisfied
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.

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-USE - Emergency Access Not Satisfied

As required by the Fire Department, an emergency access opening is proposed on Harvill Avenue between the north project access and Placentia Street. This access shall remain closed to daily traffic and controlled through the use of gates and Knox box.

or as approved by the Director of Transportation.

080 - Transportation. 9 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. 10 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

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80. Prior To Building Permit Issuance

Waste Resources

080 - Waste Resources. 1 Waste - Recyclables Collection and Loading Area (cont.) Not Satisfied

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

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.

Flood

090 - Flood. 1 Facility Completion - Use Not Satisfied

The District will not release occupancy permits for any commercial lot prior to the District's acceptance of the drainage system for operation and maintenance.

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90. Prior to Building Final Inspection

Flood

090 - Flood. 1 Facility Completion - Use (cont.) Not Satisfied

Planning

090 - Planning. 1 Accessible Parking Not Satisfied

A minimum of six (6) accessible parking spaces for persons with disabilities, shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility.

The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

"Unauthorized vehicles not displaying distinguishing placards or license plates issued for physically handicapped persons may be towed away at owner's expense. 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 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. 3 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

Plan: PPT200002

Parcel: 317240017

90. Prior to Building Final Inspection

Planning

090 - Planning. 3 Logistics/Warehouse – Signs (cont.) Not Satisfied

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.

7. Signs shall note the telephone numbers of the building facilities manager and the California Air Resources Board to report violations.

090 - Planning. 4 Parking Paving Material Not Satisfied

A minimum of 163 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. 5 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. 6 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. 7 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 - COMPLETE ANNEXATION INTO L&LMD OR OTHEI 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

Plan: PPT200002

Parcel: 317240017

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 1 RCTD - COMPLETE ANNEXATION INTO L&LMD OR OTHER
annexation process. Not Satisfied

090 - Transportation. 2 RCTD - FAIRSHARE Not Satisfied

As identified in the revised Urban Crossroads July 27, 2020, Traffic Impact Analysis Table-8 for the project, the applicant shall mitigate cumulative impacts by paying 3.25 percent calculated fair share contributions for improvements not covered under TUMF or DIF funding programs.

or as approved by the Transportation Department.

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 along the streets associated with this 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:

1. Placentia Avenue along project boundary is designated as a SECONDARY HIGHWAY and shall be improved with 47 foot part-width AC pavement (32 feet project side and 15 feet on the other side of the centerline), sidewalks, and 6-inch concrete curb and gutter (project side), and MUST match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determine by the Director of Transportation within the 94 foot part-width (50 feet project side and 44 feet on the other side of the centerline) dedicated right-of-way in accordance with County Standard No. 94, Ordinance 461.

a. A 5 foot concrete sidewalks shall be improved 9 feet form the property line within the 18 foot parkway.

b. Driveways shall be constructed in accordance with County Standard No. 207(A), Ordinance 461.

c. A transition AC pavement tapering shall be improved along the west project boundary per 50 m/h design speed limit.

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:

1. 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.

Plan: PPT200002

Parcel: 317240017

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 6 RCTD - STREETLIGHTS INSTALL (cont.) Not Satisfied

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 - TS/INSTALLATION Not Satisfied

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

Signals not eligible for fee credit:

N/A

or as approved by the Transportation Department.

For improvements eligible for fee credit, the project proponent shall contact the Transportation Department and enter into an agreement for signal mitigation fee credit or reimbursement prior to start of construction of the signal. All work shall be pre-approved by and shall comply with the requirements of the Transportation Department and the public contract code in order to be eligible for fee credit or reimbursement.

090 - Transportation. 8 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. 9 RCTD- IMPROVEMENT 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'-55 foot (from the north driveway to Placentia Avenue) half-width AC pavement, sidewalks, and 8-inch concrete curb and gutter (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'-76 foot half-width dedicated right-of-way in accordance with County Standard No. 93, Page (1 of 2) and Page (2 of 2), Ordinance 461.

a. Harvill Avenue from the north project boundary to the north driveway approach shall be improved/reconstructed with 32 foot half-width AC pavement (from centerline) and a 6' sidewalks shall be improved adjacent to the curb-line and join existing sidewalk within the 59' half-width dedicated

Plan: PPT200002

Parcel: 317240017

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 9 RCTD- IMPROVEMENT (cont.) Not Satisfied
right-of-way as directed by the Director of Transportation

b. A 5 foot concrete sidewalks shall be improved (south of the north driveway) within the 21 foot parkway.

c. Driveway (north) shall be design and constructed in accordance with County Standard No. 207(A), Ordinance 461 and the driveway shall be restricted to right-turn out movements only. Inbound traffic is not permitted. The driveway design shall incorporate channelization and signage to enforce this restriction as directed by the Director of Transportation.

d. Driveway (south) shall be constructed for emergency access only and controlled through the use of a gate and Knox box as approved by County Fire 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 Waste - Mandatory Commercial Recycling and Organics Recy 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. To obtain Form D, please contact the Recycling Section at 951-486-3200, or email to: 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.



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: February 6, 2020

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
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)
Southern California Edison Co. (SCE)
Southern California Gas Co.
CALTRANS District # 8

CHANGE OF ZONE NO. 2000006, PLOT PLAN NO. 200002 – CEQ200006 – Applicant: Placentia Logistics, LLC. – **Engineer/Representative:** SDH Engineering – **First Supervisorial District – North Perris Area – Mead Valley Area Plan: Community Development: Business Park (CD:BP) – Location:** Norther of Placentia Avenue, West of Harvill Avenue, South of Rider Street, East of Patterson Avenue – 11.8 gross acres – **Existing Zoning:** Light-Agriculture One Acre Min. (A-1-1) and Rural Residential One Acre Min. (R-R-1), Manufacturing Service Commercial (M-SC); **Proposed Zoning:** Manufacturing Service Commercial (M-SC) – **REQUEST: CHANGE OF ZONE NO. 2000006 – A proposal to change the zoning classifications of four (4) lots (APNs: 317-240-017, - 019, -020, -021) within the project site from Light Agriculture One Acre Min. (A-1-1) and Rural Residential One Acre Min. (R-R-1) to Manufacturing Service Commercial (M-SC).** **REQUEST: PLOT PLAN NO. 200002 – The Plot Plan is a proposal for the construction a speculative 259,127 square foot tilt-up warehouse/distribution/manufacturing building on the northwestern corner of Harvill Avenue and Placentia Avenue. The proposed building consists of 7,000 square-foot first floor office space, 7,000 square-foot of mezzanine office space, and 245,127 square-foot of warehousing with 33 docking bay doors located on the northern elevation of the building. Off-street auto parking consists of 179 parking stalls, and 25 trailer parking stalls. Metal gates partition auto and trailer parking, and trucking and distribution activity on the northwestern quadrant of the site. Site improvements include landscaping, bioretention basins, and right-of-way improvements. APNs: 317-240-017, 317-240-019, 317-240-020, 317-240-021, 317-240-028, 317-240-029, 317-240-039, 317-240-041 - Previous Cases: PAR190050 – BBID: 193-371-028**

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 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 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.

Any questions regarding this project, should be directed to Rob Gonzalez, Project Planner at (951) 955-9459, or e-mail at rgonzalez@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

May 21, 2020

Mr. John Hildebrand, Project Planner
Riverside County Planning Department
4080 Lemon Street, 12th Floor
Riverside CA 92501
(VIA HAND DELIVERY)

RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW

File No.: ZAP1400MA20
Related File Nos.: CZ2000006 (Change of Zone); PPT200002 (Plot Plan)
APNs: 317-240-017; 317-240-019 through 317-240-021 (CZ and PPT);
317-240-028; 317-240-029; 317-240-039; 317-240-041(PPT only)
Compatibility Zone: Zone C2

Dear Mr. Hildebrand:

On May 14, 2020, the Riverside County Airport Land Use Commission (ALUC) found Riverside County Case No. CZ2000006 (Change of Zone), a proposal to change the zoning on 3.9 acres (Assessor's Parcel Numbers 317-240-017, 317-240-019, 317-240-020, and 317-240-021) located on the westerly side of Sharon Ann Lane (and its straight-line northerly extension) and northerly of Placentia Avenue in the unincorporated community of Mead Valley from Rural Residential (R-R) and Light Agriculture (A-1) to Manufacturing-Service Commercial (M-SC), **CONSISTENT** with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan. (This area is located within the 11.78-acre PPT200002 site.)

On May 14, 2020, the Riverside County Airport Land Use Commission (ALUC) found Riverside County Case No. PPT200002 (Plot Plan), a proposal to construct 259,127 square foot industrial manufacturing building with second floor mezzanines and 37,500 square feet of rooftop solar panels on 11.78 acres (the above-noted parcels, plus Assessor's Parcel Numbers 317-240-028, 317-240-029, 317-240-039, and 317-240-041) located northerly of Placentia Avenue and westerly of Harvill Avenue 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.

CHAIR
Steve Manos
Lake Elsinore

VICE CHAIR
Russell Betts
Desert Hot Springs

COMMISSIONER
S
Arthur Butler
Riverside

John Lyon
Riverside

Steven Stewart
Palm Springs

Richard Stewart
Moreno Valley

Jary Youmans
Temecula

STAFF
Director

- (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 to the extent as to result in a potential for temporary after-image greater than the low ("green") level.
 - (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. This project proposes a total of 259,127 square feet of building area, which includes 245,127 square feet of manufacturing area, 7,000 square feet of first floor office area, and 7,000 square feet of second floor mezzanine office area. Any increase in building area or change in use other than for office, manufacturing, and/or warehousing uses will require an amended review by the Airport Land Use Commission.
- 9. Solar panels shall incorporate anti-reflective coating and shall be fixed with no rotation. The rooftop solar panels shall have a tilt of 10 degrees and orientation of 180 degrees and shall be limited to 37,500 square feet.
- 10. If the panels are mounted on a framework, said framework shall have a flat or matte finish so as to minimize reflection of sunlight.

11. 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.
12. 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.
13. 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.

Supporting documentation was provided to the Airport Land Use Commission and is available online at www.rcaluc.org, click Agendas 05-15-20 Agenda, Bookmark Agenda Item No. 4.1.

The written communication from Mr. Brian Pacino on behalf of 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.

The elevation of Runway 14-32 at March Air Reserve Base/Inland Port Airport at its southerly terminus is 1,488 feet above mean sea level (1,488 feet AMSL). At a distance of approximately 13,700 feet from the runway to the site, Federal Aviation Administration Obstruction Evaluation Service (FAA OES) review would be required for any structures with top of roof elevation exceeding 1,625 feet AMSL. The site’s finished floor elevation is 1,522 feet AMSL and the proposed building height is 45 feet, for a top point elevation of 1,567 feet AMSL. Therefore, ALUC staff did not require review by the FAA OES for height/elevation reasons.

If you have any questions, please contact Paul Rull, ALUC Principal Planner, at (951) 955-6893.

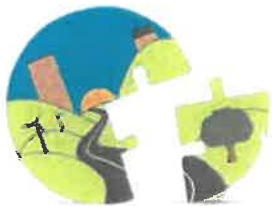
Sincerely,
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

Simon A. Housman, ALUC Director

Attachments: Notice of Airport in Vicinity
Copy of written communication from Brian Pacino on behalf of Deputy Base Civil Engineer, March Air Reserve Base

cc: Grant Ross, Orbis Real Estate Partners/Barker Logistics, LLC (applicant/representative)
Naomi Barnes/Yuelapwan Kintai Living Trust (property owner)
Patricia Ann & Edward Smith (property owner)
Ray & Patsy Ann Williams (property owner)
Dan & Debra Samarin (property owner)
GAMBOL PET USA INC (property owner)
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\ZAP1400MA20\ZAP1400MA20.LTR.doc



Charissa Leach, P.E.
Assistant TLMA Director

RIVERSIDE COUNTY PLANNING DEPARTMENT CZ 2000006

APPLICATION FOR CHANGE OF ZONE

CHECK ONE AS APPROPRIATE:

Standard Change of Zone

There are three different situations where a Planning Review Only Change of Zone will be accepted:

- Type 1:** Used to legally define the boundaries of one or more Planning Areas within a Specific Plan.
- Type 2:** Used to establish or change a SP zoning ordinance text within a Specific Plan.
- Type 3:** Used when a Change of Zone application was conditioned for in a prior application.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: Placentia Logistics, LLC

Contact Person: Grant Ross E-Mail: gross@orbisrep.com

Mailing Address: c/o Orbis Real Estate Partners 280 Newport Center Drive, Suite 240
Newport Beach, CA 92660
City State ZIP

Daytime Phone No: (949) 330-7562 Fax No: ()

Engineer/Representative Name: SDH Engineering

Contact Person: Steve Sommers E-Mail: steve@sdhinc.com

Mailing Address: 14060 Meridian Parkway
Riverside CA 92508
City State ZIP

Daytime Phone No: (951) 683-3691 Fax No: ()

Property Owner Name: See attached Exhibit "A"

Contact Person: _____ E-Mail: _____

Mailing Address: _____
Street

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 CHANGE OF ZONE

City

State

ZIP

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 property address and/or assessor's parcel 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.

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.

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 subdivision is ready for public hearing.)

Naomi Barnes

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

Kintai yuelapwan

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 317-240-017 and 317-240-021

Approximate Gross Acreage: 1.9 acres

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

APPLICATION FOR CHANGE OF ZONE

_____, East of _____, West of Sharon Ann Lane _____

Proposal (describe the zone change, indicate the existing and proposed zoning classifications. If within a Specific Plan, indicate the affected Planning Areas):

Residential to I-P

Related cases filed in conjunction with this request:

This completed application form, together with all of the listed requirements provided on the Change of Zone 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\295-1071 CZ Condensed Application.docx
Created: 07/06/2015 Revised: 07/30/2018

Exhibit A for Change of Zone
List of Property Owners
9/17/2019

Assessor's Parcel #	Owner Name	Mailing Address	Land Area (Acres)
317-240-017	BARNES, NAOMI M	753 RIESLING ST*HEMET CA 92545	1.00
317-240-019	SMITH, PATRICIA ANN & EDWARD	19781 LA TIERRA LN*YORBA LINDA CA 92886	1.00
317-240-020	WILLIAMS , RAY E & PATSY ANN	20463 SHARON ANN LN*PERRIS CA 92570	1.00
317-240-021	BARNES, NAOMI	753 RIESLING ST*HEMET CA 92545	0.90
			<hr/>
			3.90



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 200002

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: Placentia Logistics, LLC

Contact Person: Grant Ross E-Mail: gross@orbisrep.com

Mailing Address: c/o Orbis Real Estate Partners 280 Newport Center Drive, Suite 240
Newport Beach, CA 92660
Street City State ZIP

Daytime Phone No: (949) 330-7562 Fax No: ()

Engineer/Representative Name: SDH Engineering

Contact Person: Steve Sommers E-Mail: steve@sdhinc.com

Mailing Address: 14060 Meridian Parkway
Riverside CA 92508
Street City State ZIP

Daytime Phone No: (951) 683-3691 Fax No: ()

Property Owner Name: See attached Exhibit "A"

Contact Person: _____ E-Mail: _____

Mailing Address: _____
Street 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

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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.

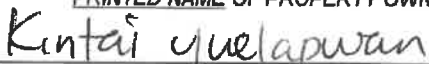
(If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the use permit is ready for public hearing.)

Naomi Barnes

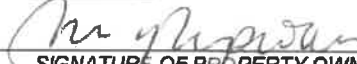
PRINTED NAME OF PROPERTY OWNER(S)



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): 317-240-017, 21, 39, 20, 19, 28, 29, 41

Approximate Gross Acreage: 1 acres

General location (nearby or cross streets): North of Placentia, South of _____, East of _____, West of Sharon Ann Lane.

APPLICATION FOR LAND USE AND DEVELOPMENT

PROJECT PROPOSAL:

Describe the proposed project. See attached Project Description.

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 checked="" type="checkbox"/> No <input type="checkbox"/>						
No.*	Square Feet	Height	Stories	Use/Function	To be Removed	Bldg. Permit No.
1	2,500	16 ft	1	Residential - APN 317-240-017	<input checked="" type="checkbox"/>	
2	2,500	16 ft	1	Residential - APN 317-240-019	<input checked="" type="checkbox"/>	
3	2,500	16 ft	1	Residential - APN 317-240-020	<input checked="" type="checkbox"/>	
4	2,500	16 ft	1	Residential - APN 317-240-021	<input checked="" type="checkbox"/>	
5	-0-			Vacant Land - APN 317-240-028, -029, -039	<input type="checkbox"/>	
6	-0-			Vacant Land - APN 317-240-041	<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	274,120	46 ft	1	Warehouse/Distribution with Office
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): See attached Exhibit "B".

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: Placentia Logistics, LLC

Address: c/o Orbis Real Estate Partners 280 Newport Center Drive, Suite 240, Newport Beach, CA 92660

Phone number: 949-330-7562

Address of site (street name and number if available, and ZIP Code): _____

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: See attached Exhibit "A"

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) x *Meloni Paine* Date 1/7/20

Owner/Authorized Agent (2) *M. Laporte* Date 1/7/20

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.

8.22.20

Property Owner(s) Signature(s) and Date

Placentia Logistics, LLC - Grant Ross, Manager

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
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Palm Desert, California 92211
(760) 863-8277 • Fax (760) 863-7040

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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.

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on June 24, 2020,

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

APN (s) or case numbers PPT200002 for

Company or Individual's Name RCIT - GIS,

Distance buffered 1600'

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

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

TITLE: GIS Analyst

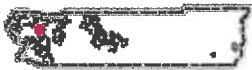
ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502

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

Riverside County GIS Mailing Labels

PPT200002 (1600 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... 6/24/2020 2:10:43 PM

© Riverside County RCIT

Property Owner Mail Set

305020019
STATE OF CALIF
464 W FOURTH ST 6TH FL
SAN BERNARDINO CA 92401

305020030
RITCHIE BROS PROP INC
P O BOX 6429
LINCOLN NE 68506

305050027
RIVERSIDE COUNTY TRANSPORTATION
PO BOX 12008
RIVERSIDE CA 92502

305050051
BARKER FAMILY TRUST
1851 OUTPOST DR
LOS ANGELES CA 90068

305050057
STATE OF CALIF
P O BOX 231
SAN BERNARDINO CA 92402

305060039
GRISWOLD INDUSTRIES
1701 PLACENTIA AVE
COSTA MESA CA 92627

305060043
SWIFT TRANSPORTATION OF ARIZONA
20002 N 19TH AVE
PHOENIX AZ 85027

305060044
RIVERSIDE COUNTY TRANSPORTATION
PO BOX 12208
RIVERSIDE CA 92502

317210008
JOSE L. RODRIGUEZ
20111 PATTERSON AVE
PERRIS CA 92570

317210024
RAYMOND G. ESPINOZA
P O BOX 127
E IRVINE CA 92150

317220012
DAVID L. MAUSLING
20281 PATTERSON AVE
PERRIS CA 92570

317220013
JAMES C. SADLER
20335 PATTERSON AVE
PERRIS CA 92570

317220016
JUAN HERRERA
20401 PATTERSON AVE
PERRIS CA 92571

317220017
PABLO RAZO
20441 PATTERSON AVE
PERRIS CA 92570

317220018
JAVIER BUENROSTRO
23430 PLACENTIA ST
PERRIS CA 92570

317230022
U TURN FOR CHRIST
20170 PATTERSON AVE
PERRIS CA 92570

317230044
EAGLE PACIFIC INDUSTRIES INC
5200 W CENTURY 10TH FLR
LOS ANGELES CA 90045

317230049
OSCAR CARDENAS
19815 AVENIDA DE ARBOLES
MURRIETA CA 92562

317230052
HARVILL BUSINESS CENTER
1230 PEACHTREE STE 3560
ATLANTA GA 30309

317240001
ROBERT WILLIAM BARKER
1851 OUTPOST DR
HOLLYWOOD CA 90068

317240008
SOUTHWEST PREMIER PROP
P O BOX 1397
TOLLESON AZ 85353

317240017
NAOMI M. BARNES
753 RIESLING ST
HEMET CA 92545

317240019
PATRICIA ANN SMITH
19781 LA TIERRA LN
YORBA LINDA CA 92886

317240020
RAY E. WILLIAMS
20463 SHARON ANN LN
PERRIS CA 92570

317240021
NAOMI BARNES
20491 SHARON ANN LN
PERRIS CA 92570

317240028
DAN SAMARIN
603 REPOSADO
LA HABRA HEIGHTS CA 91633

317240041
PLACENTIA LOGISTICS
280 NEWPORT CENTER DR # 240
NEWPORT BEACH CA 92660

317240043
STEVEN M. RAI0
20281 HARVILL AVE
PERRIS CA 92570

317240044
GAMBOL PET USA INC
445 S FIGUEROA ST NO 2500
LOS ANGELES CA 90071

317240045
KUMIVA GROUP
600 S LAKE AVE STE 200
PASADENA CA 91106

317250007
JOHN PAUL STCLAIR
3651 GLEN OAKS MANOR DR
SARASOTA FL 34232

317260003
ANITA A. BRAMLETT SIMS
23551 PLACENTIA ST
PERRIS CA 92570

317260005
SILVANO SERRANO
3142 EL ROSARIO DR
PERRIS CA 92571

317260014
JEAN PIERRE ESQUIRE
43800 CORONADO DR
TEMECULA CA 92592

317260016
THRIFTY OIL CO
13116 IMPERIAL HWY
SANTA FE SPGS CA 90670

317260018
VIANEY ZEPEDA
2974 INDIAN AVE
PERRIS CA 92571

317260019
FLORINE M. ROMERO
23491 PLACENTIA ST
PERRIS CA 92570

317260020
CHARLES DUANE ROMERO
20610 PATTERSON AVE
PERRIS CA 92572

317260021
CHARLES DUANE ROMERO
20610 PATTERSON AVE
PERRIS CA 92570

317260024
JUAN G. BARRIENTOS
23511 PLACENTIA ST
PERRIS CA 92570

317260034
COUNTY OF RIVERSIDE
3403 10TH ST NO 500
RIVERSIDE CA 92501

Outside Agency Labels

Pechanga Band of Mission Indians
Attn: Ebru Ozdil, Planning Specialist
CEQA Review TR37349
P.O. Box 2183
Temecula, CA 92593

Southern California Edison
2244 Walnut Grove Ave. Room 312
PO. Box 600
Rosemead, CA. 91770

City of Perris
101 N. D Street
Perris, CA 92570

Rincon Band of Luiseno Indians
Cultural Resources Department
One Government Center Lane
Valley Center, CA 92082

SCAQMD – Margaret Isied
21865 Copley Drive
Diamond Bar, CA 91765

Adam Salcido
P.O. Box 79222
Corona, CA 92877

Riverside County Transit Agency
Mauricio Alvarez
1825 Third St.
Riverside, CA. 92517

Val Verde Unified School District
975 West Morgan Street
Perris, CA 92571

Eastern Municipal Water District
P.O. Box 8300
Perris CA. 92572-8300

California Air Resources Board – Stanley Armstrong
1001 I Street
Sacramento, CA 95814

Barker Logistics LLC (Representative)
C/O Grant Ross
280 Newport Center Drive, Ste. 280
Newport Beach, CA 92660
Re: PPT200002 and CZ2000006

Patricia Ann Smith (Owner)
19781 La Tierra Lane
Yorba Linda, CA 92886
Re: PPT200002 and CZ2000006

Naomi M. Barnes (Owner)
20491 Sharon Ann Lane
Perris, CA 92570
Re: PPT200002 and CZ2000006

Ray E Williams (Owner)
20463 Sharon Ann Lane
Perris, CA 92570
Re: PPT200002 and CZ2000006

Gambol Pet USA, Inc.
C/O Brian Lopez
20343 Harvill Avenue
Perris, CA 92570
Re: PPT200002 and CZ2000006

Dan Samarin (Owner)
603 Reposado Drive
La Habra Heights, CA 90631
Re: PPT200002 and CZ2000006

SDH Engineering (Engineer)
C/O Steve Sommers
14060 Meridian Parkway
Riverside, CA 92508
Re: PPT200002 and CZ2000006



RIVERSIDE COUNTY PLANNING DEPARTMENT

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

NEGATIVE DECLARATION

Project/Case Number: Plot Plan No. 200002, Change of Zone No. 2000006, CEQA2000006

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

PROJECT DESCRIPTION, LOCATION (see Environmental Assessment/Initial Study). CHANGE OF ZONE NO. 2000006, PLOT PLAN NO. 200002 – CEQ200006 – Applicant: Placentia Logistics, LLC. – Engineer/Representative: SDH Engineering – First Supervisorial District – North Perris Area – Mead Valley Area Plan: Community Development: Business Park (CD:BP) – Location: North of Placentia Avenue, West of Harvill Avenue, South of Rider Street, East of Patterson Avenue – 11.8 gross acres – Existing Zoning: Light-Agriculture One Acre Min. (A-1-1) and Rural Residential One Acre Min, (R-R-1), Manufacturing Service Commercial (M-SC); Proposed Zoning: Manufacturing Service Commercial (M-SC) – REQUEST: CHANGE OF ZONE NO. 2000006 is a proposal to change the zoning to four (4) existing parcels located within the project site, comprising 3.9 acres, from Rural Residential, One Acre Minimum (R-R-1) and Light Agriculture, One Acre Minimum (A-1-1) to Manufacturing-Service Commercial (M-SC). PLOT PLAN NO. 200002 is a proposal to construct a 255,685 square foot, concrete tilt up building with a maximum height of 48'-3" for a tilt-up warehousing facility on 11.28 acres. Approximately 10,000 square feet of office space is proposed at ground level and on a mezzanine in the southerly corner of the building. APNs: 317-240-017, 317-240-019, 317-240-020, 317-240-021, 317-240-028, 317-240-029, 317-240-039, 317-240-041 - Previous Cases: PAR190050 – Concurrent Cases: N/A – Project Planner: Rob Gonzalez at 951-955-9549 or email at rgonzalez@rivco.org.

COMPLETED/REVIEWED BY:

By: Rob Gonzalez Title: Urban Regional Planner II Date: August 19, 2020

Applicant/Project Sponsor: Placentia Logistics, LLC. Date Submitted: August 19, 2020

Person Verifying Adoption: _____ Date: _____

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

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

For additional information, please contact Rob Gonzalez at (951) 955-9549.

Revised: 08/25/20
Y:\Planning Master Forms\CEQA Forms\Negative Declaration.doc
Please charge deposit fee case # PPT200002

FOR COUNTY CLERK'S USE ONLY