



RIVERSIDE COUNTY PLANNING DEPARTMENT

9:00 A.M.

NOVEMBER 18, 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/>

Pursuant to Government Code Section 54953(b) and 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 limited to comply with the Executive Order. Public Comments will be accepted remotely via teleconference.

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 **THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31857** – Applicant: City Development, Inc. – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 DU/AC) – Highway 79 Policy Area – Location: Southerly of Grand Avenue, northerly of Simpson Road, and westerly of Beeler Road – 44 Gross Acres – Zoning: One-Family Dwellings (R-1) – Approved Project Description: Schedule "A" Subdivision of 44 acres into 140 single family residential lots with a minimum lot size of 7,200 sq. ft., one (1) drainage lot, one (1) open space lot for a paseo, and a 3.55 acre portion of 5.57 acre joint park with Tentative Tract Map No. 31858 – **REQUEST:** Third Extension of Time Request for Tentative Tract Map No. 31857, extending the expiration date to August 29, 2022. Project Planner: Kathleen Mitchell at (951) 955-6836 or email at kmitchell@rivco.org.
- 1.2 **THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32694** – Applicant: Cliff Woolley – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan: Agriculture: Agriculture (AG-AG) (10 acres min.) – Rural: Rural Residential (R-RR) (1DU/5AC) – Community Development: Medium Density Residential (CD-MDR) (2-5 DU/AC) – Community Development: Public Facilities (CD-PF) – Vista Santa Rosa Policy Area – Location: Westerly of Harrison Street, easterly of Van Buren Street, southerly of 62nd Avenue, and northerly of 64th Avenue – 396.2 Acres – Zoning: One Family Dwelling (R-1) – One Family Dwelling – One Acre Minimum (R-1-1) – One Family Dwelling – 5 Acre Minimum (R-1-5) – Planned Residential (R-4) – Open Area Combining Zone – Residential Developments (R-5) – Heavy Agriculture – 10 acre minimum (A-2-10) – Approved Project Description: Schedule "A" Tentative Tract Map to subdivide 396 acres into 547 residential lots with common areas, including recreational trails, equestrian pastures, and open space lot, two (2) lots for equestrian uses, and one (1) lot for a school – **REQUEST:** Third Extension of Time Request for Tentative Tract Map No. 32694, extending the expiration date to October 17, 2022. Project Planner: Kathleen Mitchell at (951) 955-6836 or email at kmitchell@rivco.org.

- 1.3 **THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32693** – Applicant: Cliff Woolley – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan – Community Development: Medium Density Residential (CD-MDR) (2-5 DU/AC) – Vista Santa Rosa Policy Area – Location: Westerly of Van Buren Street, southerly of 62nd Avenue, easterly of Calhoun Street, and northerly of 64th Avenue – 162 Acres – Zoning: One Family Dwelling (R-1) – One Family Dwelling – One Acre Minimum (R-1-1) – Open Area Combining Zone – Residential Developments (R-5) – Approved Project Description: Schedule “A” map to subdivide 162 acres into 228 single family residential lots with common areas, including recreational trails, equestrian pastures, and open space lots, and one (1) lot for an equestrian use – **REQUEST:** Third Extension of Time Request for Tentative Tract Map No. 32693, extending the expiration date to October 17, 2022. Project Planner: Kathleen Mitchell at (951) 955-6836 or email at kmitchell@rivco.org.
- 1.4 **FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 36635** – Applicant: Nuevo Meadows Land Co LLC. c/o James Hoxie – Engineer: United Engineering Group – Fifth Supervisorial District – Nuevo Zoning Area – Lakeview/Nuevo Area Plan – Community Development: Medium Density Residential (CD-MDR) (2 - 5 DU/AC) – Community Development: Public Facilities (CD:PF) – San Jacinto River Policy Area – Location: Northwesterly corner of San Jacinto Avenue and Pico Avenue – 80.1 Gross Acres – Zoning: Planned Residential (R-4) – Approved Project Description: The Tentative Tract Map proposes a Schedule “A” subdivision of 80.1 acres into 283 residential lots with a minimum lot size of 4,000 sq. ft. The tract map will also include four (4) lots for water quality basins, two (2) open space lots, and eight (8) lots intended for landscaped features. **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 36635, extending the expiration date to August 29, 2023. Project Planner: Kathleen Mitchell at (951) 955-6836 or email at kmitchell@rivco.org.
- 1.5 **ADOPTION OF THE 2021 PLANNING COMMISSION CALENDAR**
- 1.6 **PLOT PLAN WIRELESS NO. 190017 and VARIANCE CASE NO. 190009 – RECEIVE and FILE 190009** – Intent to Adopt a Negative Declaration – CEQ190168 – Applicant: Smartlink LLC c/o Alisha Strasheim – Engineer/Representative: CASA Industries c/o Alisha Strasheim – Third Supervisorial District – Aguanga Zoning Area – REMAP Area Plan – Open Space: Recreation (OS-R) – Location: Northerly of Clubhouse Drive, easterly of Manzanita Drive, westerly of State Highway 371, and more specifically located at 45120 Highway 79 – 120 acres – Zoning: Rural Residential (R-R) – **REQUEST:** Plot Plan Wireless No. 190017 proposes to construct a wireless communication facility for AT&T, disguised as a 70-foot tall mono-pine with three (3) live pine trees, including 12 antennas, 36 RRUs, two (2) microwave antennas, four (4) surge protectors, one (1) GPS antenna, one (1) utility cabinet, and one (1) 30kw diesel generator within a 912 sq. ft. lease area, surrounded by an 8-foot high barrier. Variance Case No. 190009 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 proposal requests a variance for a 70-foot tower. Project Planner: Jay Olivas at (760) 863-7050 or email at jolivas@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 **GENERAL PLAN AMENDMENT NO. 190017, CHANGE OF ZONE NO. 1900048, TENTATIVE PARCEL MAP NO. 37590, and PLOT PLAN NO. 190037 – Intent to Adopt a Mitigated Negative Declaration** – CEQ190165 – Applicant: Coachella Valley Housing Coalition – Engineer/Representative: MSA Consulting, Inc. – Fourth Supervisorial District – Eastern Coachella Valley Area Plan: Medium Density Residential (MDR) – Lower Coachella Valley District: W-2 (Controlled Development Areas) – Location: Westerly of Tyler Street, northerly of 68th Avenue, southerly of 66th Avenue, and easterly of Harrison Street – Gross Acreage: 26.2 – **Request: General Plan Amendment No. 190017 (GPA190017)**, a General Plan Amendment to change the sites existing Medium Density Residential (MDR) [2-5 DU/AC] land use designation to Commercial Retail (CR) [0.20 – 0.35 FAR] in the northwest corner of the site and High Density Residential (HDR) [8-14 DU/AC] throughout the remainder of the site. **Change of Zone No. 1900048 (CZ1900048)**, proposal to change the site’s existing zoning of W-2 (Controlled Development Areas) to R-3 (General Residential) and C-1/C-P (General Commercial). **Tentative Parcel Map No. 37590 (TPM37590)**, a Tentative Parcel Map for a Schedule “E” subdivision of 26.2 acres into four developable lots. The Map also proposes to realign Middleton Avenue. **Plot Plan No. 190037 (PPT190037)**, a Plot Plan to facilitate the development of commercial, retail, and multi-family residential buildings. The development is proposed in phases: Phase I includes 80 multi-family residential units within 68,976 sq. ft. of buildings. Phase II proposes approximately 23,000 sq. ft. of commercial buildings including a childcare facility, market,

general retail, and a medical clinic. Phase III includes 80 multi-family residential units within 68,976 sq. ft. of buildings. Project Planner: Deborah Bradford at (951) 955-6646 or email at dbradfor@rivco.org.

- 4.2 **CONDITIONAL USE PERMIT NO. 190018 and DEVELOPMENT AGREEMENT NO. 1900011 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption) and Section 15303 (New Construction or Conversion of Small Structures) – CEQ190090 – Applicant: Coronita Helping Hands, LLC – Second Supervisorial District – West Corona Zoning Area – Temescal Canyon Area Plan: Community Development: Commercial Retail (CD-CR) (0.20 – 0.35 FAR) – Location: Northerly of Via Santiago, easterly of Ridgeview Terrace, southerly of Frontage Road, and westerly of Via Josefa – 0.52 Acres – Zoning: General Commercial (C-1/C-P) – **REQUEST:** Conditional Use Permit No. 190018 proposes to construct a 2,500 sq. ft. building as a storefront for a retail cannabis business with office space for cannabis related business. Development Agreement No. 1900011 would impose a lifespan on the proposed cannabis project and provide community benefit to the West Corona Area. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.
- 4.3 **Plot Plan No. 180029 – Intent to Consider an Addendum to Environmental Impact Report No. 466 – EIR466** – Applicant: Majestic Realty c/o John Semcken – Representative: T & B Planning c/o Tracy Zinn & Jer Harding – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan: Community Development: Light Industrial (CD-LI) – Location: Southerly of Old Oleander Avenue, easterly of Decker Road, westerly of Harvill Avenue, and northerly of Markham Street – 41.20 Net Acres – Zoning: Industrial Park (I-P) and Manufacturing–Service Commercial (M-SC) – **REQUEST:** Plot Plan No. 180029 is a proposal for the construction and operation of a 406,496 sq. ft. concrete tilt-up industrial building on 21.1 acres. The building (Majestic Freeway Business Center Building 20) would include 20,325 sq. ft. of office area and the remaining 386,171 sq. ft. for warehouse space. There would be a 2.5 acre detention basin that could accommodate picnic tables along the rim of the basin and a designated parking cut-out for food trucks. A total of 280 parking spaces will be provided, including eight (8) for disabled persons and eight (8) for electric vehicles. The Assessor's Parcel No. 314-051-015 which is 19.42 net acres will be used as a potential stockpile, borrow site, and construction staging area for the development of Building 20 and the detention basin. Additionally, there would be proposed truck queuing and vehicle access driveway that would traverse between the borrow site and the project site for Building 20. Project Planner: Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org.
- 4.4 **CONDITIONAL USE PERMIT NO 3771 – No New Environmental Documentation Required** – EA43010 – Applicant: Vohne Liche Kennels West – Engineer/Representative: Kathleen Browne – Fifth Supervisorial District – Beaumont/Banning Zoning District – The Pass Area Plan: Agriculture: Agriculture (AG) –Location: Northerly of Death Valley Road, southerly of Hilltop Drive, easterly of Sunset Avenue, and westerly of Turtle Dove Lane – 10 gross acres – Zoning: Light Agriculture (A-1) – **REQUEST:** Conditional Use Permit No. 3771 proposes to expand the existing law enforcement K9 dog kennel training facility to increase the kennel's capacity to 80 dogs, changing the facility from a Class I Kennel to a Class IV Kennel. The previously approved project Plot Plan No. 25072 permitted the applicant to house up to 10 dogs at the kennel. High and low explosives are securely kept on site to train police and military dogs to detect the odor of explosives. All explosive materials shall be maintained per federal, state, and local requirements. No ignition systems are kept on the site, and there is to be no detonation of explosive devices at the site. The expansion will include the construction of a 6,000 sq. ft. office and training facility, two (2) 3,000 sq. ft. kennels (each with a 30-dog capacity) not open to the public, additional OWTS facilities will be constructed. The hours of operation are 7:30am - 5:30pm, Monday through Friday. The dogs are to be trained for police and law enforcement agencies only, and not available for purchase by the general public. Project Planner: Rob Gonzalez at (951) 955-9549 or email at rgonzalez@rivco.org.
- 4.5 **CONDITIONAL USE PERMIT NO. 190019 and DEVELOPMENT AGREEMENT NO. 1900012 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15303(c) (New Construction or Conversion of Small Structures) – CEQ190089 – Michael Simonian – Third Supervisorial District – Rancho California Area – Southwest Area Plan: Commercial Retail (CR) (0.20 – 0.35 FAR) – Location: Northerly of Sparkman Way, easterly of Winchester, southerly of Auld Road, and westerly of Sky Canyon – 0.71 Acres – Zoning: Specific Plan (SP) – **REQUEST:** Development Agreement No. 1900012 has a term of 10 years and grants the applicant vesting rights to develop the Project, in accordance with the terms of Development Agreement No. 1900012 and Conditional Use Permit No. 190019, and will provide community benefits to the Southwest Area. Conditional Use Permit No. 190019 is a proposal for a retail cannabis business with delivery to occupy 1,709 sq. ft. suite to be used as a storefront on a 0.71 acre lot with parking and landscaping. Project Planner: Mina Morgan at (951) 955-6035 or email at mimorgan@rivco.org.
- 4.6 **CHANGE OF ZONE NO. 2000007 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption) – Applicant: County of Riverside – Location: Countywide – **REQUEST:** Change of Zone No. 2000007 is an amendment to the County's Land Use Ordinance, Ordinance No. 348, to revise Article XIXg, Wireless Facilities. The purpose of this amendment is to clarify definitions,

update the permitting process, delineate levels of environmental analysis pursuant to the California Environmental Quality Act (CEQA), revise development standards, and incorporate new changes in State and Federal laws related to the establishment of wireless telecommunication towers. This amendment also revises several other sections within Ordinance No. 348, for the purpose of establishing a single, consistent entitlement application appeal process for projects that Director's Hearing or Planning Commission have approval authority. Project Planner: John Hildebrand at (951) 955-1888 or email at jhildebr@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

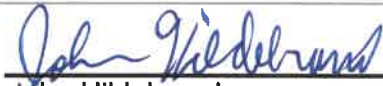
Agenda Item No.:

1.1

Planning Commission Hearing: November 18, 2020

PROPOSED PROJECT

Case Number(s):	TR31857E03	Applicant(s):	City Development, Inc.
Area Plan:	Harvest Valley/Winchester		c/o Clark Ballantyne
Zoning Area/District:	Winchester Area		
Supervisory District:	Third District		
Project Planner:	Kathleen Mitchell		
APN(s):	462-020-005, 462-020-036		



John Hildebrand.
Interim Planning 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 44 acres into 140 single family residential lots with a minimum lot size of 7,200 sq. ft., one drainage lot, one open space lot for a paseo, and a 3.55 acre portion of 5.57 acre joint park with Tentative Tract Map No. 31858.

The Project is located in the Harvest Valley/Winchester Area Plan and the Highway 79 Policy Area. The Project site is located south of Grand Avenue, north of Simpson Road, east of Von Euw Drive, and west of Beeler Road

PROJECT RECOMMENDATION

APPROVAL of the **THIRD EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 31857** extending the expiration date to August 29, 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

Tentative Tract Map No. 31857 (TR31857) was originally approved at Planning Commission on June 28, 2006. It proceeded to the Board of Supervisors along with Change of Zone No. 6907 where both applications were approved on August 29, 2006. The expiration date of the TR31857 was automatically extended to August 29, 2016 pursuant to the state bills listed below.

The First Extension of Time was approved at Planning Commission on June 21, 2017 to extend the map to August 29, 2017. The Second Extension of Time was approved at Planning Commission on January 30, 2018 to extend the map to August 29, 2020.

The Third Extension of Time was received August 25, 2020, ahead of the expiration date of August 29, 2020. The applicant and the County discussed conditions of approval and reached consensus on October 6, 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 (October 6, 2020) indicating the acceptance of the seven (7) recommended conditions.

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

Riverside County Map Extensions

Pursuant to County of Riverside Ordinance No. 460 (Subdivision Regulations), tentative tract and parcel maps have an initial life-span approval of 3-years. Prior to September 12, 2017, a maximum of 5, 1-year extensions may have been approved, upon a timely filed extension request, allowing for a total tentative map life-span approval of 8-years. On September 12, 2017, the Board of Supervisors approved an amendment to Ordinance 460, replacing the extension time frames to allow for 2, 3-year extensions, for a total tentative map life-span of 9-years.

The total number years a map may be extended is 6 years. The First Extension of Time granted 1 year. The Second Extension of Time granted another 3 years. The remaining number of years available to extend this tentative map is, therefore, 2 years, pushing the final expiration date of the map to August 29, 2022.

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 final expiration date will become August 29, 2022.

State Bills

EFFECT OF Senate Bill No. 1185 (SB1185): On July 15, 2008, SB1185 was signed into law, which grants a one-time extension to existing subdivision maps so developers can build immediately when the demand

for housing goes up. It gives developers an automatic 12 month extension on previously approved subdivision maps set to expire between July 15, 2008 and January 1, 2011. SB1185 extended the tentative map's expiration date to August 29, 2010.

EFFECT OF Assembly Bill No. 333 (AB333): On July 15, 2009, AB333 was signed into law, which grants a one-time extension to existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 15, 2009 and January 1, 2012. AB333 extended the tentative map's expiration date to August 29, 2012.

EFFECT OF Assembly Bill No. 208 (AB208): On July 13, 2011, AB208 was signed into law, which grants a one-time extension to existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 13, 2011 and January 1, 2014. AB208 extended the tentative map's expiration date to August 29, 2014.

EFFECT OF Assembly Bill No. 116 (AB116): On July 11, 2013, AB116 was signed into law, which grants a one-time extension to existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on maps approved after January 1, 2000 and that have not expired prior to July 11, 2013. AB116 extended the tentative map's expiration date to August 29, 2016.

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:

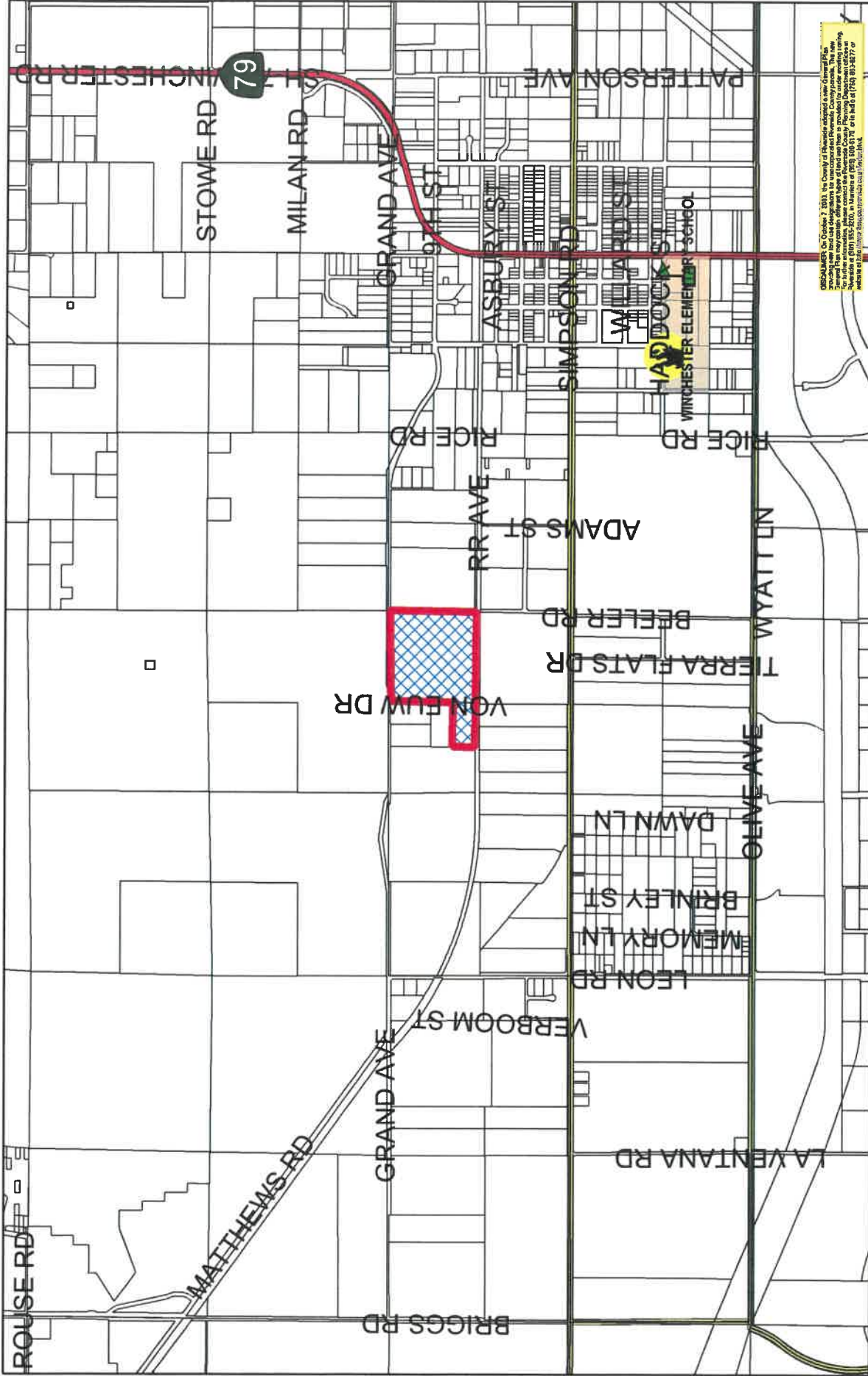
Extension of Time Findings

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.
-

Supervisor Stone
District 3
DATE DRAWN: 4/24/06

CZ06908 TR31857 VICINITY MAP

Planner: Russell Brady
Date: 5/17/06
Exhibit 5

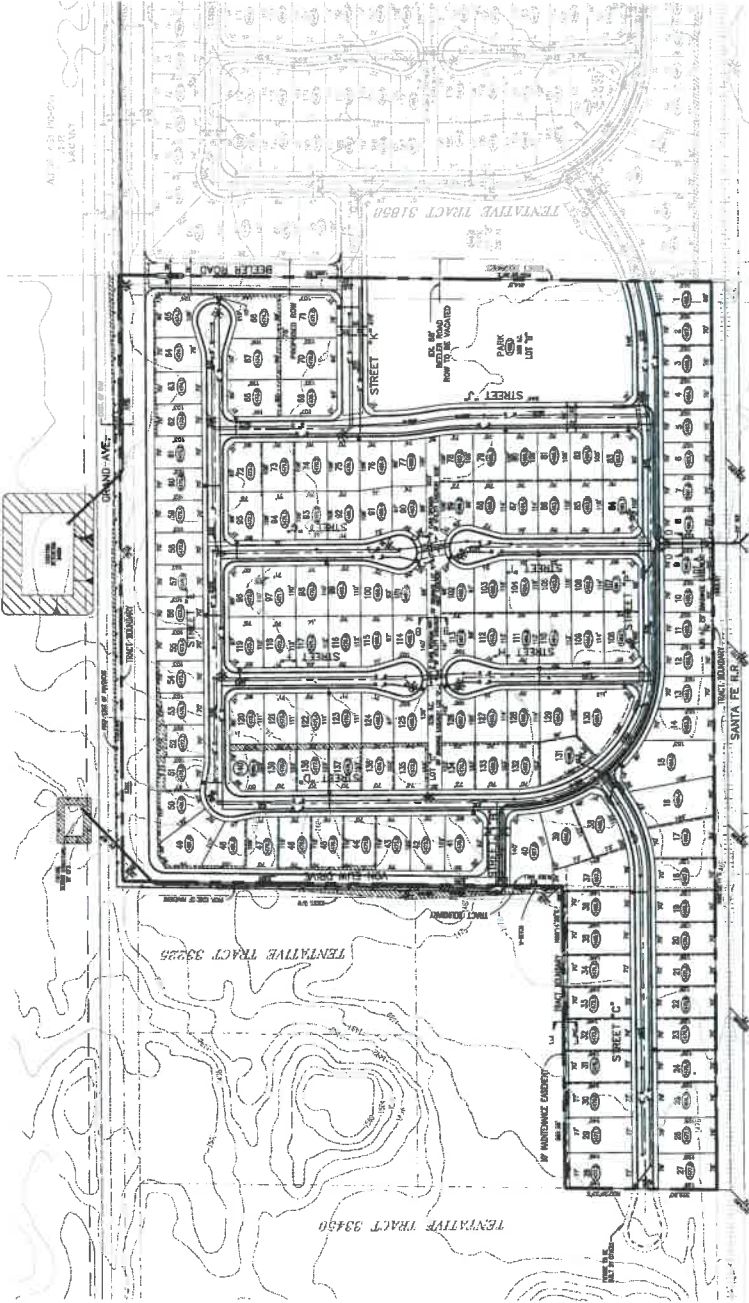
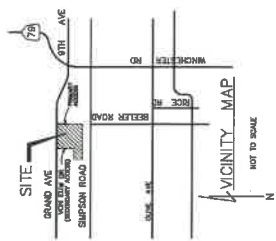


RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone Winchester
Area: TSSR2W
Township/Range: 28 & 29

ASSESSORS 462 02&07
BK. PG. THOMAS 839 C5
BROS. PG

TENTATIVE TRACT MAP NO. 31857 IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA AMENDMENT NO. 4



LEGAL DESCRIPTION
 AREA OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, UNINCORPORATED TERRITORY, known as follows:
 WITH, NAME OF WATERWAY, SECTION 4, TOWNSHIP 4 NORTH, RANGE 13 WEST, AND MERIDIAN, BEARING TO AND OF THE CORNER, IN PART TO BE CORNER OF SAID COUNTY.
 IN ALL IN BLOCK OF 1/4, E. OF TRUCKS, MAPS, RECORDS OF RECORDS OF SAID COUNTY.
 WITH, MAP, RECORDS OF RECORDS OF SAID COUNTY.

GENERAL NOTES
 1. THIS IS NOT A PROFESSIONAL SURVEY.
 2. THIS IS NOT A PROFESSIONAL ENGINEERING PROJECT.
 3. THIS IS NOT A PROFESSIONAL ARCHITECTURAL PROJECT.
 4. THIS IS NOT A PROFESSIONAL LAND SURVEY.
 5. THIS IS NOT A PROFESSIONAL CIVIL ENGINEERING PROJECT.
 6. THIS IS NOT A PROFESSIONAL ELECTRICAL ENGINEERING PROJECT.
 7. THIS IS NOT A PROFESSIONAL MECHANICAL ENGINEERING PROJECT.
 8. THIS IS NOT A PROFESSIONAL CHEMICAL ENGINEERING PROJECT.
 9. THIS IS NOT A PROFESSIONAL AERONAUTICAL ENGINEERING PROJECT.
 10. THIS IS NOT A PROFESSIONAL METEOROLOGICAL ENGINEERING PROJECT.
 11. THIS IS NOT A PROFESSIONAL AGRICULTURAL ENGINEERING PROJECT.
 12. THIS IS NOT A PROFESSIONAL MARINE ENGINEERING PROJECT.
 13. THIS IS NOT A PROFESSIONAL MINING ENGINEERING PROJECT.
 14. THIS IS NOT A PROFESSIONAL METALLURGICAL ENGINEERING PROJECT.
 15. THIS IS NOT A PROFESSIONAL INDUSTRIAL ENGINEERING PROJECT.
 16. THIS IS NOT A PROFESSIONAL POWER ENGINEERING PROJECT.
 17. THIS IS NOT A PROFESSIONAL TRANSPORTATION ENGINEERING PROJECT.
 18. THIS IS NOT A PROFESSIONAL ENVIRONMENTAL ENGINEERING PROJECT.
 19. THIS IS NOT A PROFESSIONAL POLITICAL ENGINEERING PROJECT.
 20. THIS IS NOT A PROFESSIONAL SOCIAL ENGINEERING PROJECT.
 21. THIS IS NOT A PROFESSIONAL PSYCHOLOGICAL ENGINEERING PROJECT.
 22. THIS IS NOT A PROFESSIONAL EDUCATIONAL ENGINEERING PROJECT.
 23. THIS IS NOT A PROFESSIONAL LEGAL ENGINEERING PROJECT.
 24. THIS IS NOT A PROFESSIONAL MEDICAL ENGINEERING PROJECT.
 25. THIS IS NOT A PROFESSIONAL VETERINARY ENGINEERING PROJECT.
 26. THIS IS NOT A PROFESSIONAL AGRICULTURAL ENGINEERING PROJECT.
 27. THIS IS NOT A PROFESSIONAL MARINE ENGINEERING PROJECT.
 28. THIS IS NOT A PROFESSIONAL MINING ENGINEERING PROJECT.
 29. THIS IS NOT A PROFESSIONAL METALLURGICAL ENGINEERING PROJECT.
 30. THIS IS NOT A PROFESSIONAL INDUSTRIAL ENGINEERING PROJECT.
 31. THIS IS NOT A PROFESSIONAL POWER ENGINEERING PROJECT.
 32. THIS IS NOT A PROFESSIONAL TRANSPORTATION ENGINEERING PROJECT.
 33. THIS IS NOT A PROFESSIONAL ENVIRONMENTAL ENGINEERING PROJECT.
 34. THIS IS NOT A PROFESSIONAL POLITICAL ENGINEERING PROJECT.
 35. THIS IS NOT A PROFESSIONAL SOCIAL ENGINEERING PROJECT.
 36. THIS IS NOT A PROFESSIONAL PSYCHOLOGICAL ENGINEERING PROJECT.
 37. THIS IS NOT A PROFESSIONAL EDUCATIONAL ENGINEERING PROJECT.
 38. THIS IS NOT A PROFESSIONAL LEGAL ENGINEERING PROJECT.
 39. THIS IS NOT A PROFESSIONAL MEDICAL ENGINEERING PROJECT.
 40. THIS IS NOT A PROFESSIONAL VETERINARY ENGINEERING PROJECT.

SOURCE OF TOPOGRAPHY
 1. 15' U.S.G.S. TOPOGRAPHIC MAP NO. 22250-1-3
 2. 15' U.S.G.S. TOPOGRAPHIC MAP NO. 22250-1-4
 3. 15' U.S.G.S. TOPOGRAPHIC MAP NO. 22250-1-5
 4. 15' U.S.G.S. TOPOGRAPHIC MAP NO. 22250-1-6
 5. 15' U.S.G.S. TOPOGRAPHIC MAP NO. 22250-1-7

APPLICANT/OWNER
 RIVERSIDE COUNTY DEVELOPMENT CORP.
 RIVERSIDE COUNTY
 450 WEST G STREET
 RIVERSIDE, CA 92501

PREPARED BY
 LAND SURVEYORS
 1000 NORTH CALIFORNIA STREET
 RIVERSIDE, CA 92507

ENGINEER
 CIVIL ENGINEER
 1000 NORTH CALIFORNIA STREET
 RIVERSIDE, CA 92507

PLANNING
 PLANNING
 1000 NORTH CALIFORNIA STREET
 RIVERSIDE, CA 92507

ARCHITECT
 ARCHITECT
 1000 NORTH CALIFORNIA STREET
 RIVERSIDE, CA 92507

CONTRACTOR
 CONTRACTOR
 1000 NORTH CALIFORNIA STREET
 RIVERSIDE, CA 92507

PROJECT INFORMATION
 PROJECT NAME: TENTATIVE TRACT MAP NO. 31857
 PROJECT ADDRESS: 1000 NORTH CALIFORNIA STREET, RIVERSIDE, CA 92507
 PROJECT DATE: 08/12/07

TOTAL GROSS AREA
 TOTAL GROSS AREA: 1,150,000 SQ. FT.
 TOTAL GROSS AREA: 1,150,000 SQ. FT.

TOTAL NET AREA
 TOTAL NET AREA: 1,150,000 SQ. FT.
 TOTAL NET AREA: 1,150,000 SQ. FT.

TOTAL DEVELOPABLE AREA
 TOTAL DEVELOPABLE AREA: 1,150,000 SQ. FT.
 TOTAL DEVELOPABLE AREA: 1,150,000 SQ. FT.

PERMITTED AREAS
 PERMITTED AREAS: 1,150,000 SQ. FT.
 PERMITTED AREAS: 1,150,000 SQ. FT.

PROPOSED AREAS
 PROPOSED AREAS: 1,150,000 SQ. FT.
 PROPOSED AREAS: 1,150,000 SQ. FT.

RESERVED AREAS
 RESERVED AREAS: 1,150,000 SQ. FT.
 RESERVED AREAS: 1,150,000 SQ. FT.

GENERAL NOTES
 1. THIS IS NOT A PROFESSIONAL SURVEY.
 2. THIS IS NOT A PROFESSIONAL ENGINEERING PROJECT.
 3. THIS IS NOT A PROFESSIONAL ARCHITECTURAL PROJECT.
 4. THIS IS NOT A PROFESSIONAL LAND SURVEY.
 5. THIS IS NOT A PROFESSIONAL CIVIL ENGINEERING PROJECT.
 6. THIS IS NOT A PROFESSIONAL ELECTRICAL ENGINEERING PROJECT.
 7. THIS IS NOT A PROFESSIONAL MECHANICAL ENGINEERING PROJECT.
 8. THIS IS NOT A PROFESSIONAL CHEMICAL ENGINEERING PROJECT.
 9. THIS IS NOT A PROFESSIONAL AERONAUTICAL ENGINEERING PROJECT.
 10. THIS IS NOT A PROFESSIONAL METEOROLOGICAL ENGINEERING PROJECT.
 11. THIS IS NOT A PROFESSIONAL AGRICULTURAL ENGINEERING PROJECT.
 12. THIS IS NOT A PROFESSIONAL MARINE ENGINEERING PROJECT.
 13. THIS IS NOT A PROFESSIONAL MINING ENGINEERING PROJECT.
 14. THIS IS NOT A PROFESSIONAL METALLURGICAL ENGINEERING PROJECT.
 15. THIS IS NOT A PROFESSIONAL INDUSTRIAL ENGINEERING PROJECT.
 16. THIS IS NOT A PROFESSIONAL POWER ENGINEERING PROJECT.
 17. THIS IS NOT A PROFESSIONAL TRANSPORTATION ENGINEERING PROJECT.
 18. THIS IS NOT A PROFESSIONAL ENVIRONMENTAL ENGINEERING PROJECT.
 19. THIS IS NOT A PROFESSIONAL POLITICAL ENGINEERING PROJECT.
 20. THIS IS NOT A PROFESSIONAL SOCIAL ENGINEERING PROJECT.
 21. THIS IS NOT A PROFESSIONAL PSYCHOLOGICAL ENGINEERING PROJECT.
 22. THIS IS NOT A PROFESSIONAL EDUCATIONAL ENGINEERING PROJECT.
 23. THIS IS NOT A PROFESSIONAL LEGAL ENGINEERING PROJECT.
 24. THIS IS NOT A PROFESSIONAL MEDICAL ENGINEERING PROJECT.
 25. THIS IS NOT A PROFESSIONAL VETERINARY ENGINEERING PROJECT.

SECTION A-A
 SECTION A-A: 1,150,000 SQ. FT.
 SECTION A-A: 1,150,000 SQ. FT.

SECTION B-B
 SECTION B-B: 1,150,000 SQ. FT.
 SECTION B-B: 1,150,000 SQ. FT.

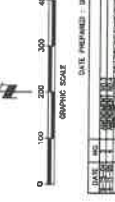
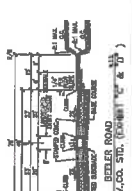
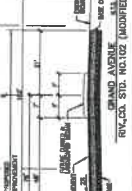
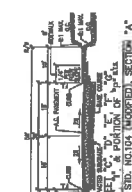
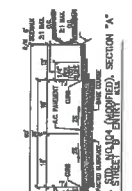
SECTION C-C
 SECTION C-C: 1,150,000 SQ. FT.
 SECTION C-C: 1,150,000 SQ. FT.

SECTION D-D
 SECTION D-D: 1,150,000 SQ. FT.
 SECTION D-D: 1,150,000 SQ. FT.

SECTION E-E
 SECTION E-E: 1,150,000 SQ. FT.
 SECTION E-E: 1,150,000 SQ. FT.

SECTION F-F
 SECTION F-F: 1,150,000 SQ. FT.
 SECTION F-F: 1,150,000 SQ. FT.

SECTION G-G
 SECTION G-G: 1,150,000 SQ. FT.
 SECTION G-G: 1,150,000 SQ. FT.



DATE	BY	REVISION
11/12/07	PLN	FINAL
10/22/07	PLN	REVISION
08/12/07	PLN	PRELIMINARY

Plan: TR31857E03

Parcel:

50. Prior To Map Recordation

050 - E Health. 0050-E Health-EOT3 - 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)

050 - Transportation. Transportation- EOT3 - 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

060 - BS-Grade. BS-Grade- EOT3 - 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)

Plan: TR31857E03

Parcel:

60. Prior To Grading Permit Issuance

060 - Transportation. 0060-Transportation- EOT3 - FINAL WQMP FOR GRADING Not Satisfied

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

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

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

80. Prior To Building Permit Issuance

080 - Transportation. 0080 - Transportation- EOT3 - WQMP AND MAINTENANCE Not Satisfied

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

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

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

90. Prior to Building Final Inspection

090 - BS-Grade. 0090 - BS-Grade- EOT3 - 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.

Plan: TR31857E03

Parcel:

90. Prior to Building Final Inspection

090 - BS-Grade. 0090 - BS-Grade- EOT3 - WQMP REQUIRED (cont.) Not Satisfied

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)

Transportation

090 - Transportation. 0090 - Transportation- EOT3 - WQMP COMP AND BNS REG Not Satisfied

Prior to Building Final Inspection, the applicant will be required to hand out educational materials regarding water quality, provide a engineered WQMP certification, inspection of BMPs, GPS location of BMPs, and ensure that the requirements for inspection and cleaning the BMPs are established. Additionally, the applicant will be required to register BMPs with the Transportation Department's Business Registration Division.

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

Mitchell, Kathleen

From: citydevelopment@sbcglobal.net
Sent: Tuesday, October 6, 2020 9:24 AM
To: Mitchell, Kathleen
Subject: RE: THIRD EXTENSION OF TIME REQUEST for Tentative Tract Map No. 31857

Ms. Mitchell:

In response to your email of 30Sep2020 (below), City Development Inc. accepts the following: 50. REQ E HEALTH DOCUMENTS; 50. FINAL ACCESS AND MAINT; 60. REQ BMP SWPPP WQMP; 60. FINAL WQMP FOR GRADING; 80. WQMP AND MAINTENANCE; 90. WQMP REQUIRED; 90. WQMP COMP AND BNS REG Conditions of Approval for Riverside County TR31857.

We appreciate your attention to this matter and if you have any questions or need any additional information, please contact us at your earliest convenience (858-277-8787).

Thank you,
City Development Inc.
Clark L. Ballantyne, Pres.

From: Mitchell, Kathleen <KMitchell@Rivco.org>
Sent: Wednesday, September 30, 2020 3:48 PM
To: citydevelopment@sbcglobal.net
Subject: RE: THIRD EXTENSION OF TIME REQUEST for Tentative Tract Map No. 31857

Attn:
City Development Inc.
c/o Clark Ballantyne
P.O. Box 711014
Ulric St.
San Diego, CA, 92171

RE: THIRD EXTENSION OF TIME REQUEST for Tentative Tract Map No. 31857

Good afternoon,

I am contacting you in regard to your Extension of Time Request for Tentative Tract Map No. 31857. 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
60. REQ BMP SWPPP WQMP
60. FINAL WQMP FOR GRADING

90. WQMP REQUIRED
90. WQMP COMP AND BNS REG

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 the 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.

Best,
Kathleen Mitchell

Kathleen Mitchell

TLMA-Planning ~ Urban Planner II

Email: kmitchell@rivco.org

Phone: 951-955-6836



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Confidentiality Disclaimer

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[County of Riverside California](#)

Extension of Time Environmental Determination

Project Case Number: TR31857E03
Original E.A. Number: EA39343
Extension of Time No.: 3rd Extension of Time
Original Approval Date: June 28, 2006 (PC); August 29, 2006 (BOS)
Project Location: S/Grand Ave., N/Simpson Rd., E/Von Euw Dr., and W/ Beeler Rd.

Project Description: Schedule "A" Subdivision of 44 acres into 140 single family residential lots with a minimum lot size of 7,200 sq. ft., one drainage lot, one open space lot for a paseo, and a 3.55 acre portion of 5.57 acre joint park with Tentative Tract Map No. 31858. Third Extension of Time will extend the expiration date to August 29, 2022.

On August 29, 2006, 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: _____



Kathleen Mitchell, Project Planner
For Charissa Leech, Interim TLMA Director

Date: October 29, 2020



COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME REPORT

Agenda Item No.:

1.2

Planning Commission Hearing: November 18, 2020

PROPOSED PROJECT

Case Number(s): TR32694E03

Applicant(s):

Area Plan: Eastern Coachella Valley

Cliff Woolley

Zoning Area/District: Lower Coachella Valley District


Representative:

Supervisory District: Fourth District

Coachella Valley Engineers

Project Planner: Kathleen Mitchell

APN(s): 753-110-001, 751-020-004, 751-020-001


John Hildebrand
Interim Planning 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 Tentative Tract Map No. 32694. The map is a proposed Schedule "A" subdivision of 396 gross acres into 547 single family residential lots with common areas, including recreational trails, equestrian pastures, and open space lot, two lots for equestrian uses, and one lot for a school.

The Project is located in the Eastern Coachella Valley Area Plan and the Vista Santa Rosa Policy Area. The Project site is located north of 64th Avenue, east of Van Buren Street, south of 62nd Avenue, and west of Harrison Street.

PROJECT RECOMMENDATION

APPROVAL of the **THIRD EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 32694**, extending the expiration date to October 17, 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. 32694 (TR32694) was originally approved at Planning Commission on June 28, 2006. It proceeded to the Board of Supervisors along with Change of Zone No. 7027 where both applications were approved on October 17, 2006. The expiration date of the TR32694 was automatically extended to October 17, 2016 pursuant to the state bills listed below.

The First Extension of Time was approved April 18, 2017 to extend the map to October 17, 2017. The Second Extension of Time was approved on March 13, 2018 to extend the map to October 17, 2020.

The Third Extension of Time was received September 14, 2020, ahead of the expiration date of October 17, 2020. The applicant and the County discussed conditions of approval and reached consensus on October 7, 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 (October 7, 2020) indicating the acceptance of the seven (7) recommended conditions.

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

Riverside County Tentative Map Extensions

Pursuant to County of Riverside Ordinance No. 460 (Subdivision Regulations), tentative tract and parcel maps have an initial life-span approval of 3-years. In addition, a maximum of 5, 1-year extensions may be approved, upon a timely filed extension request, allowing for a total tentative map life-span approval of 8-years. On September 12, 2017, the Board of Supervisors approved an amendment to Ordinance 460, replacing the extension time frames to allow for 2, 3-year extensions, for a total tentative map life-span of 9-years.

The total number years a map may be extended is 6 years. The First Extension of Time granted 1 year. The Second Extension of Time granted another 3 years. The remaining number of years available to extend this tentative map will, therefore, be 2 years, pushing the final expiration date of the map to October 17, 2022.

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 October 17, 2022.

State Bills

EFFECT OF Senate Bill No. 1185 (SB1185): On July 15, 2008, SB1185 was signed into law, which grants a one-time extension to existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 12 month extension on previously approved

subdivision maps set to expire between July 15, 2008 and January 1, 2011. SB1185 extended the tentative map's expiration date to October 17, 2010.

EFFECT OF Assembly Bill No. 333 (AB333): On July 15, 2009, AB333 was signed into law, which grants a one-time extension to existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 15, 2009 and January 1, 2012. AB333 extended the tentative map's expiration date to October 17, 2012.

EFFECT OF Assembly Bill No. 208 (AB208): On July 13, 2011, AB208 was signed into law, which grants a one-time extension to existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 13, 2011 and January 1, 2014. AB208 extended the tentative map's expiration date to October 17, 2014.

EFFECT OF Assembly Bill No. 116 (AB116): On July 11, 2013, AB116 was signed into law, which grants a one-time extension to existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on maps approved after January 1, 2000 and that have not expired prior to July 11, 2013. AB116 extended the tentative map's expiration date to October 17, 2016.

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

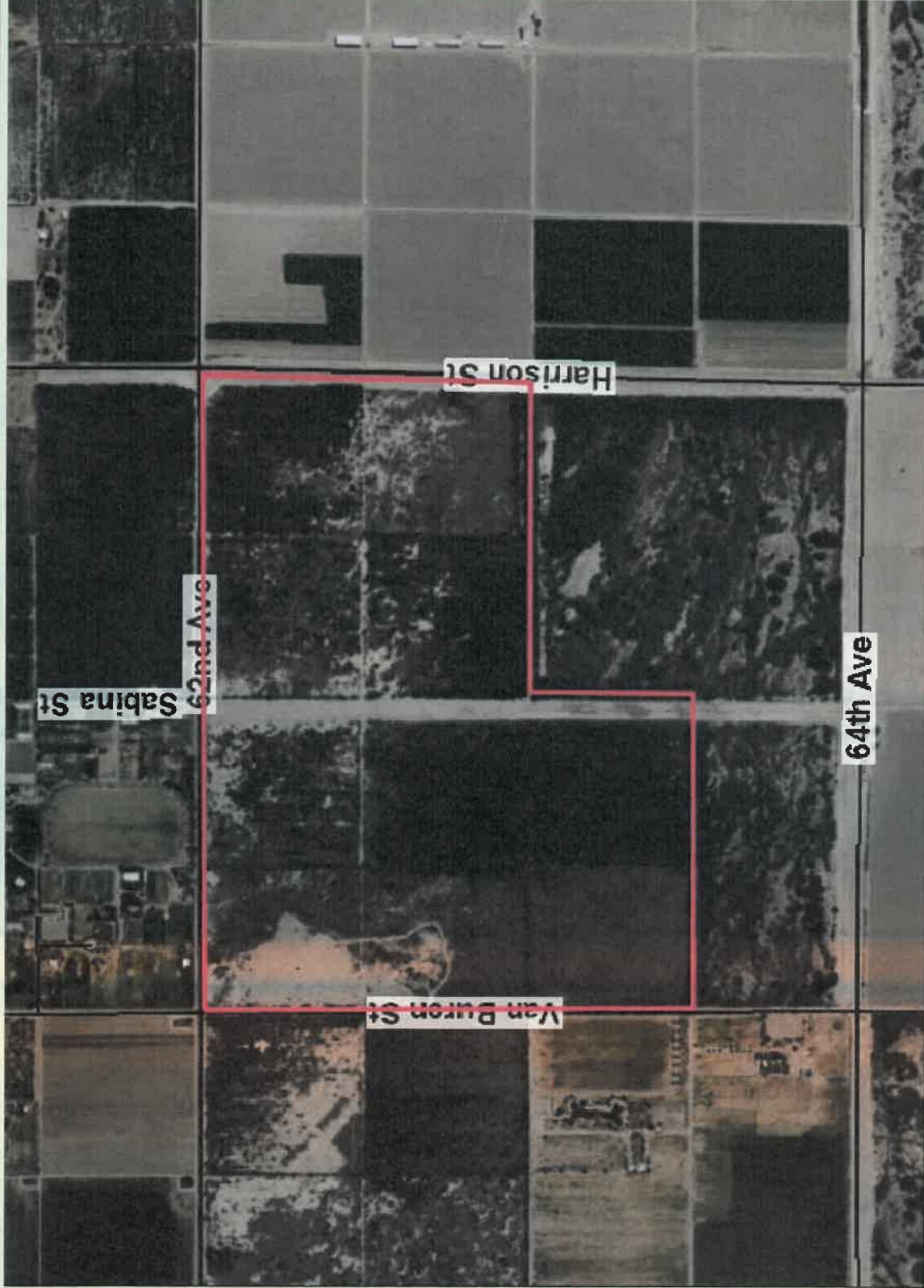
In order for the County to approve a proposed project, the following findings are required to be made:

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.

Vicinity Map

3rd EOT for TR32694



Legend

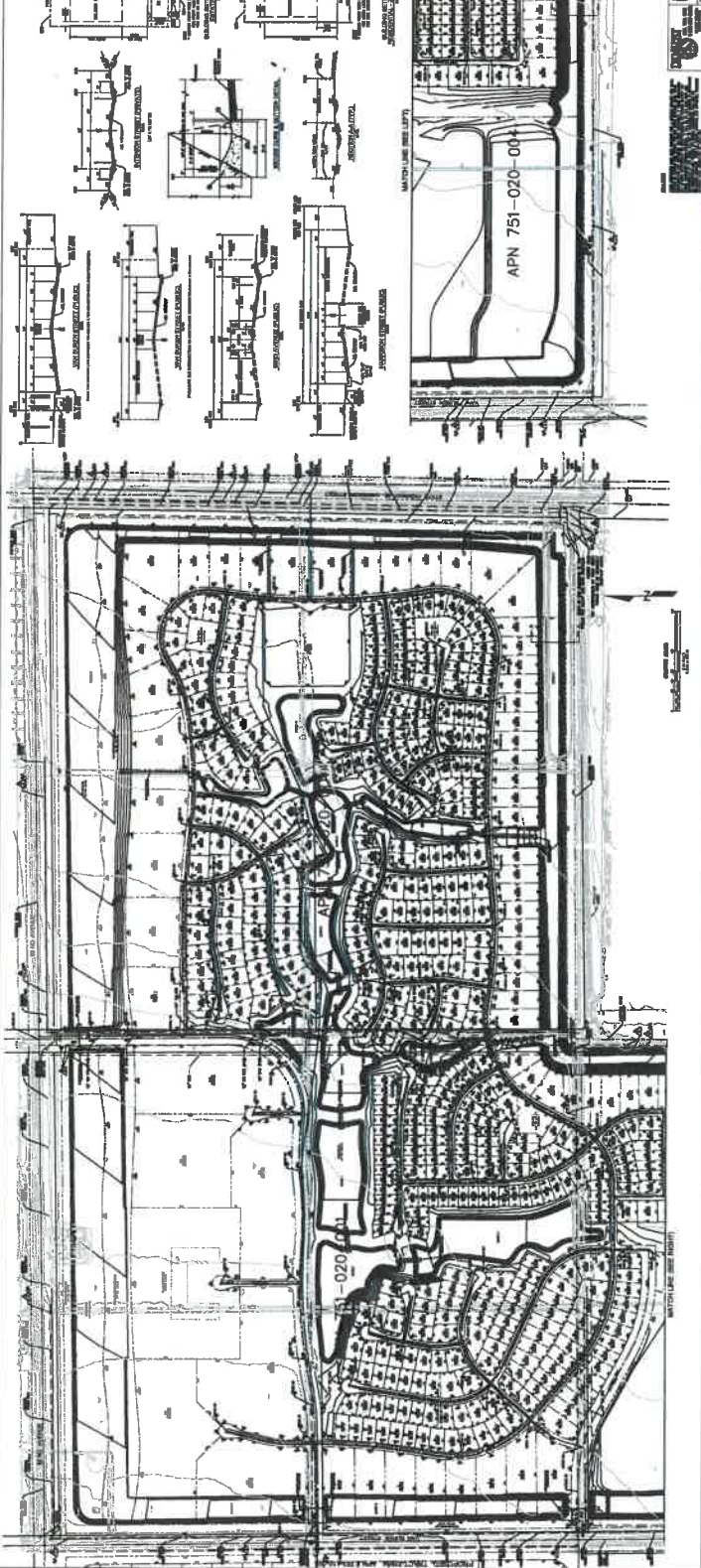
- County Centerlines
- Blueline Streams
- City Areas

Notes

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



TENTATIVE TRACT MAP NO. 32694
 IN THE UNINCORPORATED COUNTY OF BERKELEY, CALIFORNIA



NO.	DESCRIPTION	AREA (SQ. FT.)	AREA (SQ. FT.)	AREA (SQ. FT.)	AREA (SQ. FT.)	AREA (SQ. FT.)	AREA (SQ. FT.)	AREA (SQ. FT.)	AREA (SQ. FT.)
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TENTATIVE TRACT MAP NO. 32694 - 547 LOTS

TETRA TECH INC.
 1000 UNIVERSITY AVENUE, SUITE 100
 BERKELEY, CALIFORNIA 94702
 TEL: 415.778.1000
 WWW.TETRA-TECH.COM

Plan: TR32694E03

Parcel: 753110001

50. Prior To Map Recordation

050 - E Health. 0050-E Health-EOT3 - 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)

050 - Transportation. Transportation- EOT3 - 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

060 - BS-Grade. BS-Grade- EOT3 - 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)

Plan: TR32694E03

Parcel: 753110001

60. Prior To Grading Permit Issuance

060 - Transportation. 0060-Transportation- EOT3 - FINAL WQMP FOR GRADING Not Satisfied

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

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

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

80. Prior To Building Permit Issuance

080 - Transportation. 0080 - Transportation- EOT3 - WQMP AND MAINTENANCE Not Satisfied

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

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

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

90. Prior to Building Final Inspection

090 - BS-Grade. 0090 - BS-Grade- EOT3 - 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.

Plan: TR32694E03

Parcel: 753110001

90. Prior to Building Final Inspection

090 - BS-Grade. 0090 - BS-Grade- EOT3 - WQMP REQUIRED (cont.) Not Satisfied

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)

Transportation

090 - Transportation. 0090 - Transportation- EOT3 - WQMP COMP AND BNS REG Not Satisfied

Prior to Building Final Inspection, the applicant will be required to hand out educational materials regarding water quality, provide a engineered WQMP certification, inspection of BMPs, GPS location of BMPs, and ensure that the requirements for inspection and cleaning the BMPs are established. Additionally, the applicant will be required to register BMPs with the Transportation Department's Business Registration Division.

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



MEMORANDUM

TO: Kathleen Mitchell, Urban Planner II
County of Riverside

FROM: Cliff Woolley
c/o Coachella Valley Engineers

SUBJECT: **TIME EXTENSION OF TENTATIVE TRACT MAP 32694**

DATE: October 6, 2020

Please be advised that Cliff Woolley applicant for the Time Extension of Tentative Map 32694 accepts the following conditions:

- 50. E Health -EOT Req. E. Health Documents
- 50 Transportation -EOT - Final Access and Maintenance
- 60 BS Grade -EOT - Required BMP SWPPP WQMP
- 60 Transportation- EOT- Final WQMP for Grading
- 80 Transportation -EOT - WQMP and Maintenance
- 90 BS Grade- EOT- WQMP Required
- 90 Transportation -EOT- WQMP Comp and BNS REG

Please call David Turner, Coachella Valley Engineers at 760-360-4200 if you have any further questions.

Thank you.

Sincerely,

Cliff Woolley
c/o Coachella Valley Engineers

77-933 Las Montanas Road – Suite 101
Palm Desert, CA 92260
Tel: (760) 360-4200 Fax: (760) 360-4204

Extension of Time Environmental Determination

Project Case Number: TR32694E03
 Original E.A. Number: EA39736
 Extension of Time No.: 3rd Extension of Time
 Original Approval Date: June 28, 2006 (PC); October 17, 2006 (BOS)
 Project Location: W/ Harrison St., E/ Van Buren St., S/ 62nd Ave., N/ 64th Ave.

Project Description: Tract Map No. 32694 is a Schedule A subdivision of 396 gross acres into 547 residential lots with common areas, including recreational trails, equestrian pastures, and open space lot, two lots for equestrian uses, and one lot for a school. The third extension will move the expiration date to October 17, 2022.

On June 28, 2006, 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:  Date: 10/29/2020
 Kathleen Mitchell, Project Planner
 For Charissa Leach, Interim TLMA Director



COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME REPORT

Agenda Item No.:

1.3

Planning Commission Hearing: November 18, 2020

PROPOSED PROJECT

Case Number(s): TR32693E03

Applicant(s): CRMX-142, Inc.

Area Plan: Eastern Coachella Valley

c/o Cliff Woolley

Zoning Area/District: Lower Coachella Valley District

Representative:

Supervisory District: Fourth District

Coachella Valley Engineers

Project Planner: Kathleen Mitchell

APN(s): 753-110-003


John Hildebrand
Interim Planning 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 Tentative Tract Map No. 32693. The map is a proposed Schedule "A" subdivision of 162 gross acres into 228 single family residential lots with common areas, including recreational trails, equestrian pastures, and open space lots, and one lot for an equestrian use.

The Project is located in the Eastern Coachella Valley Area Plan and the Vista Santa Rosa Policy Area. The project site is located west of Van Buren Street, south of 62nd Avenue, east of Calhoun Street, and north of 64th Avenue.

PROJECT RECOMMENDATION

APPROVAL of the **THIRD EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 32693**, extending the expiration date to October 17, 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

Tentative Tract Map No. 32693 (TR32693) was originally approved at Planning Commission on July 12, 2006. The Map proceeded to the Board of Supervisors in conjunction with Change of Zone No. 7027 and was approved on October 17, 2006. The expiration date of TR32693 was automatically extended to October 17, 2016 pursuant to the state bills listed below.

The First Extension of Time was approved on January 4, 2017 to extend the map to October 17, 2017. The Second Extension of Time was approved on January 17, 2018 to extend the map to October 17, 2020.

The Third Extension of Time was received September 28, 2020, ahead of the expiration date of October 17, 2020. The applicant and the County discussed conditions of approval and reached consensus on October 7, 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 (October 7, 2020) indicating the acceptance of the seven (7) recommended conditions.

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

Riverside County Tentative Map Extensions

Pursuant to County of Riverside Ordinance No. 460 (Subdivision Regulations), tentative tract and parcel maps have an initial life-span approval of 3-years. Prior to September 12, 2017, a maximum of 5, 1-year extensions may have been approved, upon a timely filed extension request, allowing for a total tentative map life-span approval of 8-years. On September 12, 2017, the Board of Supervisors approved an amendment to Ordinance 460, replacing the extension time frames to allow for 2, 3-year extensions, for a total tentative map life-span of 9-years.

The total number years a map may be extended is 6 years. The First Extension of Time granted 1 year. The Second Extension of Time granted another 3 years. The remaining number of years available to extend this tentative map is, therefore, 2 years, pushing the final expiration date of the map to October 17, 2022.

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 October 17, 2022.

State Bills

EFFECT OF Senate Bill No. 1185 (SB1185): On July 15, 2008, SBB1185 was signed into law, which grants a one-time extension to existing subdivision maps so developers can build immediately when the

demand for housing goes up. It gives developers an automatic 12 month extension on previously approved subdivision maps set to expire between July 15, 2008 and January 1, 2011. SB1185 extended the tentative map's expiration date to October 17, 2010.

EFFECT OF Assembly Bill No. 333 (AB333): On July 15, 2009, AB333 was signed into law, which grants a one-time extension to existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 15, 2009 and January 1, 2012. AB333 extended the tentative map's expiration date to October 17, 2012.

EFFECT OF Assembly Bill No. 208 (AB208): On July 13, 2011, AB208 was signed into law, which grants a one-time extension to existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 13, 2011 and January 1, 2014. AB208 extended the tentative map's expiration date to October 17, 2014.

EFFECT OF Assembly Bill No. 116 (AB116): On July 11, 2013, AB116 was signed into law, which grants a one-time extension to existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on maps approved after January 1, 2000 and that have not expired prior to July 11, 2013. AB116 extended the tentative map's expiration date to October 17, 2016.

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.

Vicinity Map

3rd EOT for TR32693



Legend

- County Centerlines
- Blueline Streams
- City Areas

Notes

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



© Riverside County GIS

TENTATIVE TRACT MAP NO. 32693

IN THE UNINCORPORATED COUNTY OF RIVERSIDE, CALIFORNIA
 TENTATIVE TRACT MAP NO. 32693
 SHOWING THE DIVISION OF CERTAIN LANDS INTO LOTS, BLOCKS, AND TRACTS, TOGETHER WITH THE PROVISIONS OF THE SUBDIVISION MAP ACT, AS APPLIED TO THIS MAP.

OWNER/APPLICANT
 TETRA TECH INC.
 10000 WILSON AVENUE, SUITE 100
 RIVERSIDE, CALIFORNIA 92503

ENGINEER/ARCHITECT
 TETRA TECH INC.
 10000 WILSON AVENUE, SUITE 100
 RIVERSIDE, CALIFORNIA 92503

ASSESSOR'S PARCEL NUMBERS
 750-110-03

SITE ADDRESS
 62ND AVENUE, RIVERSIDE, CA 92503

GENERAL INFORMATION
 1. THIS TRACT MAP IS PREPARED IN ACCORDANCE WITH THE SUBDIVISION MAP ACT, AS AMENDED.
 2. THE TOTAL AREA OF THIS TRACT MAP IS 1.17 ACRES.
 3. THE TOTAL AREA OF THE LANDS SHOWN ON THIS TRACT MAP IS 1.17 ACRES.
 4. THE TOTAL AREA OF THE LANDS SHOWN ON THIS TRACT MAP IS 1.17 ACRES.
 5. THE TOTAL AREA OF THE LANDS SHOWN ON THIS TRACT MAP IS 1.17 ACRES.

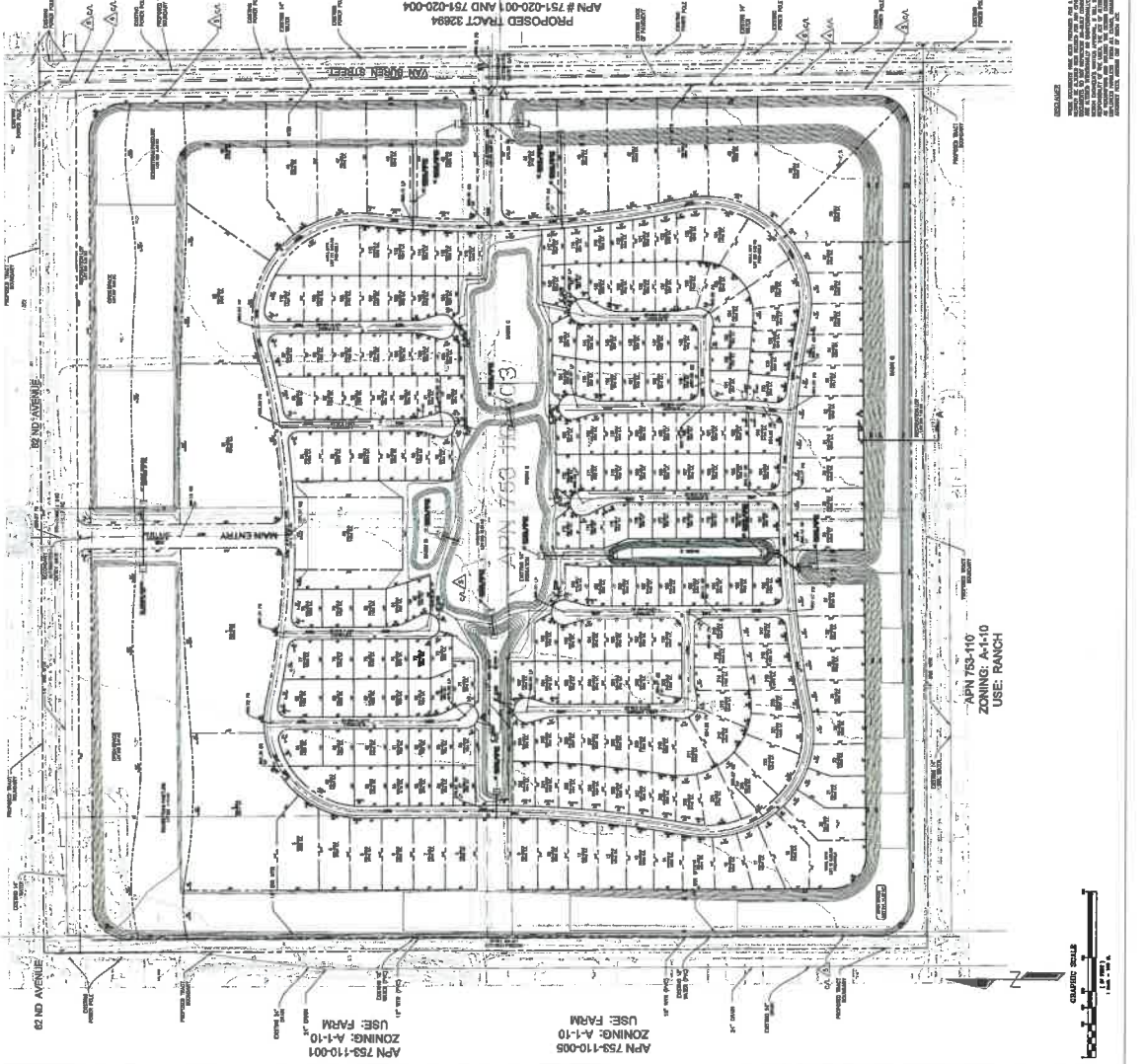
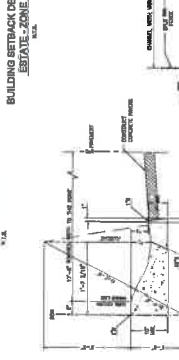
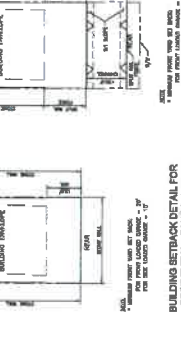
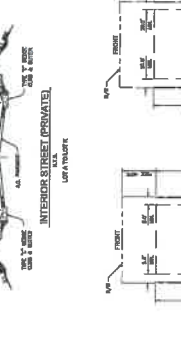
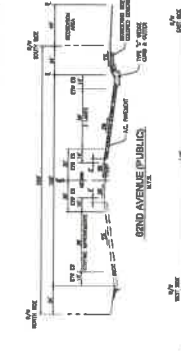
UTILITIES
 ALL UTILITIES ARE SHOWN AS EXISTING.
 ALL UTILITIES ARE SHOWN AS EXISTING.
 ALL UTILITIES ARE SHOWN AS EXISTING.

SCHOOL DISTRICT
 RIVERSIDE UNIFIED SCHOOL DISTRICT

EASEMENTS
 ALL EASEMENTS ARE SHOWN AS EXISTING.
 ALL EASEMENTS ARE SHOWN AS EXISTING.

LEGAL DESCRIPTION
 THE LANDS SHOWN ON THIS TRACT MAP ARE DESCRIBED AS FOLLOWS:
 TRACT 32693, RIVERSIDE COUNTY, CALIFORNIA.

BASIS OF BEARINGS
 ALL BEARINGS AND DISTANCES ARE GIVEN IN DEGREES, MINUTES AND SECONDS.
 ALL BEARINGS AND DISTANCES ARE GIVEN IN DEGREES, MINUTES AND SECONDS.



APN 753-110-05
 ZONING: A-1-10
 USE: FARM

APN 753-110-06
 ZONING: A-1-10
 USE: RANCH

FLOOD ZONE
 FLOOD ZONE MAP NO. 17-1
 FLOOD ZONE NO. 17-1
 FLOOD ZONE NO. 17-1

LAND USE SUMMARY
 FLOOD ZONE NO. 17-1
 FLOOD ZONE NO. 17-1
 FLOOD ZONE NO. 17-1

ASSESSOR'S PARCEL NUMBERS
 750-110-03

SITE ADDRESS
 62ND AVENUE, RIVERSIDE, CA 92503

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SCALE
 GRAPHIC SCALE
 1" = 100'

NEIGHBORHOOD MAP
 NEIGHBORHOOD MAP NO. 17-1
 NEIGHBORHOOD MAP NO. 17-1
 NEIGHBORHOOD MAP NO. 17-1

APPROVALS
 TETRA TECH INC.
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 RIVERSIDE, CALIFORNIA 92503

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APPROVALS
 TETRA TECH INC.
 10000 WILSON AVENUE, SUITE 100
 RIVERSIDE, CALIFORNIA 92503

Plan: TR32693E03

Parcel: 753110003

50. Prior To Map Recordation

050 - E Health. 0050-E Health-EOT3 - 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)

050 - Transportation. Transportation- EOT3 - 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

060 - BS-Grade. BS-Grade- EOT3 - REQ BMP SWPPP WQMP Not Satisfied

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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.

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Plan: TR32693E03

Parcel: 753110003

60. Prior To Grading Permit Issuance

060 - Transportation. 0060-Transportation- EOT3 - FINAL WQMP FOR GRADING Not Satisfied

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

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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.

Plan: TR32693E03

Parcel: 753110003

90. Prior to Building Final Inspection

090 - BS-Grade. 0090 - BS-Grade- EOT3 - WQMP REQUIRED (cont.) Not Satisfied

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.

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TO: Kathleen Mitchell, Urban Planner II
County of Riverside

FROM: Cliff Woolley
c/o Coachella Valley Engineers

SUBJECT: TIME EXTENSION OF TENTATIVE TRACT MAP 32693

DATE: October 6, 2020

Please be advised that Cliff Woolley applicant for the Time Extension of Tentative Map 32693 accepts the following conditions:

- 50. E Health -EOT Req. E. Health Documents
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- 90 Transportation -EOT- WQMP Comp and BNS REG

Please call David Turner, Coachella Valley Engineers at 760-360-4200 if you have any further questions.

Thank you.

Sincerely,

Cliff Woolley
c/o Coachella Valley Engineers

Extension of Time Environmental Determination

Project Case Number: TR32693E03
 Original E.A. Number: EA39736
 Extension of Time No.: 3rd Extension of Time
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 Project Location: W/ Van Buren St., S/ 62nd Ave., E/ Calhoun St, N/ 64th Ave.

Project Description: Tract Map No. 32693 is a Schedule A subdivision of 162 gross acres into 228 residential lots with common areas, including recreational trails, equestrian pastures, and open space lots, and one lot for an equestrian use. The third extension will move the expiration date to October 17, 2022.

On July 12, 2006, 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: 
 Kathleen Mitchell, Project Planner
 For Charissa Leach, Interim TLMA Director

Date: 10/29/2020




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

Agenda Item No.:

1.4

Planning Commission Hearing: November 18, 2020

PROPOSED PROJECT

Case Number(s):	TR36635E01	Applicant: Nuevo Meadows Land Co LLC
Area Plan:	Lakeview/Nuevo	c/o James Hoxie
Zoning Area/District:	Nuevo Area	
Supervisory District:	Fifth District	
Project Planner:	Kathleen Mitchell	
APN(s):	309-020-037, 309-020-036	 John Hildebrand Interim Planning Director
	309-020-38, 309-020-039	
	309-020-005	

PROJECT DESCRIPTION AND LOCATION

The applicant of the subject case has requested an extension of time to allow for the recordation of the final Tentative Tract Map No. 36635. The map proposed a Schedule "A" subdivision of 80.1 acres into 283 residential lots with a minimum lot size of 4,000 square feet. The tract map also included four (4) lots for water quality basins, two (2) open space lots, and eight (8) lots intended for landscaped features.

The Project is located in the Lakeview/Nuevo Area Plan and the San Jacinto River Policy Area. The project site is located north of San Jacinto Avenue, south of Central Avenue, east of Dawson Road, and west of Pico Avenue.

PROJECT RECOMMENDATION

APPROVAL of the FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 36635, extending the expiration date to August 29, 2023, subject to all the previously approved and amended Conditions of Approval, with the applicant's consent.

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background

Tentative Tract Map No. 36635 was originally approved by the Planning Commission on May 17, 2017. It then proceeded to the Board of Supervisors, along with Change of Zone No. 07804, where both applications were approved on August 29, 2017.

The First Extension of Time was received August 12, 2020, ahead of the expiration date of August 29, 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 (October 6, 2020) indicating the acceptance of the seven (7) recommended conditions.

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

Riverside County Tentative Map Extensions

Pursuant to County of Riverside Ordinance No. 460 (Subdivision Regulations), tentative tract and parcel maps have an initial life-span approval of 3-years. In addition, a maximum of 5, 1-year extensions may be approved, upon a timely filed extension request, allowing for a total tentative map life-span approval of 8-years. On September 12, 2017, the Board of Supervisors approved an amendment to Ordinance 460, replacing the extension time frames to allow for 2, 3-year extensions, for a total tentative map life-span of 9-years.

The total number years a map may be extended is 6 years. This is the 1st extension of time for this project, potentially granting an extension of 3 years if approved. The remaining number of years available to extend this tentative map after this approval will, therefore, be 3 years.

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 August 29, 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.
-

TR36635

Vicinity Map



- Legend**
- City Boundaries
 - Cities
 - roads
 - highways
 - INTERCHANGE
 - INTERSTATE
 - OFFRAMP
 - ONRAMP
 - USHWY
 - roads
 - Major Roads
 - Arterial
 - Collector
 - Residential
 - counties
 - cities
 - hydrography
 - waterbodies
 - Lakes
 - Rivers

Notes

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

0 2,336 4,673 Feet

REPORT PRINTED ON...2/29/2016 12:58:44 PM

© Riverside County TLMA GIS

Plan: TR36635E01

Parcel: 309020005

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)

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

BS-Grade

060 - BS-Grade. 1 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)

Transportation

060 - Transportation. 1 EOT1 - FINAL WQMP FOR GRADING Not Satisfied

This condition would apply when grading occurs before map recordation. Prior to the issuance of a grading permit, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water

Plan: TR36635E01

Parcel: 309020005

60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 1 EOT1 - FINAL WQMP FOR GRADING (cont.) Not Satisfied

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

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 1 EOT1 - WQMP AND MAINTENANCE Not Satisfied

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

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

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

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 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)

Transportation

090 - Transportation. 1 EOT1 - WQMP COMP AND BNS REG Not Satisfied

Prior to Building Final Inspection, the applicant will be required to hand out educational materials regarding water quality, provide a engineered WQMP certification, inspection of BMPs, GPS location of BMPs, and ensure that the requirements for inspection and cleaning the BMPs are established. Additionally, the applicant will be required to register BMPs with the Transportation Department's Business Registration Division.

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

Mitchell, Kathleen

From: James Hoxie <jhoxie@lansingcompanies.com>
Sent: Tuesday, October 6, 2020 9:38 AM
To: Mitchell, Kathleen
Cc: Paul Pitingaro
Subject: RE: FIRST EXTENSION OF TIME REQUEST for Tentative Tract Map No. 36635

Kathleen,

Sorry for the delay. The property is in an escrow and the potential buyers were slow to give us their approval. But they have. So please let this email confirm that we accept the New COAs as requested.

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

Thank you,

Jim Hoxie



**LANSING
COMPANIES**

**12671 High Bluff Drive, Ste. 150
San Diego, CA 92130
P: 858-523-0719
F: 858-523-0826**

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 Please consider the environment before printing this e-mail.

From: Mitchell, Kathleen <KMitchell@Rivco.org>
Sent: Monday, October 5, 2020 4:43 PM
To: James Hoxie <jhoxie@lansingcompanies.com>
Subject: RE: FIRST EXTENSION OF TIME REQUEST for Tentative Tract Map No. 36635

Good afternoon,

I am reaching out in regards to an extension of time request you submitted for Tentative Tract Map No. 36635. On September 17th, I sent forward an email discussing the acceptance of conditions necessary to move forward with this application. Please see this correspondence below. I wanted to bring this back to your attention, and I'm happy to discuss any questions or concerns you may have. Please let me know how you would like to proceed.

Best,
Kathleen Mitchell

Kathleen Mitchell

TLMA-Planning ~ Urban Planner II
Email: kmitchell@rivco.org
Phone: 951-955-6836



**RIVERSIDE COUNTY
PLANNING DEPARTMENT**

From: Mitchell, Kathleen
Sent: Thursday, September 17, 2020 10:38 AM
To: jhoxie@lansingcompanies.com
Subject: RE: FIRST EXTENSION OF TIME REQUEST for Tentative Tract Map No. 36635

Attn:
Lansing Companies
c/o Jim Hoxie
12671 High Bluff Drive, Ste. 150
San Diego, CA, 92130

RE: FIRST EXTENSION OF TIME REQUEST for Tentative Tract Map No. 36635

Good morning,

I am contacting you in regard to your Extension of Time Request for Tentative Tract Map No. 36635. 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 please 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 the 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.

Best,
Kathleen Mitchell

Kathleen Mitchell

TLMA-Planning ~ Urban Planner II

Email: kmitchell@rivco.org

Phone: 951-955-6836



RIVERSIDE COUNTY
PLANNING DEPARTMENT

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[County of Riverside California](#)

Extension of Time Environmental Determination

Project Case Number: TR36635E01
 Original E.A. Number: EA42612
 Extension of Time No.: 1st Extension of Time
 Original Approval Date: May 17, 2017 (PC); August 29, 2017 (BOS)
 Project Location: W/ Pico Ave., S/ Central Ave., E/ Dawson Rd., N/ San Jacinto Ave.

Project Description: Tract Map No. 36635 proposed a Schedule "A" subdivision of 80.1 acres into 283 residential lots with a minimum lot size of 4,000 square feet. The tract map also included four (4) lots for water quality basins, two (2) open space lots, and eight (8) lots intended for landscaped features. The first extension will move the expiration date to August 29, 2023.

On May 17, 2017, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

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

Signature:  Date: 10/29/2020
 Kathleen Mitchell, Project Planner
 For Charissa Leach, Interim TLMA Director

2021 PLANNING COMMISSION CALENDAR

1.5

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						
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31						

February						
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31						

November						
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December						
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26	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.

2021 Planning Commission Hearing Dates Wednesdays at 9:00 a.m. or as noted	Hearing location
County Administration Center Board Chambers 4080 Lemon Street 1 st floor	Riverside
Steve Robbins Administration Building CVWD – Administration Board Room 75515 Hovley Lane East (9:30 a.m.)	Palm Desert
January 6, 2021	Riverside
January 20, 2021	Riverside
February 3, 2021	Riverside
February 17, 2021	Riverside
March 3, 2021	Riverside
March 24, 2021	Desert
April 7, 2021	Riverside
April 21, 2021	Riverside
May 5, 2021	Riverside
May 19, 2021	Riverside
June 2, 2021	Riverside
June 16, 2021	Desert
July 7, 2021	Riverside
July 21, 2021	Riverside
August 4, 2021	Riverside
August 18, 2021	Riverside
September 1, 2021	Riverside
September 22, 2021	Desert
October 6, 2021	Riverside
October 20, 2021	Riverside
November 3, 2021	Riverside
November 17, 2021	Riverside
December 1, 2021	Riverside
December 15, 2021	Riverside



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
RECEIVE & FILE REPORT**


Agenda Item No.:

1 . 6

Planning Commission Hearing: November 18, 2020

PROPOSED PROJECT

Case Number(s):	PPW190017, VAR190009	Applicant(s):	
Area Plan:	REMAP	Smartlink LLC for AT&T	
Zoning Area/District:	Aguanga Area	Representative(s):	
Supervisory District:	Third District	Alisha Strasheim	
Project Planner:	Jay Olivas		
Continued From:	N/A		



 John Earle Hildebrand III
 Interim Planning Director

PROJECT DESCRIPTION AND LOCATION

Plot Plan Wireless No. 190017 proposes to construct a wireless communication facility for AT&T, disguised as a 70-foot tall mono-pine with three (3) live pine trees, including twelve (12) antennas, thirty-six (36) RRUs, two (2) microwave antennas, four (4) surge protectors, one (1) GPS antenna, one (1) utility cabinet, and one (1) 30kw diesel generator within a 912 square foot lease area, surrounded by an 8-foot high wall barrier.

Variance Case No. 190009 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 proposal requests a variance for a 70-foot tower.

The project is located north of Clubhouse Drive, east of Manzanita Drive, west of State Highway 371, and more specifically located at 45120 Highway 79.

PROJECT RECOMMENDATION

RECEIVE AND FILE the Notice of Decision for the above referenced case acted on by the Planning Director on October 19, 2020.

**The Planning Department recommended APPROVAL; and,
THE PLANNING DIRECTOR:**

ADOPTED a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. CEQ190168**, 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,

APPROVED VARIANCE CASE NO. 190009, based upon the findings and conclusions provided in this staff report; and,

APPROVED PLOT PLAN WIRELESS NO. 190017, subject to the attached Advisory Notification Document, Conditions of Approval, and based upon the findings and conclusions provided in this staff report.

PROJECT LOCATION MAP

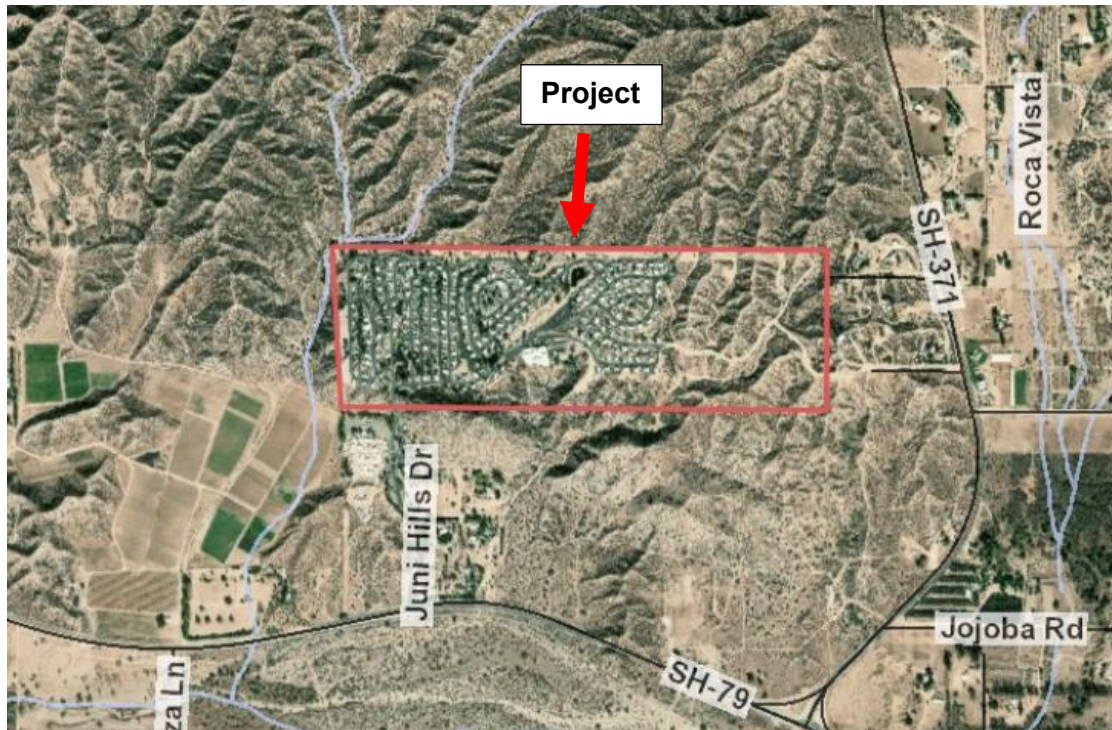


Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background:

On November 25, 2019, an application for Plot Plan No. 190001 (PPW190001) was submitted to the Riverside County Planning Department. The project proposes to construct a 70 foot tall disguised wireless telecommunications facility, to be designed as a pine tree or “monopine” within a lease area of 912 square feet with 3-live pine trees. The monopine includes twelve (12) antennas, thirty-six (36) RRUs, two (2) microwave antennas, four (4) surge protectors, one (1) GPS antenna, one (1) utility cabinet, and one (1) 30kw diesel generator within the 912 square foot lease area, surrounded by an 8-foot high wall barrier.

The project for the disguised wireless communications facility included a proposed variance for a modification in the height requirement to allow for a seventy foot (70’) tall mono-pine, 20 feet taller than the 50 feet standard maximum height, allowed in the Rural Residential (R-R) Zone. Properties in the area to be served were evaluated, including properties where the coverage could be met with a 50 foot tall tower that would meet height requirements. However, the applicant was not able to receive cooperation from property owners on any properties that may accommodate a lower tower. Additionally, the location at the north easterly corner of the 120 acre site is within a unique topographical area with peaks and

valleys, and is necessary for residents commuting along State Highway 371 and 79 to address coverage gaps. For these reasons the currently proposed site was selected as a desirable location to achieve coverage requirements in cooperation with the landlord, which necessitates the additional height for the tower due to the relative height of the property and the topography of the surrounding area. By allowing for the 70' foot facility, the area covered by the tower would be substantially greater and would help cover a significant gap in coverage that is needed in the area without requiring an additional wireless facility or leaving gaps in coverage in the area.

The case was heard by the Planning Director on October 19, 2020, there were no speakers for or against the proposal and only the applicant spoke on behalf of the project, accepting the conditions as proposed and the case was approved as proposed.

An edit was made at the hearing to correct the staff report appeal language as follows: "The decision of the Planning Director is considered final and no action by the Planning Commission is required unless, within ten days after the notice appears on the Planning Commission agenda, the applicant or an interested person files an appeal, accompanied by the fee set forth in Ordinance No. 671, or unless the Planning Commission assumes jurisdiction by ordering the matter set for public hearing."



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

3 : 1

Director's Hearing: October 19, 2020

PROPOSED PROJECT

Case Number:	PPW190017; VAR190009	Applicant: Alisha Strashelm c/o Smartlink on behalf of AT&T
EA No.:	CEQ190168	Representative: CASA Industries c/o Julius Santiago
Area Plan:	REMAP	
Zoning Area/District:	Aguanga Area	
Supervisory District:	Third District	
Project Planner:	Jay Olivas	
Project APN:	583-160-001	

John Earle Hildebrand
 John Earle Hildebrand,
 Deputy Director of TLMA-Planning

PROJECT DESCRIPTION AND LOCATION

Plot Plan No. 190017 (PPW190017) is a proposal to construct a wireless communication facility for AT&T, disguised as a 70-foot tall mono-pine with three (3) live pine trees, including twelve (12) antennas, thirty-six (36) RRUs, two (2) microwave antennas, four (4) surge protectors, one (1) GPS antenna, one (1) utility cabinet, and one (1) 30kw diesel generator within a 912 square foot lease area, surrounded by an 8-foot high wall barrier.

Variance No. 190009 (VAR190009) 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 proposal requests a variance to exceed the fifty (50) feet height requirement for the proposed 70-foot tower.

The project is located north of Clubhouse Drive, east of Manzanita Drive, west of State Highway 371, and more specifically located at 45120 Highway 79.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING DIRECTOR TAKE THE FOLLOWING ACTIONS:

ADOPT a NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. CEQ190168, 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 VARIANCE NO. 190009, based upon the findings and conclusions provided in this staff report; and,

APPROVE PLOT PLAN NO. 190017, subject to the attached Advisory Notification Document, Conditions of Approval, and based upon the findings and conclusions provided in this staff report.

PROJECT DATA

Land Use and Zoning:

Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Open Space
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Open Space-Recreation (OS-R)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	N/A
Surrounding General Plan Land Uses	
North:	Open Space-Conservation (OS-C)
East:	Rural Residential (R-R)
South:	Rural Residential (R-R), Open Space-Conservation (OS-C) and Open Space-Recreation (OS-R)
West:	Rural Residential (R-R)
Existing Zoning Classification:	Rural Residential (R-R)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	Rural Residential (R-R)
East:	Rural Residential (R-R)
South:	Rural Residential (R-R)
West:	Rural Residential (R-R)
Existing Use:	Jojoba Hills Recreational Vehicle Resort
Surrounding Uses	
North:	Vacant Land
South:	Single Family Residences, RV Park Campground and Vacant Land
East:	Vacant Land
West:	Vacant Land, Farmland

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	120 Acres	
Mono-pine Height (FT):	Cell Site Project Area is 912 sq. ft. Disguised Mono-pine is 70 feet.	50 feet max.

Located Within:

City's Sphere of Influence:	No
Community Service Area ("CSA"):	Yes – CSA 152 and 153
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	No
Subsidence Area:	No
Fault Zone:	Yes – Agua Caliente Fault
Fire Zone:	Yes – High (State Responsibility Area)
Mount Palomar Observatory Lighting Zone:	Yes – Zone A
WRMSHCP Criteria Cell:	Yes – Cell Number 7663
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes – In Or Partially Within
Airport Influence Area ("AIA"):	No

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background:

Site Characteristics

The project site is located generally north of State Highway 79, west of State Highway 371, and east of White Mountain Road within the unincorporated Riverside County. The project site is located northeast corner of the Jojoba Hills Recreational Vehicle Resort. The existing RV resort is for an active 55+ community nestled in the hills of the community of Aguanga. Project area will occupy 912 square feet of the 120-acre RV resort site.

Zoning/Development Standards

The applicant has identified the general location and footprint of development on the parcel to show compliance with the applicable development standards of the Ordinance No. 348, specifically the R-R Zoning Classification (Article V) and Wireless Communication Facility Article XIXg. The project site Rural Residential (R-R). The R-R generally permits one-family dwellings, water works facilities, farm stock or animals keeping, production, and allows a range of other uses with the approval of a land use permit. The proposed project is consistent with the Rural Residential (R-R) zoning classification

General Plan

The Project site has a General Plan Foundation Component of Open Space, and a land use designation of Recreation (OS: R), within the Riverside Extended Mountain Area Plan (REMAP). The Open Space: Recreation (OS: R) land use designation allows for active and passive recreational uses such as parks, trails, camp grounds, athletic fields, golf courses, and off-road vehicle parks. Ancillary structures may be permitted for recreational opportunities. The proposed Project is consistent with the General Plan, as a wireless communication facilities are allowed in support of residential uses.

Project Analysis

The Plot Plan Wireless No.190017 application for the proposed disguised mono-pine wireless communication facility at 70', was submitted to the County of Riverside on November 25, 2019. On December 19, 2019, Plot Plan Wireless No. 190017 was reviewed for the first time by Development Advisory Committee (DAC) meeting for internal review. Comments and corrections regarding the conceptual landscape plan and the screening, specifications and design elements of the proposed exhibits and all elevations. In September 2020, Plot Plan Wireless No. 190017 have obtained clearances from all applicable departments and are ready to move forward to hearing.

Plot Plan Wireless No. 190017 was submitted to the County of Riverside on November 25, 2019.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

An Initial Study (IS), Environmental Assessment No. 190168, and Negative Declaration (ND) were prepared for this project in accordance with the California Environmental Quality Act (CEQA). The IS represents the independent judgment of Riverside County and determines that the proposed project could not have a significant effect on the environment. A Notice of Intent to Adopt a Mitigated Negative Declaration was prepared, and the Negative Declaration was made available for public review per the CEQA Statute and Guidelines Section 15105 for at least 20 days. Therefore, no new mitigation measures were required and the IS/ ND was not recirculated per California Environmental Quality Act Statute and Guidelines Section 15073.5(c).

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 Foundation Component of Open Space, and a land use designation of Recreation (OS: R), within the REMAP Area Plan. The Open Space: Recreation (OS: R) land use designation allows for active and passive recreational uses such as parks, trails, camp grounds, athletic fields, golf courses, and off-road vehicle parks. Ancillary structures may be permitted for recreational opportunities. Neighborhood parks are permitted within residential land uses.
2. The project site surround by properties which are designated Open Space: Conservation (OS: C) to the north, Rural Residential (R-R) to the east and west; Open Space: Conservation (OS: C), Rural Residential (R-R) and Open Space: Recreation (OS: R) to the south. The proposed Project is consistent with the General Plan and the surrounding land uses, as wireless communication facilities are allowed in support of residential and related uses.
3. The project site has a Zoning Classification of Rural Residential (R-R). The project is allowed in the R-R zone with an approved plot plan pursuant to Ordinance No. 348, Section 19.404, (A).1, which states the disguised wireless communication facilities may be located in the R-R zoning classification.
4. The subject site is not located within a Specific Plan. The proposed project is compatible with surrounding land uses, as the surrounding land uses consist of scattered single family residences, RV Park, campground and vacant land.

Entitlement Findings:

Findings for a recommendation to grant a Plot Plan permit for a Wireless Communication facility shall include the following, pursuant to the provisions of the County of Riverside Zoning Ordinance No. 348 (Land Use):

1. The proposed facility is owned by one telecommunication service provider and is attached to a facility owned by different telecommunication service provider or tower or operator by Smartlink on behalf for AT&T Wireless. The propose project site is located in a Recreational Vehicle (RV) Park setting and is located at the northeastern border of the property line and is approximately 90 feet from a RV space. The surrounding properties uses consist of single family residences, RV Park, campground and vacant land.
2. The proposed project is designed and sited in Ordinance No. 348, Section 19.404.A, states an application for a Plot Plan shall be made to the Planning Director in accordance with Section 18.30. 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 because the project proposes a 70-foot mono-pine that it will blend with trees onsite and the surrounding providing trees in the north and east.

3. The application has met the processing requirements set forth the Article 19.409 (Processing Requirements) 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. The proposed development meets all development standards as set forth in Article 19.404 with the exception of the height limit, which a variance has been applied for.
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.

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 348 (Land Use):

1. That special circumstances applicable to a parcel of property, including size, shape, topography, location or surroundings. The application for this disguised wireless communications facility includes a proposed variance for a modification in the height requirement to allow for a seventy foot (70') tall mono-pine, 20 feet taller than the 50 feet standard maximum height, allowed in the Rural Residential (R-R) Zone. Properties in the area to be served were evaluated, including properties where the coverage could be met with a 50 foot tall tower that would meet height requirements. However, the applicant was not able to receive cooperation from property owners on any properties that may accommodate a lower tower. Additionally, the location at the north easterly corner of the 120 acre site is within a unique topographical area with peaks and valleys, and is necessary for residents commuting along State Highway 371 and 79 to address coverage gaps. For these reasons the currently proposed site was selected as a desirable location to achieve coverage requirements in cooperation with the landlord, which necessitates the additional height for the tower due to the relative height of the property and the topography of the surrounding area. By allowing for the 70' foot facility, the area covered by the tower would be substantially greater and would help cover a significant gap in coverage that is needed in the area without requiring an additional wireless facility or leaving gaps in coverage in the area.
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. Other properties in the area that have Rural Residential zoning but are located at lower elevations or on sloped areas facing the area to provide coverage are in a position for better wireless facility location. This property due to its variation in topography and exposure to the coverage area is not provided the same privilege in ability to provide coverage with a fifty foot high tower compared to other, better located properties under the same zoning. With the interest of providing better coverage in the area and minimizing the amount of wireless facilities overall, the proposed variance for additional height would serve those interests.
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 proposed variance does not proposed a modification

to a use or activity for the existing zoning classification of the subject property. The variance is only for a modification to the height requirement as established through Section 19.410.C.

Development Standards Findings:

Section 19.410 "Development Standards of Article XIXg "Wireless Communication Facilities"

- A. **Area Disturbance.** Physical disturbance to the site will be minimal. The proposed AT&T Wireless Communications facility is a disguised 70-foot-high mono-pine. The mono-pine will blend with trees onsite and the surrounding areas. The mono-pine will be located where most of the surrounding properties are vacant and the mono-pine will look aesthetically pleasing and blend with the surrounding area.
- B. **Fencing and Walls.** Support equipment is located entirely within an equipment enclosure and not readily available to the general public. The 912 square foot enclosure will be partially screened from view with landscape vegetation. The proposed enclosure will be comprised of an 8-foot high CMU wall.
- C. **Height Limitations.** The project site is located within the Rural Residential (R-R) Zoning Classification, and disguised wireless communication facilities in residential zone classifications shall not exceed fifty (50) feet in height. The project proposes wireless communication facility disguised as a 70-foot mono-pine, exceeds the height limit, and the project has applied for Variance Case No. 190009 to address exceeding this height limit with findings as described above.
- D. **Impacts.** The location of this existing wireless communication facility is within an area which allows public utilities. The project will not result in adverse impacts to the surrounding community because the proposed wireless facility will not have an adverse effect on the environment, and will be minimally intrusive to the surroundings.
- E. **Landscaping.** The area surrounding the project site will have three (3) live pine trees and shrubs species along the CMU wall for adequate screening of the equipment and will also provide irrigation to maintain the growth and prosperity of the landscape materials, which meets the requirement of the Ordinance.
- F. **Lighting –** Outside lighting is prohibited unless required by the FAA or the California Building Code ("CBC"). Any new lighting system used during construction or installed on the facility shall also be shielded to the greatest extent possible so as to minimize the negative impact of such lighting on adjacent properties and to not to create a nuisance for the surrounding property owners or wildlife.
- G. **Noise –** All noise produced by wireless communication facilities shall be minimized and in no case shall noise produced exceed 45 decibels inside the nearest dwelling and 60 decibels at the property line. Wireless communication facilities typically produce negligible noise during normal operations and the nearest habitable structure will not be affected. The equipment enclosure will contain an emergency backup 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.** Access to the existing wireless communication facility is provided by a 20-foot wide access road via Manzanita Drive and Clubhouse Drive. Adequate access to the facility is provided.
- J. **Power and Communication Lines.** No above-ground power or communication lines shall be extended to the site and all underground utilities shall be installed in a manner so as to minimize disturbance of existing vegetation.
- K. **Roof- Mounted Facilities.** This project includes an AT&T Wireless Communication facility and is not roof mounted. This is not a roof mounted facility and as a result, this requirement to maintain rooftop equipment at a height of 10-feet or less above a roofline, does not apply.
- L. **Sensitive View-shed:** The wireless communication facility will be disguised as a mono-pine which will blend with the surrounding and will reduce the impacts of a negative view-shed.
- M. **Setbacks.** Disguised wireless communication facilities in or adjacent to residential zone classifications shall be setback from habitable dwellings at a distance equal to 200% of the facility. This project meets this development standard because the disguised wireless communication facility is setback approximately 300 feet from the nearest habitable dwelling. With the height of the proposed facility being 70 feet; the distance would need to be at least 140 feet from a habitable dwelling. The location of the mono-pine exceeds the required setback distance.
- 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, being naturally screened behind the ridgeline. Furthermore, the enclosure will be closed in with an 8-foot high CMU block wall, painted in earth tones to match the surrounding environment.
- O. **Treatment – Wireless communication facilities** shall be given a surface treatment similar to surrounding architecture and all finishes shall be light tan and shall match the surrounding environment.

Pursuant to Section 18.30 of Ordinance No. 348, the disguised wireless communication facility application has met the requirements for approval as follows:

1. This project meets the requirements for of the General Plan, Land Use Elements of Area Plans, Foundation Components, and Land Use Designations by its location within the Riverside Extended Mountain Area Plan (REMAP). As noted above, it has a Foundation Component of Open Space. It is consistent with these designations because under the REMAP Area Plan, within the community of Aguanga, utility and compatible resource development is encouraged. The proposed project along the northerly boundary of an existing RV Park for an unmanned wireless communication facility will service the local constituents in the area, making it consistent with the REMAP Area Plan, the Land Use Designation of OS-R, and the General Plan Foundation Component of Open Space. It is also in compliance with all other applicable land use policies and County ordinances.

2. Based on the above, the plot plan is such that the overall development of the land is designed for the protection of the public health, safety, and general welfare, which are protected through the project design.
3. Based on the above, the project conforms to the logical development of the land and is compatible the present and future logical development of the surrounding property. Because of the small lease area and type of use, there is no need for dedication or improvement of additional streets or sidewalks, and, compliance with building codes addresses topography and drainage.
4. 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 structure is located on a separate legally divided parcel. The project does not propose sale of multiple buildings or structures on one existing parcel, however, project shall comply with AND Planning. Land Division should any future subdivisions be proposed.

Other Findings:

1. The project site is located within the Western Riverside County Multiple Species Habitat Conservation Plan. This project fulfills the plan requirements and is not located within a Criteria Cell Number of the Multi-Species Habitat Conservation Plan.
2. The project site is not located within the Sphere of Influence.
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 all requesting tribes on January 21, 2020. Agua Caliente deferred to closer tribes in a letter dated January 23, 2020. Cahuilla requested consultation in a letter dated January 21, 2020. The Phase I report and project exhibits were sent to Cahuilla on April 1, 2020. A follow up email was sent to the tribe on August 17, 2020 inquiring if Cahuilla had any further comments or concerns. No response has been received to date. Morongo responded in an email dated February 6, 2020 told Planning that they had no comments regarding the project. Pala declined consultation in an email dated January 29, 2020. Pechanga requested consultation in a letter dated February 20, 2020. The cultural report was provided to Pechanga on April 1, 2020. A follow up email was sent to Pechanga on August 17, 2020 asking if they wanted to continue consultation or if their concerns were resolved after review of the cultural report. No response has been received. No response to the AB52 notification was received from Rincon, Soboba, Ramona, or the Colorado River Indian Tribes.
5. The project site is located within Zone A 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 A.
6. The project site is located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan ("SKRHCP"). Per County Ordinance No. 663 and the SKRHCP, all applicants who submit for development permits, including maps, within the boundaries of the Fee

Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this Project, instead of onsite mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP.

Fire Findings:

1. The project site is located within a Cal Fire State Responsibility Area ("SRA") and is within a 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 Riverside County Fire Department.
 - c. The project site is located within a Cal Fire State Responsibility Area ("SRA") and is also located within a high hazard severity zone.

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 1000 feet of the project site. As of the writing of this report, Planning Staff has received one (1) written communication for general information purposes, and no phone calls from 1000 feet who indicated support or 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.~~

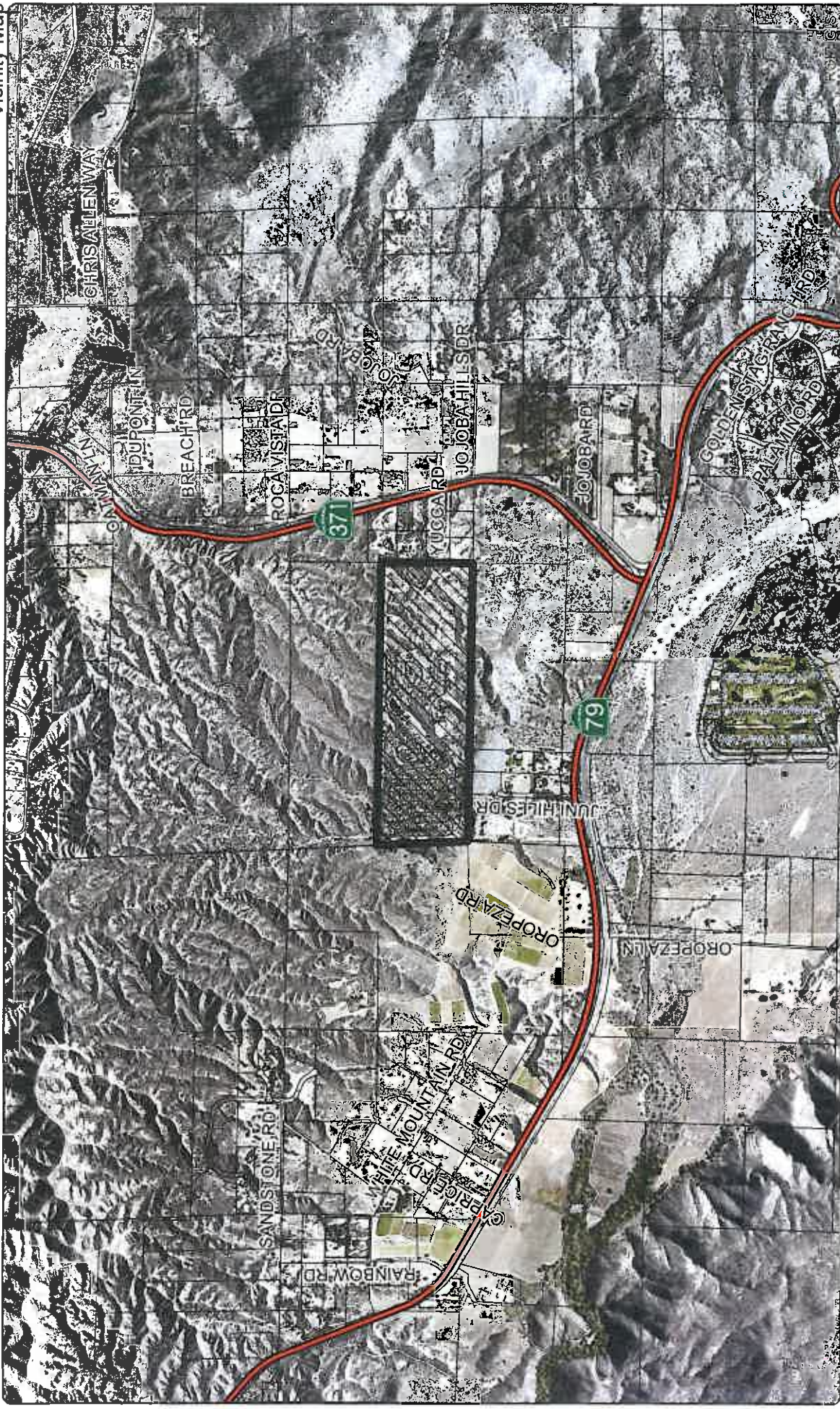
The decision of the Planning Director is considered final and no action by the Planning Commission is required unless, within ten days after the notice appears on the Planning Commission agenda, the applicant or an interested person files an appeal, accompanied by the fee set forth in Ordinance No. 671, or unless the Planning Commission assumes jurisdiction by ordering the matter set for public hearing."

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Template Revision: 10/13/20

RIVERSIDE COUNTY PLANNING DEPARTMENT
PPW190017 VAR190009
VICINITY/POLICY AREAS

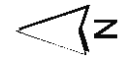
Supervisor: Washington
District 3

Date Drawn: 07/21/2020
Vicinity Map



Zoning Area: Aguanga

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2009, the County of Riverside adopted a new General Plan. This planning and land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under the current General Plan. The information provided on this map is for informational purposes only and is not intended to be used as a basis for any legal action. The County of Riverside is not responsible for any errors or omissions in this map. For more information, please contact the Riverside County Planning Department at (951) 955-4277 (Western County) or (951) 955-4277 (Eastern County) or via email at planning@rivco.net.

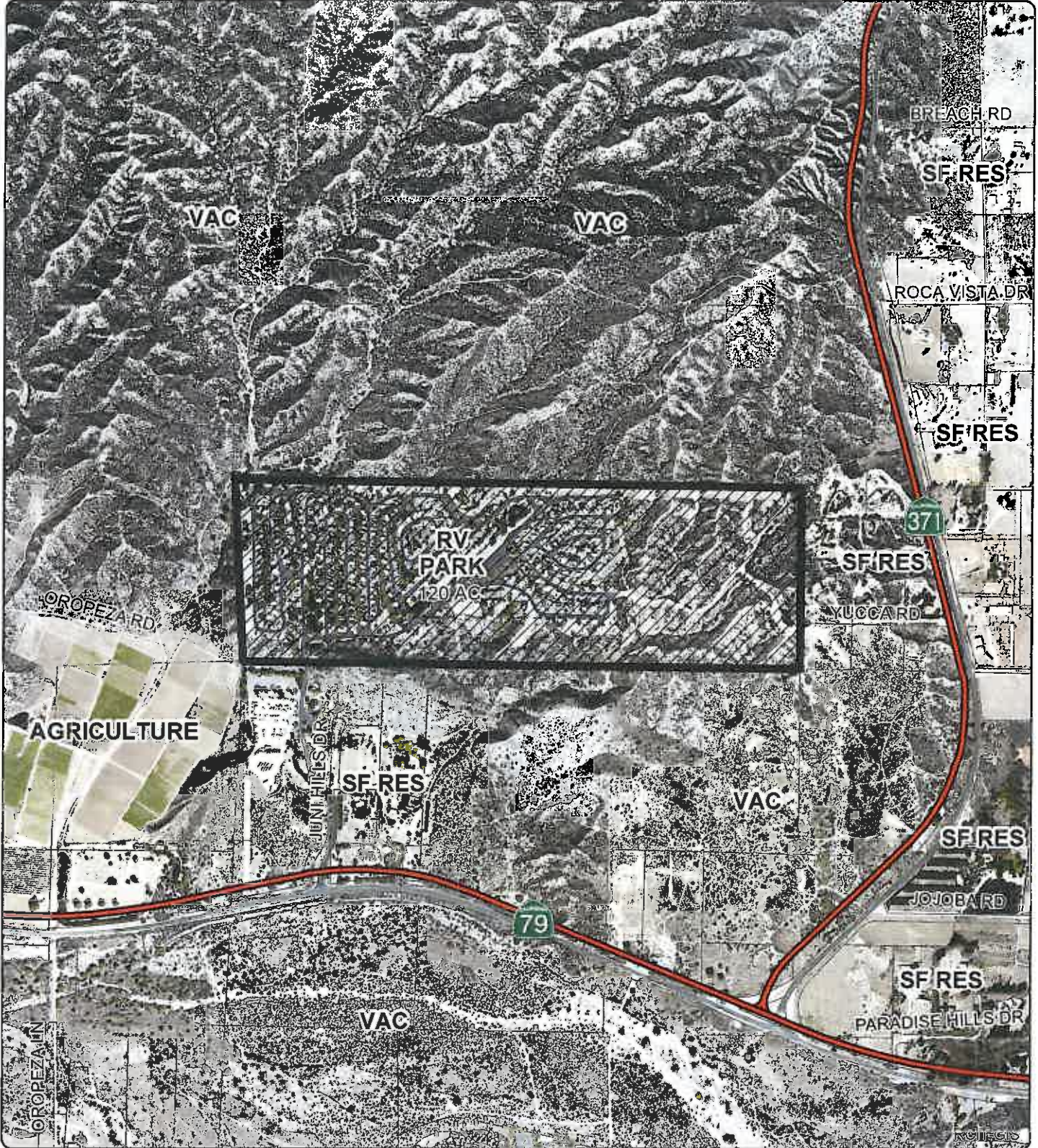
RIVERSIDE COUNTY PLANNING DEPARTMENT
PPW190017 VAR190009

Supervisor: Washington
District 3

Date Drawn: 07/21/2020

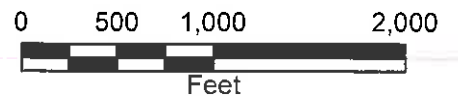
LAND USE

Exhibit 1



Zoning Area: Aguanga

Author: Vinnie Nguyen



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

RIVERSIDE COUNTY PLANNING DEPARTMENT

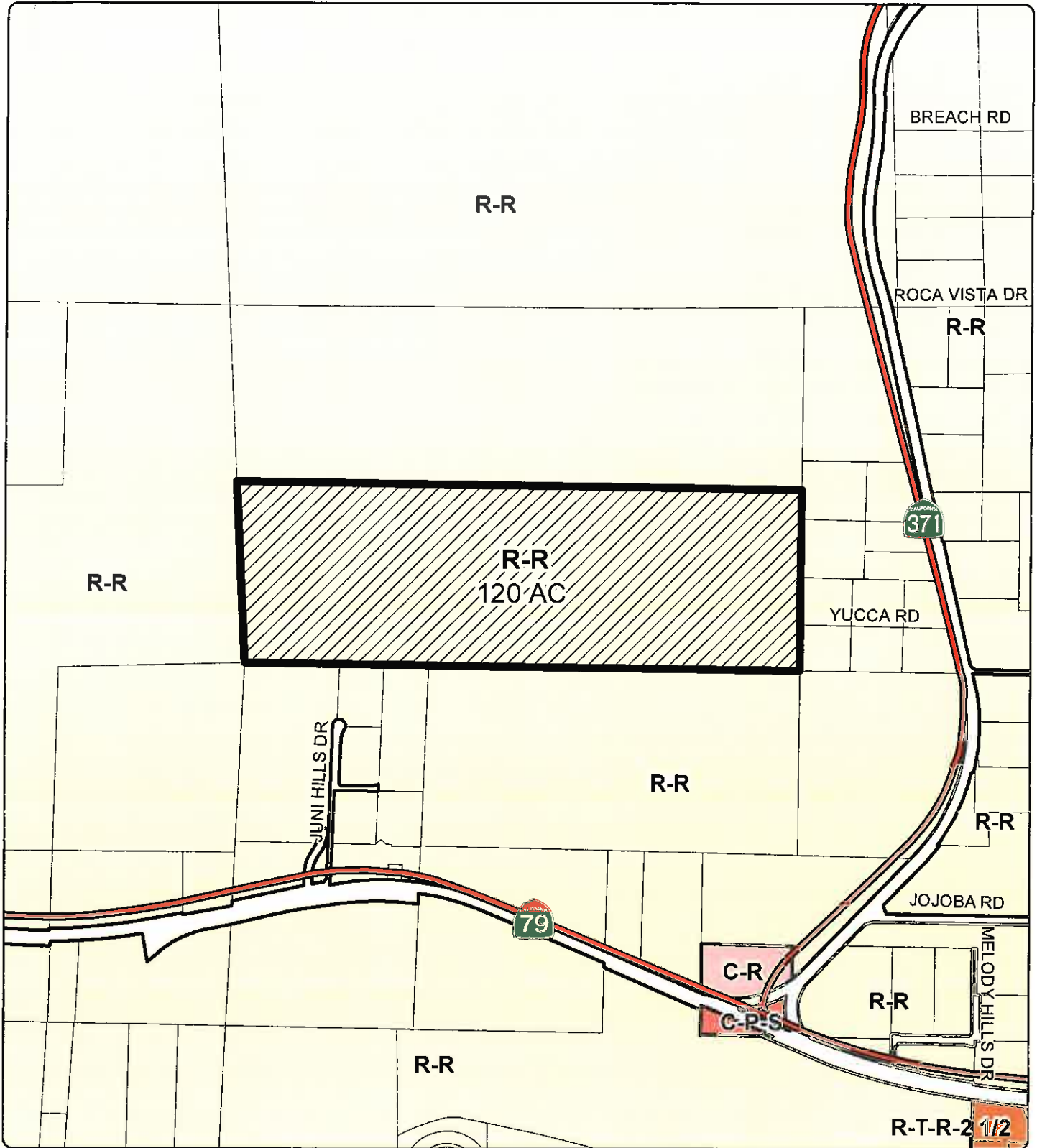
PPW190017 VAR190009

Supervisor: Washington
District 3

Date Drawn: 07/21/2020

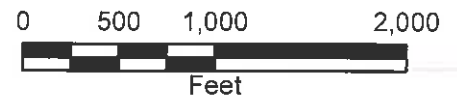
Exhibit 2

EXISTING ZONING



Zoning Area: Aguanga

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.rotma.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

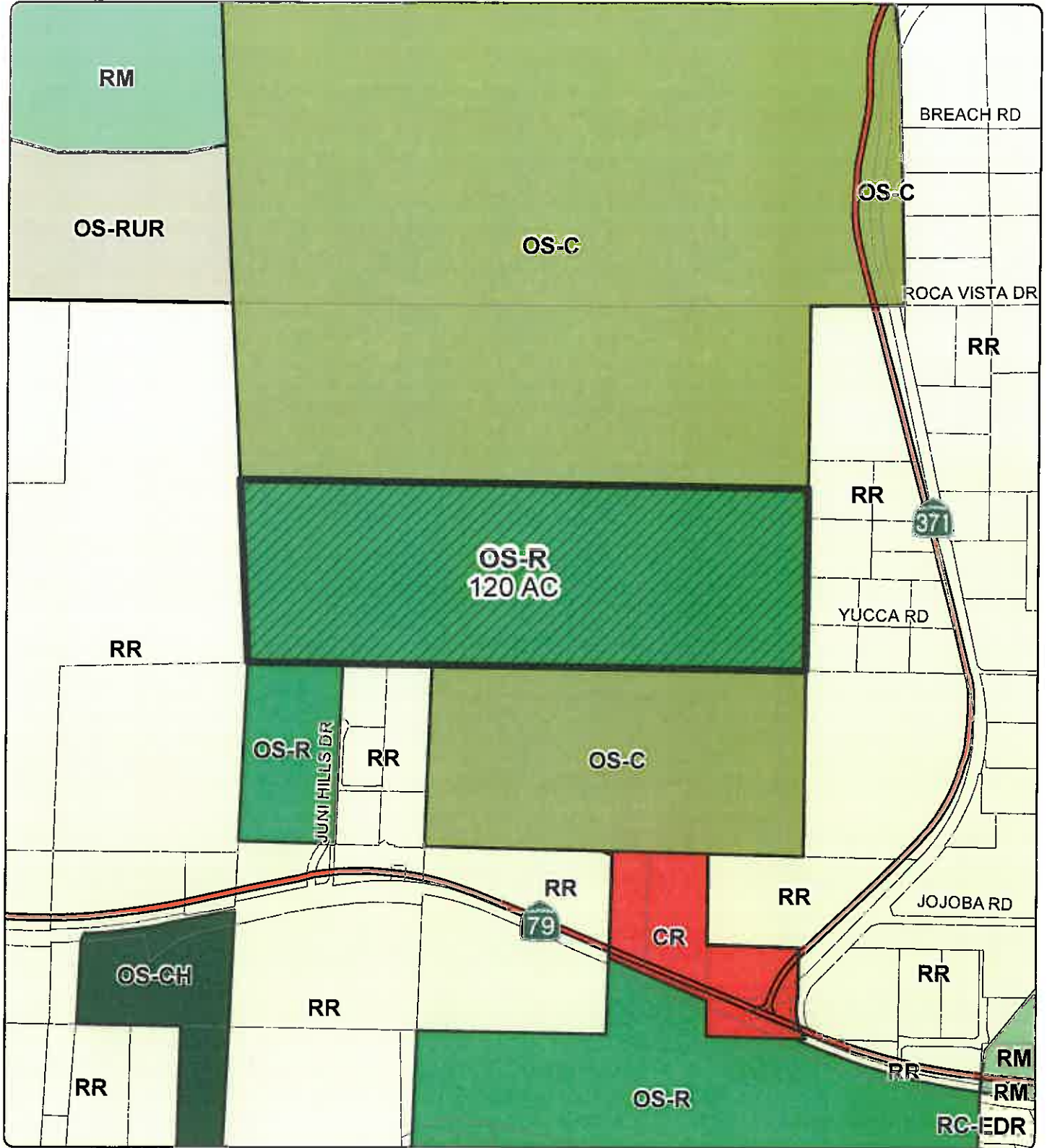
PPW190017 VAR190009

Supervisor: Washington
District 3

Date Drawn: 07/21/2020

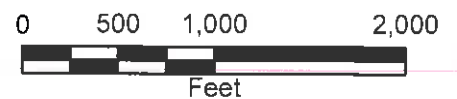
EXISTING GENERAL PLAN

Exhibit 5



Zoning Area: Aguanga

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.rotlma.org>

PLOT PLAN NO. 190017



Your world. Delivered

SITE NUMBER: CSL04993 - NSB

FA #: 10153205

USID #: 275126

SITE NAME: JOJOBA

45120 HIGHWAY 79,

AGUANGA, CA 92536

RIVERSIDE COUNTY

CODE COMPLIANCE

ALL WORKS AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING ORDINANCES AS ADOPTED BY THE LOCAL GOVERNMENT... 1. 2016 CALIFORNIA BUILDING CODE 6. 2016 CALIFORNIA ENERGY CODE 7. 2016 CALIFORNIA ELECTRICAL CODE 7. COUNTY ORDINANCE TITLE 14 3. CAPPED 2008 IBC CODE 6. ORDINANCE TITLE 29 4. 2016 CALIFORNIA MECHANICAL CODE 6. COUNTY LAND USE ORDINANCE - TITLE 22 6. 2016 CALIFORNIA PLUMBING CODE 10. COUNTY BUILDING AND CONSTRUCTION ORDINANCE - TITLE 10

PROJECT TEAM

CLIENT REPRESENTATIVE: SMARTLINK LLC, 300 RINE AVENUE, SUITE 100, NEWPORT BEACH, CA 92660... CONSTRUCTION MANAGER: BEHTEL COMMUNICATIONS, INC., 200 QUAKES, RIVERSIDE, CA 92504... ALT PROJECT MANAGER: 200 QUAKES, RIVERSIDE, CA 92504... APPLICANT: AT&T, 45120 HIGHWAY 79, AGUANGA, CA 92536... ENGINEER: AT&T, 142 ENDER AVE, FORTIN, CALIFORNIA 92303... RE ENGINEER: AT&T, 142 ENDER AVE, FORTIN, CALIFORNIA 92303...

SITE INFORMATION

APPLICANT/LESSEE: AT&T, 142 ENDER AVE, FORTIN, CALIFORNIA 92303... PROPERTY OWNER: JOJOBA HILLS SMP RESORTS, 4185 S. PALMDALE, PALMDALE, CA 93550... LATITUDE: 33.77307, LONGITUDE: -116.16597... LAND USE TYPE: RESORT... ABOVE GROUND LEVEL: 7007 FT ASL... PLANNING NUMBER: 905-100-001... COUNTY: RIVERSIDE... COUNTY PLANNING DIVISION: 945 (PLANNING/SERVICES)... PROPOSED USE: UNASSIGNED TELECOMMUNICATIONS FACILITY... HANDICAP ACCESS: NOT REQUIRED

APPROVALS: THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS & AUTHORIZE THE ARCHITECT TO PROCEED WITH THE CONSTRUCTION OF THE PROJECT... APPROVED: [Signature], DATE: []

Table with columns: DISCIPLINE, AT&T KEY ENGINEER, SIGNATURE, DATE. Rows for ART OPERATIONS, SITE ACQUISITION, CONSTRUCTION MANAGER, PROPERTY OWNER, ZONING VOUCHER, PROJECT MANAGER.

GENERAL CONTRACTOR NOTES: DO NOT SCALE DRAWINGS. ALL DIMENSIONS AND LOCATIONS OF EXISTING UTILITIES AND STRUCTURES SHALL BE VERIFIED BY THE CONTRACTOR BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

GENERAL NOTES: THE FACILITY IS UNMANNED AND NOT FOR MANAGER FROM A RESIDENTIAL SITE. THE SITE AS SHOWN FOR THE MAINTENANCE OF THE PROJECT WILL NOT RESULT IN ANY OTHER USES... GENERAL CONTRACTOR TO VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING UTILITIES AND STRUCTURES SHALL BE VERIFIED BY THE CONTRACTOR BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

PROJECT DESCRIPTION: INDOOR EQUIPMENT W/C CABINET. THE SCOPE WILL CONSIST OF THE FOLLOWING: INSTALL (1) (6) 70"-0" HIGH (COLORABLE) HORIZONTAL... INSTALL (1) (8) 6" DIA. CHD WALL WITH 4" WIDE METAL ACCESS DOOR... INSTALL (1) (2) 100' GAL. GENCOING DIESEL GENERATORS ON CONCRETE PAD... INSTALL (1) (2) 100' GAL. GENCOING DIESEL GENERATORS ON CONCRETE PAD... INSTALL (1) (2) 100' GAL. GENCOING DIESEL GENERATORS ON CONCRETE PAD...

DRAWING INDEX table with columns: SHEET NO., SHEET TITLE. Rows include: T-1 TITLE SHEET, T-2 SITE PLAN, T-3 SITE PLAN AND NEIGHBORHOOD MAP, T-4 SITE PLAN AND NEIGHBORHOOD MAP, T-5 SITE PLAN AND NEIGHBORHOOD MAP, T-6 PRELIMINARY LANDSCAPE PLAN.

AT&T logo and address: 142 ENDER AVE, FORTIN, CALIFORNIA 92303. smartlink logo and address: 300 RINE AVENUE, SUITE 100, NEWPORT BEACH, CA 92660. CABA logo and address: 142 ENDER AVE, FORTIN, CALIFORNIA 92303.

NOT TO BE USED FOR CONSTRUCTION. Project details: CSL04993, JOJOBA, 45120 HIGHWAY 79, AGUANGA, CA 92536, MONOPINE (INDOOR). DRAWN BY: JEM, CHECKED BY: JS.

APPROVALS: THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS & AUTHORIZE THE ARCHITECT TO PROCEED WITH THE CONSTRUCTION OF THE PROJECT... APPROVED: [Signature], DATE: []

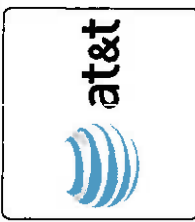
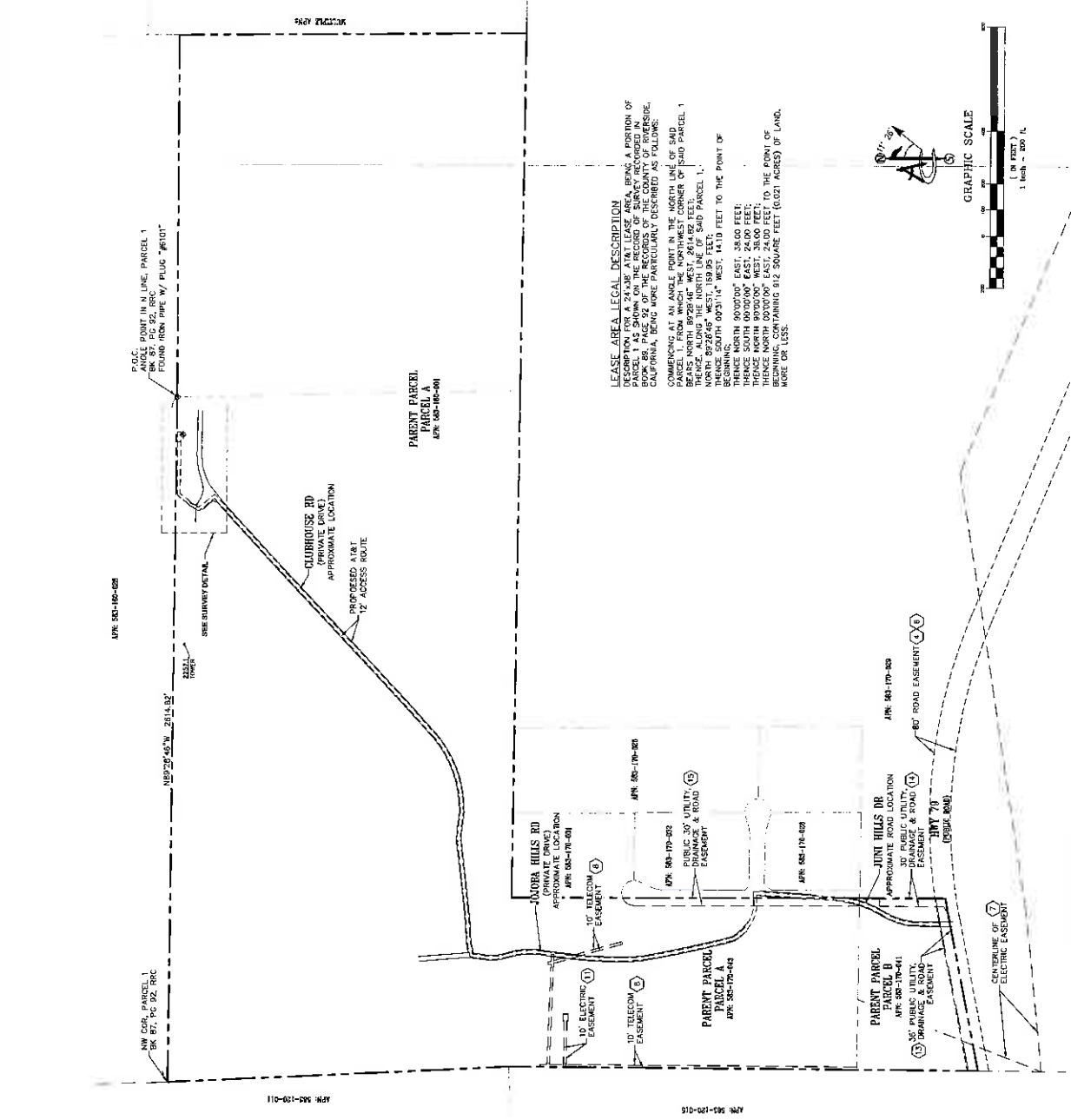
GENERAL CONTRACTOR NOTES: DO NOT SCALE DRAWINGS. ALL DIMENSIONS AND LOCATIONS OF EXISTING UTILITIES AND STRUCTURES SHALL BE VERIFIED BY THE CONTRACTOR BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

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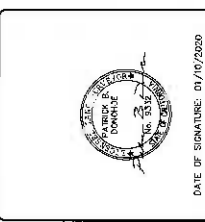
DRAWING INDEX table with columns: SHEET NO., SHEET TITLE. Rows include: T-1 TITLE SHEET, T-2 SITE PLAN, T-3 SITE PLAN AND NEIGHBORHOOD MAP, T-4 SITE PLAN AND NEIGHBORHOOD MAP, T-5 SITE PLAN AND NEIGHBORHOOD MAP, T-6 PRELIMINARY LANDSCAPE PLAN.

NOTES CORRESPONDING TO SCHEDULE B (CONT'D)

4. EASEMENTS FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL, HERETO, AS GRANTED IN A DOCUMENT:
PURPOSE: PUBLIC ROAD AND DRAINAGE
GRANTED TO: COUNTY OF RIVERSIDE
RECORDING DATE: APRIL 19, 1932
RECORDING NO. AS INSTRUMENT NO. 1932-0048181 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND
(AS SHOWN ON SURVEY)
5. RESERVATIONS, EXCEPTIONS AND PROVISIONS CONTAINED IN THE PATENT FROM THE UNITED STATES OF AMERICA, AND IN THE INSTRUMENT NO. 1932-0048181 OF OFFICIAL RECORDS.
RECORDING DATE: MARCH 24, 1937
RECORDING NO. AS INSTRUMENT NO. 1937-00177 OF OFFICIAL RECORDS
(EXACT LOCATION INDETERMINATE - NOT SHOWN)
6. DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER MATTER SHOWN ON RECORDING NO. IN BOOK 10, PAGE 34, RECORDS OF SURVEY (AS SHOWN ON SURVEY)
7. EASEMENTS FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL, HERETO, AS GRANTED IN A DOCUMENT:
PURPOSE: PUBLIC ROAD AND DRAINAGE
GRANTED TO: CALIFORNIA ELECTRIC POWER COMPANY, A CORPORATION
RECORDING DATE: APRIL 23, 1947
RECORDING NO. AS INSTRUMENT NO. 4716, IN BOOK 628, PAGE 104 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND
(AS SHOWN ON SURVEY)
8. EASEMENTS FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL, HERETO, AS GRANTED IN A DOCUMENT:
PURPOSE: PUBLIC ROAD AND DRAINAGE
GRANTED TO: CALIFORNIA WATER AND TELEPHONE COMPANY, A CORPORATION
RECORDING DATE: MAY 11, 1945
RECORDING NO. AS INSTRUMENT NO. 1945-0027397 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND
(AS SHOWN ON SURVEY)
9. DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER MATTER SHOWN ON RECORDING NO. IN BOOK 67, PAGE 92, RECORDS OF SURVEY (PLOTTED AS PARENT PARCEL)
10. EASEMENTS FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL, HERETO, AS GRANTED IN A DOCUMENT:
PURPOSE: PUBLIC UTILITIES
GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
RECORDING DATE: MAY 11, 1945
RECORDING NO. AS INSTRUMENT NO. 127310 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND
(AS SHOWN ON SURVEY)
11. EASEMENTS FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL, HERETO, AS GRANTED IN A DOCUMENT:
PURPOSE: PUBLIC ROAD AND DRAINAGE
GRANTED TO: COUNTY OF RIVERSIDE
RECORDING DATE: MAY 11, 1945
RECORDING NO. AS INSTRUMENT NO. 1995-148995 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND
(NOT SHOWN ON SURVEY - ERRORS IN DOCUMENT)
12. EASEMENTS FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL, HERETO, AS GRANTED IN A DOCUMENT:
PURPOSE: PUBLIC ROAD AND DRAINAGE
GRANTED TO: COUNTY OF RIVERSIDE
RECORDING DATE: AUGUST 4, 1953
RECORDING NO. AS INSTRUMENT NO. 1993-00031350 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND
(AS SHOWN ON SURVEY)
13. EASEMENTS FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL, HERETO, AS GRANTED IN A DOCUMENT:
PURPOSE: PUBLIC ROAD AND DRAINAGE
GRANTED TO: COUNTY OF RIVERSIDE
RECORDING DATE: MAY 11, 1945
RECORDING NO. AS INSTRUMENT NO. 1993-0027397 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND
(AS SHOWN ON SURVEY)
14. EASEMENTS FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL, HERETO, AS GRANTED IN A DOCUMENT:
PURPOSE: PUBLIC ROAD AND DRAINAGE
GRANTED TO: COUNTY OF RIVERSIDE
RECORDING DATE: AUGUST 4, 1953
RECORDING NO. AS INSTRUMENT NO. 1993-00031350 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND
(AS SHOWN ON SURVEY)
15. EASEMENTS FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL, HERETO, AS GRANTED IN A DOCUMENT:
PURPOSE: PUBLIC ROAD AND DRAINAGE
GRANTED TO: COUNTY OF RIVERSIDE
RECORDING DATE: MAY 11, 1945
RECORDING NO. AS INSTRUMENT NO. 1995-148995 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND
(NOT SHOWN ON SURVEY - ERRORS IN DOCUMENT)



1	17/4/79	480	TITLE & RECORDS	609
A	10/23/79		INITIAL ISSUE	609



DATE OF SIGNATURE: 01/10/2020

CSL04193
45170 HWY 79
AGUANGA CA 92516
RIVERSIDE COUNTY

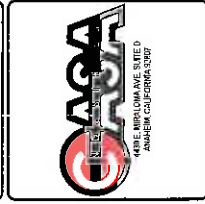
OVERALL SURVEY

LS-2



AT&T
COMMUNICATIONS
TUSTIN, CALIFORNIA 92780

CONSTRUCTION PERMITS ARE THE RESULT OF HARBOR'S PROPERTY & CONSTRUCTION TO MEET ALL APPLICABLE CITY, COUNTY, STATE AND FEDERAL REGULATIONS. PERMITS ARE NOT GUARANTEED AND ARE SUBJECT TO CHANGE WITHOUT NOTICE.



REV	DATE	DESCRIPTION
1	07/26/20	ISSUED FOR PERMITS
2	07/26/20	ISSUED FOR PERMITS
3	07/26/20	ISSUED FOR PERMITS
4	07/26/20	ISSUED FOR PERMITS

NOT TO BE USED FOR CONSTRUCTION

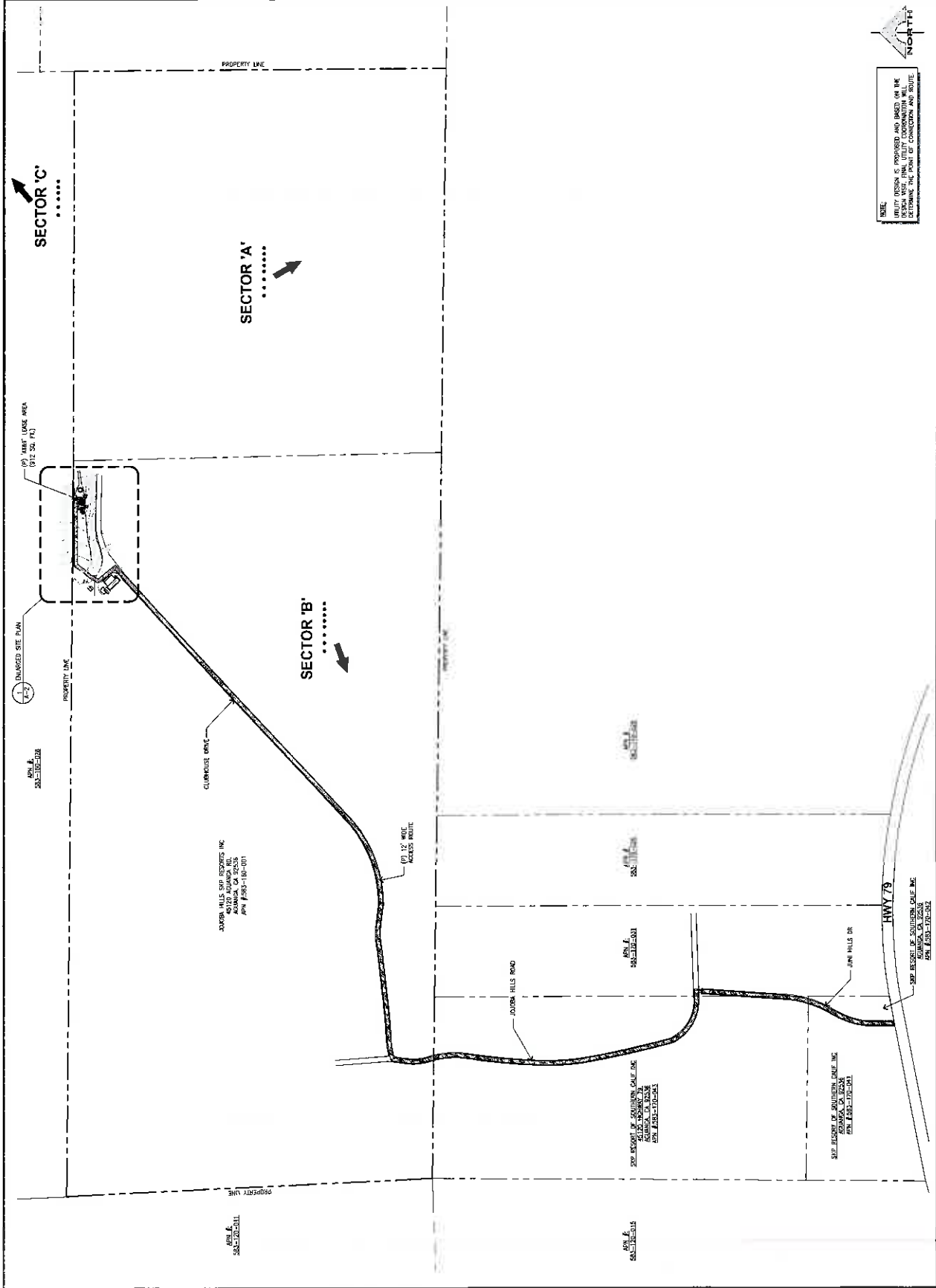
ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF MONTEREY PARK, CALIFORNIA. THE CONSTRUCTION SHALL BE COMPLETED BY THE DATE INDICATED.

CSLD04993
JJJOBA
45120 HIGHWAY 79,
AGUANGA, CA 92536
MONTEREY PARK (INDOOR)

DRAWN BY: JEM
CHECKED BY: JS

SHEET TITLE:
SITE KEY PLAN AND
OVERALL SITE PLAN

SHEET NUMBER:
A-1



NOTE:
UTILITY LOCATIONS SHOWN ARE BASED ON THE RECORD DRAWINGS. FIELD UTILITY CORPORATION WILL DETERMINE THE POINT OF CONSTRUCTION AND ROUTE.

SCALE:
1" = 50'-0"
1" = 100'-0"
1" = 200'-0"

OVERALL SITE PLAN



1825 CHIMNER AVE
TUSTIN, CALIF 92780

THIS PLAN IS THE PROPERTY OF AT&T
INTELLIGENT SERVICES. IT IS TO BE USED
FOR THE PROJECT AND NOT TO BE REPRODUCED
OR COPIED IN ANY MANNER WITHOUT THE
WRITTEN PERMISSION OF AT&T INTELLECTUAL
PROPERTY. ANY USE OF THIS PLAN FOR
ANY OTHER PROJECT IS STRICTLY PROHIBITED.



3300 WILSON AVENUE SUITE 300
HERNDON, VA 20151
TEL: (703) 441-1235
FAX: (703) 441-1275



COMMERCIAL SERVICE GROUP
10000 CALIFORNIA BLVD
DUBLIN, CA 94568

REV	DATE	DESCRIPTION
1	10/28/99	ISSUED FOR PERMITS
2	11/14/99	ISSUED FOR PERMITS
3	12/02/99	ISSUED FOR PERMITS

**NOT TO BE USED
FOR CONSTRUCTION**

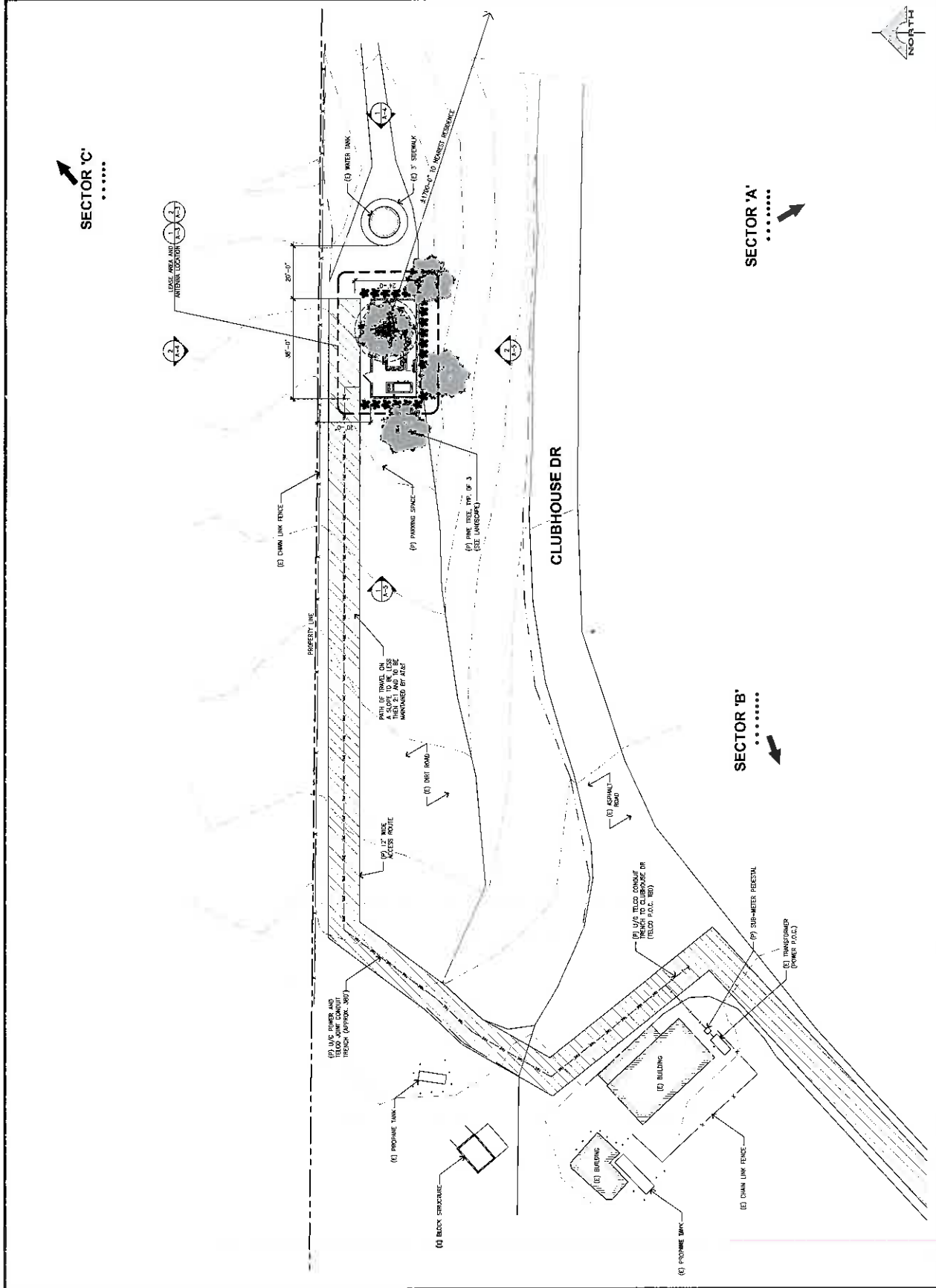
THIS PLAN IS THE PROPERTY OF AT&T
INTELLIGENT SERVICES. IT IS TO BE USED
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WRITTEN PERMISSION OF AT&T INTELLECTUAL
PROPERTY. ANY USE OF THIS PLAN FOR
ANY OTHER PROJECT IS STRICTLY PROHIBITED.

CSL04993
J.J. JOBA
45120 HIGHWAY 79,
AGUANGA, CA 92536
MONOPINE (INDOOR)

DRAWN BY: JEM
CHECKED BY: JS

SHEET TITLE:
ENLARGED SITE PLAN

SHEET NUMBER:
A-2





1425 EQUUS AVE
DUBLIN, CALIFORNIA 94568

THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO AT&T INTELLECTUAL PROPERTY. NO PART OF THIS DOCUMENT 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 AT&T INTELLECTUAL PROPERTY.



3300 MARINE AVENUE, SUITE 500
NEWPORT BEACH, CA 92660
TEL: (949) 341-1385
FAX: (949) 341-1375



405 S. MELBOURNE AVE., SUITE D
ANNENBERG, CALIFORNIA 92027

REV	DATE	DESCRIPTION
1	07/27/02	ISSUED FOR PERMITS
2	11/14/02	FOR PERMITS
3	12/20/02	FOR PERMITS
4		
5		
6		
7		
8		
9		
10		

NOT TO BE USED FOR CONSTRUCTION

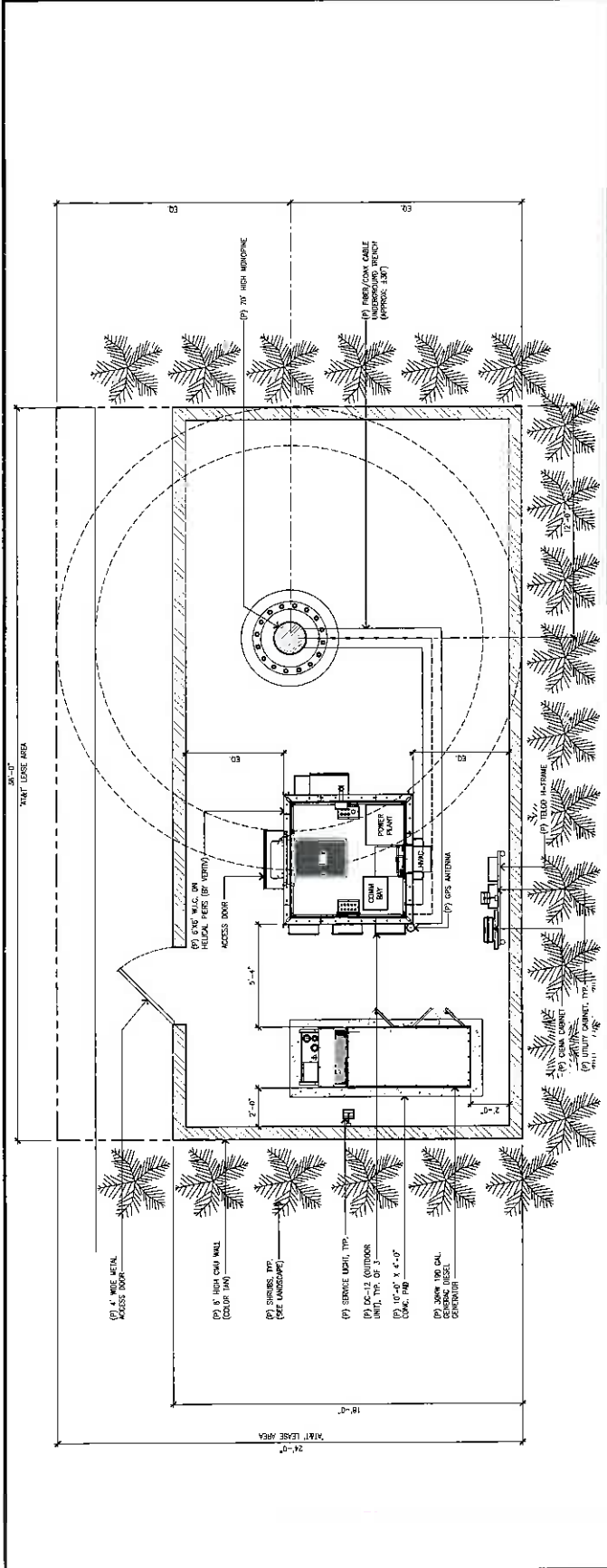
IT IS A CONDITION OF ANY PERMITS, ORDINANCES, REGULATIONS, AND/OR AGREEMENTS THAT THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS TO ALTER THIS DOCUMENT.

CSLO4893
JJOLOBA
45120 HIGHWAY 79,
AGUANGA, CA 92536
MONOPINE (INDOOR)

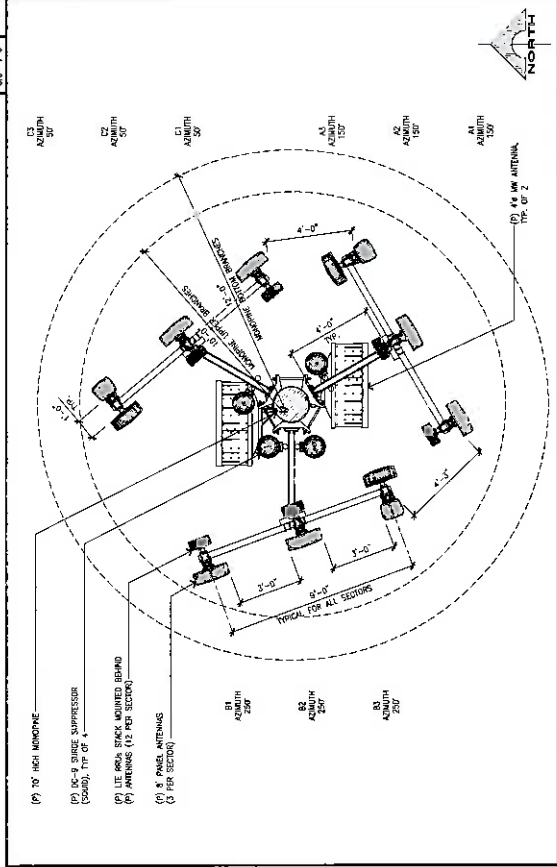
DRAWN BY: JEM
CHECKED BY: JUS

SHEET TITLE:
LEASE AREA/ANTENNA PLAN & ANTENNA/RRU SCHEDULE

SHEET NUMBER:
A-3



LEASE AREA PLAN SCALE: 3/8"=1'-0"



ANTENNA PLAN SCALE: 3/8"=1'-0"

PROPOSED ANTENNA AND TRANSMISSION CABLE REQUIREMENTS

SECTOR	PROPOSED TECHNOLOGY	ANTENNA HEIGHT (C, L, P)	ANTENNA AREA (SQ FT)	ANTENNA WEIGHT (LBS)	ANTENNA CENTER-TO-CENTER (C-C)	TRANSMISSION CABLE LENGTH (FT +/-)	DC CABLE (MAX. PA)
A1	LTE	8'	150'	150'	61'-0"	<12'	1/2-96'
A2	LTE	8'	150'	150'	61'-0"	<12'	1/2-96'
A3	LTE	8'	150'	150'	61'-0"	<12'	1/2-96'
B1	LTE	8'	200'	200'	61'-0"	<12'	1/2-96'
B2	LTE	8'	200'	200'	61'-0"	<12'	1/2-96'
B3	LTE	8'	200'	200'	61'-0"	<12'	1/2-96'
C1	LTE	8'	300'	300'	61'-0"	<12'	1/2-96'
C2	LTE	8'	300'	300'	61'-0"	<12'	1/2-96'
C3	LTE	8'	300'	300'	61'-0"	<12'	1/2-96'

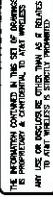
REMOVE EXISTING UNITS (REUSE)

SECTOR	REUSE UNIT	RRU COUNT	RRU LOCATION (COORDINATE/HEIGHT)	MINIMUM CLEARANCE
A1	UP	4	<12'	18"
A2	UP	4	<12'	18"
A3	UP	4	<12'	18"
B1	UP	4	<12'	18"
B2	UP	4	<12'	18"
B3	UP	4	<12'	18"
C1	UP	4	<12'	18"
C2	UP	4	<12'	18"
C3	UP	4	<12'	18"

ANTENNA AND RRU SCHEDULE



1425 SCHUYLER AVE.
TUSTIN, CALIFORNIA 92780



3300 SHORE AVENUE SUITE 300
NEWPORT BEACH, CA 92660
TEL: (949) 394-1285
FAX: (949) 394-1275



4000 SHORELINE AVE. SUITE 100
ANNHEIM, CALIFORNIA 92707

REV	DATE	DESCRIPTION
1	07/28/79	ISSUED FOR PERMITS
2	11/14/79	ISSUED FOR PERMITS
3	10/26/79	ISSUED FOR PERMITS

**NOT TO BE USED
FOR CONSTRUCTION**

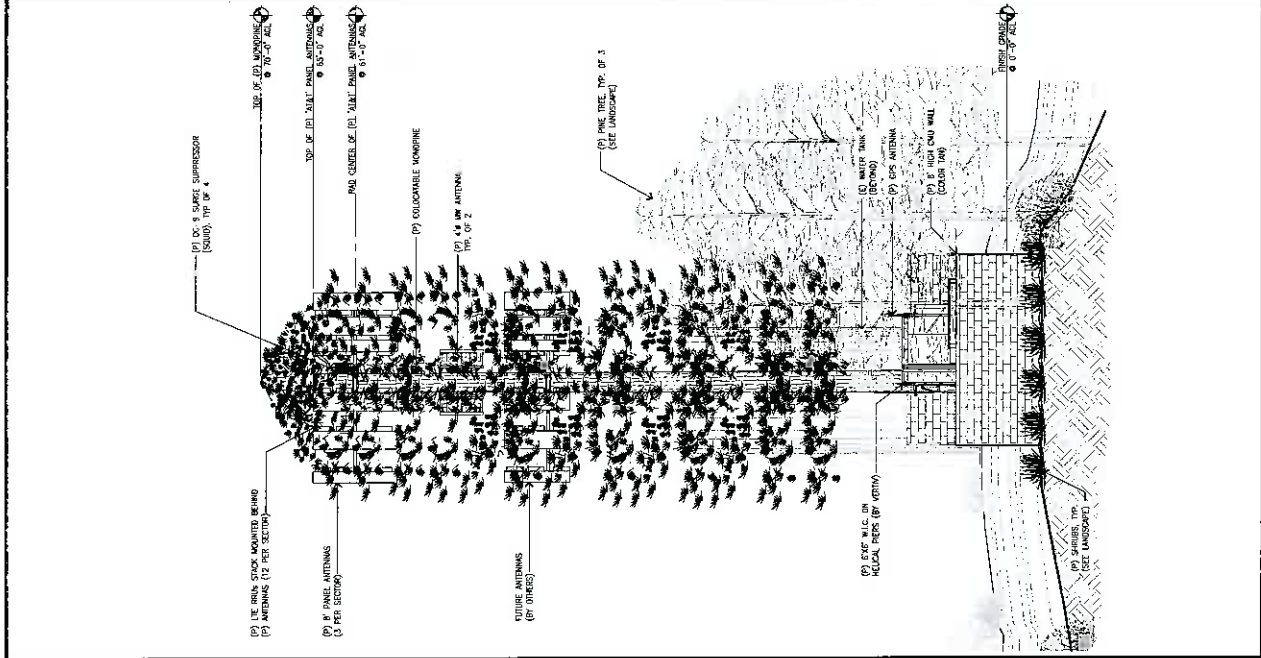
IT IS THE POLICY OF AT&T TO USE ONLY QUALITY PRODUCTS AND SERVICES. THE QUALITY OF THE WORKMANSHIP OF A CONTRACTOR SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

CSLO4993
JCI/OBA
45120 HIGHWAY 79,
AGUANGA, CA 92536
MONOPINE (INDOOR)

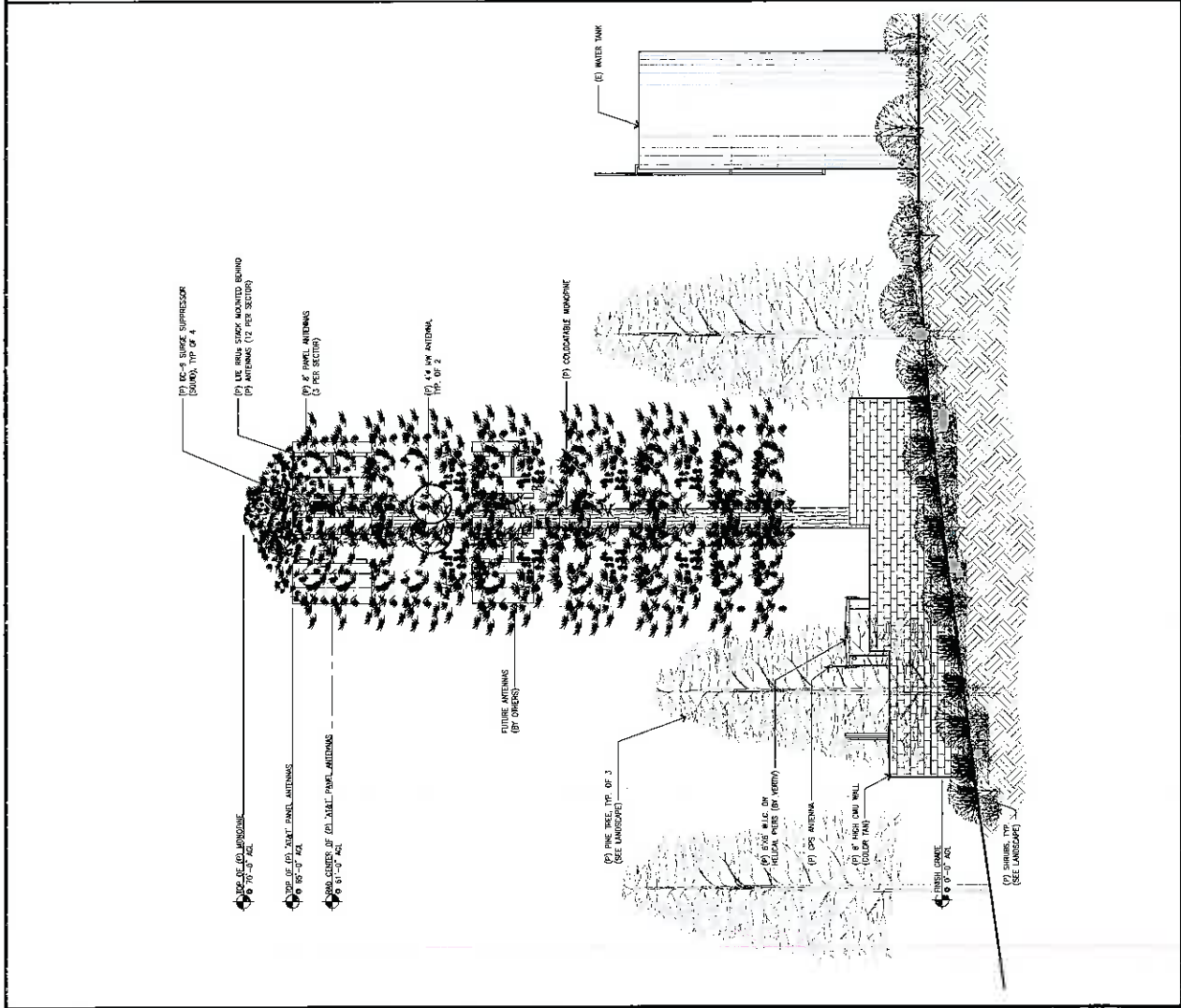
DRAWN BY: JEM
CHECKED BY: JS

SHEET TITLE:
ELEVATIONS

SHEET NUMBER:
A-5



WEST ELEVATION
SCALE: 3/8\"/>



SOUTH ELEVATION
SCALE: 3/8\"/>

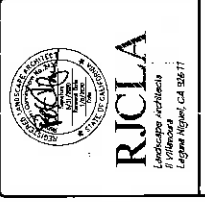


AT&T
1425 CALIFORNIA AVE.
TUSTIN, CALIFORNIA 92780

WE warrant that the work described in this contract shall be performed in a professional and workmanlike manner and shall conform to all applicable laws, codes, ordinances, and standards of practice. ANY USE OF OR DISCLOSURE OF THIS DRAWING FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF THE DESIGNER IS STRICTLY PROHIBITED.



NO.	DATE	DESCRIPTION
1	1/15/2013	ISSUE FOR PERMITTING
2	1/15/2013	ISSUE FOR PERMITTING
3	1/15/2013	ISSUE FOR PERMITTING
4	1/15/2013	ISSUE FOR PERMITTING
5	1/15/2013	ISSUE FOR PERMITTING
6	1/15/2013	ISSUE FOR PERMITTING
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56	1/15/2013	ISSUE FOR PERMITTING
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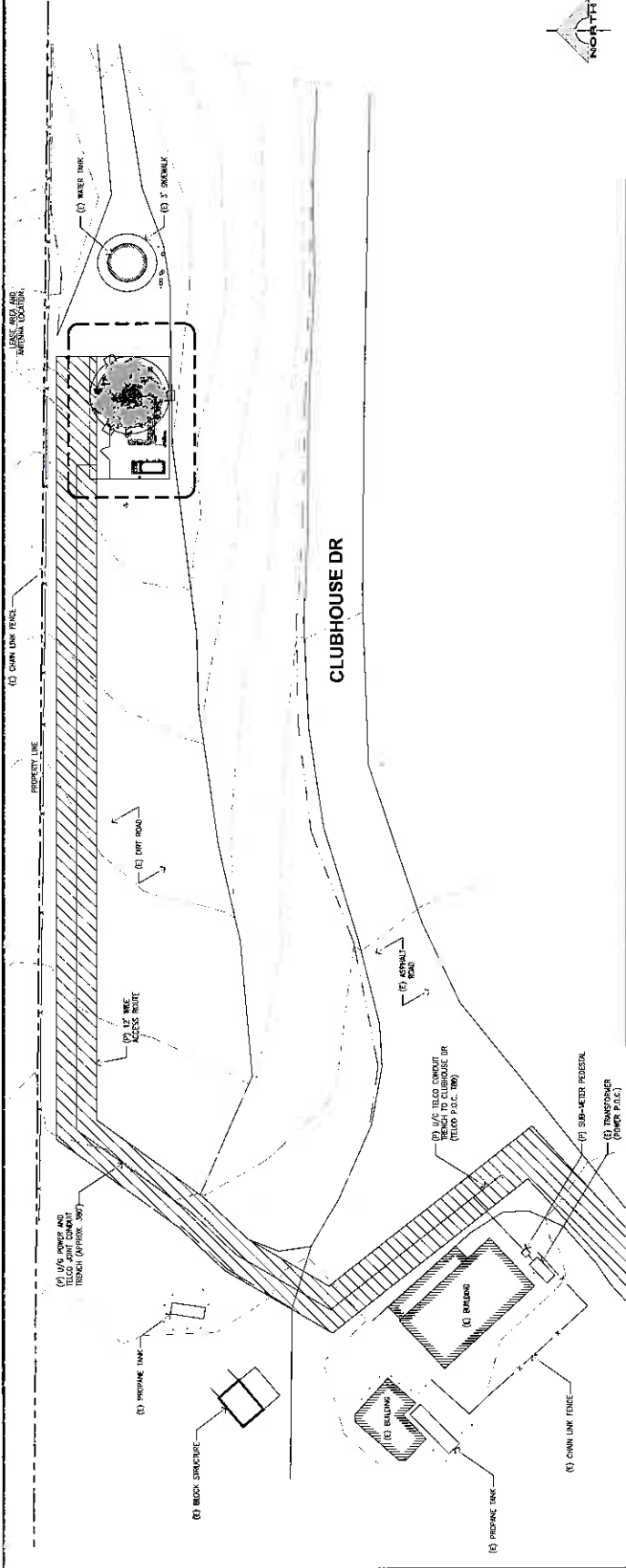
RJCLA
Landscape Architects
15500 Via Arroyo
Laguna Hills, CA 92653

CSL04993
JOJOBA
4512D HIGHWAY 79,
AGUANGA, CA 92536
MONOPINE (INDOOR)

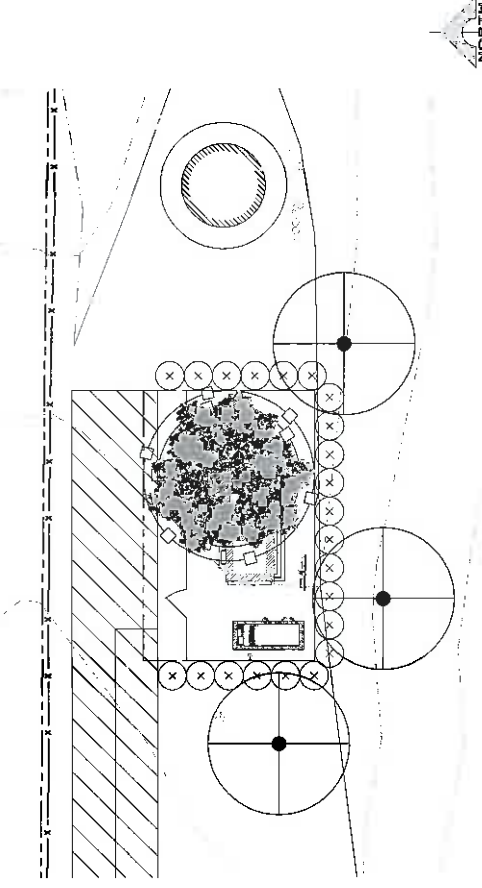
DESIGNED BY:
mjm
CHECKED BY:
RJC

SHEET TITLE:
PRELIMINARY
LANDSCAPE PLAN

SHEET NUMBER:
L-1



PARTIAL SITE PLAN SCALE: 1/8"=1'-0"



ENLARGED SITE PLAN SCALE: 1/4"=1'-0"

PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	CITY	REMARKS	WATER USE
(C)	MONDELL PINE	MONDELL PINE	24" BOX	3	NATURAL	REGION 4 LOW
(X)	LEUCOPHYLLUM FRUTESCENS	TEXAS RANGER	5 GAL.	22	4"-0" O.C.	LOW

MAINTENANCE RESPONSIBILITY
PROPOSED PLANTING AND IRRIGATION SHALL BE MAINTAINED BY PRIVATE OWNER (ATTY).

- PLANTING NOTE**
- PROVIDE ROOT BARRIER CONTROL DEVICES WHERE TREES ARE WITHIN 1'-0" OF HARDSCAPE AREAS (WALLS, WALKS, CURBS, ETC.) INSTALL IN A LINEAR FASHION (DO NOT WRAP ROOTBALL). ROOT BARRIER DEVICES TO BE MODEL NO. 0834-1 1/2" LONG AVAILABLE FROM DEEP ROOT BARRIER.
 - REPLACE MULCH AROUND PROJECT AREA THAT HAS BEEN DISPLACED OR REMOVED DUE TO CONSTRUCTION. MULCH TO BE 3" MIN. THICK LAYER AND SHALL MATCH EXISTING.
 - ALL PLANTING AREAS TO RECEIVE LOW VOLUME HIGH EFFICIENCY SPRAY HEADS, BUBBLERS, OR DRIP EMITTERS AND SHALL FOLLOW AGENCY GUIDELINES. CALCULATIONS FOR WATER EFFICIENCY SHALL BE INCORPORATED INTO CONSTRUCTION DOCUMENT PHASE.
- TOP DRESSING**
ALL SHRUB AREAS ARE TO BE TOP DRESSED WITH 4" THICK LAYER OF SHREDED TREE BARK. MATCH EXISTING.

ENLARGED SITE PLAN



AT&T

CSL04993

JOJOBA

45120 HIGHWAY 79, AGUANGA, CA 92536



LOCATION

©2017 GOOGLE MAPS



EXISTING

VIEW 1



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.



AT&T

CSL04993

JOJOBA

45120 HIGHWAY 79, AGUANGA, CA 92536



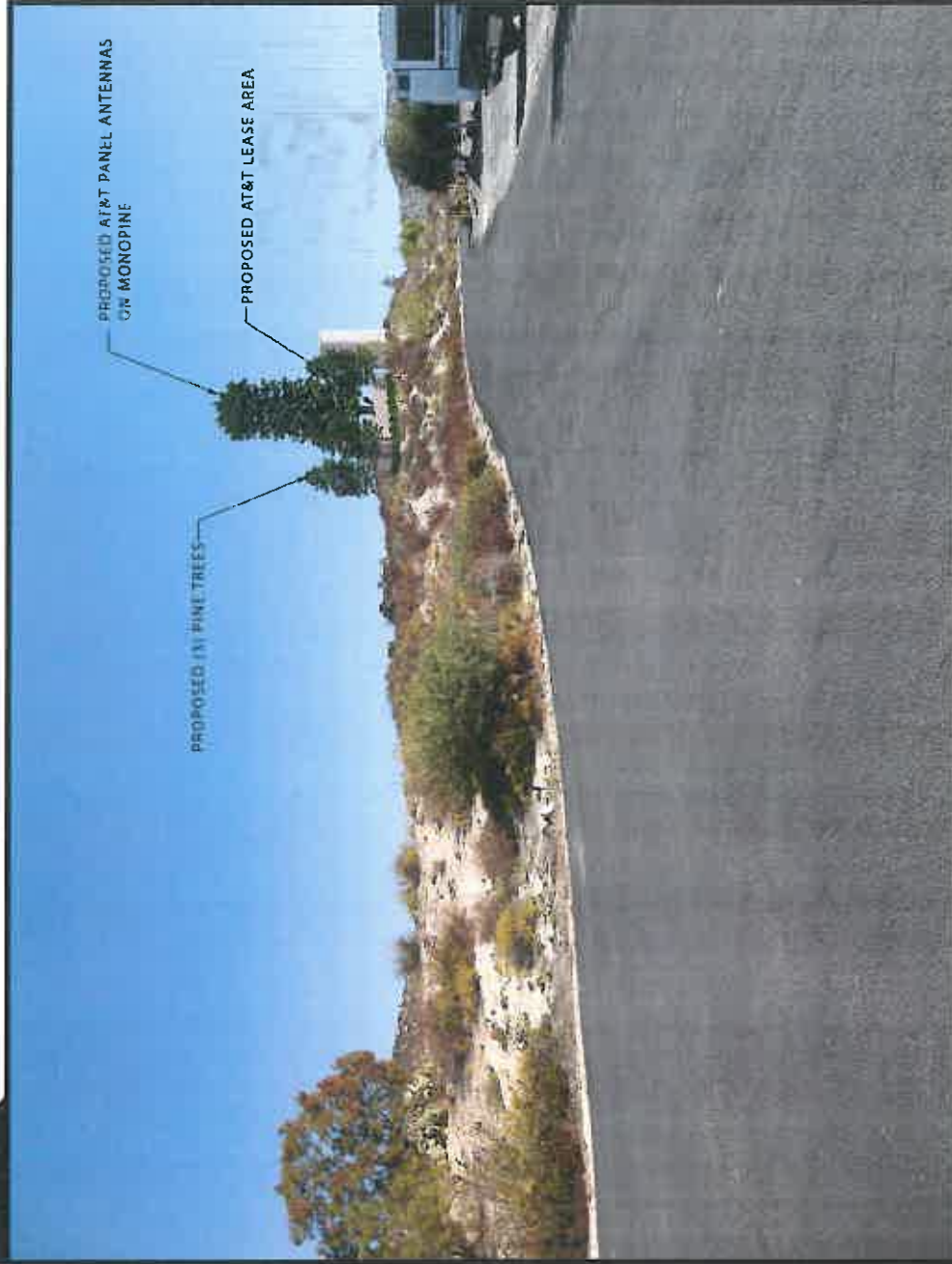
LOCATION

©2017 GOOGLE EARTH



EXISTING

VIEW 2



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.



AT&T

CSL04993

JOJOBA

45120 HIGHWAY 79, AGUANGA, CA 92536



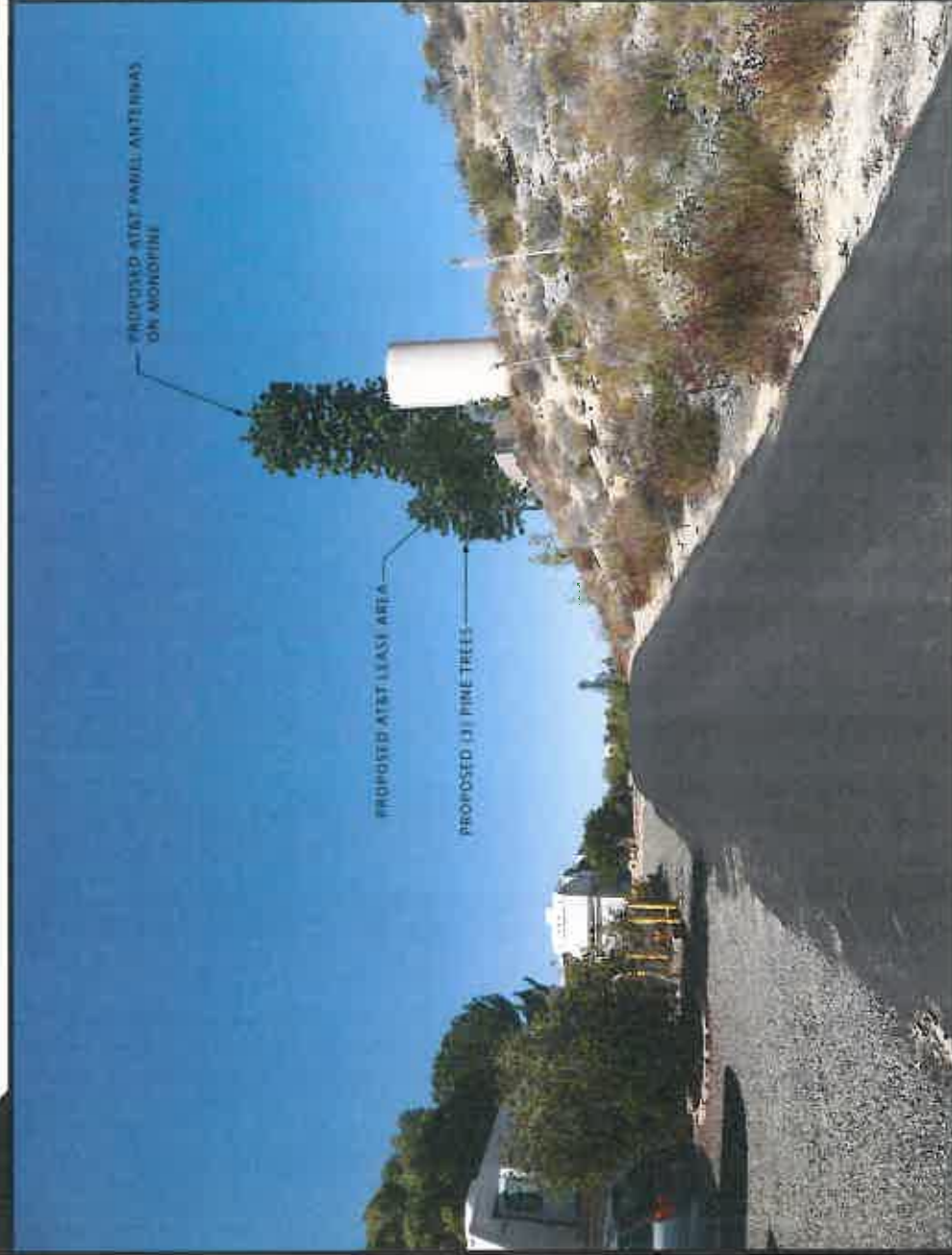
LOCATION

©2019 GOOGLE EARTH



EXISTING

VIEW 3



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.





COUNTY OF RIVERSIDE
ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (CEQ/EA) Number: 190168
Project Case Type (s) and Number(s): Plot Plan Wireless No. 190017; Variance Case No. 190009
Lead Agency Name: Riverside County Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Jay Olivas
Telephone Number: (760) 863-8271
Applicant's Name: Alisha Strasheim with Smartlink on behalf of AT&T
Applicant's Address: 3300 Irvine Avenue, Ste. 300, Newport Beach, CA 92660

I. PROJECT INFORMATION

Project Description:

Plot Plan Wireless No. 190017 proposes to construct a wireless communication facility for AT&T, disguised as a 70-foot tall mono-pine with three (3) live pine trees, including twelve (12) antennas, thirty-six (36) RRUs, two (2) microwave antennas, four (4) surge protectors, one (1) GPS antenna, one (1) utility cabinet, and one (1) 30kw diesel generator within a 912 square foot lease area, surrounded by an 8-foot high barrier. **Variance Case No. 190009** 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 proposal requests a variance for a 70-foot tower.

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

B. Total Project Area: 120 Acres (912 square foot lease area)

Residential Acres:	Lots:	Units:	Projected No. of Residents: N/A
Commercial Acres:	Lots:	Sq. Ft. of Bldg. Area: 912	Est. No. of Employees:
Industrial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Other: 120 Acres			

Assessor's Parcel No(s): 583-160-001

C. Street References: North of Clubhouse Drive, east of Manzanita Drive, west of State Highway 371, and more specifically located at 45120 Highway 79.

D. Section, Township & Range Description or reference/attach a Legal Description:
Township: 8 South Range:1 East Section and North East Section 27

E. Brief description of the existing environmental setting of the project site and its surroundings: The project is located within an existing RV Park. The project is surrounded by mountainous terrain, state highways, vacant land, and scattered dwellings.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. Land Use: Open Space – Recreation (OS-R)

2. **Circulation:** The project has adequate circulation to the site such as from State Highway 79 and is therefore consistent with the Circulation Element of the General Plan. The proposed project meets all other applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** 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 located within a high fire responsibility area. The proposed project is located within special hazard zone (including fault zone); the unmanned wireless facility is conditioned to be constructed subject to CA building codes to address any impacts within these 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): REMAP Area Plan

C. Foundation Component(s): Open Space

D. Land Use Designation(s): Open-Space Recreation (OS-R)

E. Overlay(s), if any: Not within an Overlay

F. Policy Area(s), if any: Not within an Policy Area

G. Adjacent and Surrounding:

H. General Plan Area Plan(s): Riverside Extended Mountain Area Plan (REMAP)

1. **Foundation Component(s):** Open Space and Rural

2. **Land Use Designation(s):** Rural Residential (R-R) to the east and west, Open Space: Conservation (OS-C) to the north; and Open Space: Recreation (OS-R), Rural Residential (R-R) and Open Space: Conservation (OS-C) to the south.

3. **Overlay(s), if any:** Not within an Overlay

4. **Policy Area(s), if any:** Not within an Policy Area

I. Adopted Specific Plan information

1. Name and Number of Specific Plan, if any: Not within a Specific Plan

2. Specific Plan Planning Area, and Policies, if any: Not within a Specific Plan Area

J. Existing Zoning: Rural Residential (R-R)

K. Proposed Zoning, if any: N/A

L. Adjacent and Surrounding Zoning: Rural Residential (R-R) 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

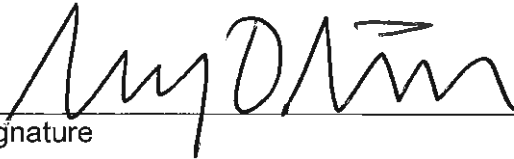
I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to 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

9/28/2020

Date

Project Planner Jay Olivas

Printed Name

For: Charissa Leach, P.E.
Assistant TLMA Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

In accordance with the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000-21178.1), this Initial Study has been prepared to analyze the proposed project to determine any potential significant impacts upon the environment that would result from construction and implementation of the project. In accordance with California Code of Regulations, Section 15063, this Initial Study is a preliminary analysis prepared by the Lead Agency, the County of Riverside, in consultation with other jurisdictional agencies, to determine whether a Negative Declaration, Mitigated Negative Declaration, or an Environmental Impact Report is required for the proposed project. The purpose of this Initial Study is to inform the decision-makers, affected agencies, and the public of potential environmental impacts associated with the implementation of the proposed project.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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): Riverside County General Plan Figure C-8 "Scenic Highways"

Findings of Fact:

a) The General Plan indicates that the project is not located within or visible from a designated scenic corridor. The proposed wireless communications as a disguised mono-pine with 3-live pine trees is approximately three-quarters of a mile from State Highway 79 to the south, a County eligible scenic highway, but is not visible from it. No impacts are expected.

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. To minimize this potential impact, the project has been designed to be disguised as a mono-pine with 3-live pine trees and will provide shrubs along the perimeter of the 8 foot high CMU wall barrier 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 with earth tone colors. With the incorporation of these measures, the project will have less than significant impacts.

c) The project is located in a non-urbanized area with land use designation of Open Space: Recreation (OS:R) in the REMAP Area Plan and, and will not substantially degrade the existing visual character or quality of public views of the site and its surroundings. Due to proposed 70- foot high mono-pine as a disguised tower, less than significant visual impacts will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

2. Mt. Palomar Observatory

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

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

Findings of Fact:

a) The Project site is located approximately 8.42 miles from the Mt. Palomar Observatory (Zone A), and is subject to the provisions of Ordinance No. 655. Ordinance No. 655 mandates that all outdoor lighting, aside from street lighting, be low to the ground, hooded and directed in order to obstruct shining onto adjacent properties and streets indicated by the Advisory Notification Document (AND) .Planning.20-Telcom Lighting. Additionally any lighting shall be limited to temporary maintenance purposes since permanent lighting is prohibited with wireless communication facilities unless required by FAA or California Building Code. With the above-described Condition of Approval, impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

3. Other Lighting Issues

a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

b) Expose residential property to unacceptable light levels?

Source(s): On-site Inspection, Project Application Description

Findings of Fact:

a-b) The proposed wireless communication facility may provide a service light to be used at the time of servicing the facility. Additionally any lighting shall be limited to temporary maintenance purposes since permanent lighting is prohibited with wireless communication facilities unless required by FAA or California Building Code. The project will have less than significant 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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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 "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 and no impacts will occur.
- 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 and no impacts will occur.
- 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, therefore no impacts will occur.
- 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. No impacts will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

5. Forest				
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan Figure OS-3a "Forestry Resources Western Riverside County Parks, Forests, and Recreation Areas," Figure OS-3b "Forestry Resources Eastern Riverside County Parks, Forests, and Recreation Areas," Project Application Materials

Findings of Fact:

- a) The 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. As a result, there is no impact.
- 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. Therefore, there is no impact.
- 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				
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 type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan, Riverside County Climate Action Plan ("CAP"), SCAQMD CEQA Air Quality Handbook

Findings of Fact: 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.

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

a) The project will be required to comply with the existing SCAQMD rules for the reduction of fugitive dust emissions. SCAQMD Rule 403 established these procedures. Compliance with this rule is achieved through application of standard best management practices in construction and operation activities. Based on the size of this project's disturbance area (912 sq. ft.), a Fugitive Dust Control Plan or a Large Operation Notification Form would not be required. The Air Quality Analysis conducted for the project found that the construction and operation of the proposed project will not exceed criteria pollutant thresholds established by SCAQMD on a regional or localized level. The project will also not exceed the draft GHG screening threshold recommended by SCAQMD. Therefore, impacts to air quality are considered less than significant.

b-c) The South Coast Air Basin (SCAB) is in a non-attainment status for federal ozone standards, federal carbon monoxide standards, and state and federal particulate matter standards.

The project is consistent with the General Plan and the REMAP land use designation of OS-R. The General Plan (2020) is a policy document that reflects the County's vision for the future of Riverside County. The General Plan is organized into nine separate elements, including an Air Quality Element. The purpose of the Air Quality Element is to protect County residents from the harmful effects of poor air quality. The Air Quality Element identifies goals, policies, and programs that are meant to balance actions regarding land use, circulation, and other issues with their potential effects on air quality. The Air Quality Element, in conjunction with local and regional air quality planning efforts, addresses ambient air quality standards set forth by the Federal Environmental Protection Agency (EPA) and the California Air Resources Board (CARB). Potential air quality impacts resulting from the proposed Project would not exceed emissions projected by the Air Quality Element. The County is charged with implementing the policies in the General Plan Air Quality Element, which are focused on reducing concentrations of criteria pollutants, reducing negative impacts to sensitive receptors, reducing mobile and stationary pollutant sources, increasing energy conservation and efficiency, improving the jobs to housing balance, and facilitating multi-jurisdictional coordination for the improvement of air quality.

To ensure that the project will not significantly impact air quality in the short-term during construction or in the long-term through operation, in accordance with standard county requirements, dust control measures and maintenance of construction equipment shall be utilized on the property to limit the amount of particulate matter generated. These are standard Conditions of Approval, and are not considered mitigation pursuant to CEQA.

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. Therefore, impacts to air quality are considered less than significant.

d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. Surrounding land uses include residential, which is considered a sensitive receptor, however, an unmanned wireless communication facility is not considered a substantial point source emitter or a sensitive receptor. Accordingly, there will be no impact.

Mitigation: No mitigation is required.

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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U. S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 does not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. The project site is within the Western Riverside County Multiple Species Habitat Conservation Plan

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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(WRMSHCP) within cell number 7663, but is not located within a conservation area. The project site is subject to Stephen's Kangaroo Rat Fee Ord. 663.10. Less than significant impacts will occur.

b-c) Disturbance of any nesting bird habitat shall be avoided from February 1st thru August 31st, otherwise a Migratory Bird Treaty Act nesting bird survey shall be conducted prior to issuance of any grading permit, and the results of this presence/absence survey be provided in writing to the Environmental Programs Division in accordance with Condition of Approval 60.PlanningEPD. The project will have a less than significant impact.

d) The project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites. Therefore, there is no impact.

e-f) The project site does not contain riverine/riparian areas, vernal pools or other water bodies. Therefore, there is no impact. The project site does not contain any drainages that would be considered jurisdictional to either the California Department of Fish and Wildlife or the U.S. Army Corp of Engineers. No impacts to riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or U. S. Fish and Wildlife Service or federally protected wetlands as defined by Section 404 of the Clean Water Act will occur.

g) The proposed project is subject to the Riverside County Oak Tree Management Guidelines. No oak trees are located on the project site. No impacts will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

CULTURAL RESOURCES Would the project:				
8. Historic Resources				
a) Alter or destroy a historic site?	<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; County Archaeological Report (PDA) No. 7089r1

Findings of Fact:

a) Based upon analysis of records and County Archaeological Report (PDA) No. 7089r1, it has been determined that there will be no impacts to historical resources as defined in California Code of Regulations, Section 15064.5 because they do not occur on the project site. Previous grading has erased any chance surface resources to be present and the project will not disturb any ground that was not previously disturbed. Therefore, there will be no impacts to historic resources.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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with the implementation of the proposed project because there are no significant historical resources. Therefore, there will be no impacts in this regard.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

9. Archaeological Resources	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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; County Archaeological Report (PDA) No. 7089r1

Findings of Fact:

a) Based upon analysis of records and County Archaeological Report (PDA) No. 7089r1, it has been determined that there will be no impacts to archaeological resources or alter or destroy an archaeological site. County Archaeological Report (PDA) No.7089r1 submitted for this project (PPW190017) was prepared by Helix Environmental and is entitled: Phase I Cultural Resource Assessment AT&T Mobility, LLC Facility Candidate CSL04993 (Jojoba), Aguanga, Riverside County, California, dated January 24, 2020. PDA07089r1 concludes: The results of the record search indicated that fourteen historic age or pre-contact resources have been recorded within the one-mile search radius, however, none are located within the APE or the larger 120 acre APN. In addition, no NR eligible or listed historic properties have been recorded within one mile of the APE. The APE has been previously surveyed on two locations and was negative for both pre-contact and historic age resources. The pedestrian survey conducted for this project was also negative for both precontact and historic age resources within the Direct and Indirect APE. PDA07089r1 recommends: The results of this assessment indicate it is unlikely that cultural resources, including historic properties, would be adversely affected or impacted by the installation of the proposed telecommunications facility. The APE is in a previously surveyed and developed parcel, and no cultural resources or historic properties were recorded within the APE during either of the previous surveys. In addition, HELIX is requesting a finding of No Historic Properties in the APE for Direct and Indirect Effects. Therefore, HELIX recommends a finding of no effect/no significant impact and does not recommend additional cultural resource mitigation or mitigation monitoring prior to construction. 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.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 considered a standard Condition of Approval 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 type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with or obstruct a State or Local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan, Riverside County Climate Action Plan ("CAP"), Project Application Materials

Findings of Fact:

a-b) Implementation of the proposed Project will comply with the California Green Building Standards Code. The Project is not anticipated to utilize a significant amount of resources, including energy; therefore, no impacts are anticipated.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source(s): Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Geologist Comments, County Geologic Report No. 190044

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-b) The Project site is not located within a currently designated State of California Alquist-Priolo Earthquake Fault Zone, but is located within a County of Riverside Fault Hazard 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 be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

12. Liquefaction Potential Zone

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

Source(s): Riverside County General Plan Figure S-3 "Generalized Liquefaction," County Geologic Report No. 190044

Findings of Fact:

a) According to the project Geologic Report, based on the dense nature of earth materials underlying the site and no groundwater being encountered within 31.5 feet below the site, the potential for liquefaction at the site is considered to be negligible. No impacts are expected.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

13. Ground-shaking Zone

a) Be subject to strong seismic ground shaking?

Source(s): Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk), County Geologic Report No. 190044

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. 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.

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

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. According to "Map My County," the Project site is mapped as not being in a subsidence area. No impacts are expected.

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): 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. No impacts are expected.

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.

17. Slopes	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Change topography or ground surface relief features?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riv. Co. 800-Scale Slope Maps, Project Application Materials; Geology Report

Findings of Fact:

- a) The project will not significantly change the existing topography on the subject site since site preparation for 912 square foot lease area is located on flat topography. There are no impacts.
- b) The project will not cut or fill slopes greater than 2:1 or create a slope higher than 10 feet since flat topography. There are no impacts.
- c) The project will not result in grading that affects or negates subsurface sewage disposal systems since no septic systems are located within the 912 square foot lease area. 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 development of the site could result in the loss of topsoil from grading activities, but not in a manner that would result in significant amounts of soil erosion. Implementation of Best Management Practices (BMPs) would prevent any impacts from rising to a level of significance. BMPs are standard

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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. The project will have no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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"/>
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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. Therefore, the impact is considered 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"/>
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a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source(s): Riverside County General Plan, Riverside County Climate Action Plan ("CAP"), 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:

a) The project is for the installation of an unmanned wireless communication facility, disguised as a 70-foot-high mono-pine, within a 912 square foot lease area. The installation of the mono-pine will involve small-scale construction activities that will not involve 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, project is not anticipated to generate greenhouse gas emissions, either directly or indirectly, to the environment. Impacts are less than significant.

b) 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

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:

a-b) 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. Therefore, the impact is 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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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"/>
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). Therefore, 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. Therefore, 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	<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
the project may impede sustainable groundwater management of the basin?				
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in substantial erosion or siltation on-site or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) In flood hazard, tsunami, or seiche zones, risk the release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan Figure S-9 "Special Flood Hazard Areas," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/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 912 square foot lease pad with existing access from Jojoba Hills Road. 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. Therefore, no impacts are expected.
- 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 912 square foot lease area in non-flood hazard area. 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 paved and improved 120 acre RV Park site. 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 912 square foot pad. Impacts are less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant impact	No Impact
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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 912 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. No flood impacts are expected.

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. No impacts are anticipated.

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. Therefore no impacts are expected.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

LAND USE/PLANNING Would the project:

24. Land Use	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 project proposes 70 foot high mono-pine with an equipment shelter in a 912 square foot lease area. The project site is currently designated Open Space: Recreation (OS: R) on the REMAP Area Plan. In the Open Space: Recreation (OS: R) Land Use Designation allows recreational uses including parks, trails, athletic fields, and golf courses. Neighborhood parks are permitted within residential land uses. Additionally, the project proposes a variance to increase height limits in the RR zone from 50-feet to 70-feet for the proposed mono-pine due to unique topography and coverage limits which is in support of greater height limits up to 70-feet for the mono-pine; no significant environmental impact would occur as result of the variance since the mono-pine with 3-live palm trees is compatible with the northeast portion of the 120 acre site. Therefore, impacts are less than significant.

b) The project is not located within a sphere of influence. There have not been comments received as of the writing of this report for any local residents. Therefore, it will not affect land uses within a city sphere of influence and/or within adjacent city or county boundaries, due this project being infill development. Therefore, impacts are 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.

MINERAL RESOURCES Would the project:				
25. Mineral Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Potentially expose people or property to hazards from proposed, existing, or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan Figure OS-6 "Mineral Resources Area"

Findings of Fact:

a) The project site is not within MRZ, which is defined as areas where the available geologic information indicates that mineral deposits are likely to exist; however, the significance of the deposit is undetermined. The 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"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 project is not located within the vicinity of an Airport Influence Area, or where such a plan has been adopted. Therefore, this does not apply in this case and will have no impact on the project.
- b) The project is for an unmanned wireless facility and is not located within the vicinity of a private airstrip. Therefore it would not expose people to excessive noise levels. There will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

27. Noise Effects by the Project				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan, noise ordinance, or applicable standards of other agencies?	<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 increase the ambient noise level in the immediate vicinity during construction, and the general ambient noise level will increase slightly after project completion. However, all noise generated during project construction and the operation of the site must comply with the County's noise standards, which restricts construction (short-term) and operational (long-term) noise levels. The project will be consistent with the County Noise Ordinance No. 847; therefore, impacts are considered less than significant.
- b) The project would 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. No impacts are anticipated.

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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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 Figure OS-8 "Paleontological Sensitivity"

Findings of Fact:

a) According to GIS database, this site has been mapped as having a high potential for paleontological resources. However, based on the County Geologist review, and minimal disturbance with 916 square lease area on previously disturbed land within northeast property corner of 120 acre site, and subject to Condition of Approval 60.Planning.PAL, less than significant impacts would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

POPULATION AND HOUSING Would the project:

29. Housing

a) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?

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)?

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

Findings of Fact:

a) The project is a 70 foot high mono-pine with an equipment shelter in a 912 square foot lease area on a vacant portion of 120 acre site. There is an existing RV Park site, however, the proposed mono-pine lease area is not occupied by any people. Implementation of the facility would not displace housing or people, which would not require construction of replacement housing elsewhere. Therefore there would be no impact.

b) The project simply proposes an unmanned wireless facility and would not result in an affordable housing demand. Therefore, there would 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.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Implementation of the project would not result in the construction of housing or in a population increase. Thus, the proposed project will have 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

Source(s): Riverside County General Plan Safety Element

Findings of Fact:

The project area is serviced by the Riverside County Fire Department. Any potential significant effects will be moderated by the payment of standard fees to the County of Riverside. The project will not directly physically alter the facilities or result in the construction of new facilities. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to prevent any potential effects to fire services from rising to a level of significance. 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.

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.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 Hemet 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. The impacts are less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

33. Libraries

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. 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. Therefore no impacts are expected.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

34. Health Services

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 health services. Therefore no impacts are expected.

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.

RECREATION Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
35. Parks and Recreation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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 70-foot high mono-pine tower with an equipment shelter in a 912-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. The project will have 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. The project will have no impact.
- c) The project is not located within a County or Community Service Area; utility related projects are not required to pay Quimby fees. The project will have 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan Figure C-6 Trails and Bikeway System

Findings of Fact:

- a) The project is for an unmanned wireless communications facility and does not create a need or impact a recreational trail in the vicinity of the project. The project will have 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.

TRANSPORTATION Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan, Project Application Materials

Findings of Fact:

a-b) The Project proposes an unmanned telecommunication facility as a 70-foot high mono-pine. 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) Riverside County Congestion Management Program. Vehicles Miles Traveled (VMT), per capita number of car trips generated, is estimated to be approximately 30 annual trips to and from for on-going maintenance purposes of the facility after construction, which is significantly less than 110 trips per day per VMT, which therefore will cause a less than significant transportation impact.

c-d) The Project proposes an unmanned telecommunication facility and does not propose any design issues that will cause a change in air traffic patterns or alter waterborne, rail, or air traffic. There will be no impact.

e-f) The Project proposes an unmanned telecommunication facility and does not propose any change in street design. 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 Project proposes an unmanned telecommunication facility on an approximately 912 square-foot lease area. The proposed Project will not result in inadequate emergency access to nearby uses. The Project proposes an unmanned telecommunication facility. Therefore, the proposed project

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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will not conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities. 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"/>
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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. The project will have no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

TRIBAL CULTURAL RESOURCES Would the project cause a substantial adverse change in the significance of a Tribal Cultural Resource, defined in Public Resources Code section 21074 as either a site, feature, place, or cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is:

39. Tribal Cultural Resources

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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"/>
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b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? (In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.)

Source(s): County Archaeologist, AB52 Tribal Consultation

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-b) In compliance with Assembly Bill 52 (AB52), notifications regarding this project were mailed to various local area tribes on January 21, 2020. Agua Caliente deferred to closer tribes in a letter dated January 23, 2020. Cahuilla requested consultation in a letter dated January 21, 2020. The Phase I report and project exhibits were sent to Cahuilla on April 1, 2020. A follow up email was sent to the tribe on August 17, 2020 inquiring if Cahuilla had any further comments or concerns. No response has been received to date. Morongo responded in an email dated February 6, 2020 that they had no comments regarding the project. Pala declined consultation in an email dated January 29, 2020. Pechanga requested consultation in a letter dated February 20, 2020. The cultural report was provided to Pechanga on April 1, 2020. A follow up email was sent to Pechanga on August 17, 2020 asking if they wanted to continue consultation or if their concerns were resolved after review of the cultural report. No response has been received. No response to the AB52 notification was received from Rincon, Soboba, Ramona, or the Colorado River Indian Tribes.

There are no known physical tribal cultural resources at the project site, and any ground disturbing activities are limited to site preparation for 912 square foot lease area to accommodate a wireless mono-pine 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:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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): Project Application Materials, Water Company

Findings of Fact:

a-b) The Project proposes an unmanned telecommunication facility that requires no water during operation other than for minor irrigation purposes. The proposed Project will not require or result in the construction of new water treatment facilities. Impacts are less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

41. Sewer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 will not require or result in the construction of new wastewater treatment facilities or expansion of existing facilities because due to the nature of the project as an unmanned telecommunication facility. The project will have 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"/>

Source(s): Riverside County General Plan, Riverside County Waste Management District correspondence

Findings of Fact:

a-b) The proposed project will not require or result in the construction of new landfill facilities, including the expansion of existing facilities since the project consists of an unmanned wireless communications facility. The project will have 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"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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, storm water drainage, 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:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
44. Wildfire Impacts	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 Figure S-11 "Wildfire Susceptibility", GIS database, 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-e) The proposed project is located within a High Fire State Responsibility Area. The proposed project has been reviewed by the Riverside County Fire Department. The Riverside County Fire Department added a condition of approval to the project (15.Fire) acknowledging adequate roadways with no additional water supply for fire protection required for the proposed wireless facility. Therefore, the project would not substantially impair an adopted emergency evacuation or response plan.

The project site is located within a high fire hazard area. Development within the project site is required to comply with the wildland-urban interface fire area building standards of the California Building Code as well as the County's Ordinance No. 787, use of fire retardant materials and submittal of a fire protection/vegetation management (fuel modification) plan to the Riverside County Fire Department. The project would not contribute to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire.

The project site is served by the Dripping Springs Fire Station. The nearest fire station is the City of Temecula Fire Department located at 38000, CA-79, Temecula, CA 92592 approximately 6.8 miles northwest of the project. The project would possibly increase demands on fire protection but would be consistent with the Riverside County Fire Department Strategic Plan. In addition, the project would not significantly alter fire personnel response times and would be required to pay impact fees through the County fire protection impact mitigation program and development impact fee program and comply with County Fire Protection Ordinance No. 787.6. These are standard conditions for developments and thus are not considered mitigation pursuant to CEQA. The project alone would not result in the need for 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, new fire station or the expansion of existing facilities, and thus impacts would be less than significant.

The Project proposes an unmanned telecommunication facility on an approximately 912 square-foot lease area. Therefore, the project would not expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, drainage changes, or to a significant risk of loss, injury, or death involving wildland fires.

The project would not contribute to the cumulative demands for new fire facilities. With the payment of impact fees, the project would have a less than cumulatively considerable impact on fire services. Therefore, the impacts will be less than significant.

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	<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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eliminate important examples of the major periods of California history or prehistory?

Source(s): Staff Review, Project Application Materials

Findings of Fact: The relatively small project for the addition of a 70-foot mono-pine, and , for all of the above reasons, 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. Less than significant impacts would occur.

46. Have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source(s): Staff Review, Project Application Materials

Findings of Fact: The project does not have impacts which are individually limited, but cumulatively considerable, due to the relatively limited size of the 912 square foot lease area for proposed Plot Plan and Variance for wireless communications facility. The site is surrounded by existing vacant properties, scattered dwellings, and is located within an existing RV Park at northeasterly property corner with limited to moderate traffic volumes that would visit this area with or without the proposed wireless communication facility. Future development in the immediate vicinity is considered limited overall since project is border mountainous terrain to the north with limited development occurring and no known current proposed urban projects in the immediate vicinity. So impacts as result of the proposed project are less than significant.

47. Have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source(s): Staff Review, Project Application Materials

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

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:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration as per California Code of Regulations, Section 15063 (c) (3) (D). In this case, a brief discussion should identify the following:

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



10/13/20, 10:46 am

PPW190017

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for PPW190017. 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 Plot Plan Wireless No. 190017 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 use hereby permitted is to construct a wireless communication facility for AT&T, disguised as a 70-foot tall mono-pine with three (3) live pine trees, including twelve (12) antennas, thirty-six (36) RRUs, two (2) microwave antennas, four (4) surge protectors, one (1) GPS antenna, one (1) utility cabinet, and one (1) 30kw diesel generator within a 912 square foot lease area, surrounded by an 8-foot high barrier. Related Variance Case No. 190009 modifies 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 allows for a 70-foot tower.

Advisory Notification. 3 AND - Design Guidelines

Compliance with applicable Design Guidelines:

1. 3rd District Design Guidelines
2. County Wide Design Guidelines and Standards

Advisory Notification. 4 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT(S):

- Exhibit A (Site Plan), dated February 4, 2020.
- Exhibit B (Elevations), dated February 4, 2020.
- Exhibit P (Photo Simulations), dated February 4, 2020.

Advisory Notification. 5 AND - Federal, State & Local Regulation Compliance

1. Compliance with applicable Federal Regulations, including, but not limited to:

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 5 AND - Federal, State & Local Regulation Compliance (cont.)

- 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
 - Civil Code Section 815.3 & Government Code Sections 65040.2 et al - SB 18 (Tribal Intergovernmental Consultation) {for GPAs, SPs, & SPAs
 - Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)}{for all projects with EIR, ND or MND determinations}

- 3. Compliance with applicable County Regulations, including, but not limited to:
 - Ord. No. 348 (Land Use Planning and Zoning Regulations) {Land Use Entitlements}
 - Ord. No. 413 (Regulating Vehicle Parking) {Land Use Entitlements}
 - Ord. No. 421 (Excavation Covering & Swimming Pool Safety) {Land Use Entitlements}
 - Ord. No. 457 (Building Requirements) {Land Use Entitlements}
 - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program) {Geographically based}
 - Ord. No. 460 (Division of Land) {for TTMs and TPMS}
 - Ord. No. 461 (Road Improvement Standards) {for TTMs and TPMS}
 - Ord. No. 484 (Control of Blowing Sand) {Geographically based on soil type}
 - Ord. No. 555 (Surface Mining and Reclamation) {for SMPs}
 - Ord. No. 625 (Right to Farm) {Geographically based}
 - Ord. No. 630 (Regulating Dogs and Cats) {For kennels and catteries}
 - 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) {Geographically based}
 - Ord. No. 671 (Consolidated Fees) {All case types}
 - Ord. No. 679 (Directional Signs for Subdivisions) {for TTMs and TPMS}
 - Ord. No. 742 (Fugitive Dust/PM10 Emissions in Coachella Valley) {Geographically based}
 - Ord. No. 787 (Fire Code)
 - Ord. No. 847 (Regulating Noise) {Land Use Entitlements}
 - Ord. No. 857 (Business Licensing) {Land Use Entitlements}
 - Ord. No. 859 (Water Efficient Landscape Requirements) {Land Use Entitlements, and for TTMs and TPMS}
 - Ord. No. 915 (Regulating Outdoor Lighting) {Geographically based}

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 5 AND - Federal, State & Local Regulation Compliance (cont.)

- Ord. No. 916 (Cottage Food Operations)
- Ord. No. 925 (Prohibiting Marijuana Cultivating)
- Ord. No. 927 (Regulating Short Term Rentals)
- Ord. No. 928 (Clarifying County Prohibition on Mobile Marijuana Dispensaries and Deliveries)

4. Mitigation Fee Ordinances

- Ord. No. 659 Development Impact Fees (DIF)
- Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
- Ord. No. 673 Coachella Valley Transportation Uniform Mitigation Fee (CV TUMF)
- Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
- Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)
- Ord. No. 875 Coachella Valley Multiple Species Habitat Conservation Plan (CV MSHCP)

BS-Plan Check

BS-Plan Check. 1 Gen - Custom

NOTIFICATIONS:

CODE/ORDINANCE REQUIREMENTS:

The applicant shall obtain the required building permit(s) from the building department prior to any construction on the property. All building plans and supporting documentation shall comply with current adopted California Building Codes, Riverside County Ordinances regulations in effect at the time of building plan submittal and fee payment to the Building Department. All Building Department plan submittal and fee requirements shall apply.

NOTE: The new updated 2019 California Building Codes will be in effect as of January 1st 2020, as mandated by the state of California. Any building plan and fee payment submitted to the building department on or after January 1st, 2020 will be subject to the new updated California Building Code(s).

PERMIT ISSUANCE:

Per section 105.1 (2019 California Building Code, CBC): Where any owner or authorized agent intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert, or replace any electrical, gas, mechanical, or plumbing system, the regulation of which is governed by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.

The applicant shall obtain the required building permit(s) from the building department prior to any construction or placement of any building, structure or equipment on the property.

The applicant shall obtain an approved final building inspection and certificate of occupancy from the building department prior to any use or occupancy of the building, or structure.

At no time shall the approval of the planning case exhibit allow for the construction or use of any building, structure, or equipment. In residential applications, each separate structure will require a separate building permit.

E Health

E Health. 1 ECP COMMENTS

ADVISORY NOTIFICATION DOCUMENT

Planning-GEO

Planning-GEO. 1

GEO190044 ACCEPTED (cont.)

County Geologic Report GEO No. 190044, submitted for the project PPW190017, was prepared by Toro International, and is titled; "Geotechnical Investigation for AT&T Monopine and Equipment Shelter, Aguanga - CSL04993, 45120 Highway 79, Aguanga, California," dated December 5, 2019. In addition, Toro has submitted the following report:

"Response to Review Comments of Riverside County Planning Department, County Geologic Report No. 190044, regarding Geotechnical Investigation for AT&T Monopine and Equipment Shelter, Jojoba - CSL04993, 45120 Highway 79, Aguanga, California," dated April 8, 2020.

GEO190044 concluded:

1. The site is not located within a State of California Earthquake Fault Zone, but is located within a County of Riverside Fault Hazard Zone. Based on a review of aerial photography and published geologic maps, the potential for surface fault rupture is considered nil.
2. Based on groundwater not being encountered within 31.5 feet below the site, and the very dense nature of the underlying geologic materials, it is our opinion that the site area, using commonly utilized parameters, is not subject to liquefaction hazard.
3. The potential geologic hazards of subsidence, seiche, debris flow, wind and water erosion, and flooding are considered low at the site.
4. The proposed faux water tank may be supported by caisson to a minimum depth of 19 feet, or mat foundations to a minimum depth of 4 feet.

GEO190044 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 to 18 inches of the subsurface materials should be removed and replaced with compacted fills.
4. The proposed faux water tank may be founded on caisson that is embedded in the ground for a minimum of 19 feet. The final caisson depth should be confirmed by the geotechnical engineer during excavation of the hole.
5. The equipment shelter may be supported by drilled piers of 18-inch to 30-inch diameter, embedded in the ground for a minimum of 10 feet.

GEO No. 190044 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 190044 is hereby accepted for planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County of Riverside upon application for grading and/or building permits.

Transportation

Transportation. 1

TRANS 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

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 1 TRANS GENERAL CONDITIONS (cont.)

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. Additional information, standards, ordinances, policies, and design guidelines can be obtained from the Transportation Department Web site: <http://rctlma.org/trans/>. If you have questions, please call the Plan Check Section at (951) 955 6527.

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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 1 MBTA Nesting Bird Survey - EPD Not Satisfied

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted.

Prior to issuance of a permit for rough grading, the project's consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a rough grading permit.

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.

Planning-PAL

060 - Planning-PAL. 1 PRIMP Not Satisfied

This site is mapped in the County's General Plan as having a High potential for paleontological resources (fossils). Proposed project site grading/earthmoving activities could potentially impact this resource. HENCE:

PRIOR TO ISSUANCE OF GRADING PERMITS:

1. The applicant shall retain a qualified paleontologist approved by the County to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).
2. The project paleontologist retained shall review the approved development plan and grading plan and conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for approval prior to issuance of a Grading Permit. Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:
 1. A corresponding County Grading Permit (BGR) Number must be included in the title of the report. PRIMP reports submitted without a BGR number in the title will not be reviewed.
 2. Description of the proposed site and planned grading operations.
 3. Description of the level of monitoring required for all earth-moving activities in the project area.
 4. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
 5. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.

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60. Prior To Grading Permit Issuance

Planning-PAL

060 - Planning-PAL. 1 PRIMP (cont.) Not Satisfied

- 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

060 - Transportation. 1 CONDITIONAL WQMP REQUIREMENT Satisfied

An approved WQMP is required prior to any grading or building permit, if the development of the parcel meets or exceeds any of the thresholds for a WQMP. Submit the applicable WQMP applicability checklist, found on <http://rcflood.org/npdes/>, if your project proposes an auto repair shop, adding 5,000 sq.ft. of impervious area, or disturbing more than 1 acre. If a WQMP is required, submit a single file PDF on two CD/DVD copies to the Transportation Department for review and approval.

060 - Transportation. 2 SUBMIT GRADING PLANS 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.

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80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 NO GRADING VERIFICATION 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

Gates & Barriers

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.

080 - Fire. 2 Prior to permit Not Satisfied

Emergency and Standby Power

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 Gen - Fee Status Not Satisfied

Prior to the issuance of building permits for Plot Plan Wireless No. 190017, the Planning Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay the outstanding balance.

080 - Planning. 2 Gen - School Fees Not Satisfied

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

080 - Planning. 3 Gen - Three Live Pine Trees Not Satisfied

Three 45 foot high live pine trees shall be planted in the immediate vicinity of the mono-pine with irrigation system.

Transportation

080 - Transportation. 1 80 - RCTD - Landscape Inspection Deposit Required Not Satisfied

Landscape Inspection Deposit Required

This condition applies to both onsite and offsite (ROW) landscaping:

The developer/ permit holder shall:

Prior to building permit issuance, the developer/permit holder shall verify all plan check fees have been paid and deposit sufficient funds to cover the costs of the required landscape inspections associated with the approved landscape plans. The deposit required for landscape inspections shall

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 1 80 - RCTD - Landscape Inspection Deposit Required (cont.) Not Satisfied
be determined by the Transportation Department, Landscape Section. The Transportation
Department, Landscape Section shall clear this condition upon determination of compliance.

080 - Transportation. 2 80 - RCTD - Landscape Plot Plan/Permit Required Not Satisfied
Landscape Plot Plan/Permit Required

This condition applies to both onsite and offsite (ROW) landscaping:

The developer/ permit holder shall:

Prior to issuance of building permits, the developer/permit holder shall apply for a Plot Plan (Administrative/PPA) Landscape Permit (LSP) or Landscape Plot Plan (LPP) from TLMA Land Use along with applicable deposit (plan check and inspection are DBF fees).

Provide construction level landscape plans in PDF (all sheets compiled in 1 PDF file), along with an electronic transmittal memo in PDF (include Owner contact, Developer, if not the same as the owner, Project manager, person or persons most likely to inquire about the status of the plans, Landscape Architect, Principal or LA signing the plans, Landscape Architect, Project Manager, person responsible for making the corrections, if different from above), and a current set of grading plans in PDF, and submit all three PDF files on a CD (compact Disc) with application. The landscape plans shall be prepared in a professional manner by a California Licensed/Registered Landscape Architect and signed/stamped by such.

Drawings shall be completed on County standard Transportation Department title block, plan sheet format (24" x 36"), 1:20 scale, north arrow, limit of work lines, hardscape features, graphic scale, and street names, etc. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping. At minimum, plans shall include the following components:

- 1) Landscape and irrigation working drawings "stamped" by a California certified/registered landscape architect;
- 2) Weather-based controllers and necessary components to eliminate water waste;
- 3) A copy of the "stamped" approved grading plans; and,
- 4) Emphasis on native and drought tolerant species.

When applicable, plans shall include the following components:

- 1) Identification of all common/open space areas;
- 2) Natural open space areas and those regulated/conserved by the prevailing MSHCP and or ALUC;
- 3) Shading plans for projects that include parking lots/areas;
- 4) The use of canopy trees (24" box or greater) within the parking areas;
- 5) Landscaping plans for slopes exceeding 3 feet in height;
- 6) Landscaping and irrigation plans associated with entry monuments. All monument locations shall be located outside of the ROW and dimensions shall be provided on the plan; and/or,
- 7) If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference.

Please reference Landscape Plan Checklists available online at RCTLMA.org.

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 2 80 - RCTD - Landscape Plot Plan/Permit Required (cont.) Not Satisfied

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 EVIDENCE/LEGAL ACCESS Not Satisfied

Provide evidence of legal access.

080 - Transportation. 4 SUBMIT WQMP IF REQUIRED Satisfied

This condition applies if a grading permit is not required.

An approved WQMP is required prior to any grading or building permit, if the development of the parcel meets or exceeds any of the thresholds for a WQMP. Submit the applicable WQMP applicability checklist, found on <http://rcflood.org/npdes/>, if your project proposes an auto repair shop, adding 5,000 sq.ft. of impervious area, or disturbing more than 1 acre. If a WQMP is required, submit a single file PDF on two CD/DVD copies to the Transportation Department for review and approval.

080 - Transportation. 5 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 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.

090 - E Health. 2 Hazmat Clearance Not Satisfied

Obtain clearance from the Hazardous Materials Management Division.

Planning

090 - Planning. 1 0090-Planning-USE - UTILITIES UNDERGROUND Not Satisfied

All utilities, except electrical lines rated 33 kV or greater, shall be installed underground. If the

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90. Prior to Building Final Inspection

Planning

090 - Planning. 1 0090-Planning-USE - UTILITIES UNDERGROUND (cont.) Not Satisfied
 permittee provides to the Department of Building and Safety and the Planning Department a definitive statement from the utility provider refusing to allow underground installation of the utilities they provide, this condition shall be null and void with respect to that utility.

090 - Planning. 2 0090-Planning-USE - WALL & FENCE LOCATIONS Not Satisfied
 Wall locations shall be in conformance with APPROVED EXHIBIT A.

090 - Planning. 3 Gen - Mono-Pine Branches Not Satisfied
 Prior to final inspection, the developer/permit holder shall ensure that the mono-pine branches are designed and placed in such a manner that cover all of the antennas including the panel and microwave antennas. The Planning Department shall clear this condition upon determination of compliance.

090 - Planning. 4 Gen - 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 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 Wireless No. 190017 has been calculated to be 0.02 net acres.

090 - Planning. 5 Gen - 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 (additional 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 facility.

090 - Planning. 6 Gen - Three Live Pine Trees Not Satisfied
 Three 45 foot high live pine trees shall be planted in the immediate vicinity of the mono-pine with irrigation system.

090 - Planning. 7 Gen - Wall & Fence Locations Not Satisfied
 Wall and/or fence locations shall be in conformance with APPROVED EXHIBITS.

Plan: PPW190017

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90. Prior to Building Final Inspection

Planning

090 - Planning. 7 Gen - Wall & Fence Locations (cont.) Not Satisfied

Transportation

090 - Transportation. 1 90 - RCTD - Landscape Inspection and Drought Compliance Not Satisfied
Landscape Inspection and Drought Compliance

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.

Upon determination of compliance, the Transportation Department, Landscape Section shall clear this condition.

090 - Transportation. 2 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.

090 - Transportation. 3 WQMP COMPLETION IF REQUIRED 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.



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

DEVELOPMENT ADVISORY COMMITTEE (“DAC”)
SECOND CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE
PO Box 1409
Riverside, 92502-1409

DATE: February 4, 2020

TO:

Riv. Co. Fire Department (Riv. Office)
Riv. Co. Building & Safety – Plan Check
P.D. Geology Section

Riv. Co. Trans. Dept. – Landscape Section
Board of Supervisors - Supervisor: Chuck
Washington

PLOT PLAN WIRELESS NO. 190017, AMD NO. 1 – CEQ190168 – Applicant: Smartlink LLC c/o Alisha Strasheim – Engineer/Representative: CASA Industries c/o Alisha Strasheim – Third Supervisorial District – Aguanga Zoning Area – REMAP Area Plan – Open Space: Recreation (OS: R) – Location: North of Highway 79, south of El Pasta Road, east of White Mountain Hill Road and west of Cahulla Road – 120 acres – Zoning: Rural Residential (R-R) – **REQUEST:** The Plot Plan Wireless proposes to construct a wireless communication facilities for AT&T, disguised as 70 foot monopine, including twelve (12) antennas, thirty-six (36) RRUs, two (2) microwave antennas, four (4) surge protectors, one (1) GPS antenna, one (1) utility cabinet, and one (1) 30kw diesel generator within 912 square foot lease area, surrounded by a 8 foot high wooden fence. APN: 583-160-001 – **BBID: 723-963-456**

DAC staff members and other listed Riverside County Agencies, Departments and Districts staff:
A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Public Land Management System (PLUS) on or before the indicated DAC date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the PLUS routing on or before the above date. This case is scheduled for a **DAC internal review on February 27, 2020.** Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

Any questions regarding this project, should be directed to Dionne Harris, Project Planner at (951) 955-6836, or e-mail at dharris@rivco.org / MAILSTOP #: 1070

Public Hearing Path: Administrative Action: DH: PC: BOS:

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

January 21, 2020

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PPW190017)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request within 30 days of receipt of this notice to Dljones@rivco.org and CC: vslopez@rivco.org. To ensure an effective and good faith consultation effort, Planning asks that the request for consultation also indicate the following:

- Whether there are TCR's in project area. If so, what specifically is the TCR? The Tribe must provide County with substantial evidence to support this and if the TCR consists of a "landscape", the Tribe must also geographically define the landscape in terms of size and scope of the project.
- Is the Project causing a substantial adverse impact to a TCR? If so, what is that impact?

Project Description:

PLOT PLAN WIRELESS NO. 190017 – CEQ190168 – Applicant: Smartlink LLC c/o Alisha Strasheim – Engineer/Representative: CASA Industries c/o Alisha Strasheim – Third Supervisorial District – Aguanga Zoning Area – REMAP Area Plan – Open Space: Recreation (OS: R)

LOCATION: North of Highway 79, south of El Pasta Road, east of White Mountain Hill Road and west of Cahuila Road – 120 acres – Zoning: Rural Residential (R-R)

REQUEST: The Plot Plan Wireless proposes to construct a wireless communication facilities for AT&T, disguised as 70 foot monopine, including twelve (12) antennas, thirty-six (36) RRUs, two (2) microwave antennas, four (4) surge protectors, one (1) GPS antenna, one (1) utility cabinet, and one (1) 30kw diesel generator within 912 square foot lease area, surrounded by a 8 foot high wooden fence. APN: 583-160-001.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Dave Jones', followed by a long horizontal line extending to the right.

Dave Jones, Chief Engineering Geologist

Project Planner: Dionne Harris

Email CC: dharris@rivco.org

Attachment: Project Vicinity Map and Project Aerial

AB52 consultation summary
PPW190017

In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to all requesting tribes on (insert date). Consultations were requested by (insert tribes). Consultation with (tribe) took place on (date). (Tribe) requested (request).

Agua Caliente deferred to closer tribes in a letter dated January 23, 2020. Cahuilla requested consultation in a letter dated January 21, 2020. The Phase I report and project exhibits were sent to Cahuilla on April 1, 2020. A follow up email was sent to the tribe on August 17, 2020 inquiring if Cahuilla had any further comments or concerns. No response has been received to date. Morongo responded in an email dated February 6, 2020 told Planning that they had no comments regarding the project. Pala declined consultation in an email dated January 29, 2020. Pechanga requested consultation in a letter dated February 20, 2020. The cultural report was provided to Pechanga on April 1, 2020. A follow up email was sent to Pechanga on August 17, 2020 asking if they wanted to continue consultation or if their concerns were resolved after review of the cultural report. No response has been received.

No response to the AB52 notification was received from Rincon, Soboba, Ramona, or the Colorado River Indian Tribes.



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

Alisha Strasheim

Applicant Name: Amanda Hollihan of Smartlink on behalf of AT&T

Contact Person: Amanda Hollihan Alisha Strasheim E-Mail: alisha.strasheim@smartlinkllc.com
Amanda.hollihan@smartlinkllc.com

Mailing Address: 3300 Irvine Ave. Suite 300

Newport Beach CA 92660
City State ZIP
951-440-0669 951-440-0669
City State ZIP

Daytime Phone No: (949) 335-8740 Fax No: ()

Engineer/Representative Name: CASA

Contact Person: Julius Santiago E-Mail: JSantiago@casaind.com

Mailing Address: 9926 Pioneer Blvd #105

Santa Fe Springs CA 90670
City State ZIP

Daytime Phone No: (714) 553-8899 Fax No: ()

Property Owner Name: _____

Contact Person: Calvin B. Biggers E-Mail: MANAGER@jojohills.com

Mailing Address: 45120 Hwy 79 South
AQUANGA CA 92536
City State ZIP

Daytime Phone No: (951) 767-9130 Fax No: (951) 767-7060

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.)

Calvin B. Biggers
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): 583-160-001

Approximate Gross Acreage: _____

General location (nearby or cross streets): North of Mountains, South of Juni Hills Dr., East of Mountains, West of Residential.

APPLICATION FOR LAND USE AND DEVELOPMENT

PROJECT PROPOSAL:

Describe the proposed project.

A disguised 50 ft Mono Pine with a 20ft variance, wood fence enclosure, steel W.I.C and generator

Identify the applicable Ordinance No. 348 Section and Subsection reference(s) describing the proposed land use(s): 19.404

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					<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		70 ft		Faux Mono pine wireless communications facility
2				
3				
4				
5				
6				
7				
8				
9				
10				

PROPOSED Outdoor Uses/Areas: Yes <input type="checkbox"/> No <input type="checkbox"/>		
No.*	Square Feet	Use/Function
1		
2		
3		
4		
5		

APPLICATION FOR LAND USE AND DEVELOPMENT

6		
7		
8		
9		
10		

* Match to Buildings/Structures/Outdoor Uses/Areas identified on Exhibit "A".

Check this box if additional buildings/structures exist or are proposed, and attach additional page(s) to identify them.)

Related cases filed in conjunction with this application:

Are there previous development applications filed on the subject property: Yes No

If yes, provide Application No(s). _____
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) _____ EIR No. (if applicable): _____

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes No

If yes, indicate the type of report(s) and provide a signed copy(ies): _____

Is the project located within 1,000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resources Code, and within an urbanized area as defined by Government Code Section 65944? Yes No

Is this an application for a development permit? Yes No

If the project located within either the Santa Ana River/San Jacinto Valley watershed, the Santa Margarita River watershed, or the Whitewater River watershed, check the appropriate checkbox below.

If not known, please refer to Riverside County's Map My County website to determine if the property is located within any of these watersheds (search for the subject property's Assessor's Parcel Number, then select the "Geographic" Map Layer – then select the "Watershed" sub-layer)

If any of the checkboxes are checked, click on the adjacent hyperlink to open the applicable Checklist Form. Complete the form and attach a copy as part of this application submittal package.

[Santa Ana River/San Jacinto Valley](#)

[Santa Margarita River](#)

[Whitewater River](#)

APPLICATION FOR LAND USE AND DEVELOPMENT

If the applicable Checklist has concluded that the application requires a preliminary project-specific Water Quality Management Plan (WQMP), such a plan shall be prepared and included with the submittal of this application.

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to Section 65962.5 of the Government Code. Accordingly, the project applicant is required to submit a signed statement that contains the following information:

Name of Applicant: _____
Address: _____
Phone number: _____
Address of site (street name and number if available, and ZIP Code): _____
Local Agency: County of Riverside
Assessor's Book Page, and Parcel Number: _____
Specify any list pursuant to Section 65962.5 of the Government Code: _____
Regulatory Identification number: _____
Date of list: _____
Applicant: _____ Date _____

HAZARDOUS MATERIALS DISCLOSURE STATEMENT

Government Code Section 65850.2 requires the owner or authorized agent for any development project to disclose whether:

1. Compliance will be needed with the applicable requirements of Section 25505 and Article 2 (commencing with Section 25531) of Chapter 6.95 of Division 20 of the Health and Safety Code or the requirements for a permit for construction or modification from the air pollution control district or air quality management district exercising jurisdiction in the area governed by the County. Yes No
2. The proposed project will have more than a threshold quantity of a regulated substance in a process or will contain a source or modified source of hazardous air emissions. Yes No

I (we) certify that my (our) answers are true and correct.

Owner/Authorized Agent (1) _____ Date _____
Owner/Authorized Agent (2) _____ Date _____

APPLICATION FOR LAND USE AND DEVELOPMENT

This completed application form, together with all of the listed requirements provided on the Land Use and Development Application Filing Instructions Handout, are required in order to file an application with the County of Riverside Planning Department.

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\Land Use and Development Condensed application.docx
Created: 04/29/2015 Revised: 08/03/2018



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



*Juan C. Perez
Agency Director*

*Patricia Romo
Assistant Director
Transportation Department*

*Juan C. Perez
Interim Planning Director
Planning Department*

*Mike Lara
Building & Safety 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 Amanda Hollihan of Smartlink on Behalf of AT&T hereafter "Applicant" and Calvin B. Biggers "Property Owner".

Description of application/permit use:

Wireless communication facility

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:

Assessor's Parcel Number(s): 583-160-001
Property Location or Address: 45120 Aguanga rd Aguanga ca 92536

2. PROPERTY OWNER INFORMATION:

Property Owner Name: _____ Phone No.: 951-767-9130
Firm Name: JOBBA HILLS RV Resort Email: MANAGER@jobbahills.com
Address: 45120 Hwy 79 South Aguanga CA 92536

3. APPLICANT INFORMATION:

Alisha Strasheim 951-440-0669 alisha.strasheim@smartlinkllc.com
Applicant Name: Amanda Hollihan Phone No.: 949-335-8740 smartlinkllc.com
Firm Name: Amanda Hollihan Email: Amanda.hollihan@smartlinkllc.com
Address (if different from property owner) 3300 Irvine Ave. Suite 300 Newport Beach CA 92660

4. SIGNATURES:

Signature of Applicant: Alisha Strasheim Date: 10/9/2020
Print Name and Title: Amanda Hollihan Real Estate Specialist of Smartlink on behalf of AT&T
Signature of Property Owner: _____ Date: _____
Print Name and Title: _____

FOR COUNTY OF RIVERSIDE USE ONLY

Signature of the County of Riverside, by _____ Date: _____
Print Name and Title: _____
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.

Calvin B. Biggers 10-21-2019

Property Owner(s) Signature(s) and Date

CALVIN B. BIGGERS

Printed Name of Owner

If the property is owned by multiple owners, the paragraph above must be signed by each owner. Attach additional sheets of this page, if necessary.

If the property owner is a corporate entity, Limited Liability Company, partnership or trust, the following documentation must also be submitted with this application:

- If the property owner is a limited partnership, provide a copy of the LP-1, LP-2 (if an amendment) filed with the California Secretary of State.*
- If the property owner is a general partnership, provide a copy of the partnership agreement documenting who has authority to bind the general partnership and to sign on its behalf.*
- If the property owner is a corporation, provide a copy of the Articles of Incorporation and/or a corporate resolution documenting which officers have authority to bind the corporation and to sign on its behalf. The corporation must also be in good standing with the California Secretary of State.*
- If the property owner is a trust, provide a copy of the trust certificate.*

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

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

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INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

- *If the property owner is a Limited Liability Corporation, provide a copy of the operating agreement for the LLC documenting who has authority to bind the LLC and to sign on its behalf.*

If the signing entity is also a corporate entity, Limited Liability Company, partnership or trust, the above documentation must also be submitted with this application. For any out of State legal entities, provide documentation showing registration with the California Secretary of State.

In addition to the above, provide a copy of a Preliminary Title Report for the property subject to this application. The Preliminary Title Report must be issued by a title company licensed to conduct business in the State of California and dated less than six months prior to the date of submittal of this application. The Assistant TLMA Director may waive the requirement for a Preliminary Title Report if it can be shown to the satisfaction of the Assistant TLMA Director that the property owner(s) has owned the property consistently for at least the last five years.

If the application is for a plot plan for a Wireless Communication Facility, the property owner(s) and the cellular service provider must sign the indemnification paragraph above. If the application is for a plot plan for a wireless communication co-location, only the co-locating service provider needs to sign the indemnification paragraph above.



Alisha Strasheim
Wireless Development Specialist
3300 Irvine Ave Suite 300
Newport Beach, CA 92660
951-440-0669 (C)
Alisha.strasheim@smartlinkllc.com

AT&T Project Number: CSL04993
AT&T Project Name: Jojoba

County of Riverside
Plot Plan Wireless PPW190017
Variance Application

Project Location

Address: 45120 Highway 79, Aguanga, CA 92536
APN: 583-160-001
Zoning: R-R

Project Representative

Alisha Strasheim
Smartlink, LLC
3300 Irvine Ave Suite 300
Newport Beach, CA 92660
951-440-0669 (C)
Alisha.strasheim@smartlinkllc.com

AT&T Contact

Robert Sturtevant, Project Manager
1452 Edinger Ave. 3rd Floor
Tustin, CA 92780-6246
rs1458@att.com
714-473-7268

Project Description

AT&T proposes to build an unmanned wireless telecommunications facility consisting of a three (3) sector array with four (4) panel antennas per sector all completely hidden and disguised within a new 70-foot faux pine tree designed to blend in with the surroundings. The faux pine will be designed as a similar species to the existing trees so as to provide a natural looking addition to the existing landscaping near and on this property. A eight (8) foot high CMU brick fence will enclose the base of the monopine to provide security. All associated equipment will be installed at ground level within the CMU wall enclosure inside a Walk-In-Cabinet. AT&T will work with the County and the community to install a state-of-the-art stealth structure that will improve communications services for the residents and visitors in the County of Riverside.

AT&T is requesting a height variance due to the monopine's proposed height of a sixty-five (65) feet tall tower/pole with another five (5) feet of faux branches for a more realistic look to the faux tree. This

results in a total height of a seventy (70) foot tree. The current zoning is Rural Residential. The entire parcel is surrounded by additional Rural Residential zoned properties. The proposed seventy (70) foot monopine design is therefore twenty (20) feet over the County of Riverside’s Wireless Ordinance, Section 19.410, Subsection C, Height Limitations. The section of the County Ordinance states, “Disguised wireless communication facilities in residential zone classifications shall not exceed fifty (50) feet.”

Per our radio frequency engineers, the height of 70’ is the height that is required to fill the significant gap in coverage. Please see attached Propagation Maps that show the comparison of the location with no tower, the location at the height of fifty (50) feet and at the proposed height of seventy (70) feet.

The height is required due to special circumstances including property owner’s cooperation, land topography, and additional height to meet the demands for service. Many locations were considered and this was the best option that had a willing landlord. The landlord requested the location in which the site is proposed. The gap in coverage is for the residents commuting on the 371 and the 79 highways. To allow for service to cover these areas, the height is required. Additionally, the location of the tower is located in a valley with hills and mountains nearby. Please see attached map with nearby topography to illustrate the need for the height.

The only way to ensure that the site fills the gap in coverage, is by increasing the height to surpass the nearby higher elevations. The strict application of the fifty (50) foot ordinance does not allow for AT&T to provide the service and coverage to the residents traveling in this area.

Alternative Site Analysis

Potential Other Locations for the Site

1. 46700 Juni Hills Drive – This location is located at the top of the hill south of the proposed location. Had an original zoning application in for this location, but due to Fire Access requirements, the site was did not have financially or constructability feasibility.
2. American Tower Cell Site on existing property – This location is not feasible since the tower is not currently tall enough to meet the significant gap in coverage. The tower is only 50’ tall and another carrier (Verizon) is currently at the heights location. AT&T’s antennas would have to be placed at the 35’ rather than our proposed 61’.
3. There are no other viable locations with the height needed to supply coverage to the community as well as the two interesting highways

Findings/Burden of Proof

The site for the proposed use is adequate in size and shape.

AT&T is proposing a faux tree/monopine design for this project which is considered a stealth design in accordance with the County of Riverside Municipal Code. The requested height of the monopine design is the minimum height needed in order to fill the significant gap in coverage for this project.

The proposed use will not have an adverse effect upon adjacent or abutting properties.

The project is proposed within an R-R zone and 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 the surrounding community. 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 County of Riverside. 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.

The installation and operation of the proposed facility will offer improved:

- Communications for local, state, and federal emergency services providers (i.e., 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 percent of all preteens, ages 9 to 12, and 75 percent 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.

FirstNet

In 2012, Congress created the First Responder Network Authority (FirstNet). FirstNet is charged with creating a nationwide wireless broadband network for public safety. On March 30, 2017, FirstNet awarded a 25-year agreement to AT&T to build the nationwide network. The Nationwide Public Safety Broadband Network (NPSBN), or FirstNet network, is the first ever nationwide high speed broadband data communications network dedicated to public safety. Band 14 is one of the AT&T Spectrum Bands on which the FirstNet core network operates. Band 14 represents 20MHz of 700MHz spectrum. It provides good coverage in urban and rural areas as well as effective penetration into buildings. Approval of the application for the 20ft Variance will ensure First Responders are able to communicate in the event of an emergency.

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 872-1962 MHz and 827-1877 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 application is presented for your consideration. AT&T requests a favorable determination and approval of this Variance application to build the proposed facility. Please contact me at 951-440-0669 or Alisha.strasheim@smarlinkllc.com for any questions or requests for additional information.

Respectfully submitted,

Alisha Strasheim, Smartlink, LLC
Authorized Agent for AT&T



Alisha Strasheim
 Wireless Development Specialist
 3300 Irvine Ave Suite 300
 Newport Beach, CA 92660
 951-440-0669 (C)
 Alisha.strasheim@smartlinkllc.com

AT&T Project Number: CSL04993

County of Riverside
Plot Plan Wireless No. PPW190017
RCIT Cell Site Communications Planning Criteria

1. Identify specific frequencies/ Band to be licensed with the Federal Communications Commission (FCC).
 - a. The proposed facility will not interfere with surrounding properties or their uses, and will not cause interference with any electronic equipment such as telephones, televisions or radios. Non-interference is ensured by the Federal Communications Commission (FCC), which regulates radio transmissions. The proposed project fully complies with all applicable FCC standards. AT&T Mobility California LLC is licensed by the FCC to operate in the Channel A Block. AT&T is a “telephone corporation”, licensed by the Federal Communications Commission (FCC) to operate in the Frequency Range as follows: Receive freq. (MHz): 824-835, 845-846, 1850-1855, 1865-1870, 1885-1890, 1895-1900 Transmit freq. (MHz): 869-880, 890-891, 1930-1935, 1945-1950, 1965-1970, 1975-1980
2. Identify site location in NAD 83 Coordinates (Latitude/Longitude) and elevations Above Mean Sea Level (AMSL).
 - a. Lats and longs are certified on attached 1A Accuracy Letter.
3. Identify power/ Effective Radiated Power (ERP) for each sector.
4. The table below contains the existing and proposed output power (ERP) for the subject wireless telecommunications facility.

Technology	Output Power	
	Existing	Proposed
LTE 1C		2422.03 W ERP
LTE 2C		5612.00 W ERP
LTE 3C		4842.00 W ERP
LTE 4C		6153.00 W ERP
LTE 5C		2032.00 W ERP
LTE 6C		3120.19 W ERP
LTE 7C		3229.38 W ERP

Frequencies at the site are as follows:

Technology	Operating Frequencies	
	Existing	Proposed
LTE 1C		734-746/704-716
LTE 2C		1985-1980/1905-1900
LTE 3C		2360-2350/2315-2305
LTE 4C		2110-2115/1710-1715
LTE 5C		718-728
LTE 6C		875.8-873/8308-828
LTE 7C		758-768/788-798

- a.
5. Provide Antenna(s) Height Above Ground (AGL).
 - a. Please see attached ZDs and 1A
6. Provide Radio Frequency (RF) propagation coverage maps with color palette legend depicting field strength density specifications in either Dbm/Dbu. Maps should be User Friendly depicting key highways and landmarks to enhance understanding to laymen in the Planning Department and Planning Commission.
 - a. Please see attached propagation maps
7. Provide one copy of two RF propagation maps. The first map should depict the existing RF coverage area without the proposed new site. The second map should depict the RF coverage with the new site operational.
 - a. Please see attached propagation maps
8. Certify that required FCC tower registration and Federal Aviation Administration (FAA) studies have been transacted for sites within the operational sphere of County airports.
 - a. Please see FAA determination
9. If located at County facilities, certify compliance of the FCC mandated RF Radiation Hazard Program for emission safety and technician training.
 - a. Not located on County Facilities
10. Cellular/PCS carriers must be cognizant that the Planning Dept has conditioned application to require the Mitigation of RF interference impacting the operations of County Public Safety radio communications.
 - a. The proposed facility will not interfere with surrounding properties or their uses, and will not cause interference with any electronic equipment such as telephones, televisions or radios. Non-interference is ensured by the Federal Communications Commission (FCC), which regulates radio transmissions. The proposed project fully complies with all applicable FCC standards.



11/20/2019

RE: AT&T Wireless Site CSL04993, 45120 Highway 79, Aguanga, CA 92536

TO: Whom it may concern,

The following is in response to your concerns over AT&T Wireless's site complying with the FCC rules covering RF exposure to persons near the site.

Frequency range that the facility will use

AT&T Wireless is licensed by the FCC for the frequencies as follows:

Receive freq. (MHz): 824-835, 845-846, 1850-1855, 1865-1870, 1885-1890, 1895-1900

Transmit freq.(MHz): 869-880, 890-891, 1930-1935, 1945-1950, 1965-1970, 1975-1980

RF Exposure to Persons Near the Site

The FCC states in 47 CFR § 1.1310 that the maximum permissible exposure level from RF radiation for the general population is between 0.6 and 1 milliwatts per centimeter squared (mW/cm^2) depending upon the frequency of the transmitter. This is a measure of the RF power density at or below which there are no harmful effects.

The antenna that AT&T Wireless is using on this site is designed to transmit most of the signal in a horizontal direction (parallel to the ground). This is necessary to provide a useable signal level around the site. Within the first 600 feet from the site the transmitted signal does not need to be as strong consequently the antenna is designed to limit the signal level towards the ground to approximately $\frac{1}{2}$ Watt of power. When this power reaches the ground its energy has been greatly reduced to the point where the RF exposure level is less than 2/10,000th of a percent of the maximum allowable exposure level permitted by the FCC.

These calculations are based on a typical antenna patterns for the type of antenna that AT&T Wireless is using on their sites. The effective radiated power is typically within the range of 100- 500 Watts. The actual levels may vary slightly but in no case will they reach or exceed the FCC limits. Since AT&T has no control over other communication carriers' operations, we cannot guarantee that the facility will not interfere with other communications. However, AT&T guaranties that we will not transmit outside our frequency band that is approved and licensed by the FCC. In the unlikely event that interference does happen, AT&T will do the proper investigation as to the cause of interference and perform corrective measures if, in fact, the interference is caused by AT&T transmissions.

If Reliant Land Services and AT&T Wireless can be of further assistance, please do not hesitate to contact me at 951-440-0669.

Alisha Strasheim
Smartlink LLC on Behalf of AT&T
ATT Mobility



410 E. SOUTHERN AVE.
 TEMPE, ARIZONA 85282
 PH. (480) 659-4072
 www.ambitconsulting.us

ambit consulting

1-A ACCURACY CERTIFICATION

AT&T Wireless

C/O CASA INDUSTRIES

Date of Survey: 10/15/2019
 Date of Issue: 11/14/2019

 Site No: CSL04993
 Site Type: Raw land
 Site Location: 45120 Hwy 79
 Aguanga, CA 92536
 Riverside County



I, Patrick B. Donohoe, hereby certify the following coordinate:

Centroid of Geodetic Coordinates (NAD83) (NORTH AMERICAN DATUM 1983, NAD83)

Latitude: 33° 27' 08.37" (33.452313°) North
 Longitude: 116° 51' 59.07" (116.866408°) West

And further certify that the elevation calls produced hereon are ABOVE MEAN SEA LEVEL (A.M.S.L.).
 NORTH AMERICAN DATUM 1988 (NAVD88) **** (SEE Benchmark Datum Referenced Hereon)**

Elevation at Base of **Proposed** Monopine = 2211.7 Feet (A.M.S.L.) (NAVD88)
 Top of **Proposed** Monopine = 2281.7 Feet (A.M.S.L.) (NAVD88)
 (Highest Point/Fixed Fixture)

And further certify that the measured heights are as stated ABOVE GRADE LEVEL (A.G.L.)

Height of **Proposed** Monopine = 70.0 Feet (A.G.L.)
 (Highest Point/Fixed Fixture)

The horizontal accuracy of the latitude and longitude at the center of each sector falls within twenty (20) feet. The elevations (NAVD88) of the ground and fixtures fall within three (3) feet. The measured heights (A.G.L.) are within +/- one (1) foot vertically. Geodetic Coordinates and Elevations were established using Survey Grade G.P.S. Receivers. Benchmark Reference: Project elevations established from GPS derived Orthometric heights by application of NGS 'Geoid 12B' modeled separations to ellipsoid heights determined by observations of the 'SmartNet' Real Time Network. All elevations shown hereon are referenced to NAVD88.

LTE Justification Plots

Market Name: Los Angeles

Site ID: CSL04993

Site Address: 45120 Highway 19, Aguanga, CA 92536

ATOLL Plots Completion Date: Jan 23, 2020

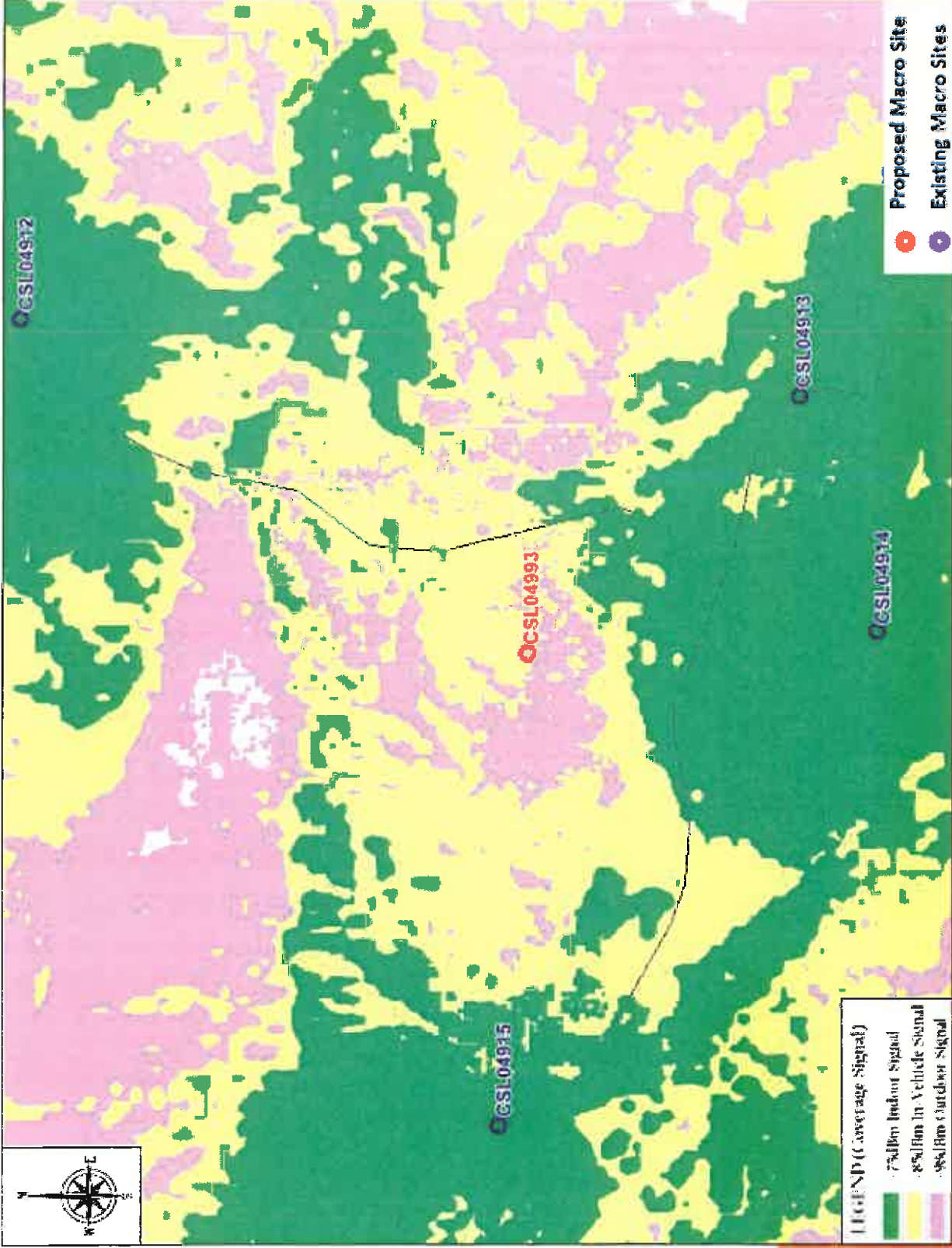


Assumptions

- ❖ Propagation of the site plots are based on our current Atoil (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.

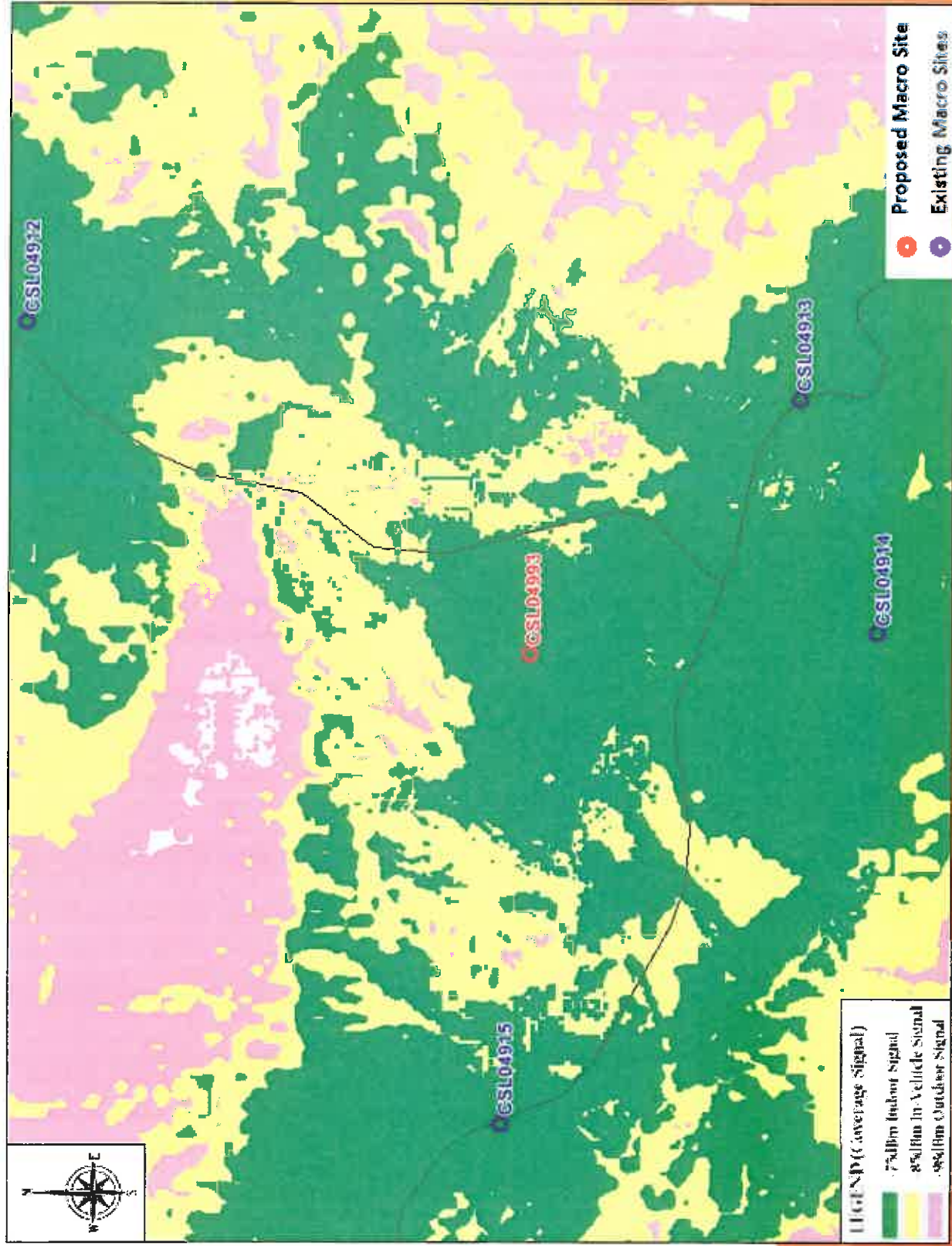


LTE Coverage Before site CSL04993



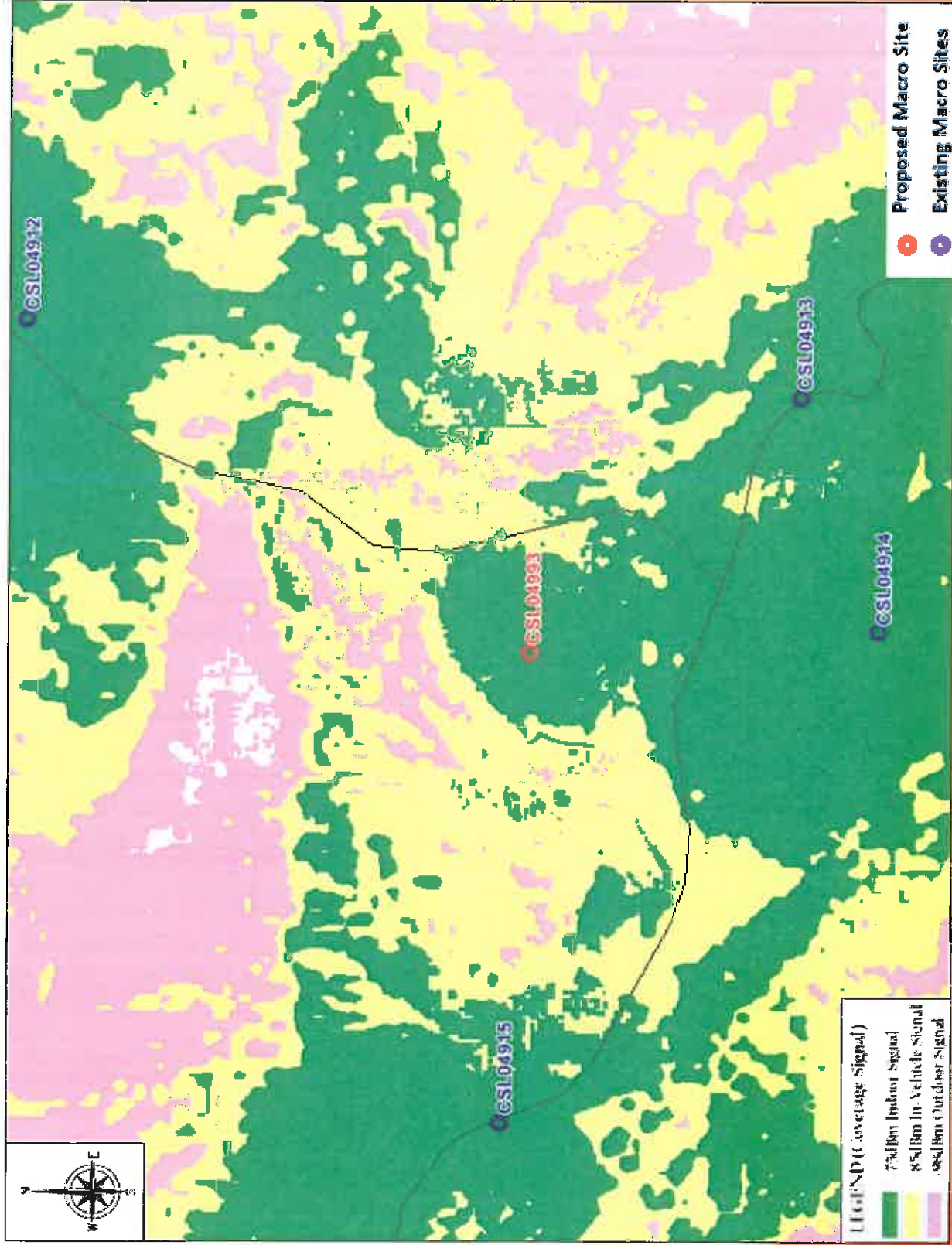
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LTE Coverage After site CSL04993 at 70'

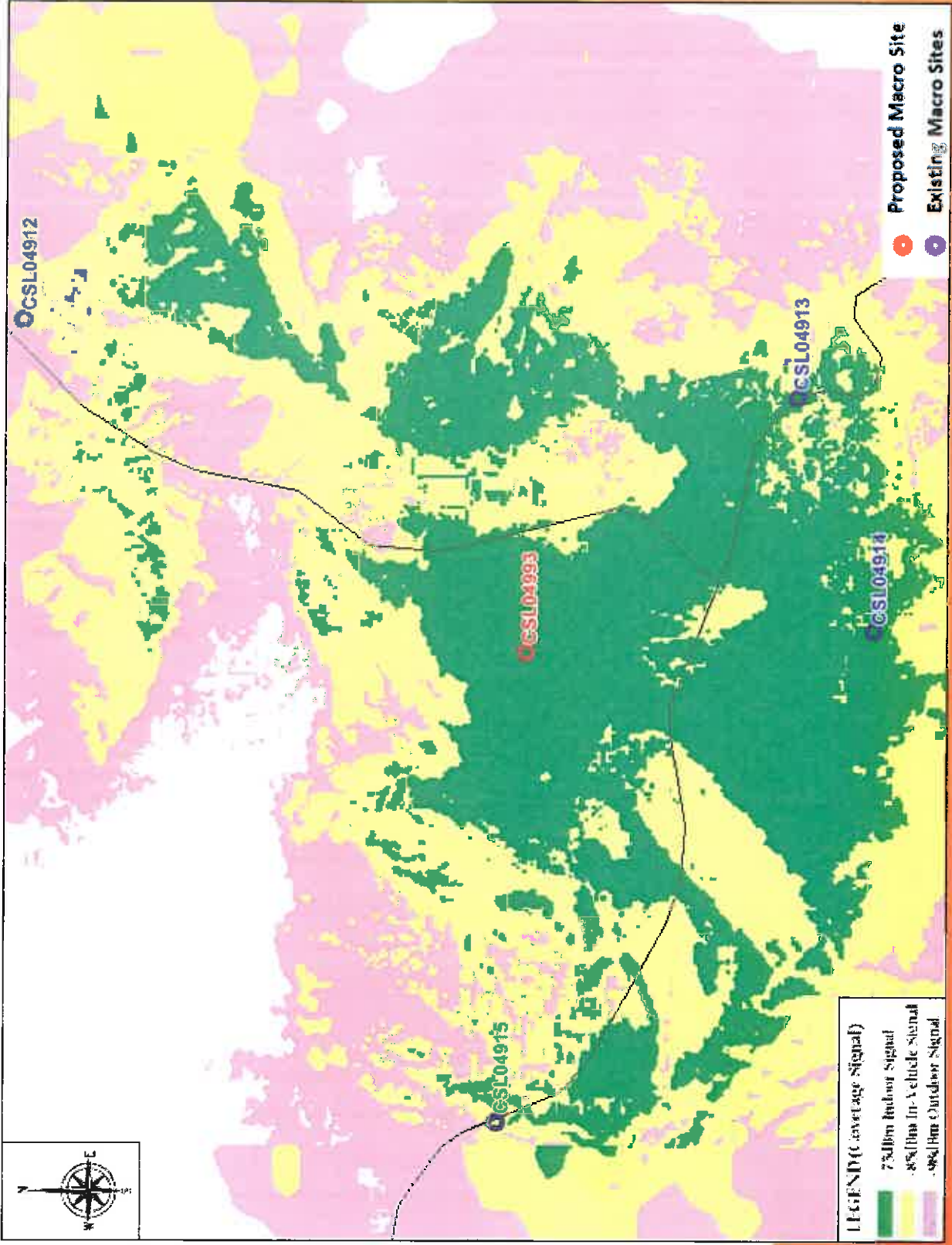


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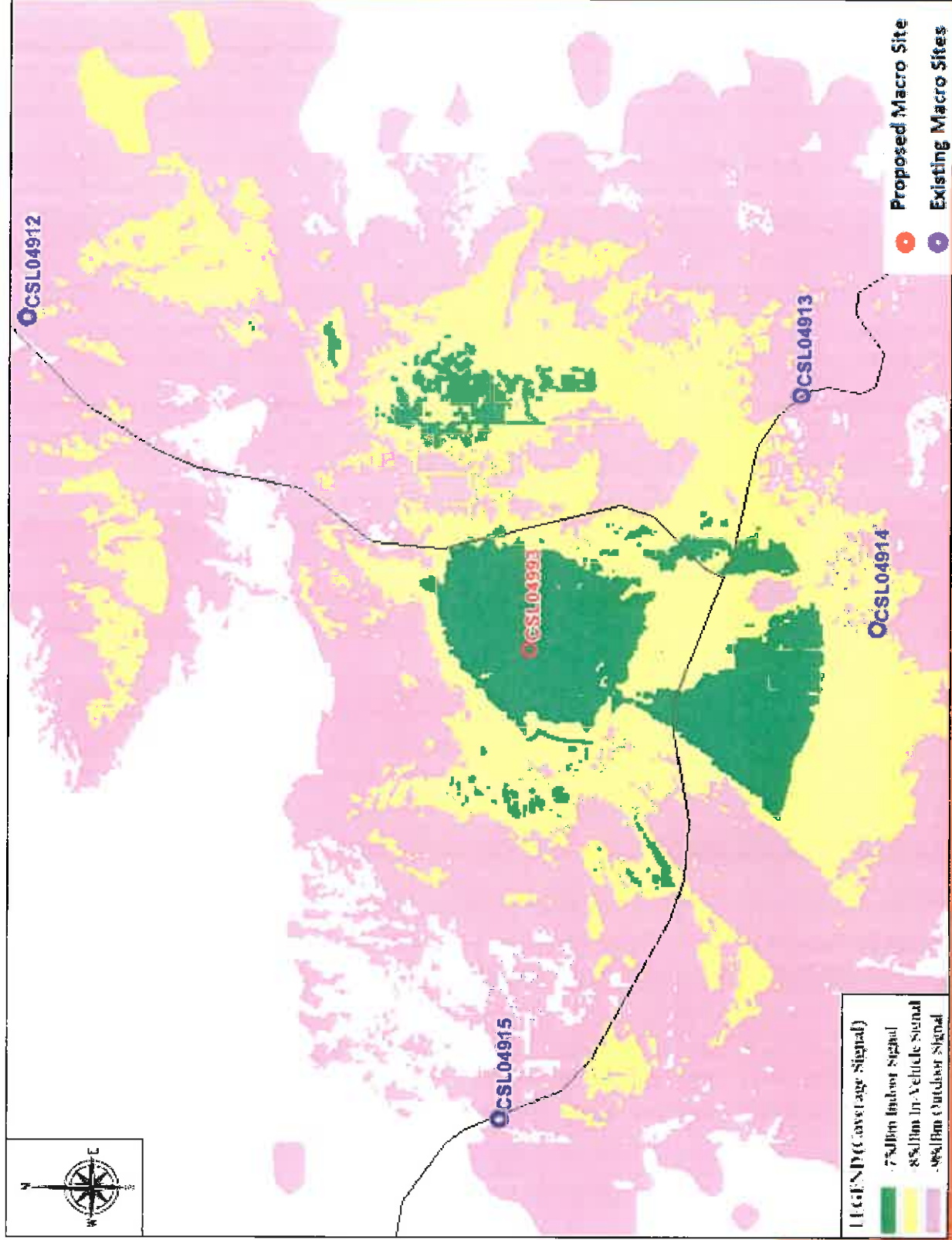
LTE Coverage After site CSL04993 At 50'



LTE Coverage standalone site CSL04993 At 70'



LTE Coverage standalone site CSL04993 At 50'



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.



Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
10101 Hillwood Parkway
Fort Worth, TX 76177

Aeronautical Study No.
2020-AWP-3555-OE

Issued Date: 04/08/2020

Dana Irvin
AT&T
208 S. Akard St.
Dallas, TX 75202

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Monopole CSL04993 - HITCHCOCK HILL
Location: Aguanga, CA
Latitude: 33-27-08.37N NAD 83
Longitude: 116-51-59.07W
Heights: 2212 feet site elevation (SE)
70 feet above ground level (AGL)
2282 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

See attachment for additional condition(s) or information.

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory circular 70/7460-1 L Change 2.

This determination expires on 10/08/2021 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.
- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO

SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, effective 21 Nov 2007, will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA. This determination includes all previously filed frequencies and power for this structure.

If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

A copy of this determination will be forwarded to the Federal Communications Commission (FCC) because the structure is subject to their licensing authority.

If we can be of further assistance, please contact our office at (206) 231-2877, or Nicholas.Sanders@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2020-AWP-3555-OE.

Signature Control No: 434625842-435878257
Nicholas Sanders
Technician

(DNE)

Attachment(s)
Additional Information
Frequency Data
Map(s)

cc: FCC

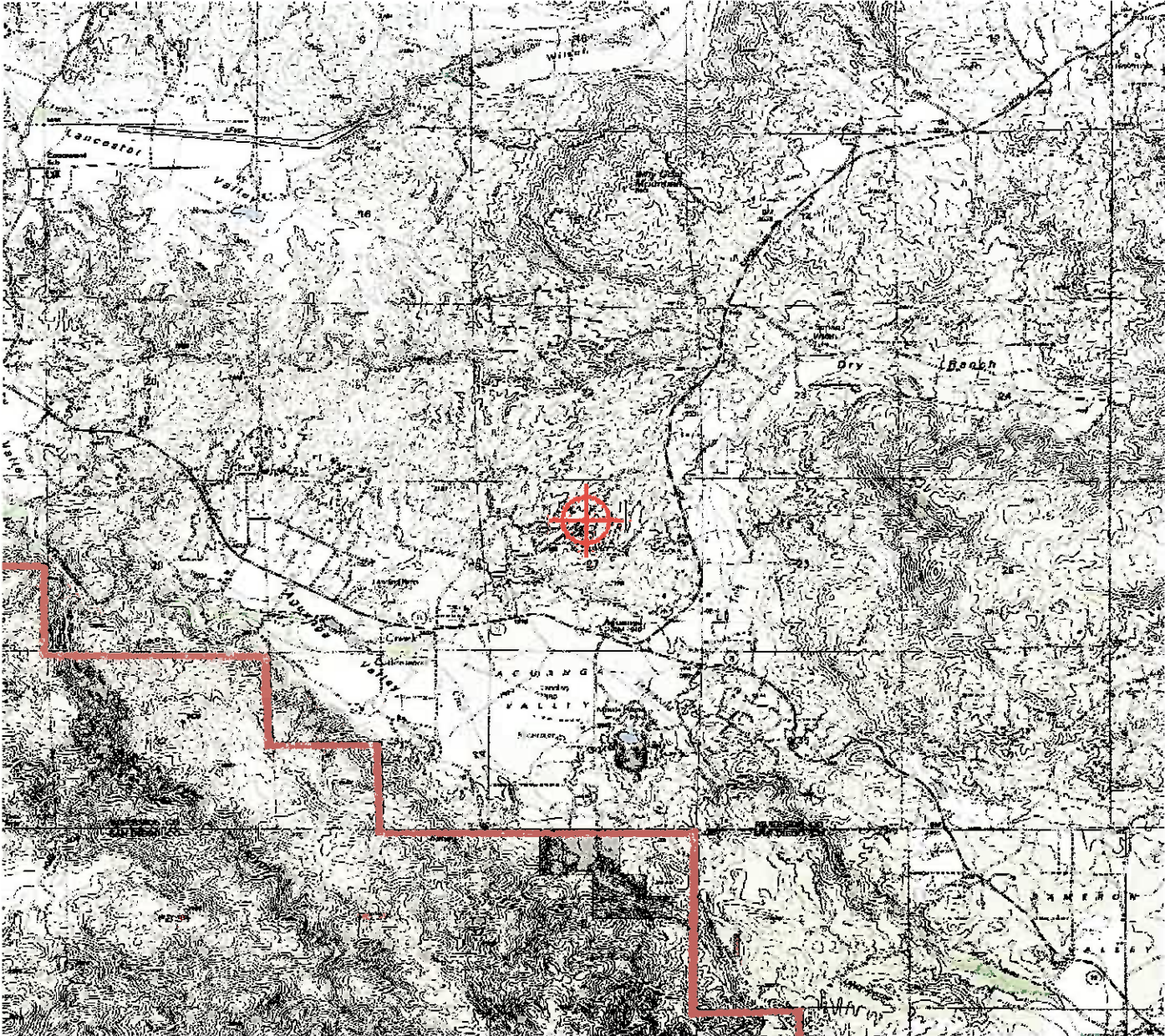
Additional information for ASN 2020-AWP-3555-OE

At a distance of 25.2 nautical miles from the site emissions from the 2496-2690 MHz transmitters must be less than -155 dBm in the 2700-3100 MHz Surveillance Radar frequency band.

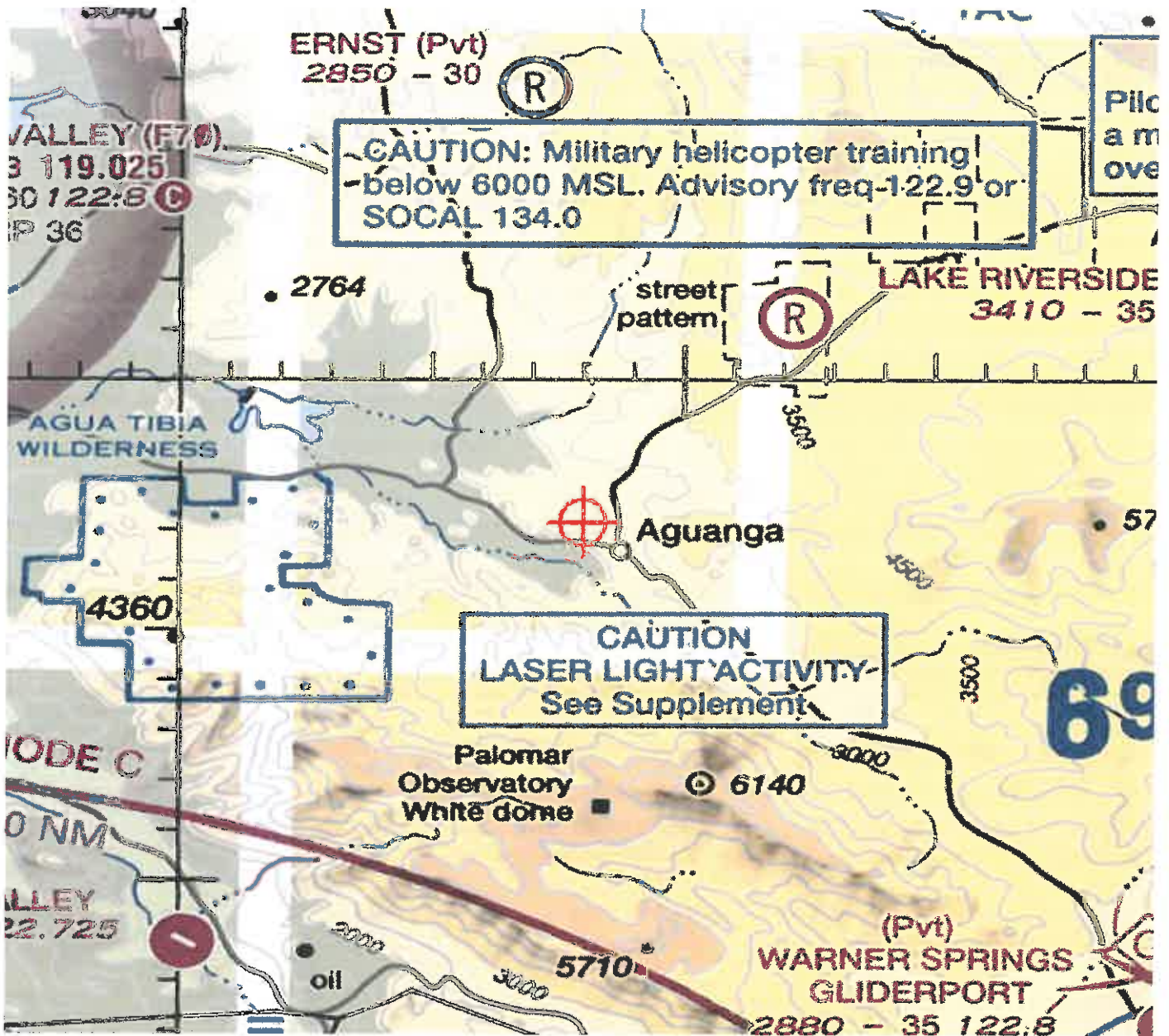
Frequency Data for ASN 2020-AWP-3555-OE

LOW FREQUENCY	HIGH FREQUENCY	FREQUENCY UNIT	ERP	ERP UNIT
6	7	GHz	55	dBW
6	7	GHz	42	dBW
10	11.7	GHz	55	dBW
10	11.7	GHz	42	dBW
17.7	19.7	GHz	55	dBW
17.7	19.7	GHz	42	dBW
21.2	23.6	GHz	55	dBW
21.2	23.6	GHz	42	dBW
614	698	MHz	1000	W
614	698	MHz	2000	W
698	806	MHz	1000	W
806	901	MHz	500	W
806	824	MHz	500	W
824	849	MHz	500	W
851	866	MHz	500	W
869	894	MHz	500	W
896	901	MHz	500	W
901	902	MHz	7	W
929	932	MHz	3500	W
930	931	MHz	3500	W
931	932	MHz	3500	W
932	932.5	MHz	17	dBW
935	940	MHz	1000	W
940	941	MHz	3500	W
1670	1675	MHz	500	W
1710	1755	MHz	500	W
1850	1910	MHz	1640	W
1850	1990	MHz	1640	W
1930	1990	MHz	1640	W
1990	2025	MHz	500	W
2110	2200	MHz	500	W
2305	2360	MHz	2000	W
2305	2310	MHz	2000	W
2345	2360	MHz	2000	W
2496	2690	MHz	500	W

TOPO Map for ASN 2020-AWP-3555-OE



Sectional Map for ASN 2020-AWP-3555-OE



AT&T Radio Frequency Safety Survey Report Prediction (RFSSRP)

Site Name: Jojoba
FA#: 10153205
USID: 275126
Site ID: CSL04993
Address: 45120 Highway 79
Aguanga, California 92536
County: Riverside
Latitude: 33.452325
Longitude: -116.866408
EBI Project Number: 6220001980

M-RFSC Name: Essie Polard
Site Structure Type: Monotree
PACE#: MRLOS059773, MRLOS059756,
MRLOS060104, MRLOS060153, MRLOS008210
Prepared For: AT&T Mobility, LLC
1265 North Van Buren Street
Anaheim, CA 92807



Report Information:

Report Writer: David Keirstead
Report Date: May 6, 2020

CDs: ATT - CSL04993 - 100_CDs 04-06-20
RFDS: CSL04993_10153205_Final RFDS_04.21.2020

Compliance Statement:

AT&T Mobility Compliance Statement: Based on the information collected, AT&T Mobility will be Compliant with FCC Rules and Regulations at the nearest walking surface if recommendations in the Compliance Summary are implemented.



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I.0 EXECUTIVE SUMMARY

EnviroBusiness Inc. (dba EBI Consulting) has been contracted by AT&T Mobility, LLC to conduct radio frequency electromagnetic (RF-EME) modeling for AT&T Site CSL04993 located at 45120 Highway 79 in Aguanga, California to determine RF-EME exposure levels from proposed AT&T wireless communications equipment at this site. As described in greater detail in Appendix A of this report, the Federal Communications Commission (FCC) has developed Maximum Permissible Exposure (MPE) Limits for general public exposures and occupational exposures. This report summarizes the results of RF-EME modeling in relation to relevant FCC RF-EME compliance standards for limiting human exposure to RF-EME fields.

This document addresses the compliance of AT&T's transmitting facilities independently and in relation to all collocated facilities at the site.

I.1 SITE SUMMARY

Recommended Mitigation at the Site:

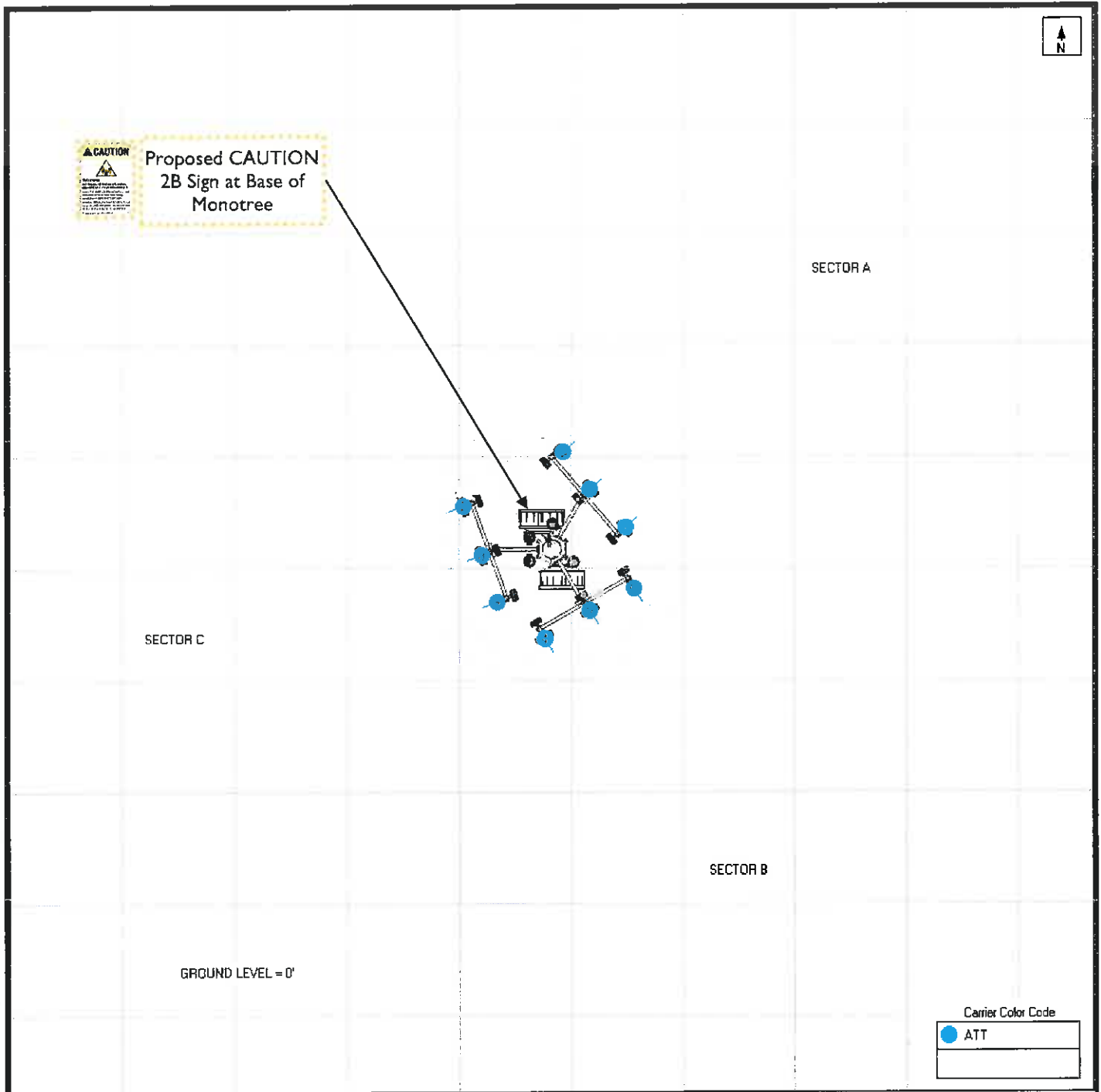
- Access Point(s):
 - To reduce the risk of exposure and/or injury, EBI recommends that access to the monotree or areas associated with the active antenna installation be restricted and secured where possible.
 - Yellow CAUTION 2B sign posted at the base of the monotree.
- Signage at AT&T Mobility Sectors:
 - A: No signage required.
 - B: No signage required.
 - C: No signage required.
- Barriers at AT&T Mobility Sectors:
 - A: N/A
 - B: N/A
 - C: N/A




Predictive Modeling Results:









The maximum predictive power density generated by the antennas is approximately 0.34 percent of the FCC's general public limit (0.07 percent of the FCC's occupational limit) at the ground.

At the antenna face level, the maximum predictive power density generated by the antennas is approximately 2998.2 percent of the FCC's general public limit (599.64 percent of the FCC's occupational limit).

2.0 SIGNAGE AND MITIGATION PLAN



	Existing Sign
	Proposed Sign
	Installed Sign

SIGN IDENTIFICATION LEGEND			
	AT&T NOTICE 2 Sign		AT&T CAUTION 2 – Rooftop Sign
	AT&T WARNING 1B and 2A Signs		AT&T CAUTION 2B – Tower Sign
	AT&T NOTICE Small Cell Signs		AT&T CAUTION 2C – Parapet Sign
	AT&T CAUTION Small Cell Signs		AT&T TRILINGUAL NOTICE Sign

3.0 ANTENNA INVENTORY

Ant #	Operator	Antenna Make	Antenna Model	Frequency (MHz)	Azimuth (deg.)	Mechanical Downtilt (deg.)	Horizontal Beamwidth (Degrees)	Aperture (feet)	Power Input (Watts)	Transmitter Count	Antenna Gain (dBD)	Total ERP (Watts)	Total ERP (Watts)
1	ATT	KATHREIN	80010966 04DT 700	700	50	0	66.7	8.0	40	4	13.15	2832.17	4644.77
1	ATT	KATHREIN	80010966 04DT 850	850	50	0	65.2	8.0	40	4	13.95	3350.58	5494.95
1	ATT	KATHREIN	80010966 2.5DT 1900	1900	50	0	65.5	8.0	40	4	15.75	5071.31	8316.95
2	ATT	KATHREIN	80010966 04DT 700	700	50	0	66.7	8.0	40	4	13.15	2832.17	4644.77
2	ATT	KATHREIN	80010966 2.5DT 2100	2100	50	0	59.9	8.0	40	4	16.55	6097.05	9999.17
3	ATT	QUINTEL	QS8658-3E 04DT 700	700	50	0	64	8.0	40	2	11.85	1049.76	1721.61
3	ATT	QUINTEL	QS8658-3E 02DT 2300	2300	50	0	59	8.0	25	4	14.55	2404.36	3943.15
4	ATT	KATHREIN	80010966 04DT 700	700	150	0	66.7	8.0	40	4	13.15	2832.17	4644.77
4	ATT	KATHREIN	80010966 04DT 850	850	150	0	65.2	8.0	40	4	13.95	3350.58	5494.95
4	ATT	KATHREIN	80010966 2.5DT 1900	1900	150	0	65.5	8.0	40	4	15.75	5071.31	8316.95
5	ATT	KATHREIN	80010966 04DT 700	700	150	0	66.7	8.0	40	4	13.15	2832.17	4644.77
5	ATT	KATHREIN	80010966 2.5DT 2100	2100	150	0	59.9	8.0	40	4	16.55	6097.05	9999.17
6	ATT	QUINTEL	QS8658-3E 04DT 700	700	150	0	64	8.0	40	2	11.85	1049.76	1721.61
6	ATT	QUINTEL	QS8658-3E 02DT 2300	2300	150	0	59	8.0	25	4	14.55	2404.36	3943.15
7	ATT	KATHREIN	80010966 04DT 700	700	250	0	66.7	8.0	40	4	13.15	2832.17	4644.77
7	ATT	KATHREIN	80010966 04DT 850	850	250	0	65.2	8.0	40	4	13.95	3350.58	5494.95
7	ATT	KATHREIN	80010966 2.5DT 1900	1900	250	0	65.5	8.0	40	4	15.75	5071.31	8316.95
8	ATT	KATHREIN	80010966 04DT 700	700	250	0	66.7	8.0	40	4	13.15	2832.17	4644.77
8	ATT	KATHREIN	80010966 2.5DT 2100	2100	250	0	59.9	8.0	40	4	16.55	6097.05	9999.17
9	ATT	QUINTEL	QS8658-3E 04DT 700	700	250	0	64	8.0	40	2	11.85	1049.76	1721.61
9	ATT	QUINTEL	QS8658-3E 02DT 2300	2300	250	0	59	8.0	25	4	14.55	2404.36	3943.15

- Note there are 3 AT&T panel antennas per sector at this site. For clarity, the different frequencies for each antenna are entered on separate lines.
- Note that microwaves were not included in the predictive modeling analysis because the onsite microwaves are considered compliant.

Ant #	NAME	X	Y	Antenna Radiation Centerline	Z-Height Ground
1	ATT	14.1	5.5	61.0	57.0
2	ATT	10.9	8.9	61.0	57.0
3	ATT	8.5	12.2	61.0	57.0
4	ATT	6.9	4.5	61.0	57.0
5	ATT	10.9	1.9	61.0	57.0
6	ATT	14.8	0.0	61.0	57.0
7	ATT	0.4	7.4	61.0	57.0
8	ATT	1.3	3.0	61.0	57.0
9	ATT	2.6	1.2	61.0	57.0

4.0 WORST-CASE PREDICTIVE MODELING

In accordance with AT&T's RF Exposure policy, EBI performed theoretical modeling using RoofMaster™ software to estimate the worst-case power density at the site ground-level resulting from operation of the antennas.

For this report, EBI utilized antenna and power data provided by AT&T and compared the resultant worst-case MPE levels to the FCC's occupational/controlled exposure limits outlined in OET Bulletin 65.

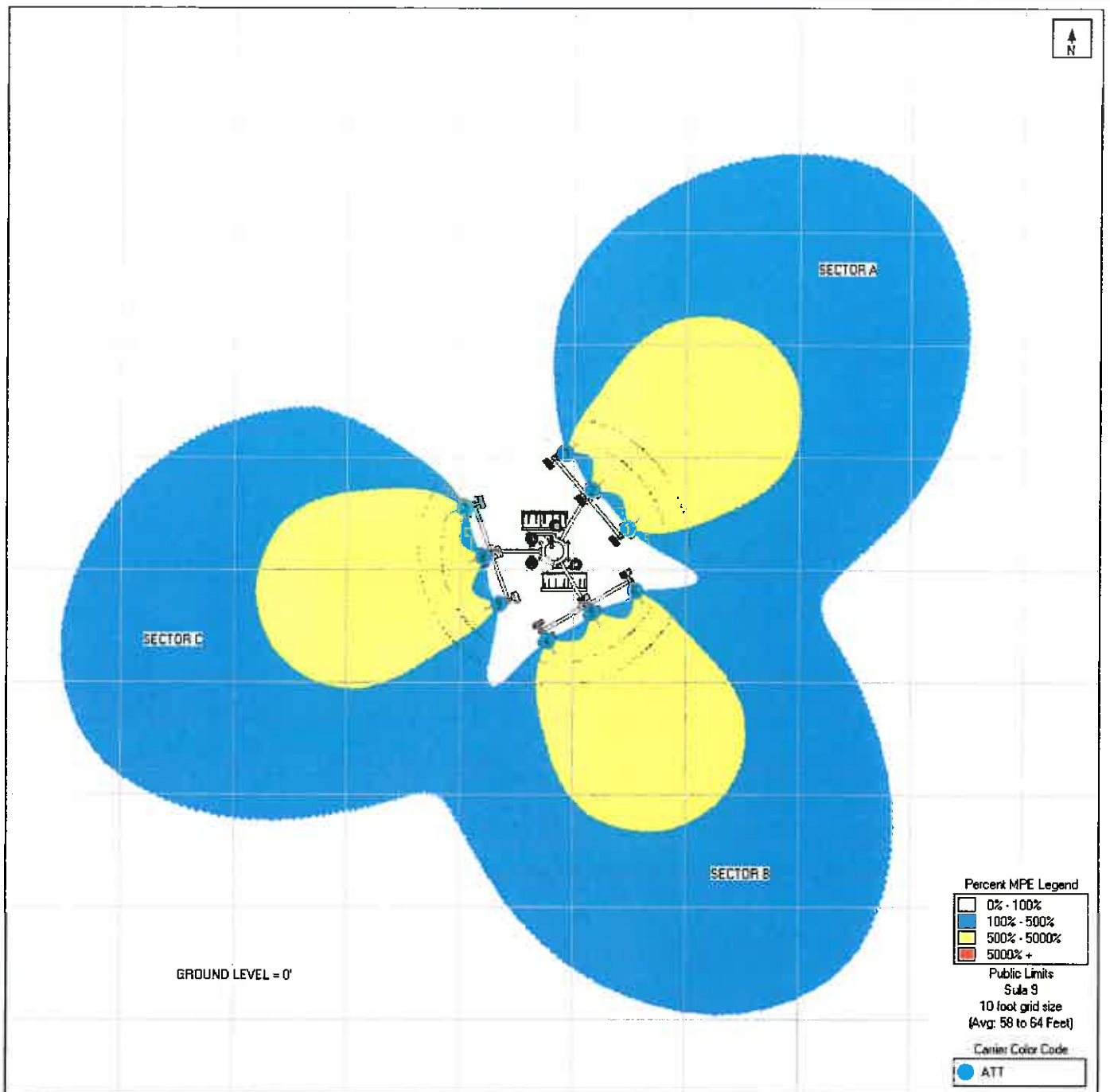
The assumptions used in the modeling are based upon information provided by AT&T and information gathered from other sources. There are no other wireless carriers with equipment installed at this site.

Based on worst-case predictive modeling, there are no modeled exposures on any accessible ground walking/working surface related to ATT's proposed antennas that exceed the FCC's occupational and/or general public exposure limits at this site. Additionally, there are areas where elevated workers may be exposed to power densities greater than the occupational limits. The worst-case emitted power density may exceed the FCC's occupational limit within approximately 21 feet of AT&T's proposed antennas at the antenna face level. Workers and the general public should be informed about the presence and locations of antennas and their associated fields.

At the nearest walking/working surfaces to the AT&T antennas on the ground, the maximum power density generated by the AT&T antennas is approximately 0.34 percent of the FCC's general public limit (0.07 percent of the FCC's occupational limit). The composite exposure level from all carriers on this site is approximately 0.34 percent of the FCC's general public limit (0.07 percent of the FCC's occupational limit) at the nearest walking/working surface to each antenna.

Microwave dish antennas are designed for point-to-point operations at the elevations of the installed equipment rather than ground-level coverage. Based on AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document, dated October 28, 2014, microwave antennas are considered compliant if they are higher than 20 feet above any accessible walking/working surface. All microwaves on site are considered compliant with AT&T's guidance and were not included in the modeling analysis.

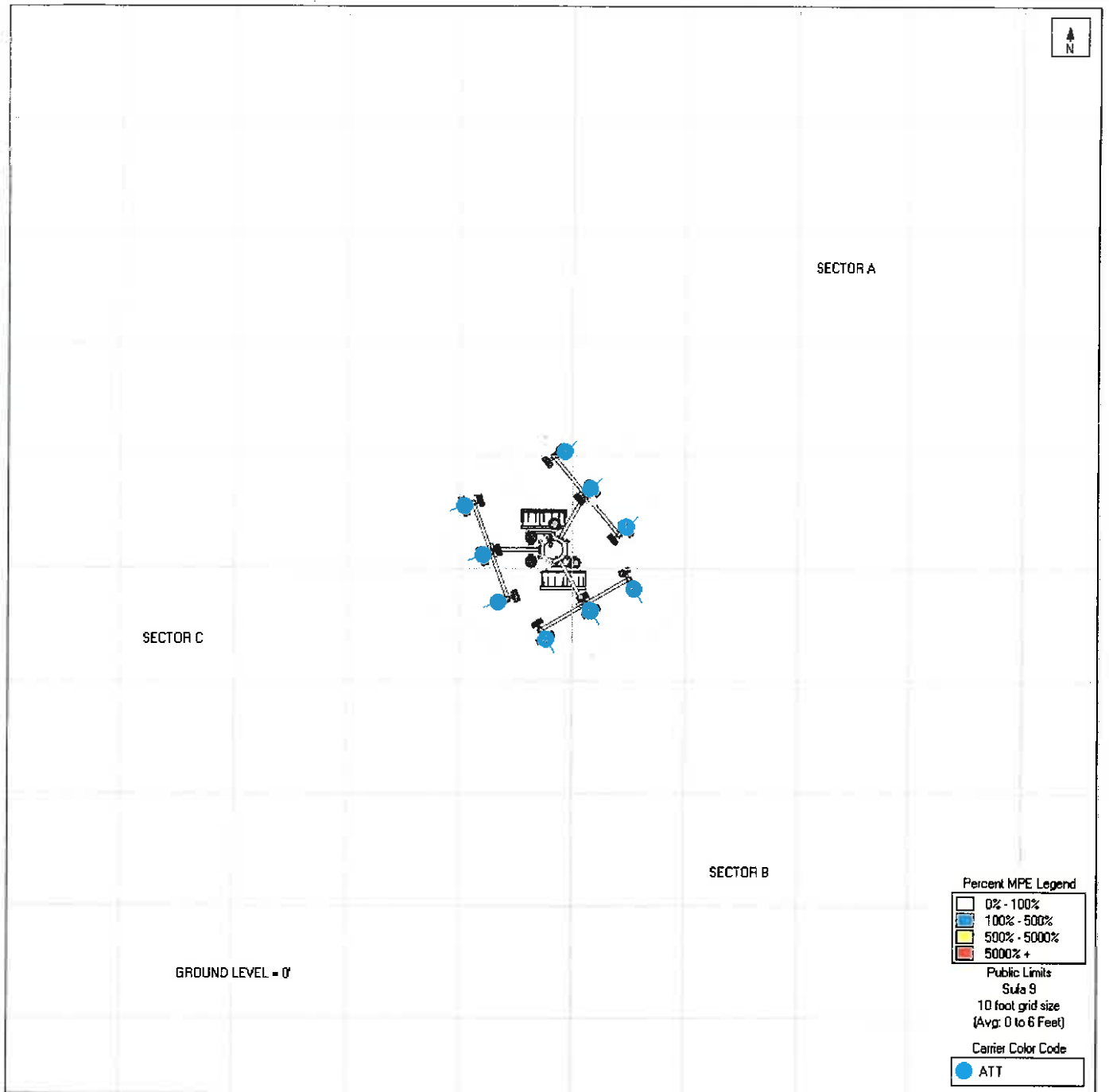
Antenna Face Level



Max MPE: 2,998.20%
General Population
MPE at Antenna Face
Level

AT&T Proprietary (Internal use only). Not for use or disclosure outside the AT&T companies, except under written agreement. ©2020 AT&T Intellectual property. All rights reserved.

Ground Level (0 feet AGL)



Max MPE: 0.34%
General Population
MPE at Ground Level

AT&T Contribution of More Than 5% of the FCC's General Exposure RF Limit



Note that the areas shown in purple are where AT&T antennas contribute more than 5% of the FCC's general exposure RF limit. These do not overlap any areas in front of other carrier antennas exceeding the FCC's general exposure RF limit because there are no other carriers as shown in Figure 1.

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5.0 COMPLIANCE SUMMARY

Based on the information collected, AT&T Mobility will be Compliant with FCC Rules and Regulations at the nearest walking surface if recommendations in the Compliance Summary are implemented.

The following mitigation measures are recommended for this site.

- **Access Point(s):**
 - To reduce the risk of exposure and/or injury, EBI recommends that access to the monotree or areas associated with the active antenna installation be restricted and secured where possible.
 - Yellow CAUTION 2B sign posted at the base of the monotree.
- **AT&T Mobility Sectors:**
 - **Sector A:**
 - No Action Required
 - **Sector B:**
 - No Action Required
 - **Sector C:**
 - No Action Required

Site Name: Jojoba
Site FA: 10153205

Site USID: 275126
||

6.0 APPENDICES

Appendix A: FEDERAL COMMUNICATIONS COMMISSION (FCC) REQUIREMENTS

The FCC has established Maximum Permissible Exposure (MPE) limits for human exposure to Radiofrequency Electromagnetic (RF-EME) energy fields, based on exposure limits recommended by the National Council on Radiation Protection and Measurements (NCRP) and, over a wide range of frequencies, the exposure limits developed by the Institute of Electrical and Electronics Engineers, Inc. (IEEE) and adopted by the American National Standards Institute (ANSI) to replace the 1982 ANSI guidelines. Limits for localized absorption are based on recommendations of both ANSI/IEEE and NCRP.

The FCC guidelines incorporate two separate tiers of exposure limits that are based upon occupational/controlled exposure limits (for workers) and general public/uncontrolled exposure limits for members of the general public.

Occupational/controlled exposure limits apply to situations in which persons are exposed as a consequence of their employment and in which those persons who are exposed have been made fully aware of the potential for exposure and can exercise control over their exposure. Occupational/controlled exposure limits also apply where exposure is of a transient nature as a result of incidental passage through a location where exposure levels may be above general public/uncontrolled limits (see below), as long as the exposed person has been made fully aware of the potential for exposure and can exercise control over his or her exposure by leaving the area or by some other appropriate means.

General public/uncontrolled exposure limits apply to situations in which the general public may be exposed or in which persons who are exposed as a consequence of their employment may not be made fully aware of the potential for exposure or cannot exercise control over their exposure. Therefore, members of the general public would always be considered under this category when exposure is not employment-related, for example, in the case of a telecommunications tower that exposes persons in a nearby residential area.

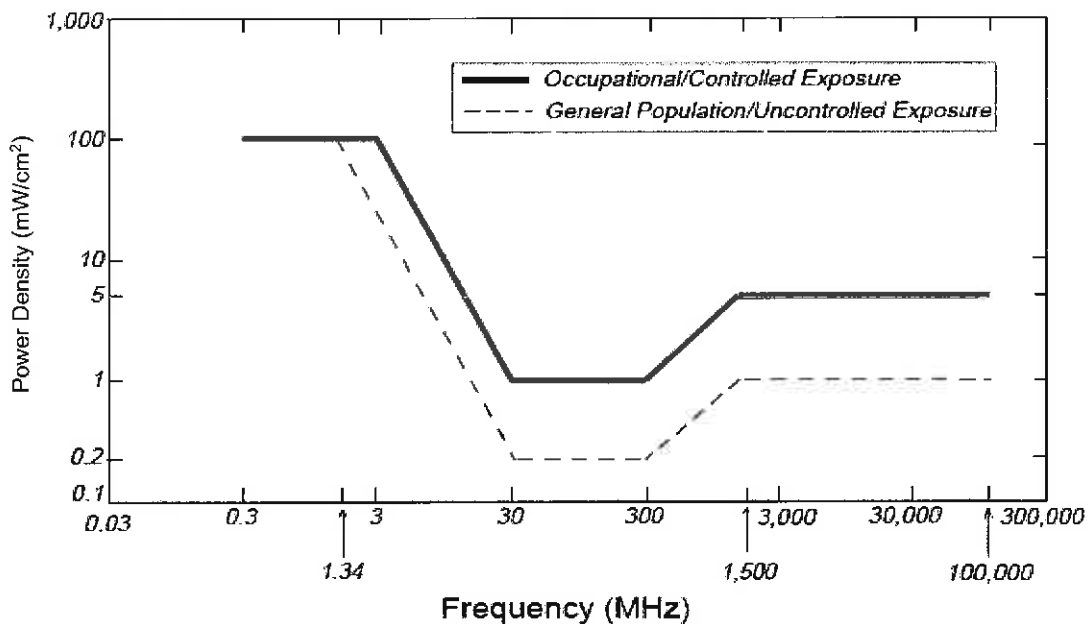
Table I and Figure I (below), which are included within the FCC's OET Bulletin 65, summarize the MPE limits for RF emissions. These limits are designed to provide a substantial margin of safety. They vary by frequency to take into account the different types of equipment that may be in operation at a particular facility and are "time-averaged" limits to reflect different durations resulting from controlled and uncontrolled exposures.

The FCC's MPEs are measured in terms of power (mW) over a unit surface area (cm²). Known as the power density, the FCC has established an occupational MPE of 5 milliwatts per square centimeter (mW/cm²) and an uncontrolled MPE of 1 mW/cm² for equipment operating in the 1900 MHz frequency range. For the AT&T equipment operating at 700 MHz, the FCC's occupational MPE limit is 2.33 mW/cm² and an uncontrolled MPE limit of 0.47 mW/cm². For the AT&T equipment operating at 1900 MHz, the FCC's occupational MPE is 5.0 mW/cm² and an uncontrolled MPE limit of 1.0 mW/cm². These limits are considered protective of these populations.

Table I: Limits for Maximum Permissible Exposure (MPE)				
(A) Limits for Occupational/Controlled Exposure				
Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm ²)	Averaging Time [E] ² , [H] ² , or S (minutes)
0.3-3.0	614	1.63	(100)*	6
3.0-30	1842/f	4.89/f	(900/f ²)*	6
30-300	61.4	0.163	1.0	6
300-1,500	--	--	f/300	6
1,500-100,000	--	--	5	6
(B) Limits for General Public/Uncontrolled Exposure				
Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm ²)	Averaging Time [E] ² , [H] ² , or S (minutes)
0.3-1.34	614	1.63	(100)*	30
1.34-30	824/f	2.19/f	(180/f ²)*	30
30-300	27.5	0.073	0.2	30
300-1,500	--	--	f/1,500	30
1,500-100,000	--	--	1.0	30

f = Frequency in (MHz)
 * Plane-wave equivalent power density

Figure 1. FCC Limits for Maximum Permissible Exposure (MPE)
 Plane-wave Equivalent Power Density



Based on the above, the most restrictive thresholds for exposures of unlimited duration to RF energy for several personal wireless services are summarized below:

Personal Wireless Service	Approximate Frequency	Occupational MPE	Public MPE
Microwave (Point-to-Point)	5,000 - 80,000 MHz	5.00 mW/cm ²	1.00 mW/cm ²
Broadband Radio (BRS)	2,600 MHz	5.00 mW/cm ²	1.00 mW/cm ²
Wireless Communication (WCS)	2,300 MHz	5.00 mW/cm ²	1.00 mW/cm ²
Advanced Wireless (AWS)	2,100 MHz	5.00 mW/cm ²	1.00 mW/cm ²
Personal Communication (PCS)	1,950 MHz	5.00 mW/cm ²	1.00 mW/cm ²
Cellular Telephone	870 MHz	2.90 mW/cm ²	0.58 mW/cm ²
Specialized Mobile Radio (SMR)	855 MHz	2.85 mW/cm ²	0.57 mW/cm ²
Long Term Evolution (LTE)	700 MHz	2.33 mW/cm ²	0.47 mW/cm ²
Most Restrictive Frequency Range	30-300 MHz	1.00 mW/cm ²	0.20 mW/cm ²

MPE limits are designed to provide a substantial margin of safety. These limits apply for continuous exposures and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health.

Personal Communication (PCS) facilities used by AT&T in this area operate within a frequency range of 700-1900 MHz. Facilities typically consist of: 1) electronic transceivers (the radios or cabinets) connected to wired telephone lines; and 2) antennas that send the wireless signals created by the transceivers to be received by individual subscriber units (PCS telephones). Transceivers are typically connected to antennas by coaxial cables.

Because of the short wavelength of PCS services, the antennas require line-of-site paths for good propagation, and are typically installed above ground level. Antennas are constructed to concentrate energy towards the horizon, with as little energy as possible scattered towards the ground or the sky. This design, combined with the low power of PCS facilities, generally results in no possibility for exposure to approach Maximum Permissible Exposure (MPE) levels, with the exception of areas directly in front of the antennas.

FCC Compliance Requirement

A site is considered out of compliance with FCC regulations if there are areas that exceed the FCC exposure limits and there are no RF hazard mitigation measures in place. Any carrier which has an installation that contributes more than 5% of the applicable MPE must participate in mitigating these RF hazards.

Appendix B: AT&T RF EXPOSURE POLICY REQUIREMENTS

AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document, dated May 27, 2015, requires that:




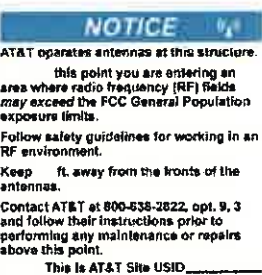


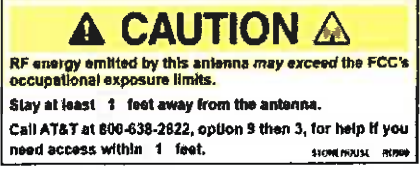


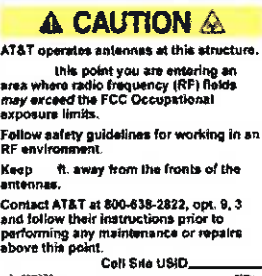


1. All sites must be analyzed for RF exposure compliance;
2. All sites must have that analysis documented; and
3. All sites must have any necessary signage and barriers installed.

Appendix C: AT&T SIGNAGE AND MITIGATION

Signs are the primary means for control of access to areas where RF exposure levels may potentially exceed the MPE. As presented in the AT&T guidance document, the signs must:

- Be posted at a conspicuous point;
- Be posted at the appropriate locations;
- Be readily visible; and
- Make the reader aware of the potential risks prior to entering the affected area.

The table below presents the signs that may be used for AT&T installations.

CRAN / HETNET Small Cell Decals / Signs		Alerting Signs	
 <p>NOTICE</p> <p>RF energy emitted by this antenna may exceed the FCC's exposure limits for the general population. Stay at least 1 feet away from the antenna. Call AT&T at 800-638-2822, option 9 then 3, for help if you need access within 1 feet.</p>	<p>STONEHOUSE NOTICE DECAL</p>	 <p>TRILINGUAL NOTICE</p>	 <p>NOTICE NOTICE 2</p>
 <p>NOTICE</p> <p>AT&T operates antennas at this structure. this point you are entering an area where radio frequency (RF) fields may exceed the FCC General Population exposure limits. Follow safety guidelines for working in an RF environment. Keep 1 ft. away from the fronts of the antennas. Contact AT&T at 800-638-2822, opt. 9, 3 and follow their instructions prior to performing any maintenance or repairs above this point.</p>	<p>STONEHOUSE NOTICE SIGN</p>	 <p>CAUTION 2 - ROOFTOP</p>	 <p>CAUTION CAUTION 2A</p>
 <p>CAUTION</p> <p>RF energy emitted by this antenna may exceed the FCC's occupational exposure limits. Stay at least 1 feet away from the antenna. Call AT&T at 800-638-2822, option 9 then 3, for help if you need access within 1 feet.</p>	<p>STONEHOUSE CAUTION DECAL</p>	 <p>CAUTION 2B - TOWER</p>	 <p>CAUTION CAUTION 2C - PARAPETS</p>
 <p>CAUTION</p> <p>AT&T operates antennas at this structure. this point you are entering an area where radio frequency (RF) fields may exceed the FCC Occupational exposure limits. Follow safety guidelines for working in an RF environment. Keep 1 ft. away from the fronts of the antennas. Contact AT&T at 800-638-2822, opt. 9, 3 and follow their instructions prior to performing any maintenance or repairs above this point.</p>	<p>STONEHOUSE CAUTION SIGN</p>	 <p>WARNING 1B</p>	 <p>WARNING 2A</p>

Appendix D: LIMITATIONS

This report was prepared for the use of AT&T Mobility, LLC to meet requirements outlined in AT&T's corporate RF safety guidelines. It was performed in accordance with generally accepted practices of other consultants undertaking similar studies at the same time and in the same locale under like circumstances. The conclusions provided by EBI are based solely on the information provided by the client. The observations in this report are valid on the date of the investigation. Any additional information that becomes available concerning the site should be provided to EBI so that our conclusions may be revised and modified, if necessary. This report has been prepared in accordance with Standard Conditions for Engagement and authorized proposal, both of which are integral parts of this report. No other warranty, expressed or implied, is made.

Appendix E: RoofMaster™


RoofMaster™ is a widely-used predictive modeling program that has been developed to predict RF power density values for rooftop and tower telecommunications sites produced by vertical collinear antennas that are typically used in the cellular, PCS, paging and other communications services. Using the computational methods set forth in Federal Communications (FCC) Office of Engineering & Technology (OET) Bulletin 65, "Evaluating Compliance with FCC Guidelines for Human Exposure to Radiofrequency Electromagnetic Fields" (OET-65), RoofMaster™ calculates predicted power density in a scalable grid based on the contributions of all RF sources characterized in the study scenario. At each grid location, the cumulative power density is expressed as a percentage of the FCC limits. Manufacturer antenna pattern data is utilized in these calculations. RoofMaster™ models consist of the Far Field model as specified in OET-65 and an implementation of the OET-65 Cylindrical Model (Sula9). The models utilize several operational specifications for different types of antennas to produce a plot of spatially-averaged power densities that can be expressed as a percentage of the applicable exposure limit.

Appendix F: CERTIFICATIONS

Preparer Certification

I, David Keirstead, state that:

- I am an employee of EnviroBusiness Inc. (d/b/a EBI Consulting), which provides RF-EME safety and compliance services to the wireless communications industry.
- I have successfully completed RF-EME safety training, and I am aware of the potential hazards from RF-EME and would be classified "occupational" under the FCC regulations.
- I am fully aware of and familiar with the Rules and Regulations of both the Federal Communications Commissions (FCC) and the Occupational Safety and Health Administration (OSHA) with regard to Human Exposure to Radio Frequency Radiation.
- I have been trained in on the procedures outlined in AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document (dated October 28, 2014) and on RF-EME modeling using RoofMaster™ modeling software.
- I have reviewed the data provided by the client and incorporated it into this Site Compliance Report such that the information contained in this report is true and accurate to the best of my knowledge.



David Keirstead

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 WIRELESS NO. 190017 and VARIANCE CASE NO. 190009 – Intent to Adopt a Negative Declaration – CEQ190168 – Applicant: Smartlink, LLC c/o Alisha Strasheim – Engineer/Representative: CASA Industries c/o Alisha Strasheim – Third Supervisorial District – Aguanga Zoning Area – REMAP Area Plan – Open Space: Recreation (OS-R) – Location: Northerly of Clubhouse Drive, easterly of Manzanita Drive, and westerly of State Highway 371, and more specifically located at 45120 Highway 79 – 120 acres – Zoning: Rural Residential (R-R) – **REQUEST:** Plot Plan Wireless No. 190017 proposes to construct a wireless communication facility for AT&T, disguised as a 70-foot tall mono-pine with three (3) live pine trees, including 12 antennas, 36 RRUs, two (2) microwave antennas, four (4) surge protectors, one (1) GPS antenna, one (1) utility cabinet, and one (1) 30kw diesel generator within a 912 sq. ft. lease area, surrounded by an 8-foot high barrier. Variance Case No. 190009 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 proposal requests a variance for a 70-foot tower.

TIME OF HEARING: 1:30 pm or as soon as possible thereafter
DATE OF HEARING: **OCTOBER 19, 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 Jay Olivas at (760) 863-7050 or email at jolivas@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 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. You may participate remotely by registering with the Planning Department. 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: Jay Olivas
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on September 24, 2020,

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

APN (s) or case numbers PPW190017 / VAR190009 for

Company or Individual's Name RCIT - GIS,

Distance buffered 1000'

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

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

TITLE: GIS Analyst

ADDRESS: 4080 Lemon Street 9TH Floor

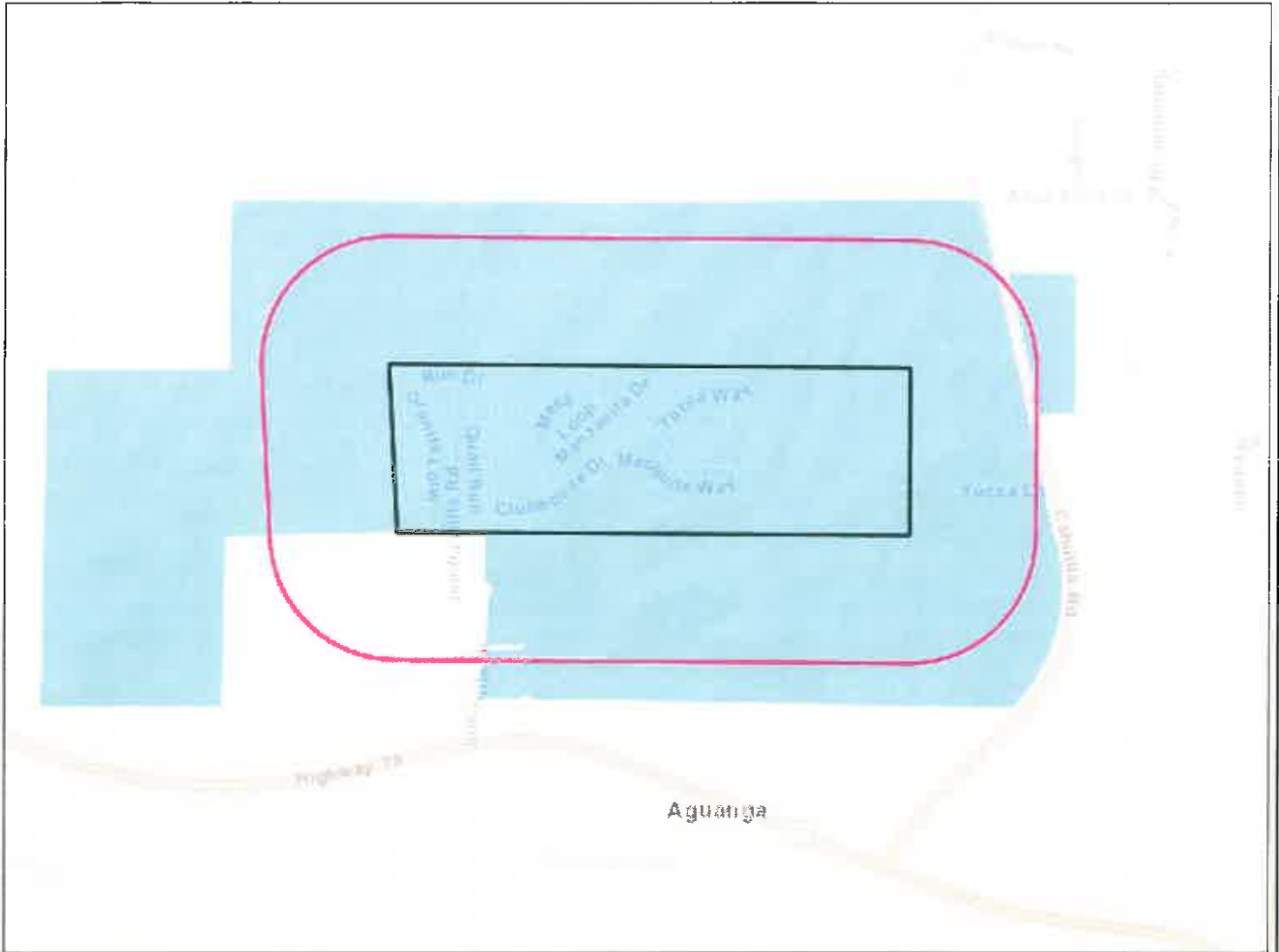
Riverside, Ca. 92502

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




Riverside County GIS Mailing Labels

PPW190017 / VAR190009

(1000 feet buffer)



Legend

-  County Boundary
-  Cities
-  World Street Map

Notes



0 1,505 3,009 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... 9/24/2020 11:00:15 AM

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583160001
JOJOBA HILLS SKP RESORTS INC
45120 HIGHWAY 79
AGUANGA CA 92536

583160027
MICHAEL A. GOJICH
25798 SUNNYVALE CT
MENIFEE CA 92584

583160028
WESTERN RIVERSIDE COUNTY REGIONAL
P O BOX 1667
RIVERSIDE CA 92502

583170032
MERLE HITCHCOCK
46700 JUNI HILLS DR
AGUANGA CA 92536

583170048
DENNIS WAYNE WEBB
46740 JUNI HILLS DR
AGUANGA CA 92536

583160019
DISCREET CAPITAL INC
41700 IVY ST # C
MURRIETA CA 92562

583160022
BILLY J. WILLCUTT
P O BOX 628
AGUANGA CA 92536

583160018
MICHAEL CAMP
41700 IVY ST UNIT C
MURRIETA CA 92562

583160021
JIN PARK
2140 EL RANCHO VISTA
FULLERTON CA 92833

583120011
SUNG DOO KIM
30545 ESTERO ST
TEMECULA CA 92592

583160013
ANTHONY J. TEJEDA
44840 HIGHWAY 371
AGUANGA CA 92536

583160030
MARY KLEINVACHTER
44750 HIGHWAY 371
AGUANGA CA 92536

583170029
GM GABRYCH FAMILY
2006 OLD HIGHWAY 395
FALLBROOK CA 92028

583160002
ARLIE W. BERGMAN
37126 HIGHWAY 79
WARNER SPRINGS CA 92086

583160017
PARVIZ OSHIDERI
7 CUPERTINO CIR
ALISO VIEJO CA 92656

583160031
KEYKHOSROW BASTANI
44700 HIGHWAY 371
AGUANGA CA 92536

583170008
BYUNG KWAN MIN
13564 MEGANWOOD PL
LA MIRADA CA 90638

583160009
PATRICIA LEE
2300 E VALLEY PKWY NO 69
ESCONDIDO CA 92027

583160015
MARVIN S. KING
P O BOX 157
AGUANGA CA 92536

583170028
ROGELIO CABALLERO
P O BOX 715
AGUANGA CA 92536

583170031
FRANK LOIZU
5464 RAINBOW HEIGHTS RD
FALLBROOK CA 92028

583160012
LEROY G. MILLER
P O BOX 97
AGUANGA CA 92536

583160025
MERLE I. JOHNSON
POB 450
AGUANGA CA 92536

583160026
SKP RESORT OF SOUTHERN CALIF INC
45120 HIGHWAY 79
AGUANGA CA 92536

583170026
LYLE E. HITCHCOCK
46700 JUNI HILLS DR
AGUANGA CA 92536

STATE OF CALIFORNIA - THE RESOURCES AGENCY
DEPARTMENT OF FISH AND GAME
ENVIRONMENTAL FILING FEE CASH RECEIPT

Receipt #: 20-380772

State Clearinghouse # (if applicable): _____

Local Agency: RIVERSIDE COUNTY PLANNING DEPARTMENT Date: 10/29/2020

County Agency of Filing: RIVERSIDE Deputies No: E-202001294

Project Title: PPW190017 /VAR190009 CEQ190168

Project Applicant Name: ALISHA STRASHEIM SMARTLINK, LLC Phone Number: (760) 863-7050

Project Applicant Address: 3300 IRVINE AVE STE. 300, NEWPORT BEACH, CA 92660

Project Applicant: PRIVATE ENTITY

CHECK APPLICABLE FEES:

- | | |
|---|-------------------|
| <input type="checkbox"/> Environmental Impact Report | _____ |
| <input checked="" type="checkbox"/> Negative Declaration | <u>\$2,406.75</u> |
| <input type="checkbox"/> Application Fee Water Diversion (State Water Resources Control Board Only) | _____ |
| <input type="checkbox"/> Project Subject to Certified Regulatory Program | _____ |
| <input checked="" type="checkbox"/> County Administration Fee | <u>\$50.00</u> |
| <input type="checkbox"/> Project that is exempt from fees (TDFG No. Effect Determination (Form Attached)) | _____ |
| <input type="checkbox"/> Project that is exempt from fees (Notice of Exemption) | _____ |
| Total Received | <u>\$2,456.75</u> |

Signature and title of person receiving payment: *C. Sandora* Deputy

Notes:



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Planning Director

NEGATIVE DECLARATION

Project/Case Number: PPW190017/ VAR190009 CEQ190168

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.

PLOT PLAN WIRELESS NO. 190017 / VARIANCE CASE NO. 190009 proposes to construct a wireless communication facilities for AT&T, disguised as 70 foot monopine, including twelve (12) antennas, thirty-six (36) RRUs, two (2) microwave antennas, four (4) surge protectors, one (1) GPS antenna, one (1) utility cabinet, and one (1) 30kw diesel generator within 912 square foot lease area, surrounded by a 8 foot high CMU wall. (See Environmental Assessment/Initial Study and Conditions of Approval)

COMPLETED/REVIEWED BY:

By: Jay Olivas Title: Project Planner Date: October 7, 2020

Applicant/Project Sponsor: Alisha Strasheim Date Submitted: 11/25/2019

ADOPTED BY: Planning Director

Person Verifying Adoption: _____ Date: October 7, 2020

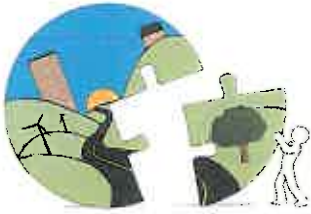
The Negative Declaration may be examined, along with documents referenced in the initial study, if any, at:

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

For additional information, please contact Jay Olivas at 760-863-7050.

Please charge deposit fee case#: ZCEQ190168 ZCFW 200043

FOR COUNTY CLERK'S USE ONLY



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.

PPW190017/VAR190009 CEQ190168

Project Title/Case Numbers

Jay Olivas, Project Planner
County Contact Person

760-863-7050
Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

Alisha Strasheim Smartlink, LLC
Project Applicant

3300 Irvine Ave. Ste. 300, Newport Beach, CA 92660
Address

North of Clubhouse Drive, east of Manzanita Drive, west of State Highway 371, and more specifically located at 45120 Highway 79

Project Location

PLOT PLAN WIRELESS NO. 1900017 / VARIANCE CASE NO. 190009 – The Plot Plan Wireless proposes to construct a wireless communication facility for AT&T, disguised as 70 foot mono-pine with live pine trees, including twelve (12) antennas, thirty-six (36) RRU's, two (2) microwave antennas, four (4) surge protectors, one (1) GPS antenna, one (1) utility cabinet, and one (1) 30kw diesel generator within 912 square foot lease area, surrounded by a 8 foot high CMU Wall. **Variance Case No. 190009** 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 proposal requests a variance for a 70-foot tower. APN: 583-160-001.

Project Description

This is to advise that the Riverside County Planning Director, as the lead agency, has approved the above-referenced project on October 19, 2020 and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (**\$2,406.75+\$50.00**) and reflects 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.

Urban Regional Planner

10/26/2020

Please charge deposit fee case#: ZCEQ190168 ZCFW200043

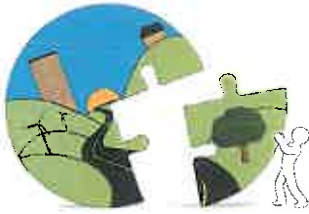
FOR COUNTY CLERK'S USE ONLY

Signature

Title

Date

Received for Filing and Posting at OPR: _____



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.

PPW190017/CEQ190168

Project Title/Case Numbers

Jay Olivas
County Contact Person

760-863-7050
Phone Number

N/A
State Clearinghouse Number (if submitted to the State Clearinghouse)

Alisha Strasheim
Project Applicant

3300 Irvine Ave, New Port CA 92660
Address

North of Highway 79, south of El Pasta Road, east of White Mountain Hill Road and west of Cahulla Road

Project Location

PLOT PLAN WIRELESS NO. 190017/VAR190009 – CEQ190168 – Applicant: Smartlink LLC c/o Alisha Strasheim – Engineer/Representative: CASA Industries c/o Alisha Strasheim – Third Supervisorial District – Aguanga Zoning Area – REMAP Area Plan – Open Space: Recreation (OS: R) – Location: North of Highway 79, south of El Pasta Road, east of White Mountain Hill Road and west of Cahulla Road – 120 acres – Zoning: Rural Residential (R-R) – REQUEST: The Plot Plan Wireless proposes to construct a wireless communication facilities for AT&T, disguised as 70 foot monopine, including twelve (12) antennas, thirty-six (36) RRUs, two (2) microwave antennas, four (4) surge protectors, one (1) GPS antenna, one (1) utility cabinet, and one (1) 30kw diesel generator within 912 square foot lease area, surrounded by a 8 foot high wooden fence. APN: 583-160-001.

Project Description

This is to advise that the Riverside County Planning Director, 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. 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 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.

Please charge deposit fee case#: ZCEQ190168 ZCFG

FOR COUNTY CLERK'S USE ONLY

Signature

Urban Planner

Title

2/24/20

Date

Received for Filing and Posting at OPR: _____

**INVOICE (INV-00126413)
FOR RIVERSIDE COUNTY**

County of Riverside
Transportation & Land Management Agency



BILLING CONTACT / APPLICANT

Alisha Strasheim
Smartlink LLC
3300 Irvine Ave, 300
Newport Beach, Ca 92660

INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS
INV-00126413	10/07/2020	10/07/2020	Paid In Full

REFERENCE NUMBER	FEE NAME	TOTAL
CFW200043	0451 - CF&W Trust ND/MND	\$2,406.75
	0452 - CF&W Trust Record Fees	\$50.00

SITE ADDRESS	
45120 Aguanga Rd Aguanga, CA 92536	SUB TOTAL
	\$2,456.75

TOTAL DUE	\$2,456.75
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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.
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.



RIVERSIDE COUNTY
PLANNING DEPARTMENT

John Earle Hildebrand III
Interim Planning Director

Memorandum

4.1

DATE: November 10, 2020
TO: Riverside County Planning Commission
FROM: Deborah Bradford, Project Planner
RE: November 18, 2020 Planning Commission
ITEM: 4.1 – General Plan Amendment No. 190017, Change of Zone No. 1900048, Tentative Parcel Map No. 37590 and Plot Plan No. 190037

Staff recommends Agenda Item 4.1, General Plan Amendment No. 190017, Change of Zone No. 1900048, Tentative Parcel Map No. 37590 and Plot Plan No. 190037, be continued to the December 2, 2020 Planning Commission Hearing.

Thank you.



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

4 . 2

Planning Commission Hearing: November 18, 2020

PROPOSED PROJECT

Case Number(s): CUP190018 & DA1900011

CEQA Exempt Section 15301(I)(3), Section 15303, & Section 15061(b)(3)

Area Plan: Temescal Canyon

Zoning Area/District: West Corona Area


Supervisory District: Second District

Project Planner: Gabriel Villalobos

Project APN(s): 102-102-021

Applicant(s): Coronita Helping Hands

Representative(s): KWC Engineers


 John Hildebrand
 Interim Planning Director

PROJECT DESCRIPTION AND LOCATION

Conditional Use Permit No. 190018 proposes to demolish the existing modular building and construct a 2,500-square-foot building as a storefront for a retail cannabis business with office space for cannabis related business and associated site work including the repaving of the parking area and the addition of landscaping ("Project").

Development Agreement No. 1900011 has a term of 10 years and grants the applicant vesting rights to develop the Project in accordance with the terms of Development Agreement No. 1900011 and Conditional Use Permit No. 190018 and will provide community benefits to the Highgrove Area.

The project is located north of Via Santiago, east of Ridgeview Terrace, south of Frontage Rd, and west of Via Josefa.

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

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:

FIND that the project is **EXEMPT** from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15301(I)(3) (Existing Facilities), Section 15303 (New Construction or Conversion of Small Structures) and Section 15061(b)(3) (Common Sense Exemption), based on the findings and conclusions in the staff report; and,

TENTATIVELY APPROVE Development Agreement No. 1900011, based upon the findings in this staff report, pending final adoption of the Development Agreement ordinance by the Board of Supervisors; and,

APPROVE Conditional Use Permit No. 190018, subject to the attached Advisory Notification Document, Conditions of Approval, and based upon the findings and conclusions provided in this staff report, subject to final approval of the Development Agreement.

PROJECT DATA

Land Use and Zoning:

Existing General Plan Foundation Component:	Community Development
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Commercial Retail (CR)
Proposed General Plan Land Use Designation:	N/A
Surrounding General Plan Land Uses	
North:	N/A – Freeway
East:	N/A – City of Corona
South:	Medium Density Residential (MDR)
West:	Commercial Retail (CR)
Existing Zoning Classification:	General Commercial (C-1/C-P)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	N/A – Freeway
East:	N/A – City of Corona
South:	One-Family Dwellings (R-1)
West:	General Commercial (C-1/C-P)
Existing Use:	Commercial
Surrounding Uses	
North:	N/A – Freeway
South:	Residential
East:	Commercial
West:	Residential

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	0.52 acres	N/A
Proposed Building Area (SQFT):	2,500 sq.ft.	N/A
Floor Area Ratio:	0.11 FAR	0.20 – 0.35 FAR
Building Height (FT):	19'-6"	50' max height

Parking:

Type of Use	Building Area (in SF)	Parking Ratio	Spaces Required	Spaces Provided
Cannabis Retailer	2,500	1 space/200 sq.ft. of gross floor area	13	13
TOTAL:	2,500		13	13

Located Within:

City's Sphere of Influence:	Yes – City of Corona
Community Service Area ("CSA"):	No
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	Yes – Low
Subsidence Area:	Yes – Susceptible
Fault Zone:	No
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	No
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	No
Airport Influence Area ("AIA"):	No

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background:

On October 23, 2018, the Board of Supervisors adopted Ordinance No. 348.4898, which established the permitting process and regulations for commercial cannabis activities.

Applicants requesting to establish commercial cannabis retail, microbusinesses, and/or cultivation uses were required to submit a request for proposal (“RFP”) cannabis package. Applicants who ranked highest were allowed to proceed forward with the Conditional Use Permit process. On July 2, 2019, the Board of Supervisors accepted the Cannabis RFP response package rankings list, which allowed the highest ranking applicants to begin the land use review process for their proposed project. In the first year of implementation, 50 cannabis cultivation applications and 19 cannabis retail applications began the land use review process.

This project was assigned an RFP Cannabis File No. CAN190039 and was ranked 19 out of the 24 retail cannabis RFP packages recommended to proceed forward with the Conditional Use Permit application process.

Project Details

The proposal is for the construction of a new, 2,500-square-foot Cannabis Retail Store to be used as a storefront in the West Corona area of Riverside County. The project site is currently occupied by an 840-square-foot modular trailer that was used as an office space for the previous land use, which was an outdoor lighting and garden statues business. The currently existing modular structure will be demolished to make way for the new, 2,500-square-foot stick-built building along with the associated site work including thirteen (13) new parking spaces, a new trash enclosure, landscaping, and a monument sign for the proposed new Cannabis Retail Store.

The proposed Cannabis Retail Store would operate between the hours of 7 AM to 10 PM daily in compliance with the County of Riverside Ordinance No. 348 Section 19.505.I. The cannabis retail facility would have approximately three (3) to four (4) employees on site including security personnel. In addition, the parking ratio of 1 space/200 square feet of gross floor area equals 13 parking spaces as a requirement for the proposed Cannabis Retail Facility. The proposed number of spaces provided meets the 13 parking space requirement, but, due to the restricted size of the project’s location no more spaces could be feasibly provided. One (1) ADA parking space is included in the 13 spaces, meeting the standards set forth in Section 18.12.C of Ordinance No. 348.

As part of the approval process for cannabis retail facilities, a development agreement between the County of Riverside and the applicant was applied for under Development Agreement No. 1900011 (“DA1900011”).

General Plan Consistency

The project site has a General Plan Foundation Component of Community Development (CD) and a Land Use Designation of Commercial Retail (CR). The Community Development General Plan Foundation Component depicts areas where urban and suburban development is appropriate. It is the intent of this Foundation Component to provide a breadth of land uses that foster variety and choice, accommodate a range of life styles, living and working conditions, and accommodate diverse community settings. The

goal is to accommodate a balance of jobs, housing, and services within communities to help achieve other aspects of the RCIP Vision, such as mobility, open space, and air quality goals.

The Commercial Retail (CR) land use designation provides for the emphasis on general uses such as grocery stores, drug stores, and other retail outlets. The project is consistent with the Community Development General Plan Foundation Component and Commercial Retail Land Use Designation as it would provide community services and job opportunities within the surrounding community.

Zoning Consistency

The project site is zoned for General Commercial (C-1/C-P). Pursuant to Ordinance No. 348, Article XIXh, Section 19.518, Cannabis Retailers are allowed in the C-1/C-P zone with an approved conditional use permit. The applicant has submitted this CUP application to ensure compliance with all applicable development standards and regulations. As further described in the findings section, the project meets all the applicable development standards for the C-1/C-P zone and those set forth in Section 19.519 of Ordinance No. 348, including design, height, setbacks, and parking requirements.

The applications for Development Agreement No. 1900011 and Conditional Use Permit No. 190018 were submitted to the County of Riverside on August 12, 2019.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

This project is exempt from the California Environmental Quality Act (CEQA) review pursuant to State CEQA Guidelines Section 15301(l)(3) (Existing Facilities). This exemption specifically states “ a store, motel, office, restaurant, and similar small commercial structure if designed for an occupant load of 30 persons or less. In urbanized areas, the exemption also applies to the demolition of up to three such commercial buildings on sites zoned for such use.” The proposal for CUP190018 shall include the demolition of an existing 840-square foot modular structure for the development of a new, 2,500 square foot Cannabis storefront retailer. Under this categorical exemption, the demolition and replacement of the current modular structure with the new stick built building would be exempted as the project is located within an urbanized area and shall include a similar small commercial structure with an occupant load considered to be less than 30 people based off of the gross floor area of the reception retail sales area.

In addition, the project is also exempt from California Environmental Quality Act (CEQA) review pursuant to State CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures). This section specifically exempts construction and location of new, small facilities or structures, including but not limited to a store not involving the use of significant amounts of hazardous substances and not exceeding 2500 square feet in floor area. The Project includes the demolition of an existing 840-square-foot modular structure and the construction of a new, 2,500-square-foot Cannabis retail storefront not involving the use of significant amounts of hazardous substances. Therefore, the project as proposed, qualifies for the Section 15303 (New Construction or Conversion of Small Structures) exemption.

None of the exceptions pursuant to State CEQA Guidelines section 15300.2 would occur. The Project would not have a significant effect on the environment due to unusual circumstances; would not result in a cumulative impact; would not impact any historic resources; and is not located on a hazardous site or location. The proposed cannabis related use does not present any unusual circumstances since it would present similar environmental impacts compared to any other retail use that would be permitted to occupy the project site. Since all impacts of the proposed use would be similar to other uses that would occupy

the space, all potential cumulative impacts of this use were also previously addressed in the prior approvals. No historic resources are known to exist on the site that could be impacted since the site is recently developed. The site is not known to be located on a hazardous site based on available data. Additionally, since the State has created various rules and regulations as they relate to cannabis waste, particularly for cannabis cultivators, there are no impacts related to cannabis as a hazardous waste as it relates to the commercial selling of cannabis (the State actually treats cannabis as an organic waste, versus a hazardous waste). Accordingly, there are no exceptions to the above categorical exemptions that would prevent them from applying.

This proposed project is also exempt from California Environmental Quality Act (CEQA) review pursuant to Article 5 - Preliminary Review of Projects and Conduct of Initial Study, Section 15061 (b)(3), which states: Once a lead agency has determined that an activity is a project subject to CEQA, a lead agency shall determine whether the project is exempt from CEQA. The Project is deemed to be a "project" pursuant to CEQA. The Project is a retail business (cannabis retail) and includes the demolition of the existing modular structure onsite and the construction of a new 2,500 square foot Cannabis retail storefront. No cultivation, testing, microbusiness, distribution, or manufacturing is involved with the Project or project site. The Project is EXEMPT under State CEQA Guidelines Section 15061 because Section (b) (3) states: The activity is covered by the general rule that CEQA applies only to projects, which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. The proposed Project will continue to utilize the site as a commercial land use and will not result in any additional impacts related to traffic, air quality, or public safety, beyond what already occurs at the existing commercial retail establishment. As the land is already developed, there are no potential impacts related to aesthetics, biological and cultural resources, hydrology, or other similar potential impacts. Lastly, as the State has created various rules and regulations as they relate to cannabis waste, particularly for cannabis cultivators, there are no impacts related to cannabis as a hazardous waste as it relates to the commercial selling of cannabis (the State actually treats cannabis as an organic waste, versus a hazardous waste). Therefore, the project meets the requirements for CEQA exemption per Section 15061(b)(3) as there is no potential that the Project as proposed would have a significant physical impact on the environment.

FINDINGS AND CONCLUSIONS

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

Land Use Findings:

1. The project site has a General Plan Land Use Designation of Commercial Retail (CR). The proposed project is conditionally consistent with the land use designation as the project does not meet the Commercial Retail floor area ratio (FAR) requirement of 0.20 to 0.35 FAR. The project will construct a new 2,500 square foot building on a 0.51 acre or 22,273 square foot parcel, which equals a FAR of approximately 0.11. Per Land Use Policy LU 29.10, FAR is intended for planning purposes only and the Planning Director or his/her designee shall have the discretion to authorize the use of a FAR that is less intense in order to encourage good project design and efficient site utilization. This project will implement a less intense FAR than required, but given the limitations of the parcel on which the project is proposed, the project will implement good project design that utilizes the available space for both parking and landscaping to accommodate the proposed use and increase the aesthetic appeal of the

new development. As such, planning staff has made the determination that the projects meets the requirement and is consistent with the CR land use designation.

2. The project site has a Zoning Classification of General Commercial (C-1/C-P), which is consistent with the Riverside County General Plan, including the applicable Foundation Component and Land Use Designation identified above. The proposed use of a storefront cannabis retail facility is allowed within the C-1/C-P zone per Section 19.518.A.2 of Ordinance No. 348.
3. The proposed use, a Cannabis Retailer, is consistent with Ordinance No. 348 (Land Use) and is allowed within the General Commercial (C-1/C-P) Zoning Classification, subject to Conditional Use Permit approval.
4. The uses surrounding the project site include a mixture of residential uses to the west and south and commercial uses to the east, the proposed project will be facing the 91 freeway to the north. The residential uses to the west and south are zoned for One-Family Dwellings (R-1). The proposed new building is located outside of the 40 foot setback from all residentially zoned parcels, as no such parcel abuts the project site. As such, the project use is compatible with the surrounding uses as it meets the minimum development standards as defined through Ordinance No. 348.

Conditional Use Permit Findings:

1. The proposed use will not be detrimental to the health, safety, or general welfare of the community since the project has been reviewed by County departments specifically for these concerns and has received departmental approvals and has been designed and conditioned to protect the health, safety, and general welfare of the community. Based on the findings included in this staff report and with compliance with the conditions set forth in the advisory notification document and conditions of approval, the proposed project will not be detrimental to the health, safety or general welfare of the community and is subject to those conditions necessary to protect the health, safety, and general welfare of the community.
2. The proposed project conforms to the logical development of the land and is compatible with the present and future logical development of the surrounding property, as the project site is located on a parcel that supports the proposed development while being consistent with both the General Plan and zoning ordinance. The site is located adjacent to other properties which are designated Commercial Retail (CR) to the west, and east which encourage suburban development and land uses that foster variety, choice and accommodate a balance of jobs, housing, and services within communities. The proposed use, a cannabis retail storefront, would provide community benefits and retail services for the surrounding community. Therefore, the proposed project conforms to the logical development of the land and to be compatible with the present and future logical development of the surrounding property.
3. All use permits which permit the construction of more than one structure on a single legally divided parcel shall, in addition to all other requirements, be subject to a condition which prohibits the sale of any existing or subsequently constructed structures on the parcel until the parcel is divided and a final map recorded in accordance with Ordinance No. 460 in such a manner that each building is located on a separate legally divided parcel. Under the current CUP application, this requirement does not apply as there are no additional structures being proposed, as such no condition is required.

Permit Requirements for All Commercial Cannabis Activities:

1. Section 19.505 of Ordinance No. 348 sets forth requirements that all Commercial Cannabis Activities, including commercial cannabis retailers, must comply with, including, among others, submitting an appropriate application, obtaining and maintaining a state license, being sited and operated in such a way that controls odors, being limited in hours of operation, and implementing sufficient security measures. All of these requirements have either already been met or are required in the attached project's Conditions of Approval or Advisory Notification Document which are incorporated herein by this reference. Specifically, Planning. 6, Planning. 9, Planning 14 and 15 of the Advisory Notification Document address odor, hours of operation and security, and other requirements of Section 19.505.
2. While security has been raised as a concern relating to cannabis-related activities, a standard condition of approval or requirement of the Advisory Notification Document (Planning. 14 and 15) requires sufficient security measures to deter and prevent the unauthorized entrance into areas containing Cannabis or Cannabis Products, to deter and prevent theft of Cannabis or Cannabis Produces, and to ensure emergency access in accordance with applicable Fire Code standards. These requirements include the following:
 - a) A plan to prevent individuals from loitering on the lot if they are not engaging in activity expressly related to the Commercial Cannabis Activity.
 - b) 24 hour emergency contact information for the owner or an on-site employee which shall be provided to the County.
 - c) A professionally installed, maintained, and monitored alarm system.
 - d) Except for Live Cannabis Plants being cultivated at a cultivation facility and limited amounts of Cannabis for display purposes, all Cannabis and Cannabis Products shall be stored in a secured and locked structure and in a secured and locked safe room, safe, or vault, and in a manner as to prevent diversion, theft, and loss.
 - e) 24 hour security surveillance cameras to monitor all entrances and exits to a Commercial Cannabis Activity, all interior spaces within the Commercial Cannabis Activity that are open and accessible to the public, and all interior spaces where Cannabis, cash or currency is being stored for any period of time on a regular basis. The permittee for a Commercial Cannabis Activity shall be responsible for ensuring that the security surveillance camera's footage is accessible. Video recordings shall be maintained for a minimum of 90 days, and shall be made available to the County upon request.
 - f) Sensors shall be installed to detect entry and exit from all secure areas.
 - g) Panic buttons shall be installed in all Commercial Cannabis Activities.
 - h) Any bars installed on the windows or the doors of a Commercial Cannabis Activity shall be installed only on the interior of the building.
 - i) Security personnel must be licensed by the State of California Bureau of Security and Investigative Services.

- j) A Commercial Cannabis Activity shall have the capability to remain secure during a power outage and all access doors shall not be solely controlled by an electronic access panel to ensure locks are not released during a power outage.
- k) A Commercial Cannabis shall cooperate with the County and, upon reasonable notice to the Commercial Cannabis Activity, allow the County to inspect or audit the effectiveness of the security plan for the Commercial Cannabis Activity.
- l) The permittee for a Commercial Cannabis Activity shall notify the Riverside County Sherriff's Department immediately after discovering any of the following:
 - a. Significant discrepancies identified during inventory.
 - b. Diversion, theft, loss, or any criminal activity involving the Commercial Cannabis Activity or any agent or employee of the Commercial Cannabis Activity.
 - c. The loss or unauthorized alteration of records related to Cannabis, registering qualifying patients, primary caregivers, or employees or agents of the Commercial Cannabis Activity.
 - d. Any other breach of security.
- m) Firearms shall not be permitted at a Commercial Cannabis Activity by an owner, manager, employee, volunteer or vendor other than those individuals authorized as a State Licensed Security personnel.
- n) Cannabis or Cannabis Products shall not be stored outside at any time.

With implementation of these required measures, security concerns relating to the Commercial Cannabis Activity have been fully addressed.

Cannabis Retailer Minimum Standards:

General Location

1. *Cannabis Retailers shall not be located within 1,000 feet from any Child Day Care Center, K-12 school, public park, or Youth Center. Distance shall be measured from the nearest point of the respective lot lines using a direct straight-line measurement. A new adjacent use will not affect the continuation of an existing legal use that has been established under this Article and continuously operating in compliance with the conditional use permit, and local and State laws and regulations. This location requirement may be modified with the approval of a variance pursuant to Section 18.27 of Ordinance No. 348. In no case shall the distance be less than allowed by State law. The project is not located within 1,000 feet from any Child Day Care Center, K-12 school, public park, or Youth Center. No variance has been approved allowing a shorter distance but not less than allowed by State law. This is met because a radius map buffering 1,000 feet from the subject site was prepared by Riverside County Geographic Information Systems and has not identified any Child Day Care Center, K-12 school, public park, or Youth Centers within 1,000 feet of the site.*

Cannabis Retailers shall not be located within 1,000 feet of any other Cannabis Retailer. The project is not located within 1,000 feet of any other Cannabis Retailer, at the point of the writing of this staff report only one other Commercial Cannabis Activity has been determined to be located in the general area. The proposed project located at 646 Paseo Grande, Corona, CA 92882 was measured using a direct straight-line measurement and is approximately 1,193 feet from the project site.

2. *Cannabis Retailers shall not be located within 500 feet of a smoke shop or similar facility.* The project is not located within 500 feet of a smoke shop or similar facility because a radius map buffering 1,000 feet from the subject site was prepared by Riverside County Geographic Information Systems and has not identified any smoke shop or similar facility within 500 feet of the site.
3. *Cannabis Retailers shall not be located on a lot containing a residential dwelling unit.* The project is not located on a lot containing a residential dwelling unit because a property characteristic report as prepared by the Planning Department has not identified any residential dwelling units located at the subject site.

Setbacks

4. *All Cannabis Retailers shall comply with the setback standards for the zone classification they are located in, except when adjacent to a residential zone where the minimum setback from the residentially zoned lot lines shall be 40 feet.* The project is located within the General Commercial (C-1/C-P) zone which states there are no yard requirements for buildings which do not exceed 35 feet in height. The new proposed building shall have a maximum height of 19.5 feet which does not exceed the 35 foot limit. Additionally, the project is located next to residentially-zoned parcels located across the streets of Via Josefa and Via Santiago, but due to their location across their respective street, the proposed storefront falls outside of the 40 foot setback.
5. *Setbacks may be modified with an approved setback adjustment in accordance with Section 18.33 of this ordinance. In no case, shall a setback be less than setbacks required by the State of California Bureau of Cannabis Control, California Building Code or Ordinance No. 457.* No modifications are required for this project, as such, this requirement is not applicable.

Mobile Deliveries

6. *Cannabis Retailers with an approved conditional use permit may provide deliveries of Cannabis Products consistent with State law.* The proposed project shall include deliveries and shall operate between the allowed hours of 6 AM to 10 PM.

Retail Operational Requirements

1. The project complies with the operational requirements set forth in Ordinance No. 348 Section 19.519.C. because of the following:
 - A. *Entrances into the retail location of the Cannabis Retailer shall be separate from the reception area and locked at all times with entry strictly controlled. An electronic or mechanical entry system shall be utilized to limit access and entry to the retail location. As provided by the floor plan, Exhibit C, all retail, reception, employee offices, and inventory areas shall have electronic or mechanical secured access. The project has been conditioned to meet this standard. (Advisory Notification Document Planning-All. 1 – Cannabis Retail Operations – 1)*

- B. *Cannabis Retailers may include the sale of Medical Cannabis, requiring an M-License from the State. Cannabis Retailers selling only Medical Cannabis shall verify consumers who enter the Premises are at least 18 years of age and that they hold a valid Physician's Recommendation. The project owner and management shall provide adequate training and education at the location as to these matters and require all customers to provide proper Identification to very consumers are of appropriate age. The project has been conditioned to meet this standard. (Advisory Notification Document Planning-All. 7 – Cannabis Retail Operations – 2)*
- C. *Cannabis Retailers may include the sale of Adult Use Cannabis, requiring an A-license from the State. Cannabis Retailers selling only Adult Use Cannabis shall verify that consumers who enter the Premises are at least 21 years of age. The project owner and management shall provide adequate training and education at the location as to these matters and require all customers to provide proper Identification to very consumers are at least 21 years of age. The project has been conditioned to meet this standard. (Advisory Notification Document Planning-All. 8 – Cannabis Retail Operations – 3)*
- D. *A Cannabis Retailers may include the sale of both Medical and Adult use Cannabis requiring both an A-License and an M-License from the State. All Cannabis Retailers selling both Medical and Adult Use Cannabis shall verify that consumers who enter the premises are at least 18 years of age and that they hold a valid Physician's Recommendation or are at least 21 years of age. The project owner and management shall provide adequate training and education at the location as to these matters and require all customers to provide proper Identification to very consumers are of appropriate age. The project has been conditioned to meet this standard. (Advisory Notification Document Planning-All. 9 – Cannabis Retail Operations – 4)*
- E. *Display areas shall include the smallest amount of Cannabis and Cannabis Products reasonably anticipated to meet sales during operating hours. The project has been conditioned to meet this standard. (Advisory Notification Document Planning-All. 10 – Cannabis Retail Operations – 5)*
- F. *Cannabis and Cannabis Products not in the display area shall be maintained in a locked secure area. As provided by the project floor plan, Exhibit C, all retail, reception, employee offices, and inventory areas shall have electronic or mechanical secured access. The project has been conditioned to meet this standard. (Advisory Notification Document Planning-All. 11 – Cannabis Retail Operations – 6)*
- G. *Not more than 10% of the Cannabis Retailer floor area, up to a maximum of 50 square feet, shall be used for the sale of incidental goods such as, but not limited to, clothing, posters, or non-cannabis goods. The project meets this standard because the provide floor plan, Exhibit C shows the sales area to only contain cannabis products (Flower Display). It has been conditioned that not more than 10% of the Cannabis Retailer floor area, up to a maximum of 50 square feet, shall be used for the sale of incidental goods such as, but not limited to, clothing, posters, or non-cannabis goods. (Advisory Notification Document Planning-All. 12 – Cannabis Retail Operations – 7)*
- H. *Restroom facilities shall be locked and under the control of the Cannabis Retailer. As provided by the floor plan of the project, Exhibit C, the restroom facilities have a locking door to the designated room. The project has been conditioned to meet this standard. (Advisory Notification Document Planning-All. 13 – Cannabis Retail Operations – 8)*

- I. *Cannabis Retailers shall ensure that all Cannabis and Cannabis Products held for sale by the Cannabis Retailer are cultivated, manufactured, transported, distributed, and tested by California licensed and permitted facilities that are in full conformance with State and local laws and regulations. The project has been conditioned to meet this standard. (Advisory Notification Document Planning-All. 14 – Cannabis Retail Operations – 9)*
- J. *Cannabis Retailers shall not distribute any Cannabis or Cannabis Product unless such products are labeled and in a tamper-evident package in compliance with the California Business and Professions Code and any additional rules promulgated by a licensing authority. The project has been conditioned to meet this standard. (Advisory Notification Document Planning-All. 2 – Cannabis Retail Operations – 10)*
- K. *Cannabis Retailers shall not provide free samples of any type, including Cannabis Products, to any person and shall not allow any person to provide free samples on the Cannabis Retailer's lot. It has been conditioned that the Cannabis Retailer shall not provide free samples of any type, including Cannabis Products, to any person and shall not allow any person to provide free samples on the Cannabis Retailer's lot. (Advisory Notification Document Planning-All. 3 – Cannabis Retail Operations – 11)*
- L. *Deliveries shall be conducted in accordance with California Business and Professions Code Section 26090 or as may be amended and all state regulations pertaining to delivery of Cannabis Products. The project has been conditioned to meet this standard. (Advisory Notification Document Planning-All. 4 – Cannabis Retail Operations – 12)*
- M. *Cannabis or Cannabis Products shall not be sold or delivered by any means or method to any person within a motor vehicle. The project has been conditioned to meet this standard. (Advisory Notification Document Planning-All. 5 – Cannabis Retail Operations – 13)*
- N. *Cannabis Retailers shall not include a drive-in, drive-through or walk up window where retail sales of Cannabis or Cannabis Products are sold to persons or persons within or about a motor vehicle. The project has been conditioned to meet this standard. (Advisory Notification Document Planning-All. 6 – Cannabis Retail Operations – 14)*

Cannabis Retail Findings:

- 1. The project complies with all the requirements of the State and County for the selling of Cannabis. This is met because the project has been conditioned to meet these requirements. (Advisory Notification Document Planning. 2 - General - B. State License Required)
- 2. The project is not located within 1,000 feet from any Child Day Care Center, K-12 school, public park, or Youth Center or a variance has been approved allowing a shorter distance but not less than allowed by State law. This is met because a radius map buffering 1,000 feet from the subject site was prepared by Riverside County Geographic Information Systems and has not identified any Child Day Care Center, K-12 school, public park, or Youth Centers within 1,000 feet of the site. Therefore, the project meets this standard.
- 3. The project includes adequate measures that address enforcement priorities for Commercial Cannabis Activities including restricting access to minors, and ensuring that Cannabis and Cannabis Products are obtained from and supplied only to other permitted licensed sources within the State and

not distributed out of State. This is met because the project has been conditioned to meet this requirement. (Advisory Notification Document Planning.16 - General - O. Permit and License Posting, and Planning.11 – General – K Monitoring Program)

4. For Cannabis Retailer lots with verified cannabis-related violations within the last 12 months prior to the adoption date of Ordinance No. 348.4898, the use will not contribute to repeat violation on the lot and all applicable fees have been paid. This is met because no record of any cannabis-related violations within the last 12 months exist at the project site.

General Commercial (C-1/C-P) Zone Development Standards Findings:

1. The development standards of the C-1/C-P Zoning Classification are as follows:
 - a. *There is no minimum lot area requirement, unless specifically required by zone classification for a particular area.* The proposed project meets this criteria as there is no minimum lot area required for this zone.
 - 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 proposed project meets this development standard as the highest portion of the proposed building is twenty-two (22') feet high, as such, there are no yard requirements for this project.
 - c. *No building or structure shall exceed fifty (50') feet in height, unless a greater height is approved pursuant to Section 18.34. of Ordinance No. 348. In no event, however, shall a building or structure exceed seventy-five (75') feet in height, unless a variance is approved pursuant to Section 18.27 of Ordinance No. 348.* This project meets this development standard as the proposed building is no more than twenty-two (22') feet high and is under the height limit for this zoning classification.
 - d. *Automobile storage space shall be provided as required by Section 18.12. of this ordinance.* The proposed project is considered a Cannabis retailer which a parking ratio of 1 space per 200 square feet of gross floor area which would result in a parking requirement of 13 parking spaces. The project meets this development standard as the proposed project provides thirteen (13) parking spaces, including one ADA-accessible space.
 - e. *All roof mounted mechanical equipment shall be screened from the ground elevation view to a minimum sight distance of 1,320 feet.* The project meets this development standard as there is no mechanical equipment to be located on the roof of the proposed new building.

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. This project was provided to **City of Corona** for review and comment. No comments were received either in favor or opposition of the project.

3. The project site is not located within an Airport Influence Area (“AIA”) boundary and is therefore not subject to the Airport Land Use Commission (“ALUC”) review.
4. The project site is not located within the Mount Palomar Observatory Lighting Zone boundary.
5. The project site is not located within the Fee Assessment Area of the Stephen’s Kangaroo Rat Habitat Conservation Plan (“SKRHCP”).

Fire Findings:

The project site is not located within a Cal Fire State Responsibility Area (“SRA”) or a Local Responsibility Area (“LRA”) and is also not located within a high or moderate hazard severity zone.

Development Agreement:

The applicant has proposed entering into the attached draft development agreement (DA) with the County for the Project. The DA is consistent with the General Plan and Board Policy B-9. Additionally, the advisory notification document, conditions of approval, and entitlement approvals are incorporated in the exhibits of the DA and will ensure that the project is developed in a way that would not conflict with the public’s health, safety or general welfare. The DA has a term of 10 years and will grant the applicant vesting rights to develop the Project in accordance with the terms of the DA. In exchange, the DA provides certain public benefits that go beyond the basic requirements of the County including annual public benefit payments, which will be used for additional public safety services, infrastructure improvements or community enhancement programs.

Approval Requirements and Conclusion:

Based on the findings provided in this staff report and conditions of approval, the project is consistent with the General Plan and any applicable specific plan, complies with the development standards of the C-1/C-P zoning classification, complies with the permit requirements for all Commercial Cannabis Activities, complies with the minimum standard requirements and will not be detrimental to the public health, safety or general welfare. Additionally, the project complies with all applicable requirements of State law and ordinances of Riverside County.

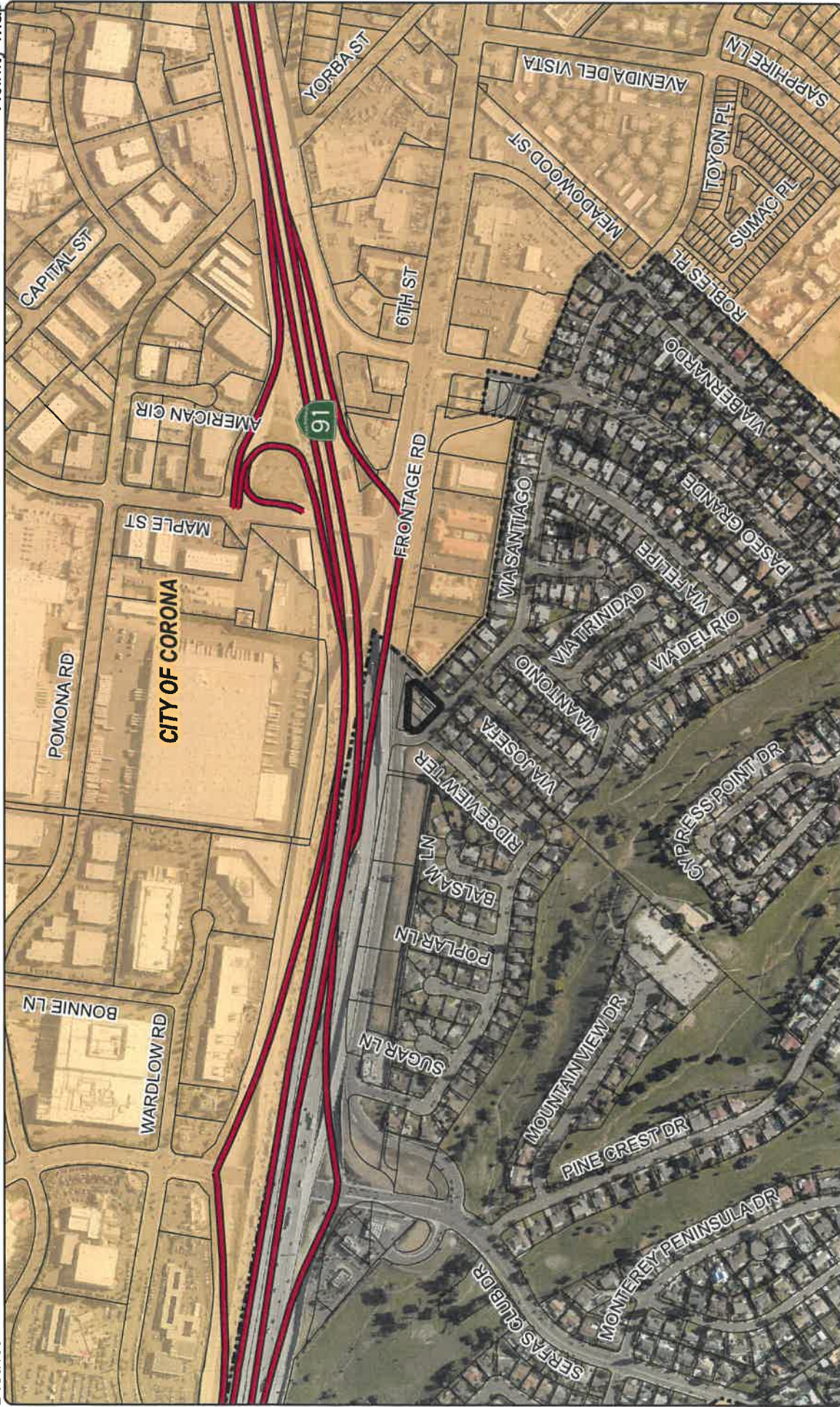
PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

This project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 600 feet of the project site. As of the writing of this report, Planning Staff has not received any written communications or phone calls indicating support or opposition to the proposed project.

RIVERSIDE COUNTY PLANNING DEPARTMENT
CUP190018 DA1900011
VICINITY/POLICY AREAS

Supervisor: Spiegel
District 2

Date Drawn: 09/21/2020
Vicinity Map



Zoning Area: West Corona

Author: Vinnie Nguyen

DISCLAIMER: On October 1, 2020, 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 (909)885-5877 (Riverside County) or Website: <http://www.riverside.ca.gov>

RIVERSIDE COUNTY PLANNING DEPARTMENT

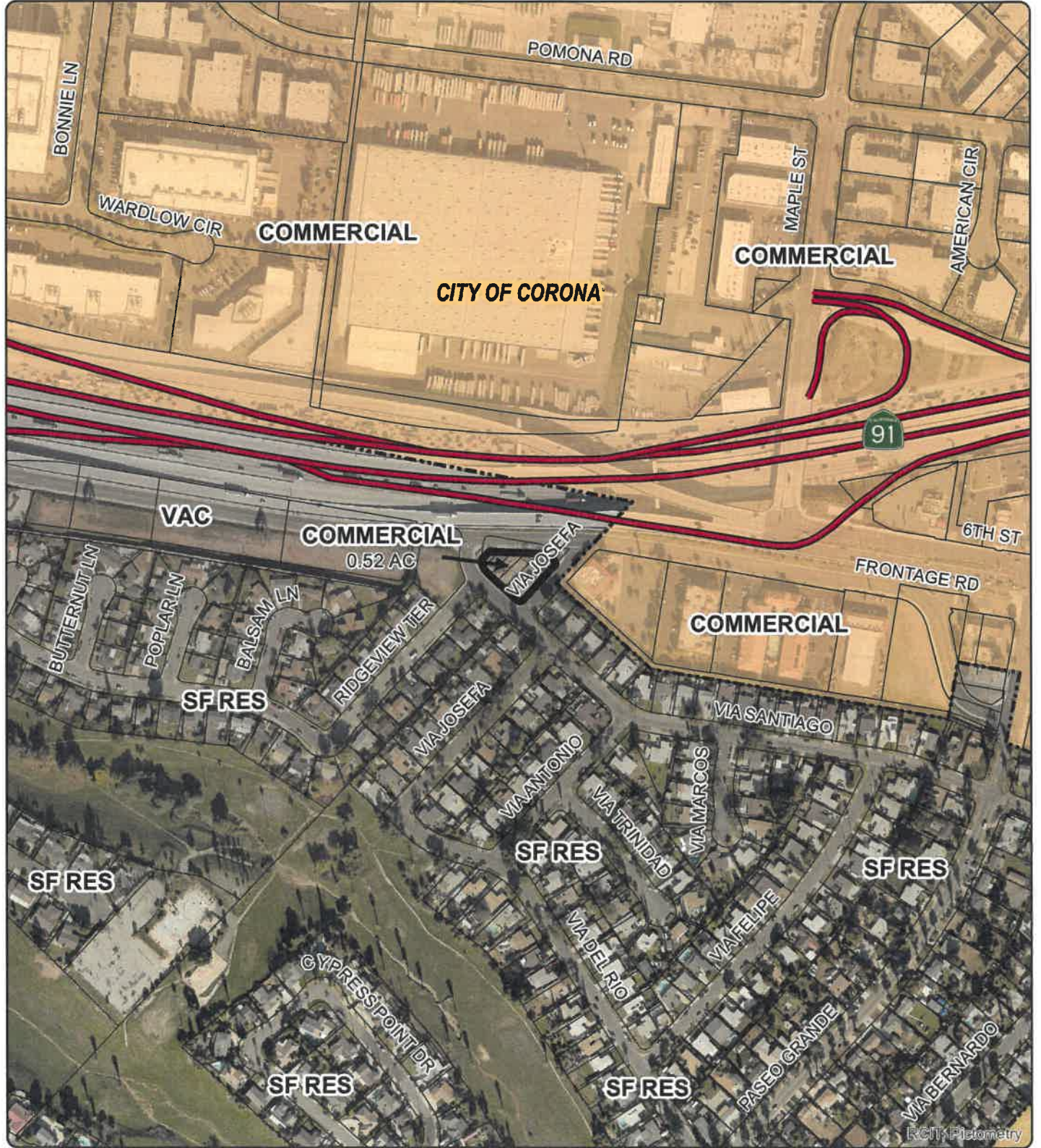
CUP190018 DA1900011

Supervisor: Spiegel
District 2

Date Drawn: 09/21/2020

LAND USE

Exhibit 1



Zoning Area: West Corona

Author: Vinnie Nguyen



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

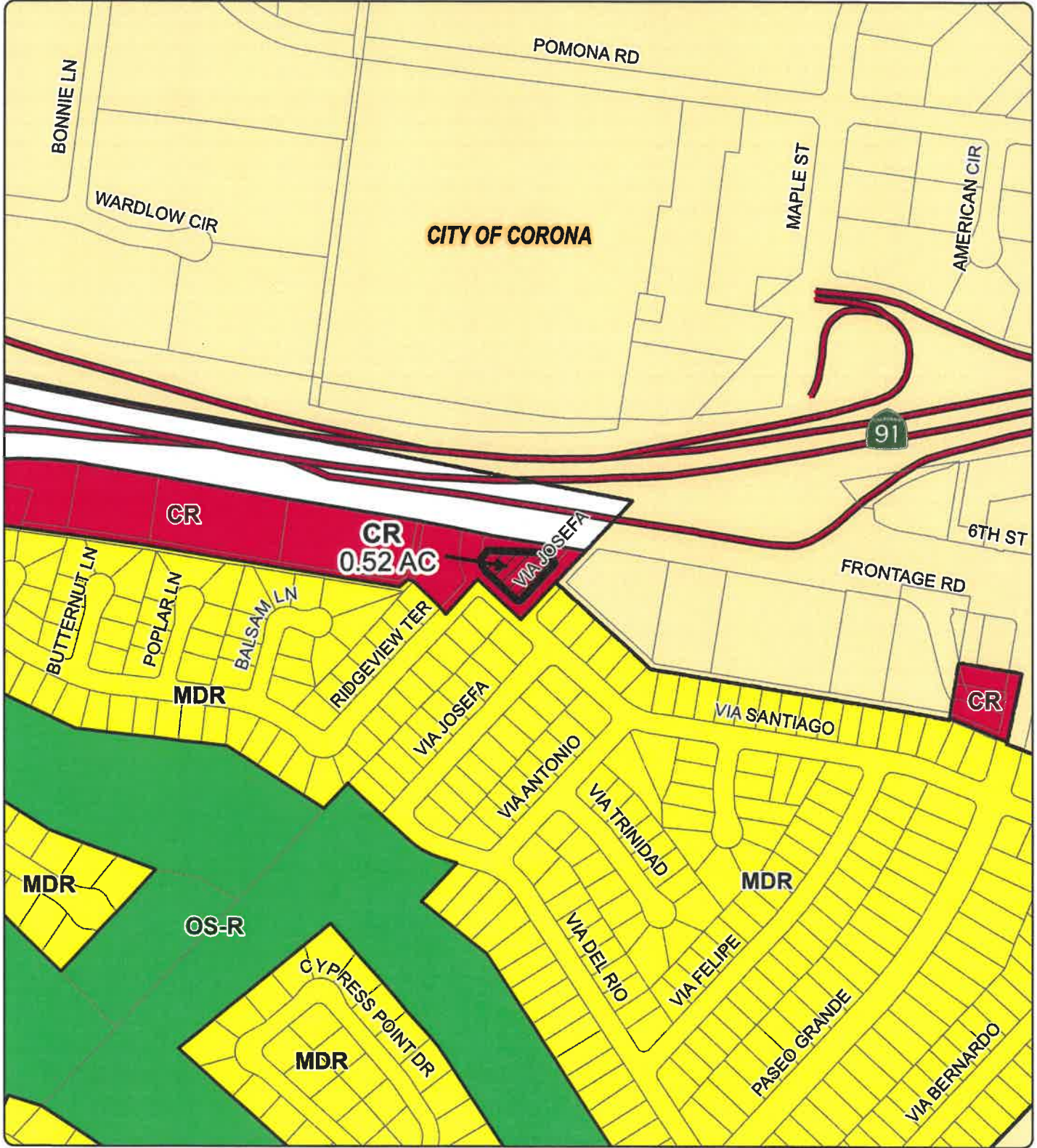
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP190018 DA1900011

EXISTING GENERAL PLAN

Supervisor: Spiegel
District 2

Date Drawn: 09/21/2020
Exhibit 5



Zoning Area: West Corona

Author: Vinnie Nguyen



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

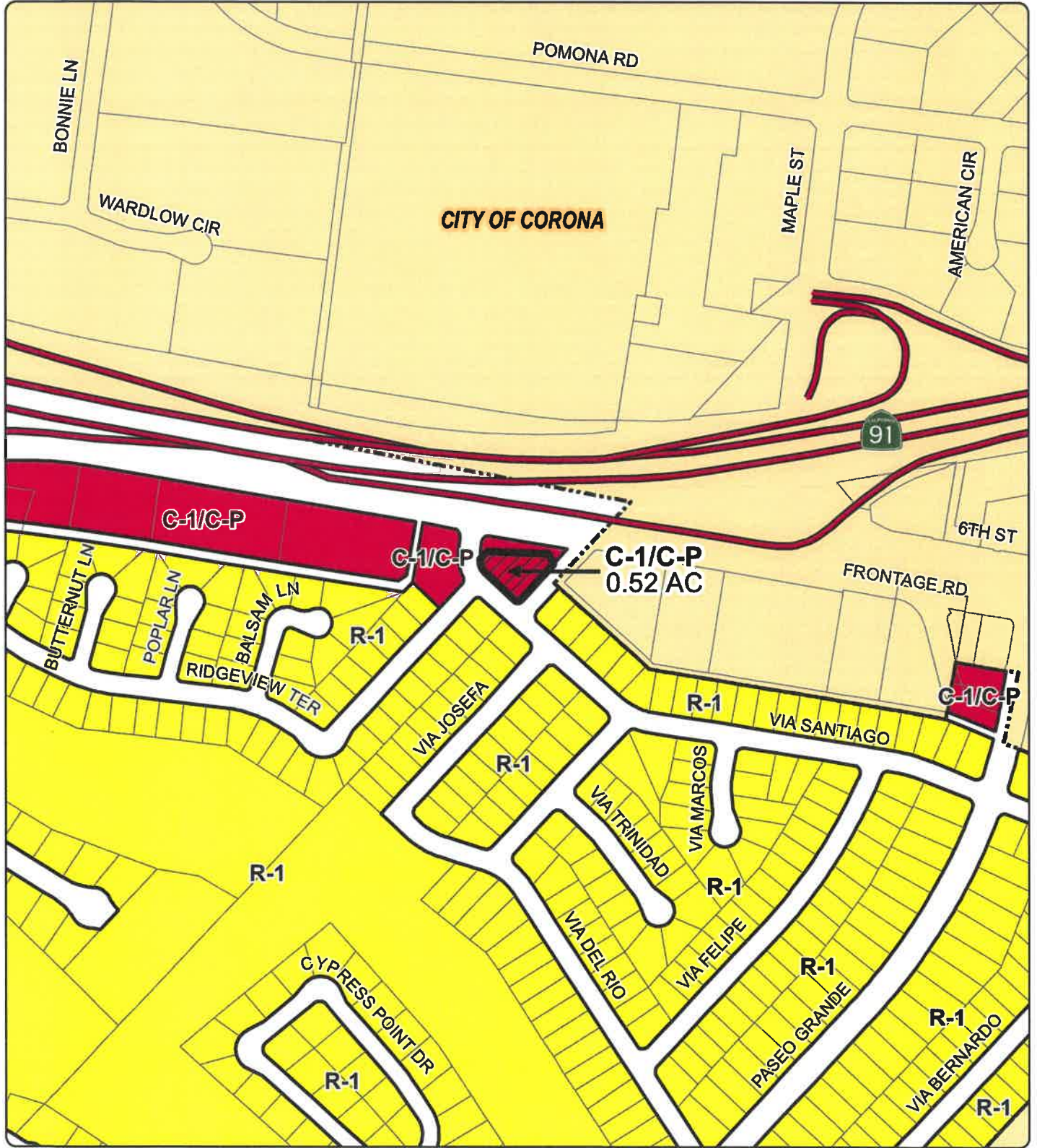
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP190018 DA1900011

EXISTING ZONING

Supervisor: Spiegel
District 2

Date Drawn: 09/21/2020
Exhibit 2

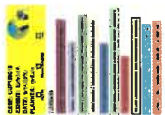


Zoning Area: West Corona

Author: Vinnie Nguyen



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PROJECT TEAM

ARCHITECTURAL
 STÜTZEL DESIGN
 2775 BRIDGE PLAZA RD
 TEMPE, AZ 85281
 PH: 480-831-1800
 WWW.STUTZELDESIGN.COM

CONTRACTOR
 JLS ARCHITECTURAL INC
 1710 OLIVE ST
 LOS ANGELES, CA 90014
 PH: 213-475-9712

ENGINEER
 JLS ARCHITECTURAL INC
 1710 OLIVE ST
 LOS ANGELES, CA 90014
 PH: 213-475-9712

MECHANICAL
 JLS ARCHITECTURAL INC
 1710 OLIVE ST
 LOS ANGELES, CA 90014
 PH: 213-475-9712

ELECTRICAL
 JLS ARCHITECTURAL INC
 1710 OLIVE ST
 LOS ANGELES, CA 90014
 PH: 213-475-9712

PLUMBING
 JLS ARCHITECTURAL INC
 1710 OLIVE ST
 LOS ANGELES, CA 90014
 PH: 213-475-9712

GENERAL CONTRACTOR
 JLS ARCHITECTURAL INC
 1710 OLIVE ST
 LOS ANGELES, CA 90014
 PH: 213-475-9712

BUILDING CODE COMPLIANCE

2008 CALIFORNIA BUILDING CODE
 2008 CALIFORNIA ELECTRICAL CODE
 2008 CALIFORNIA MECHANICAL CODE
 2008 CALIFORNIA PLUMBING CODE
 2008 CALIFORNIA FIRE CODE
 2008 CALIFORNIA ENERGY CODE
 2008 CALIFORNIA SMOKE ALARM CODE
 2008 CALIFORNIA TILT UP CODE
 2008 CALIFORNIA WINDBORNE POLLUTION CODE
 2008 CALIFORNIA WOOD PRESERVATION CODE
 2008 CALIFORNIA WOOD PRESERVATION CODE

PROJECT DATA

ADDRESS
 2000 FRONTAGE RD
 CORONA, CA

PROJECT NAME
 2000 FRONTAGE RD
 CORONA, CA

OWNER
 2000 FRONTAGE RD
 CORONA, CA

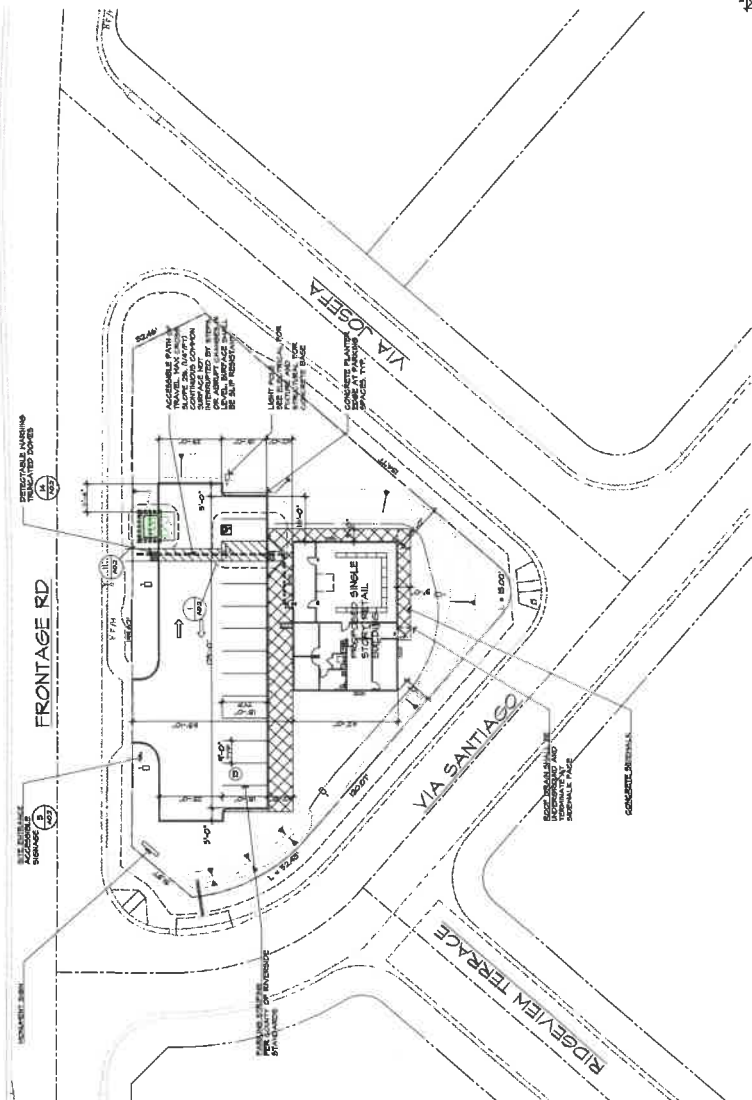
DESIGNER
 STÜTZEL DESIGN
 2775 BRIDGE PLAZA RD
 TEMPE, AZ 85281
 PH: 480-831-1800
 WWW.STUTZELDESIGN.COM

DATE
 08 JAN 20
 11 MAR 20
 08 APR 20

SHEET INDEX

GENERAL
 01 SITE PLAN AND SITE PLAN
 02 SITE PLAN
 03 SITE PLAN
 04 SITE PLAN
 05 SITE PLAN
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VICINITY MAP



SITE PLAN
 1/4" = 30'-0"

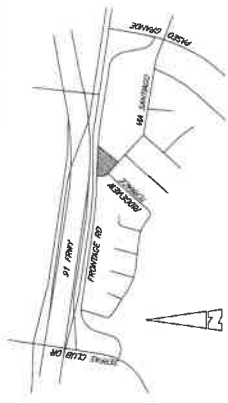
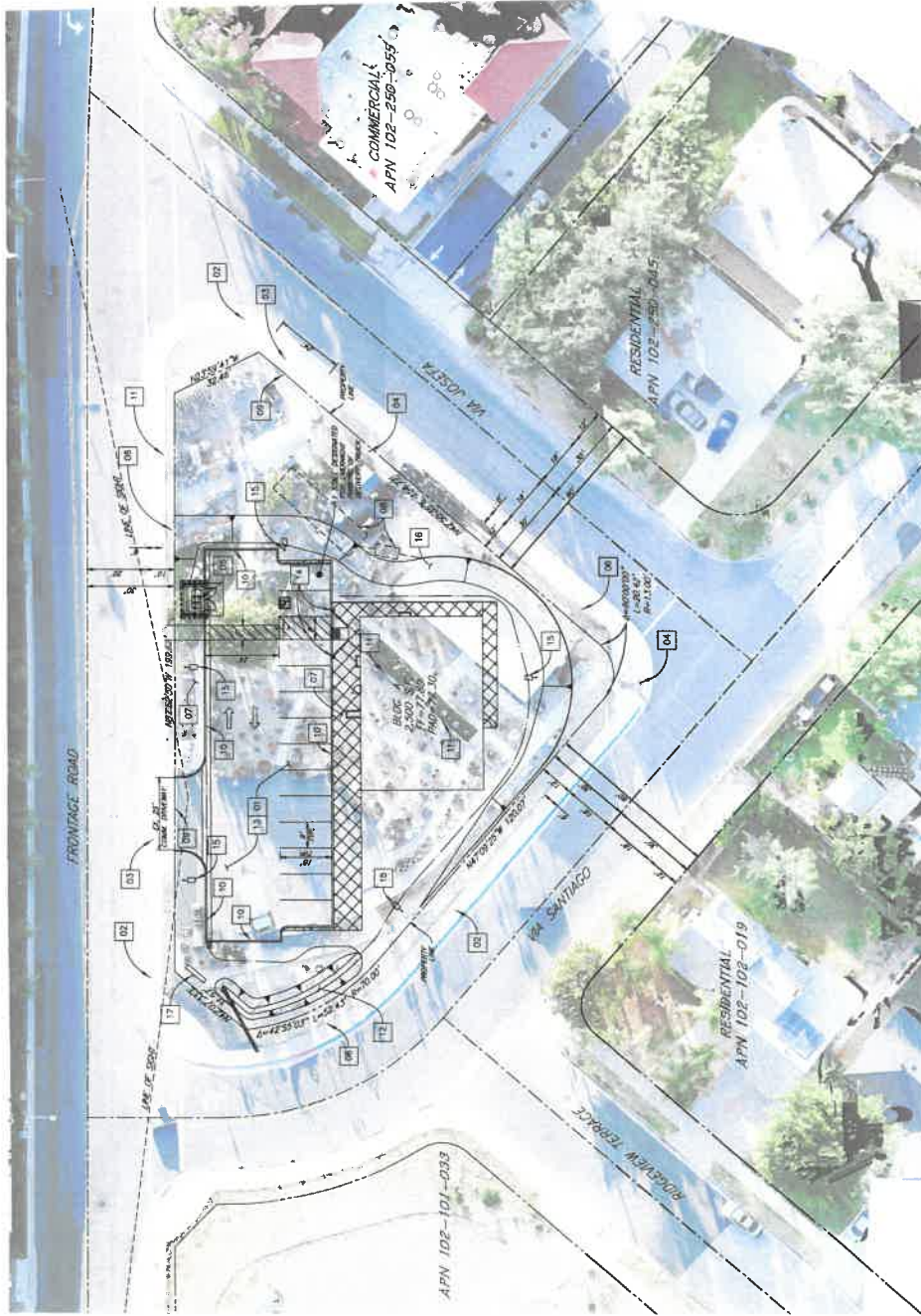
REVISIONS	DATE
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11 MAR 20	
08 APR 20	

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CONDITIONAL USE PERMIT NO. 190018

2000 FRONTAGE RD., CA

COUNTY OF RIVERSIDE, CA



VICINITY MAP

PROPERTY SUMMARY

ADDRESS: 2000 FRONTAGE RD CORONA, CA 92626
 LOT AREA: 10.00 ACRES
 ASSIGNED AEA: 0.41 ACRES

LAND USE SUMMARY

BUILDING A RETAIL (COMMERCIAL DISPENSARY) = 2,500 SF

PARKING SUMMARY

REQUIRED PARKING: 10 SPACES
 BUILDING A PARKING SPACES (1 SPACES/200 SF) = 13

ASSESSOR'S PARCEL NUMBERS

102-102-081-9

LEGEND

NO.	DESCRIPTION	SYMBOL NUMBER
01	PROPOSED AC PAVEMENT	01
02	EXISTING CONCRETE SIDEWALK	02
03	EXISTING DRIVEWAY	03
04	EXISTING POLE POLE	04
05	PROPOSED CONCRETE THIN ENDOUSE FOR DETAIL ON SHEET 3	05
06	EXISTING FENCING OF CHAINLINK - REMOVE & REPLACE W/ W.I.	06
07	PROPOSED CONCRETE SIDEWALK	07
08	EXISTING SEPTIC TANK & SEPTAGE PIT	08
09	EXISTING GATE (TO REMAIN)	09
10	PROPOSED CONCRETE CURB OR CURB & GUTTER	10
11	EXISTING RETAINING WALL	11
12	PROPOSED WUMP FACILITY (GRAVEL SWALE)	12
13	PROPOSED A.C. REPAIR	13
14	PROPOSED RECREATIVE BOLLARDS	14
15	PROPOSED PARKING LIGHT POLE	15
16	RENOVATE EXISTING BUILDING & LANDSCAPE	16
17	PROPOSED MONUMENT SIGN	17

APPLICANT:

COMMUNITY DEVELOPMENT SERVICES, LLC
 1800 COMPTON AVENUE
 LAUREN HAZEL, CA 92677
 CONTACT: GAIL FRANKS

ENGINEER:

AVC ENGINEERS
 1800 COMPTON AVENUE
 (951) 754-2140
 CONTACT: MIRE C. TANG, P.E.

OWNER:

B.E.C.A. STANDARD COMPANY
 2000 COMPTON AVENUE
 AVENUE, CA 92679

BUSINESS PLAN:

- OPERATE AS A DISPENSARY AND DELIVERY BUSINESS WITH ADULT (A) & MINOR (M) USES. ALL PRODUCTS WILL BE STORED IN A SECURE AND LOCKED AREA. THE QUANTITY OF RETAILER BUSINESS RESTORATION WILL ALSO BE OBTAINED.
- HOURS OF OPERATION BETWEEN 7:00 AM TO 10:00 PM ALONG HIGHWAY THROUGH FROM.
- 24-HOUR ARM SECURITY & SECURITY CAMERAS ON PREMISES. PROPER SIGNAGE AND "NO LOITERING" SIGNS WILL BE INSTALLED AS REQUIRED BY COUNTY OF RIVERSIDE.
- DELIVERY SERVICE WILL BE DONE THROUGH AND NOT BY HAND DELIVERY. ALL DELIVERIES WILL BE DONE THROUGH AT SECURATED COURIER FIRM FROM PUBLIC RIGHT-OF-WAY.
- NO HAZARDOUS MATERIAL WILL BE ALLOWED OR STORED ON THE PREMISES. NO MANUFACTURING OF ANY SORT WILL BE DONE ON THE PREMISES. NO OPEN FLAMES, TOBACCO, CIGARETTES, OR ANY SORT OF COOKING WITH FLAMES, LIGHTERS, TORCHES, OR ANY SORT OF COOKING WITH FLAMES.
- ANY INDIVIDUALS OR EMPLOYER TRANSPORTING CANNABIS GOODS FROM THE DISPENSARY TO A VEHICLE FOR TRANSPORTATION OR DELIVERY WILL BE ACCOMPANIED BY A SECURITY ESCORT DURING THE TRANSPORT.

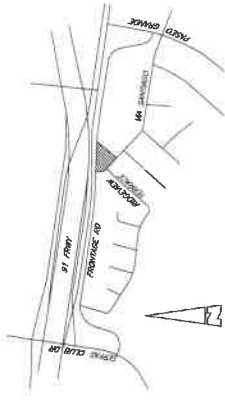


DATED: 03-26-2020
 7 OF 8
 HWC ENGINEERS
 1000 COMPTON AVENUE, SUITE 100, LAUREN, CA 92679
 TEL: (951) 754-2140
 FAX: (951) 754-2140
 WWW.HWCENGINEERS.COM

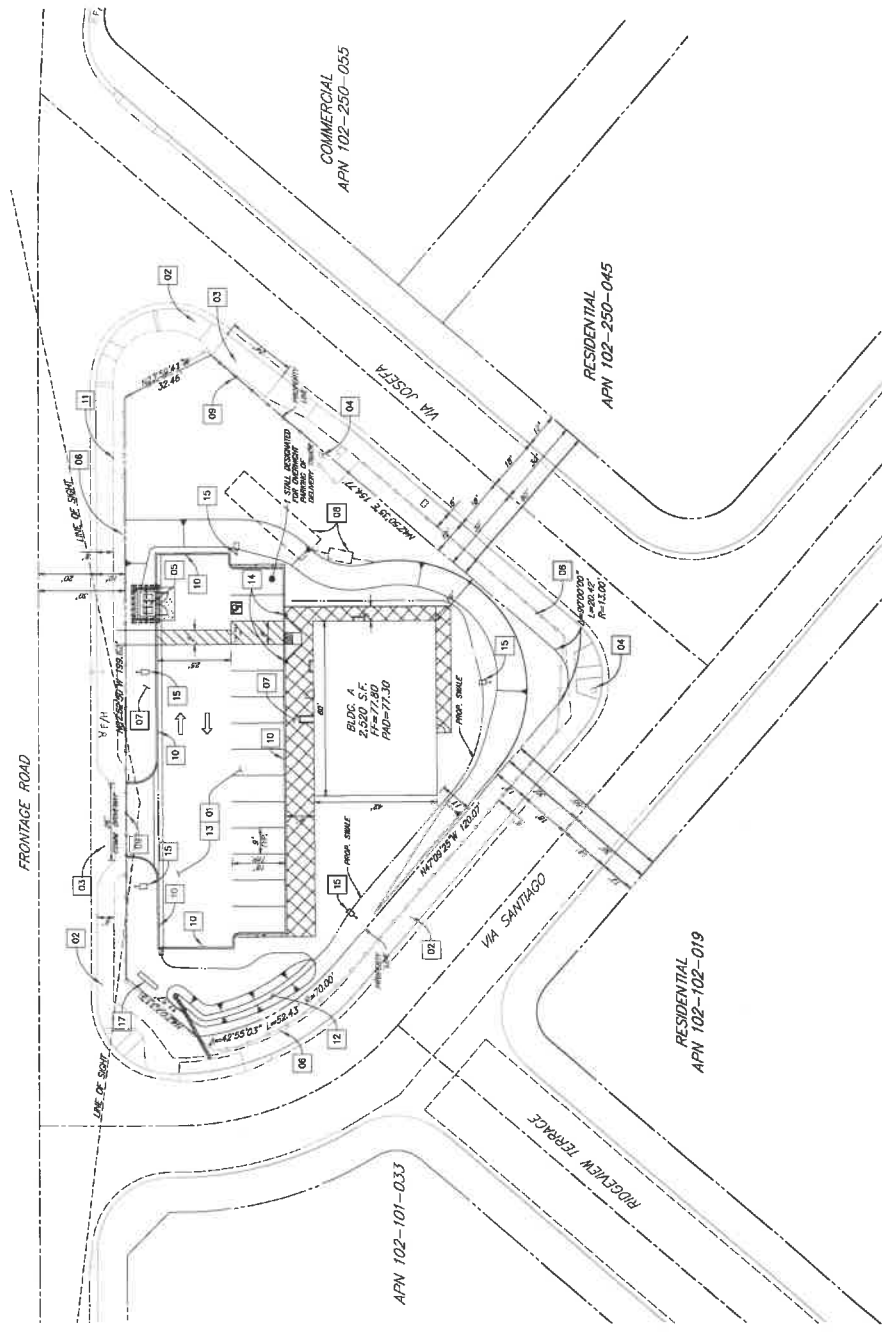
CONDITIONAL USE PERMIT NO. 190018

2000 FRONTAGE RD., CA

COUNTY OF RIVERSIDE, CA



VICINITY MAP
N.T.S.



PROPERTY SUMMARY

ADDRESS: 2000 FRONTAGE RD CORONA, CA 92882
 DISTRICT: 10
 ASSIGNED ACP# 0474 ACRES

LAND USE SUMMARY

BUILDING A RETAIL (COMMERCIAL ASSISTED) = 2,500 SF

LEGEND

NO.	DESCRIPTION	SYMBOL NUMBER
01	PROPOSED AC FENCED	01
02	EXISTING CONCRETE SIDEWALK	02
03	EXISTING DRIVEWAY	03
04	EXISTING POWER POLE	04
05	PROPOSED CONCRETE TROUGH ENCLOSURE PER DETAIL ON SHEET 3	05
06	PROPOSED FENCING (1' CHAINLINK - REMOVE & REPLACE W/ W1)	06
07	PROPOSED CONCRETE SIDEWALK	07
08	EXISTING GATE (TO REMOVE)	08
09	PROPOSED CONCRETE CURB OR CURB & GUTTER	09
10	PROPOSED RETAINING WALL	10
11	PROPOSED WORK FACILITY (GRAVEL SWALE)	11
12	PROPOSED DECORATIVE BOLLARDS	12
13	PROPOSED PARKING LIGHT POLE	13
14	DEMOLISH EXISTING BUILDING & HARDSCAPE	14
15	PROPOSED MONUMENT SIGN	15
16	PROPOSED SIGN	16
17	PROPOSED SIGN	17

BUSINESS PLAN:

- OPERATE AS A DEPENDENT AND DELIVERY BUSINESS WITH ADEQUATE AND APPROPRIATE SECURITY MEASURES AND SECURITY CAMERAS ON PREMISES. THE QUANTITY OF RETAIL BUSINESS REGISTRATION WILL ALSO BE OBTAINED.
- PERIODS OF OPERATION BETWEEN 7:00 AM TO 10:00 PM MONDAY THROUGH FRIDAY.
- 24-HOUR ARM SECURITY & SECURITY CAMERAS ON PREMISES. PROPER STORAGE AND NO LOITERING. SIGNS WILL BE INSTALLED AS REQUIRED BY COUNTY OF RIVERSIDE.
- ALL VEHICLES WILL BE PARKED OUTSIDE AN ASSIGNED LOCATION AWAY FROM PUBLIC RIGHT-OF-WAY.
- NO HAZARDOUS MATERIAL WILL BE ALLOWED OR STORED ON THE PREMISES. NO MANUFACTURING OF ANY SORT WILL BE DONE ON THE PREMISES. NO OPEN FLAMES, TORCHES, OR ANY SORT OF COOKING WITH FLAMES.
- ANY INDIVIDUALS OR EMPLOYER TRANSPORTING GOODS FROM THE DEPENDENT TO A VEHICLE FOR TRANSPORTATION ON HIGHWAY WILL BE ACCOMPANIED BY A SECURITY ESCORT DURING THE TRANSPORT.

PARKING SUMMARY

REQUIRED PARKING: BUILDING A PARKING SPACES (1 SPACE/200 SF) = 13

PARKING PROVIDED:

BUILDING A PARKING SPACES = 13

ASSESSOR'S PARCEL NUMBERS

102-102-021-9

APPLICANT:

KING ENGINEERS
 1000 COMPTON AVENUE
 SACRAMENTO, CA 95877
 CONTACT: MARI G. KING, P.E.
 CONTACT: CHAD FRANKS

ENGINEER:

KING ENGINEERS
 1000 COMPTON AVENUE
 SACRAMENTO, CA 95877
 CONTACT: MARI G. KING, P.E.
 CONTACT: CHAD FRANKS

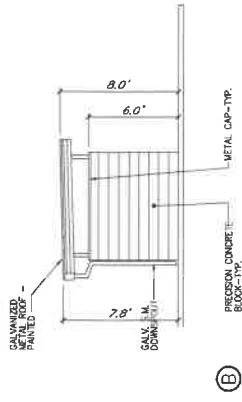
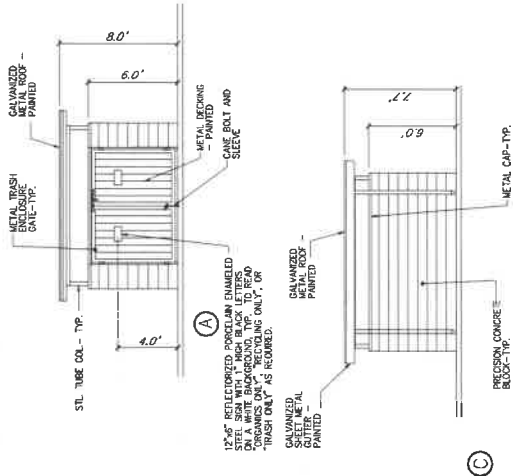
OWNER:

B.E.C.M. STANDARD COMMON INVESTMENT COMPANY
 4000 CAROL COURT
 PERRIS, CA 92570

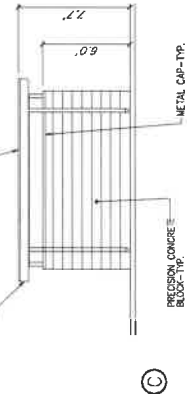


DATED: 03-26-2020





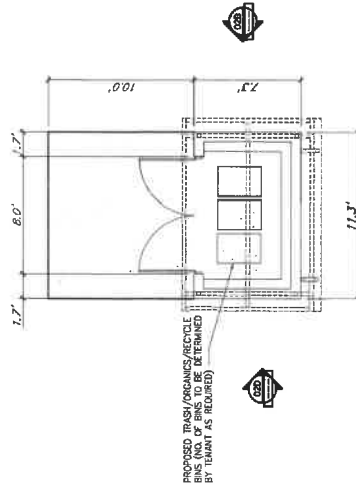
(B)



(C)

TRASH ENCLOSURE ELEVATIONS

02



TRASH ENCLOSURE FLOOR PLAN

05

DATED: 02-26-2020

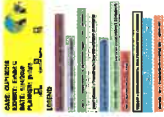
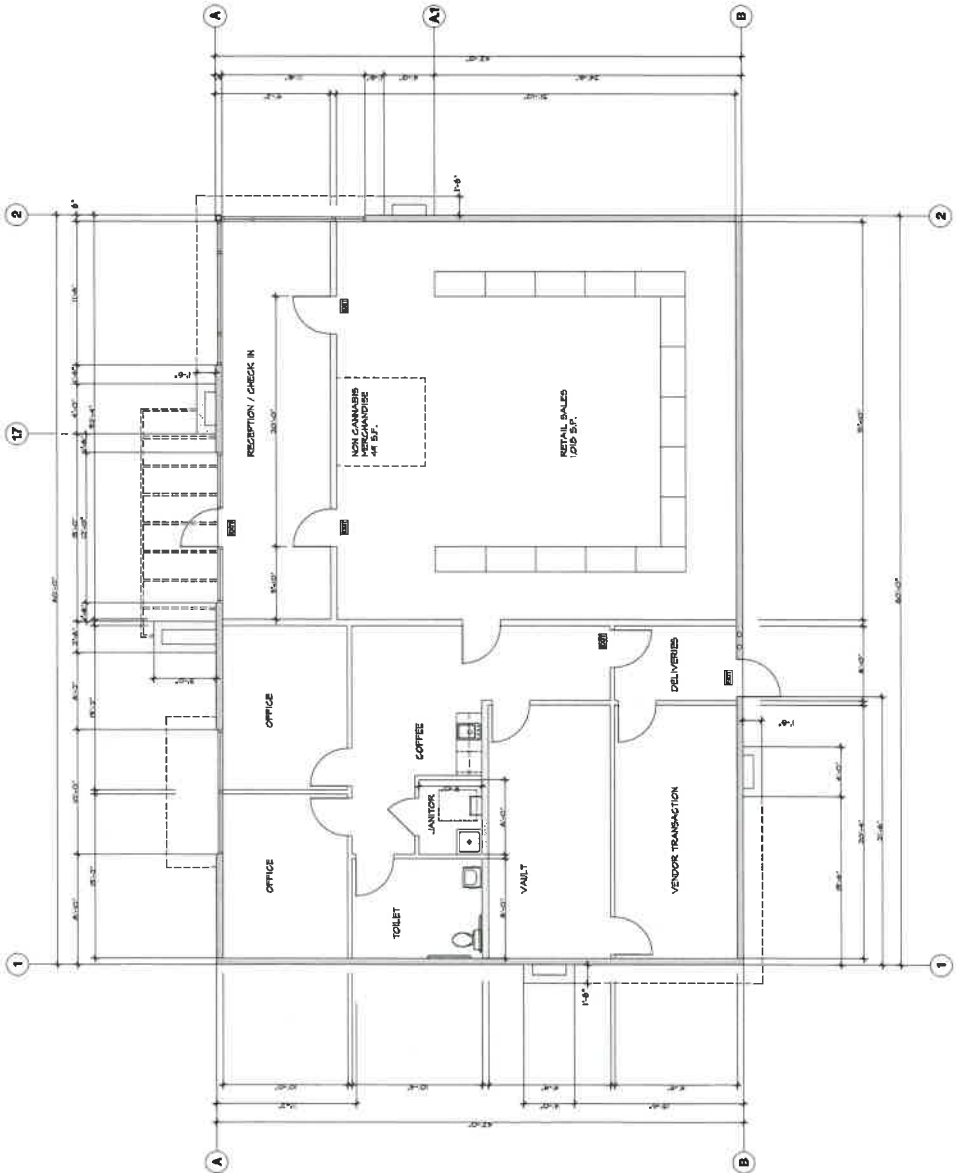


3
1
1
SHEETS

REVISION	DATE
DESIGN	08 DEC 14
CONTRACT	07 JAN 20
CONTRACT	11 MAR 20
BUILDING COPY	11 MAR 20
CONTRACT	08 APR 20
CONTRACT	08 APR 20

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE LIMITED TO THE PROJECT AND SITE SPECIFICALLY IDENTIFIED ON THESE PLANS AND SPECIFICATIONS. ANY OTHER USE OF THESE PLANS AND SPECIFICATIONS WITHOUT THE WRITTEN PERMISSION OF STÜTZEL DESIGN SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO STÜTZEL DESIGN.

DATE: 11/11/20





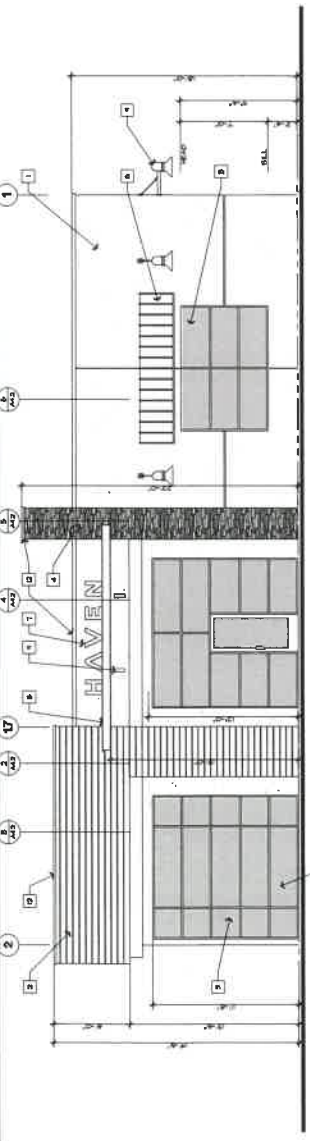
NO. DRAWING	DATE
001	07 DEC 14
002	07 JAN 20
003	11 MAR 20
004	08 APR 20

THIS SET OF DRAWINGS IS THE PROPERTY OF STÜTZEL DESIGN. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR MODIFICATION OF THESE DRAWINGS WITHOUT THE WRITTEN PERMISSION OF STÜTZEL DESIGN IS STRICTLY PROHIBITED.

EXTERIOR ELEVATIONS

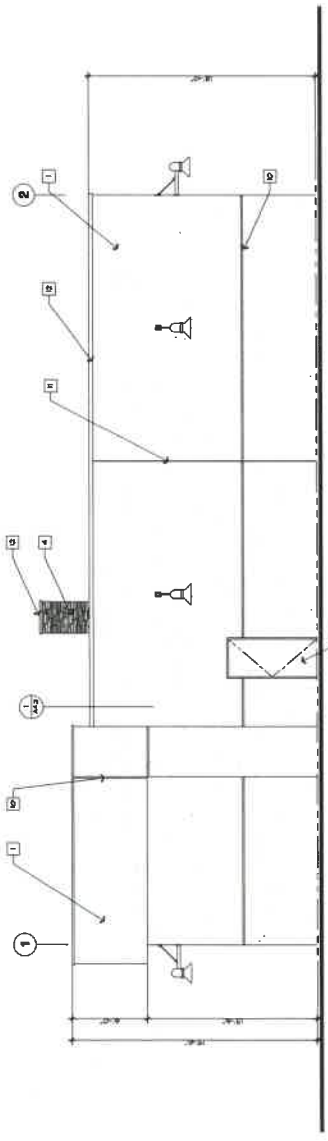
- KEYNOTES**
- 1 EXTERIOR CEILING FINISH
 - 2 POLYURETHANE WOOD GRIP FINISH
 - 3 ALUMINUM STATIONARY WINDOW WITH FINISH JOINT E. & S. & W.
 - 4 1/2" x 1/2" CHAMFERED ALUMINUM WINDOW SILL
 - 5 1/2" x 1/2" CHAMFERED ALUMINUM WINDOW SILL
 - 6 ALUMINUM WINDOW SILL
 - 7 YELLOW METAL DOOR
 - 8 HALL LIGHT FIXTURE SEE ELECTRICAL
 - 9 1/2" x 1/2" BRUSH ALUMINUM WINDOW SILL
 - 10 1/2" x 1/2" BRUSH ALUMINUM WINDOW SILL
 - 11 60" FLAMING CAP - PAINTED

1 NORTH ELEVATION
1/4" = 1'-0"

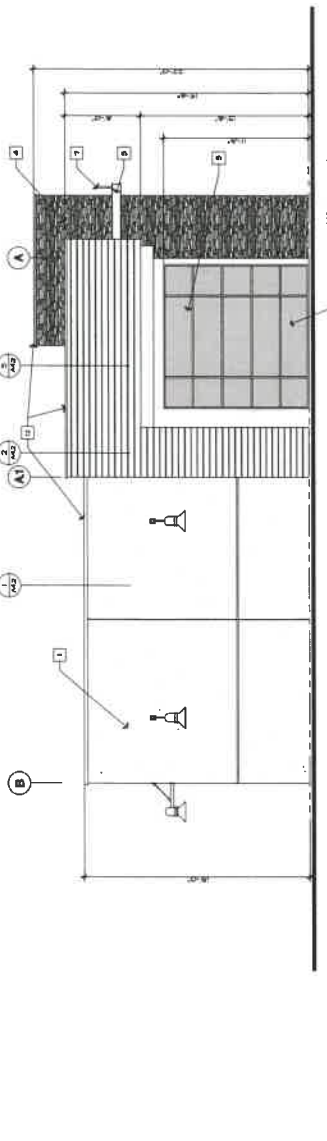


ALUMINUM WINDOW SILL
REQUIRED IN LIST OF SECURITY BARS

2 WEST ELEVATION
1/4" = 1'-0"



3 SOUTH ELEVATION
1/4" = 1'-0"



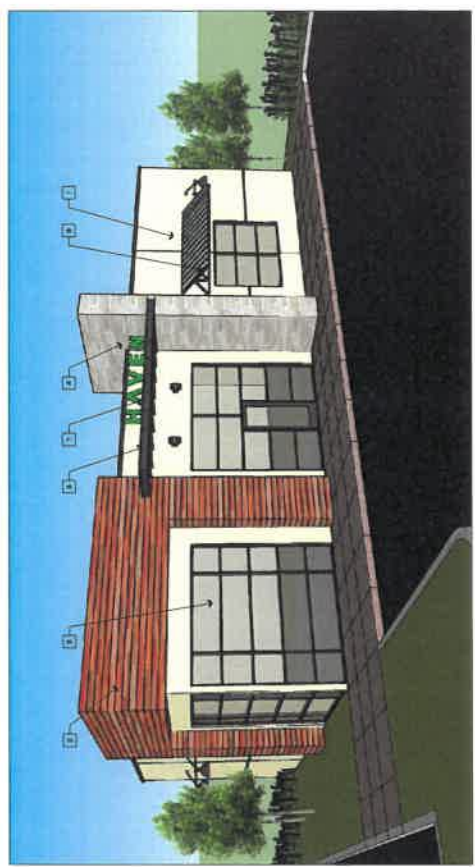
4 EAST ELEVATION
1/4" = 1'-0"

ALUMINUM WINDOW SILL
REQUIRED IN LIST OF SECURITY BARS

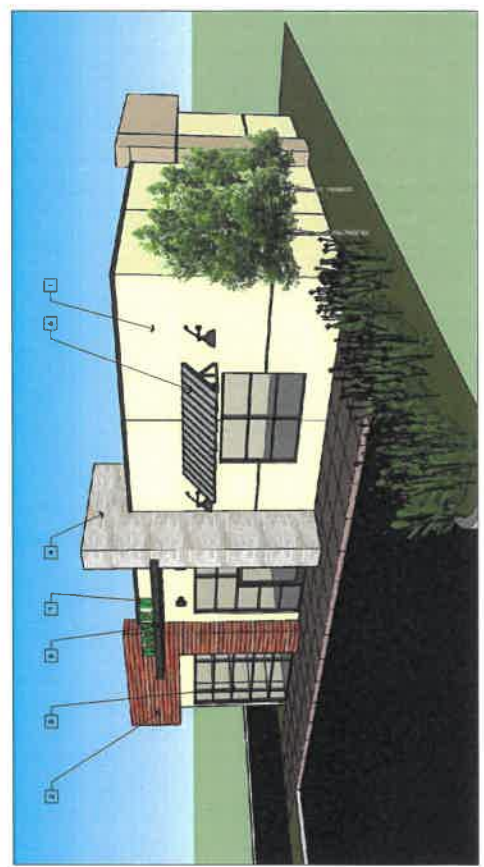
REVISIONS	DATE
DESIGN	07 DEC 14
REVISED	07 JAN 15
BUILDING DEPT	11 MAR 15
CITY OF CORONA	06 APR 15

WE OR OUR ARCHITECTS AND ENGINEERS SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION OF THIS PROJECT UNLESS WE HAVE BEEN SPECIFICALLY NOTIFIED IN WRITING BY THE CLIENT AND WE HAVE AGREED TO PROVIDE SUCH SERVICES. THIS DOCUMENT IS THE PROPERTY OF STÜTZEL DESIGN AND SHALL BE KEPT IN CONFIDENCE BY THE CLIENT.

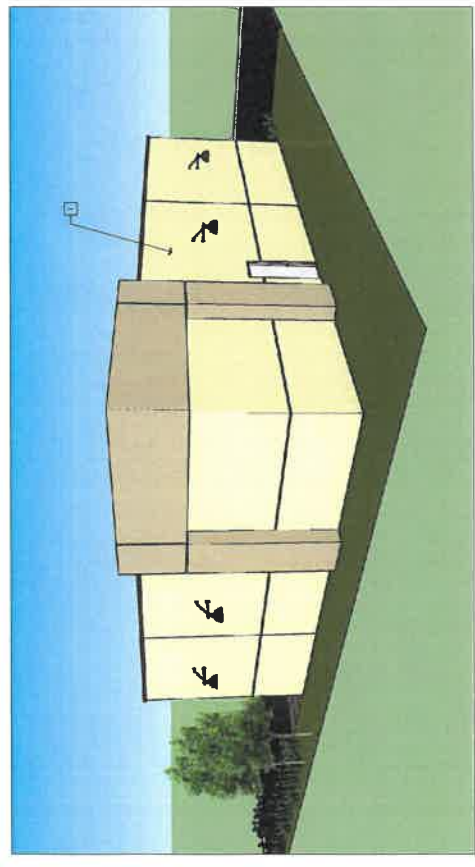
- KEYNOTES**
- 1 INTERIOR CORNER FINISH
 - 2 INTERIOR CORNER FINISH
 - 3 INTERIOR CORNER FINISH
 - 4 INTERIOR CORNER FINISH
 - 5 INTERIOR CORNER FINISH
 - 6 INTERIOR CORNER FINISH
 - 7 INTERIOR CORNER FINISH



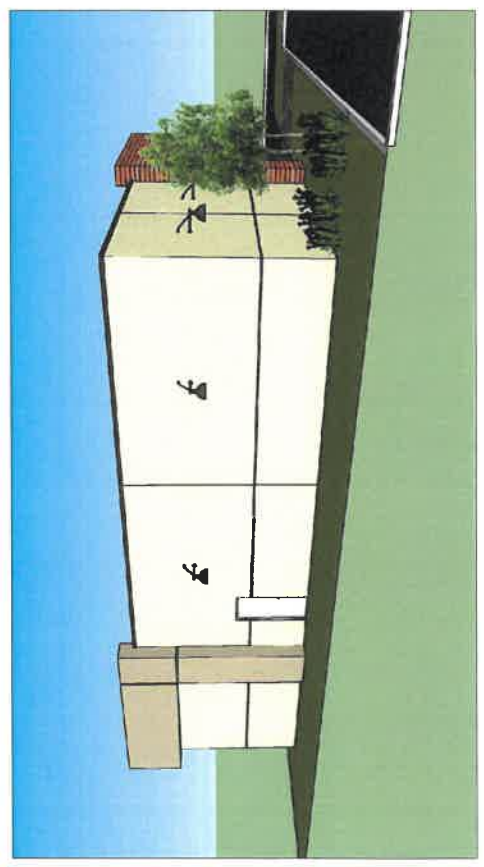
FRONT ELEVATION 1



FRONT ELEVATION 2



LEFT SIDE ELEVATION 3



REAR ELEVATION 4

OWNER/DEVELOPER
 B.E. LEW, STANDARD COMMON
 DIRECTION SERVICE COMPANY
 PERRIS, CA 92570

ARCHITECT
 CORONITA HUIJING HANDS, LLC
 2482 LA HERMOSEA AVE
 LAGUNA HILLS, CA 92653
 CONTACT: CHAO FRANKS

ENGINEER
 KWC ENGINEERS
 2500 LA HERMOSEA AVE
 CORONA, CA 92881-3370
 (951) 734-2130
 CONTACT: MIKE C. TANG, P.E.

LANDSCAPE ARCHITECT
 LANDSCAPE ARCHITECTS
 310 NORTH JOY STREET
 CORONA, CA 92679
 CONTACT: SHANNON MARLSON

GENERAL NOTES

1. ACCESSORS PARCEL NUMBERS (APN): 102-102421-9
2. PROJECT AREA GROSS: 0.51 ACRES
3. DISTURBED AREA NET: 0.41 ACRES
4. THOMAS GUIDE: PAGE 742
5. THIS PROJECT IS NOT LOCATED WITHIN A SPECIFIC PLAN
6. NO EASEMENTS OF RECORD ARE KNOWN TO EXIST ON THE PROPERTY SITE EXCEPT AS SHOWN HEREON
7. THE PROPERTY IS NOT KNOWN TO BE CONTAMINATED AND OTHER GEOLOGICAL HAZARDS, AND IS NOT WITHIN A SPECIAL STUDIES ZONE.
8. THIS SITE IS SUBJECT TO INUNDATION OR FLOOD HAZARD
9. THIS SITE IS NOT SUBJECT TO SUBSIDENCE.
10. THE PROJECT IS SERVICED BY AN EXISTING SEPTIC SYSTEM
11. THE PROJECT IS NOT ONE OF THE FIRST PARCELS TO BE DEVELOPED IN AN UNDEVELOPED AREA AND WILL UTILIZE ESTABLISHED LANDSCAPE THEMES AND DROUGHT TOLERANT PLANT MATERIALS NEARBY.
12. ADJACENT LAND IS NEARLY VOID OF PLANT MATERIAL AND VEGETATION OF SIGNIFICANCE.
13. THE PROJECT AREA DOES NOT HAVE EXISTING TREES OR SHRUBS TO REMAIN ON SITE.
14. TREES AND SHRUBS ARE NOT WITHIN 1 MILE OF THE PROJECT BOUNDARY AS NOTED ON PLANS.
15. THE PROJECT SITE DOES NOT HAVE ENVIRONMENTAL CONCERNS OR ENVIRONMENTALLY SENSITIVE, PRESERVATION, OR PROJECT BOUNDARY (OTHER THAN USURP) AREAS.
16. FUEL MODIFICATION ZONES ARE ASSESS IN OR WITHIN 200 FEET OF THE PROJECT SITE.
17. LANDSCAPE IN THIS PROJECT WILL BE PRIVATELY MAINTAINED.

PROJECT NOTES

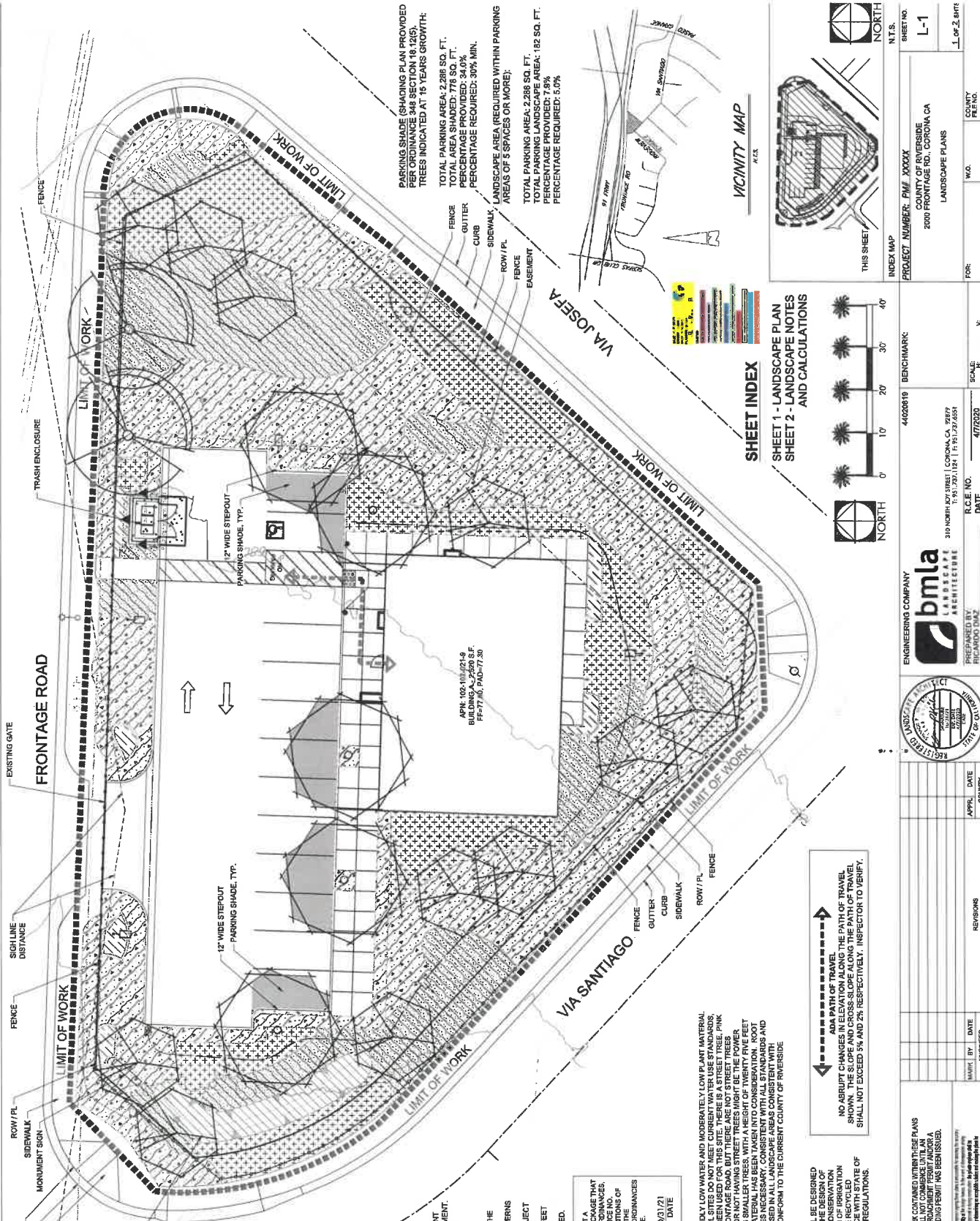
FOR THIS PROJECT CONSTRUCTION, A PERMIT TO SUBMIT A COMPLETE LANDSCAPE CONSTRUCTION DOCUMENT PACKAGE THAT COMPLES WITH THE REQUIREMENTS OF APPLICABLE ORDINANCES, INCLUDING BUT NOT LIMITED TO THE CALIFORNIA PLANT MATERIAL LISTING OF APPLICABLE ORDINANCES, AND THE CALIFORNIA PLANT MATERIAL LISTING OF APPROVAL AND IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED LANDSCAPE CONCEPT PLAN, SHOULD THE ORDINANCES BE REVISED, THESE PLANS MAY BE SUBJECT TO CHANGE.

APPLICANT'S SIGNATURE: _____ DATE: 10/31/21

LANDSCAPE CONCEPT: LANDSCAPE CONCEPT CONSIST OF CALIFORNIA FRIENDLY LOW WATER AND MODERATELY LOW PLANT MATERIAL ACCORDING TO MANUALS. THE ADJACENT COMMERCIAL SITES DO NOT MEET CURRENT WATER USE STANDARDS SO A NEW CALIFORNIA FRIENDLY PLANT PALLET HAS BEEN USED FOR THIS SITE. THERE IS A STREET TREE, PINK TRUMPET TREE (TABERNAEMONTANA), ALONG FRONTAGE ROAD, BUT THERE ARE NOT STREET TREES ALONG VIA SANTIAGO AND VIA JOSEFA. THE SOLUTION WE ARE PROPOSING IS PLACING SMALLER TREES, WITH A HEIGHT OF TWENTY FIVE FEET OR LESS, MAINTENANCE AND LONGEVITY OF PLANT MATERIAL HAS BEEN TAKEN INTO CONSIDERATION. ROOT PANELS AND BARRIERS WILL BE UTILIZED ON ALL TREES NECESSARY CONSISTENT WITH ALL STANDARDS AND COUNTY STANDARDS. ALL LANDSCAPE AREAS WILL CONFORM TO THE CURRENT COUNTY OF RIVERSIDE LANDSCAPE GUIDELINES.

IRRIGATION SYSTEM DESIGN STATEMENT: A PERMANENT AUTOMATIC IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED TO IRRIGATE ALL PLANTING AREAS. THE DESIGN OF THE IRRIGATION SYSTEM SHALL BE BASED ON THE PLANTING MATERIALS AND PROVIDE EFFICIENT AND UNIFORM DISTRIBUTION OF IRRIGATION WATER. THE SYSTEM SHALL BE DESIGNED TO UTILIZE RECYCLED WATER WHEN IT BECOMES AVAILABLE. IN ACCORDANCE WITH STATE OF CALIFORNIA AND LOCAL WATER DISTRICT RULES AND REGULATIONS.

NO ABRUPT CHANGES IN GRADE, THE PATH OF TRAVEL SHOWN, THE SLOPE AND CROSS-SLOPE ALONG THE PATH OF TRAVEL SHALL NOT EXCEED 5% AND 2% RESPECTIVELY. INSPECTOR TO VERIFY.

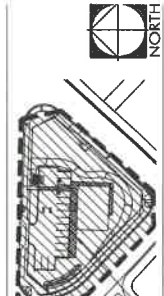
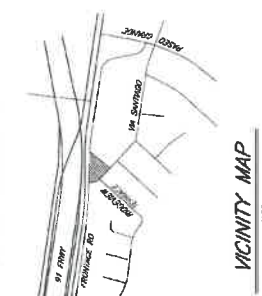


PARKING SHADE (SHADING PLAN PROVIDED PER ORDINANCE 948 SECTION 18.12(C), TREES INDICATED AT 15 YEARS GROWTH:

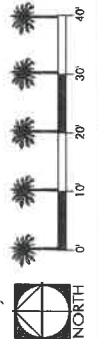
TOTAL PARKING AREA: 2,298 SQ. FT.
 TOTAL AREA SHADED: 778 SQ. FT.
 PERCENTAGE PROVIDED: 34.0%
 PERCENTAGE REQUIRED: 30% MIN.

LANDSCAPE AREA (REQUIRED WITHIN PARKING AREAS OF 5 SPACES OR MORE):

TOTAL PARKING AREA: 2,298 SQ. FT.
 TOTAL PARKING LANDSCAPE AREA: 182 SQ. FT.
 PERCENTAGE PROVIDED: 7.9%
 PERCENTAGE REQUIRED: 5.0%



SHEET INDEX
 SHEET 1 - LANDSCAPE PLAN
 SHEET 2 - LANDSCAPE NOTES AND CALCULATIONS



INDEX MAP
 N.T.S.
 PROJECT NUMBER: PM-XXXXX
 COUNTY OF RIVERSIDE
 2000 FRONTAGE RD., CORONA CA
 LANDSCAPE PLANS

FOR: _____ W.O. _____ COUNTY FILE NO. _____

SCALE: _____ DATE: 4/27/2020

44020819 BENCHMARK
 310 NORTH JOY STREET | CORONA, CA 92679
 T: 951.707.1124 | F: 951.972.6591

R.C.E. NO. _____ DATE _____

ENGINEERING COMPANY
bmla
 LANDSCAPE ARCHITECTURE
 PREPARED BY: RICARDO DIAZ

REGISTERED ARCHITECT
 STATE OF CALIFORNIA
 NO. 10154

NO.	DATE	REVISIONS

NOTE: WORK CONTAINED WITHIN THESE PLANS IS UNLESS OTHERWISE SPECIFIED, SUBJECT TO THE EXISTING RECORDS AND FIELD SURVEY. THE USER OF THESE PLANS SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION SHOWN HEREON. THE USER OF THESE PLANS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES

PLAN CHECK OVERSIGHT ENGINEER: _____ DATE SIGNED: _____

REGISTRATION NUMBER: _____

REGISTERED PROFESSIONAL ENGINEER: _____

REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT: _____

REGISTERED PROFESSIONAL ARCHITECT: _____

REGISTERED PROFESSIONAL CIVIL ENGINEER: _____

REGISTERED PROFESSIONAL ELECTRICAL ENGINEER: _____

REGISTERED PROFESSIONAL MECHANICAL ENGINEER: _____

REGISTERED PROFESSIONAL PLUMBING AND HEATING ENGINEER: _____

REGISTERED PROFESSIONAL STRUCTURAL ENGINEER: _____

REGISTERED PROFESSIONAL SURVEYOR: _____

REGISTERED PROFESSIONAL WATER RESOURCES ENGINEER: _____

REGISTERED PROFESSIONAL WASTEWATER ENGINEER: _____

REGISTERED PROFESSIONAL GEOTECHNICAL ENGINEER: _____

REGISTERED PROFESSIONAL ENVIRONMENTAL ENGINEER: _____

REGISTERED PROFESSIONAL CHEMICAL ENGINEER: _____

REGISTERED PROFESSIONAL METALLURGICAL ENGINEER: _____

REGISTERED PROFESSIONAL INDUSTRIAL ENGINEER: _____

REGISTERED PROFESSIONAL AERONAUTICAL AND NAUTICAL ENGINEER: _____

REGISTERED PROFESSIONAL AGRICULTURAL ENGINEER: _____

REGISTERED PROFESSIONAL MINING ENGINEER: _____

REGISTERED PROFESSIONAL PETROLEUM ENGINEER: _____

REGISTERED PROFESSIONAL TRANSPORTATION ENGINEER: _____

REGISTERED PROFESSIONAL COMMUNICATIONS ENGINEER: _____

REGISTERED PROFESSIONAL ELECTRICAL AND ELECTRONIC ENGINEER: _____

REGISTERED PROFESSIONAL COMPUTER ENGINEER: _____

REGISTERED PROFESSIONAL SOFTWARE ENGINEER: _____

REGISTERED PROFESSIONAL SYSTEMS ENGINEER: _____

REGISTERED PROFESSIONAL INFORMATION TECHNOLOGICAL ENGINEER: _____

REGISTERED PROFESSIONAL OPERATIONS ENGINEER: _____

REGISTERED PROFESSIONAL PROJECT ENGINEER: _____

REGISTERED PROFESSIONAL QUALITY ENGINEER: _____

REGISTERED PROFESSIONAL SAFETY ENGINEER: _____

REGISTERED PROFESSIONAL TRAINING ENGINEER: _____

REGISTERED PROFESSIONAL HUMAN RESOURCES ENGINEER: _____

REGISTERED PROFESSIONAL BUSINESS ENGINEER: _____

REGISTERED PROFESSIONAL FINANCIAL ENGINEER: _____

REGISTERED PROFESSIONAL MARKETING ENGINEER: _____

REGISTERED PROFESSIONAL SALES ENGINEER: _____

REGISTERED PROFESSIONAL CUSTOMER SERVICE ENGINEER: _____

REGISTERED PROFESSIONAL UNDERGROUND SERVICE ALERT

REGISTERED PROFESSIONAL TOLL FREE

REGISTERED PROFESSIONAL 811

REGISTERED PROFESSIONAL UNDERGROUND SERVICE ALERT



THE SEAL OF ANY STATE OR PROFESSION IS HEREBY
DECLARED TO BE FALSE, UNLAWFUL AND VOID
IN WHOLE OR IN PART, AND ANY PERSON
WHO SHALL USE THE SAME SHALL BE
DEEMED TO BE IN VIOLATION OF THE
PENAL CODE OF THE STATE OF CALIFORNIA.
JUL 16, 1985.

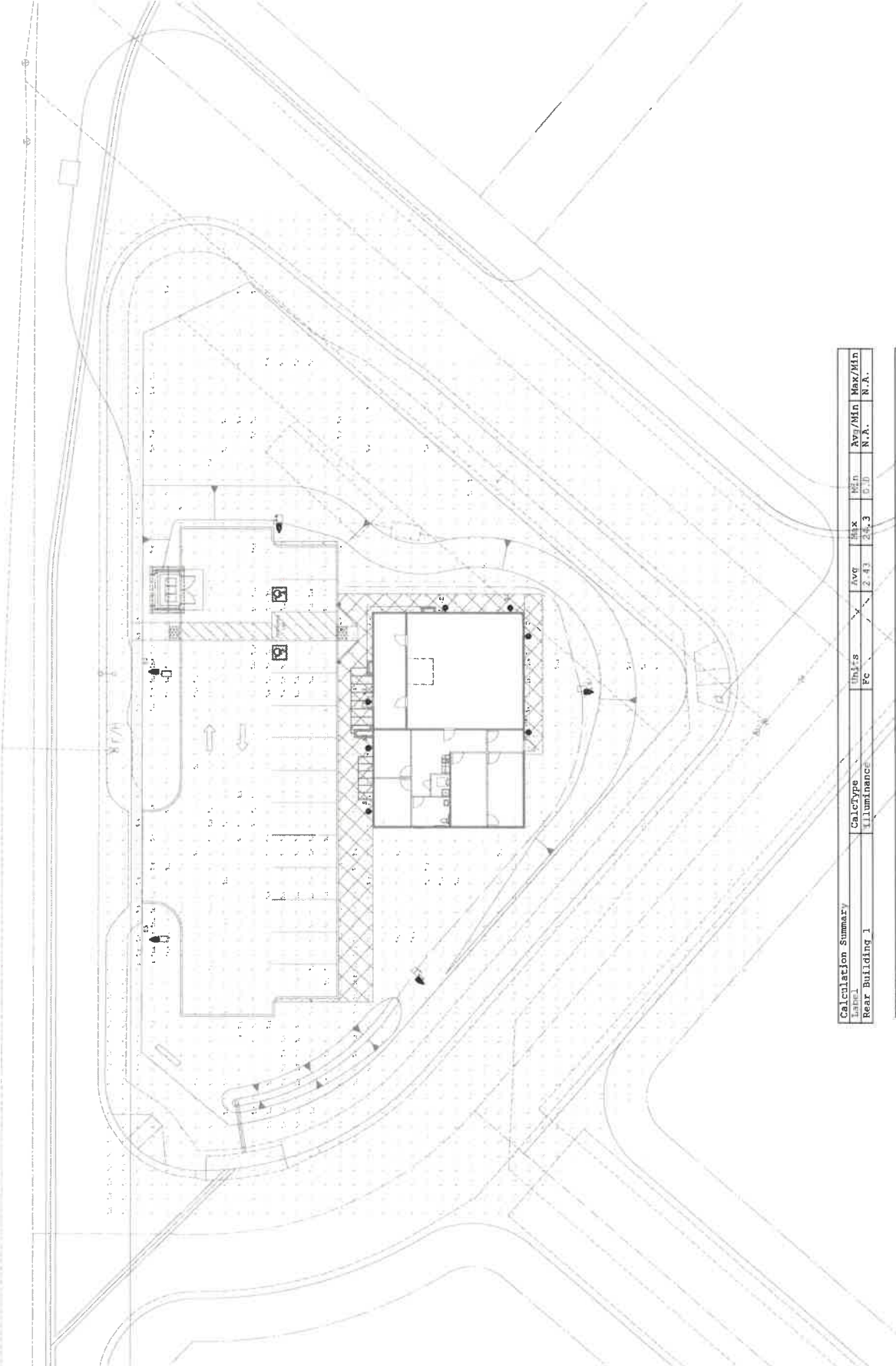
SITE PHOTOMETRIC PLAN

E-2.1

DMI ENGINEERS
Registered Professional Engineers
14401 E. Harvard Ave., Suite 200
Denver, CO 80232
Ph: (303) 771-8008



SITE PHOTOMETRIC PLAN SCALE: 1/8"=1'-0" 1

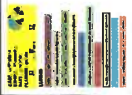


Calculation Summary

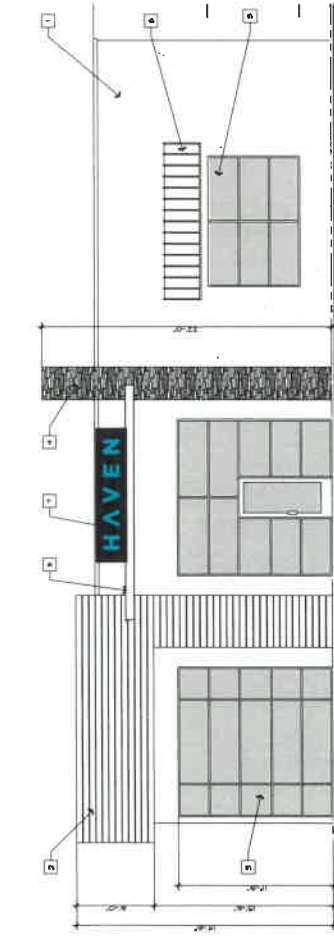
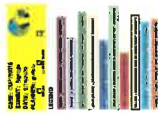
Label	Calc Type	Units	Avg	Min	Max	Avg/Min	Max/Min
Rear Building 1	Illuminance	FC	2.43	0.0	24.3	N.A.	N.A.

Luminaire Schedule

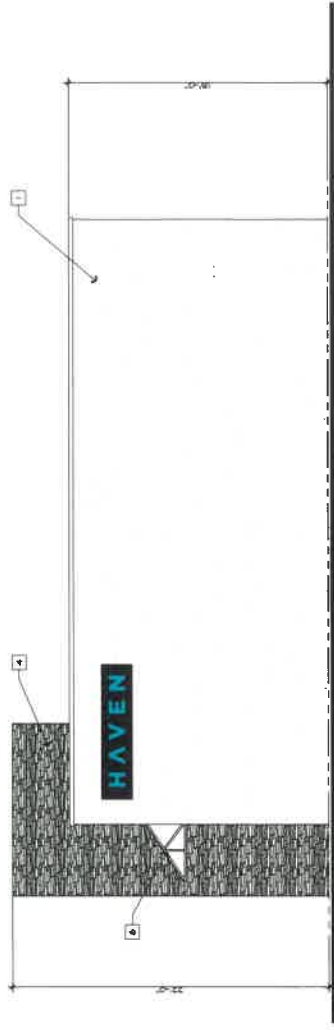
Qty	Label	Arrangement	IES	Description	Lum. Watts	Avg. Watts
4	S3	SINGLE	1,000	SS365-1130	28.11	28.31
4	S3	SINGLE	1,000	VM2-1 74 45L 4K CUS	339	339
1	S3a	SINGLE	1,000	VM2-1 74 45L 4K UNV	339	339



ELEVATIONS



North Elevation



West Elevation

1209 Euclid Ave.
 Long Beach Ca.
 90804
 Ph: 562-494-8676
 Fx: 562-494-8677
 machansign.com
 Lic# 793784



Client: Haven
 Address: 2000 Frontage Rd, Corona, Ca 92882
 Phone: 1
 Email: 1
 Contractor:

Page: 1
 Date:

All work to comply with 2016 Calif. building codes
 Codes in effect: 2016 cbc cec section 600 each letter to be UL listed and labeled
 All wall penetrations shall be sealed in an approved manor to provide a weather tight finish

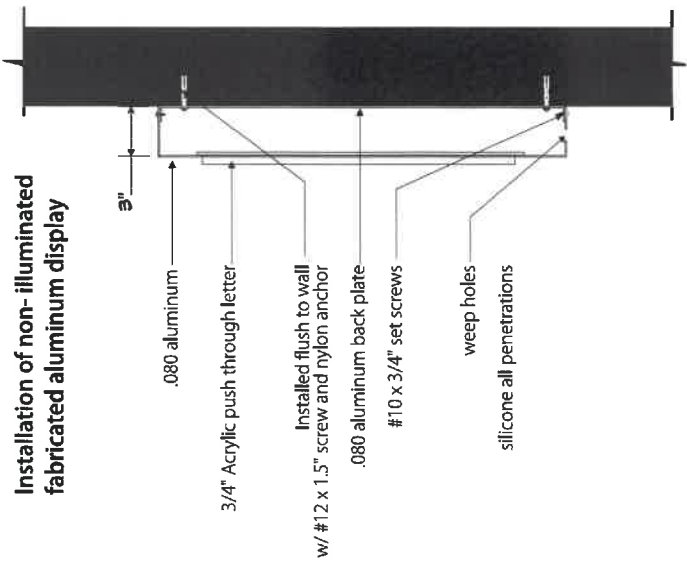
Article 600: This sign is intended to be installed in accordance with the requirements of article 600 of the national electrical code and/or other applicable local codes
 120 volt 20 amp primary electrical source PROVIDED BY OTHERS (SEPARATE PERMIT within 5' of sign location (iec 600-5)

NOTE that the remote metal parts of a section sign or outline lighting system supplied by a remote Class 2 power supply are not required to be connected to an equipped grounding conductor (600.7 (B) (1) Ex)

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DESCRIPTION

Fabricated .080 aluminum with routed out faces backed with 3/4" thick acrylic push through letters. Installed flush to wall w/ #12 x 1.5" screw and nylon anchor



Installation of non-illuminated fabricated aluminum display



1209 Euclid Ave.
Long Beach Ca.
90804
Ph: 562-494-8676
Ex: 562-494-8677
mchansign.com
Lic# 793784

Client: Haven
Address: 2000 Frontage Rd, Corona, Ca 92882
Phone: 1
Email: 1
Contractor:

Page: 2
Date: 11/25/2016

All work to comply with 2016 Calif. building codes
Codes in effect: 2016 cbc cec section 600 each letter to be UL listed and labeled
All wall penetrations shall be sealed in an approved manner to provide a weather tight finish

Article 600: This sign is intended to be installed in accordance with the requirements of article 600 of the national electrical code and/or other applicable local codes
120 volt 20 amp primary electrical source; PROVIDED BY OTHERS (SEPARATE PERMIT) within 5' of sign location (nec 600-5)
NOTE that the remote metal parts of a section sign or outline lighting system supplied by a remote Class 2 power supply are not required to be connected to an equipped grounding conductor (600.7 (b) (1) Ex)

MONUMENT SIGN , NON-ILLUMINATED 65 Sq Ft overall



Manufacture one DOUBLE sided monument sign

Sign is comprised of .080 aluminum construction 2" x 2" aluminum square tube frame.
 Faces are routed out .080 aluminum with 3/4" thick acrylic push through letters,
 Installed on steel pipe in cement footing to California certified structural engineered wet stamped
 calculations

Sign base material to match building siding material



080 aluminum with satin black finish

3/4" thick acrylic push through letters

1/4" thick aluminum letters

Sign base material to match building siding material

Front view

Side view

1209 Euclid Ave.
 Long Beach Ca.
 90804
 Ph: 562-494-8676
 Fx: 562-494-8677
 machansign.com
 Lic# 793784



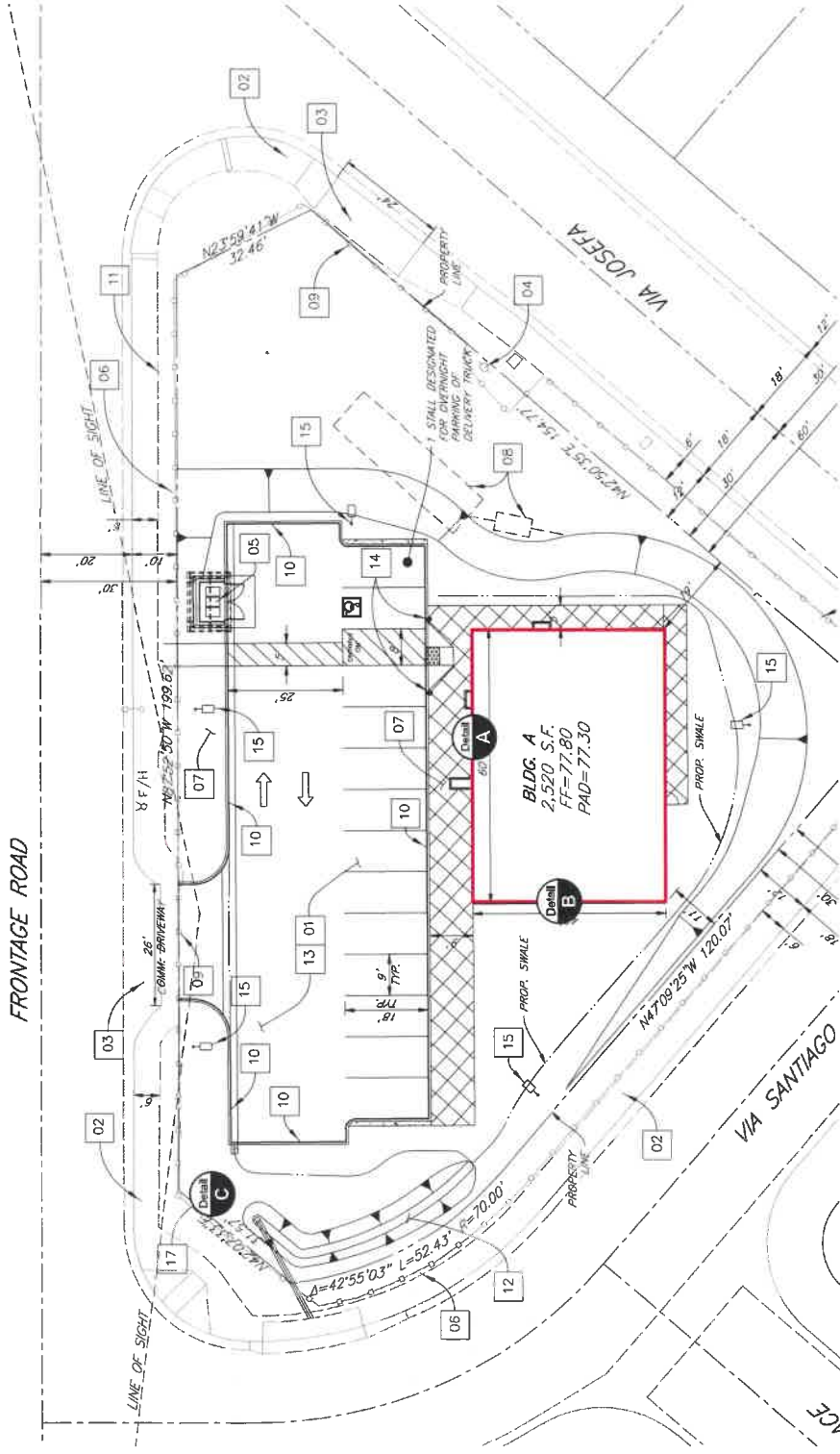
Client: Haven
 Address: 2000 Frontage Rd, Corona, Ca 92882
 Phone: 1
 Email: 1
 Contractor: 1

All work to comply with 2016 Calif. building codes
 Codes in effect: 2016 cbc cec section 600 each letter to be UL listed and labeled
 All wall penetrations shall be sealed in an approved manner to provide a weather tight finish

Article 600: This sign is intended to be installed in accordance with the requirements of article 600 of the national electrical code and/or other applicable local codes
 120 volt 20 amp primary electrical source PROVIDED BY OTHERS (SEPARATE PERMIT) within 5' of sign location (nec 600-5)
 NOTE that the remote metal parts of a section sign or outline lighting system supplied by a remote Class 2 power supply are not required to be connected to an equipped grounding conductor (600.7 (B) (1) Ex)

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PLOT PLAN



1209 Euclid Ave.
 Long Beach Ca.
 90804
 Ph: 562 494-8676
 Fx: 562-494-8677
 machansign.com
 Lic# 793784

Client: **Haven**
 Address: **2000 Frontage Rd, Corona, Ca 92882**
 Phone: **1**
 Email: **1**
 Contractor:

Page: 3

Date: **Revision**

All work to comply with 2016 Calif. building codes
 Codes in effect: 2016 cbc cec section 600 each letter to be UL listed and labeled
 All wall penetrations shall be sealed in an approved manner to provide a weather tight finish

Article 600: This sign is intended to be installed in accordance with the requirements of article 600 of the national electrical code and/or other applicable local codes
 120 volt 20 amp primary electrical source PROVIDED BY OTHERS (SEPARATE PERMIT) within 5' of sign location (iec 600-5)
 NOTE that the remote metal parts of a section sign or outline lighting system supplied by a remote Class 2 power supply are not required to be connected to an equipped grounding conductor (600.7 (6) (1) Ex)

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DEVELOPMENT AGREEMENT NO. 1900011

This Development Agreement (hereinafter “Agreement”) is entered into effective on the date it is recorded with the Riverside County Recorder (hereinafter the “Effective Date”) by and among the COUNTY OF RIVERSIDE (hereinafter “COUNTY”), and the persons and entities listed below (hereinafter “OWNER”):

Doug Heldoorn

Chad Franks

RECITALS

WHEREAS, COUNTY is authorized to enter into binding development agreements with persons having legal or equitable interests in real property for the development of such property, pursuant to Article 11, Section 7 of the California Constitution and Section 65864, et seq. of the Government Code; and,

WHEREAS, COUNTY has adopted Procedures and Requirements of the County of Riverside for the Consideration of Development Agreements (hereinafter “Procedures and Requirements”), pursuant to Section 65865 of the Government Code; and,

WHEREAS, OWNER has requested COUNTY to enter into a development agreement and proceedings have been taken in accordance with the Procedures and Requirements of COUNTY; and,

WHEREAS, by electing to enter into this Agreement, COUNTY shall bind future Boards of Supervisors of COUNTY by the obligations specified herein and limit the future exercise of certain governmental and proprietary powers of COUNTY; and,

WHEREAS, the terms and conditions of this Agreement have undergone extensive

review by COUNTY and the Board of Supervisors and have been found to be fair, just and reasonable; and,

WHEREAS, the best interests of the citizens of Riverside County and the public health, safety and welfare will be served by entering into this Agreement; and,

WHEREAS, all of the procedures of the California Environmental Quality Act (Public Resources Code, Section 21000 et seq.) have been met with respect to the Project and the Agreement; and,

WHEREAS, this Agreement and the Project are consistent with the Riverside County General Plan and any specific plan applicable thereto; and,

WHEREAS, all actions taken and approvals given by COUNTY have been duly taken or approved in accordance with all applicable legal requirements for notice, public hearings, findings, votes, and other procedural matters; and,

WHEREAS, this Agreement will confer substantial private benefits on OWNER by granting vested rights to develop the Property in accordance with the provisions of this Agreement; and,

WHEREAS, OWNER proposes to develop the Property to be used for the Commercial Cannabis Activity described in Exhibit E (“the Development Plan”); and,

WHEREAS, Riverside County Ordinance 348.4898 (hereafter “Ordinance 348.4898”) establishes a regulatory permitting process for Commercial Cannabis Activities and prohibits all Commercial Cannabis Activities in all land use zones without the benefit of a land use permit issued by the COUNTY; and,

WHEREAS, Board of Supervisors Policy No. B-9 further sets forth provisions to be included in development agreements in order to implement applicable General Plan

provisions, to ensure that the County does not disproportionately bear the burden of commercial cannabis activities throughout the County, to ensure the County receives public benefits for the commercial cannabis activities, to ensure there are adequate resources available for enforcement of permitted and unpermitted commercial cannabis activities, and to give cannabis owners and property owners certainty as to the County's requirements; and,

WHEREAS, this Agreement complies with the provisions of both Ordinance No. 348.4898 and Board Policy B-9; and,

WHEREAS, this Agreement will eliminate uncertainty in planning and provide for the orderly development of the Property, ensure progressive installation of necessary improvements, provide for public services appropriate to the development of the Project, and generally serve the purposes for which development agreements under Sections 65864, et seq. of the Government Code are intended; and,

WHEREAS, OWNER has incurred and will in the future incur substantial costs in order to assure development of the Property in accordance with this Agreement; and,

WHEREAS, OWNER has incurred and will in the future incur substantial costs in excess of the generally applicable requirements in order to assure vesting of legal rights to develop the Property in accordance with this Agreement.

COVENANTS

NOW, THEREFORE, in consideration of the above recitals and of the mutual covenants hereinafter contained and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. DEFINITIONS AND EXHIBITS.

1.1 Definitions. The following terms when used in this Agreement shall be defined

as follows:

1.1.1 “Agreement” means this Development Agreement.

1.1.2 “Base Rate” means an amount equal to \$16.00 multiplied by the entire Cannabis Area, as shown on Exhibit “G”, and which is payable to COUNTY annually pursuant to Subsections 4.2.1 and 4.2.2 of this Agreement and increased annually by 2% from and after the date of this agreement.

1.1.3 “Commercial Cannabis Activity” means the cultivation, possession, manufacture, distribution, processing, storing, laboratory testing, packaging, labeling, transportation, delivery or sale of Cannabis and cannabis products as provided for in Ordinance No. 348, as amended through Ordinance No. 348.4898, and any other subsequently adopted zoning ordinance amendment or subsequently adopted zoning ordinance.

1.1.4 “Conditional Use Permit” means the land use permit required by COUNTY to conduct Commercial Cannabis Activities.

1.1.5 “COUNTY” means the County of Riverside, a political subdivision of the State of California.

1.1.6 “Development” means the improvement of the Property for the purposes of completing the structures, improvements and facilities comprising the Project including, but not limited to: grading; the construction of infrastructure and public facilities related to the Project whether located within or outside the Property; the construction or re-construction of buildings and structures; the tenant improvements of structures, and the installation of landscaping. When authorized by

a Subsequent Development Approval as provided by this Agreement, “development” includes the maintenance, repair, reconstruction or redevelopment of any building, structure, improvement or facility after the construction and completion thereof.

1.1.7 “Development Approvals” means all permits and other entitlements for use subject to approval or issuance by COUNTY in connection with use of the Property and for development of the Property for Commercial Cannabis Activities including, but not limited to:

- (a) Conditional use permits, and site plans;
- (b) Zoning Amendments;
- (c) General Plan Amendments
- (d) Tentative and final subdivision and parcel maps;
- (e) Grading and building permits;
- (f) Any permits or entitlements necessary from the COUNTY;
- (g) Any easements necessary from COUNTY or any other land owner;
- (h) Specific plans and specific plan amendments;
- (i) Right of Entry agreements

1.1.8 “Development Exaction” means any requirement of the COUNTY in connection with or pursuant to any Land Use Regulation or Development Approval for the dedication of land, the construction of improvements or public facilities, or the payment of fees in order to lessen, offset, mitigate or compensate for the impacts of development on the environment or other public interests.

1.1.9 “Development Plan” means the Existing or Proposed Development Approvals and the Existing Land Use Regulations applicable to development of the Property.

1.1.10 “Effective Date” means the date this Agreement is recorded with the County Recorder.

1.1.11 “Existing Development Approvals” means all Development Approvals approved or issued prior to the Effective Date. Existing Development Approvals includes the Development Approvals incorporated herein as Exhibit “C” and all other Development Approvals which are a matter of public record on the Effective Date.

1.1.12 “Existing Land Use Regulations” means all Land Use Regulations in effect on the Effective Date. Existing Land Use Regulations includes the Land Use Regulations incorporated herein as Exhibit “D” and all other Land Use Regulations which are a matter of public record on the Effective Date.

1.1.13 “Land Use Regulations” means all ordinances, resolutions, codes, rules, regulations and official policies of COUNTY governing the development and use of land, including, without limitation, the permitted use of land, the density or intensity of use, subdivision requirements, the maximum height and size of proposed buildings and structures, the provisions for reservation or dedication of land for public purposes, and the design, improvement and construction standards and specifications applicable to the development of the property. “Land Use Regulations” does not include any COUNTY ordinance, resolution, code, rule, regulation or official policy, governing:

- (a) The conduct of businesses, professions, and occupations;

- (b) Taxes and assessments;
- (c) The control and abatement of nuisances;
- (d) The granting of encroachment permits and the conveyance of rights and interests which provide for the use of or the entry upon public property;
- (e) The exercise of the power of eminent domain.

1.1.14 "Mortgagee" means a mortgagee of a mortgage, a beneficiary under a deed of trust or any other security-device lender, and their successors and assigns.

1.1.15 "OWNER" means the owner of the PROPERTY and the persons and entities listed as OWNER on the first page of this Agreement. OWNER shall also include any of the following:

1. A person with an aggregate ownership interest of 20 percent or more in the Commercial Cannabis Activity for which a license or permit is being sought, unless the interest is solely a security, lien, or encumbrance.
2. The chief executive officer of a nonprofit or other entity for the Commercial Cannabis Activity.
3. A member of the board of directors of a nonprofit for the Commercial Cannabis Activity.
4. An individual who will be participating in the direction, control, or management of the person applying for a Commercial Cannabis Activity Conditional Use Permit or State license."

1.1.16 "Project" means the development of the Property contemplated by the Development Plan as such Plan may be further defined, enhanced or modified

pursuant to the provisions of this Agreement.

1.1.17 “Property” means the real property described on Exhibit “A” and shown on Exhibit “B” to this Agreement.

1.1.18 “Reservations of Authority” means the rights and authority excepted from the assurances and rights provided to OWNER under this Agreement and reserved to COUNTY under Section 3.5 of this Agreement.

1.1.19 “Subsequent Development Approvals” means all Development Approvals approved subsequent to the Effective Date in connection with development of the Property.

1.1.20 “Subsequent Land Use Regulations” means any Land Use Regulations adopted and effective after the Effective Date of this Agreement.

1.1.21 “Transfer” means sale, assignment, lease, sublease or any other transfer of a legal or equitable interest in the Property.

1.2 Exhibits. The following documents are attached to, and by this reference made a part of, this Agreement:

Exhibit “A” - Legal Description of the Property

Exhibit “B” - Map Showing Property and Its Location

Exhibit “C” - Existing Development Approvals

Exhibit “D” - Existing Land Use Regulations

Exhibit “E” - Commercial Cannabis Activity Site Plan & Description

Exhibit “F” - Applicable Annual Public Benefits Base Payments

Exhibit “G” - Commercial Cannabis Area calculation exhibit.

Exhibit "H" - Additional Public Benefits Exhibit

2. GENERAL PROVISIONS.

2.1 Binding Effect of Agreement. The Property is hereby made subject to this Agreement. Development of the Property is hereby authorized and shall be carried out only in accordance with the terms of this Agreement.

2.2 Ownership of Property. OWNER represents and covenants that it is the owner of a legal or equitable interest in the Property or a portion thereof.

2.3 Term. This Agreement shall commence on the Effective Date and shall continue for a period of ten years thereafter, unless this term is modified or extended for one additional five year term pursuant to the provisions of this Agreement and so long as the Project is in compliance with all applicable conditions of approval and County ordinances.

2.4 Transfer.

2.4.1 Right to Transfer. Right to Transfer. OWNER shall have the right to transfer the Property in whole or in part (provided that no such partial transfer shall violate the Subdivision Map Act, Government Code Section 66410, et seq., or Riverside County Ordinance No. 460) to any person, partnership, joint venture, firm or corporation at any time during the term of this Agreement; provided, however, that any such transfer shall include the assignment and assumption of the rights, duties and obligations arising under or from this Agreement and be made in strict compliance with the following conditions precedent:

(a) No transfer of any right or interest under this Agreement shall be made unless made together with the sale, transfer or assignment of all or a part of the Property.

(b) Concurrent with any such transfer or within fifteen (15) business days thereafter, OWNER shall notify COUNTY, in writing, of such transfer and

shall provide COUNTY with an executed agreement by the transferee, in a form reasonably acceptable to COUNTY, providing therein that the transferee expressly and unconditionally assumes all the duties and obligations of OWNER under this Agreement.

Any transfer not made in strict compliance with the foregoing conditions shall constitute a default by OWNER under this Agreement. Notwithstanding the failure of any transferee to execute the agreement required by Paragraph (b) of this Subsection 2.4.1, the burdens of this Agreement shall be binding upon such transferee, but the benefits of this Agreement shall not inure to such transferee until and unless such agreement is executed.

2.4.2 Release of Transferring Owner. Notwithstanding any transfer, a transferring OWNER shall continue to be obligated under this Agreement unless such transferring OWNER is given a release in writing by COUNTY, which release shall be provided by COUNTY upon the full satisfaction by such transferring OWNER of the following conditions:

- (a) OWNER no longer has a legal or equitable interest in all or any part of the Property.
- (b) OWNER is not then in default under this Agreement.
- (c) OWNER has provided COUNTY with the notice and executed agreement required under Paragraph (b) of Subsection 2.4.1 above.
- (d) The transferee provides COUNTY with security equivalent to any security previously provided by OWNER to secure performance of its obligations hereunder.

2.4.3 Subsequent Transfer. Any subsequent transfer after an initial transfer shall be made only in accordance with and subject to the terms and conditions of this Section.

2.5 Amendment or Cancellation of Agreement.

2.5.1 Amendment or Cancellation. This Agreement may be amended or cancelled in whole or in part only by written consent of all parties in the manner provided for in Government Code Section 65868. This provision shall not limit any remedy of COUNTY or OWNER as provided by this Agreement.

2.5.2 Modification to Additional Annual Public Benefit. At the time of the Agreement's Effective Date, Ordinance No. 348 requires a separation of 1,000 feet between cannabis retailers. In the event Ordinance No. 348 is amended and reduces the separation between cannabis retailers to less than 1,000 feet, the parties acknowledge that an amendment to the Agreement modifying the Additional Annual Public Benefit may be proposed by the OWNER and processed in accordance with Section 2.5.1 of this Agreement and the County's Procedures and Requirements for the Consideration of Development Agreements.

2.6 Termination. This Agreement shall be deemed terminated and of no further effect upon the occurrence of any of the following events:

(a) Expiration of the stated term of this Agreement as set forth in Section 2.3.

(b) Entry of a final judgment by a court of competent jurisdiction setting aside, voiding or annulling the adoption of the ordinance approving this Agreement. For purposes of clarity this termination section excludes entry of a final judgment by a court of competent jurisdiction setting aside, voiding or annulling the adoption of Board of Supervisors' Policy No. B-9.

(c) The adoption of a referendum measure overriding or repealing the ordinance approving this Agreement.

(d) OWNER's election to terminate this Agreement. If OWNER elects

not to develop all or a portion of the Property as a Commercial Cannabis Activity, OWNER shall provide notice of such election to the COUNTY, such notice by OWNER shall (i) seek to terminate this Agreement as to the portion of the Property that is the subject of such notice of termination; and (ii) shall acknowledge that the Conditional Use Permit (CUP No. 190018) shall be null and void as to the Property that is the subject of such notice of termination. Following receipt of OWNER's notice of election to terminate this Agreement, OWNER and COUNTY shall execute an appropriate instrument in recordable form evidencing such termination, and shall cause such instrument to be an amendment to this Agreement to be processed in accordance with COUNTY's "Procedures and Requirements for the Consideration of Development Agreements (Commercial Cannabis Activities)" set forth in Resolution No. 2019-037.

(e) When OWNER no longer has a legal or equitable interest in the Property or has ceased operations on the Property for a period of ninety (90) consecutive days and no evidence demonstrating continuing and ongoing use of the Property consistent with the approved Conditional Use Permit No. 190018.

(f) Federal Enforcement of the Federal Controlled Substances Act against OWNER or the COUNTY. The parties understand that cannabis is still classified as a Schedule I Drug under the Federal Controlled Substances Act, 21 U.S.C. §§ 801 et seq. In the event there is federal enforcement of the Federal Controlled Substances Act against the COUNTY for the COUNTY's enactment of a comprehensive, regulatory framework for commercial cannabis activities or against OWNER for OWNER's own commercial cannabis activities, this Agreement shall be deemed terminated and of no further effect.

(g) Revocation of a Commercial Cannabis Activity Conditional Use Permit or State License.

Upon the termination of this Agreement, no party shall have any further right or obligation hereunder except with respect to any obligation to have been performed prior to such termination or with respect to any default in the performance of the provisions of this Agreement which has occurred prior to such termination or with respect to any obligations which are specifically set forth as surviving this Agreement.

2.7 Notices.

(a) As used in this Agreement, “notice” includes, but is not limited to, the communication of notice, request, demand, approval, statement, report, acceptance, consent, waiver, appointment or other communication required or permitted hereunder.

(b) All notices shall be in writing and shall be considered given either:

(i) when delivered in person to the recipient named below; (ii) on the date of delivery shown on the return receipt, after deposit in the United States mail in a sealed envelope as either registered or certified mail with return receipt requested, and postage and postal charges prepaid, and addressed to the recipient named below; (iii) on the next business day when delivered by overnight United States mail or courier service; or (iv) on the date of delivery shown in the facsimile records of the party sending the facsimile after transmission by facsimile to the recipient named below. All notices shall be addressed as follows:

If to COUNTY:

Clerk of the Board of Supervisors

Riverside County Administrative Center

4080 Lemon Street, First Floor

Riverside, CA 92502

Fax No. (951) 955-1071

with copies to:

County Executive Officer

Riverside County Administrative Center

4080 Lemon Street, 4th Floor

Riverside, CA 92501

Fax No. (951) 955-1105

and

Assistant TLMA Director — Planning and Land Use

Transportation and Land Management Agency

Riverside County Administrative Center,

4080 Lemon Street, 12th Floor

Riverside, CA 92501

Fax No. (951) 955-1817

and

County Counsel

County of Riverside

3960 Orange Street, Suite 500

Riverside, CA 92501

Fax No. (951) 955-6363

If to OWNER:

Douglas Heldroon

2917 Argyle Circle

Corona, CA 92879

(c) Either party may, by notice given at any time, require subsequent notices to be given to another person or entity, whether a party or an officer or representative of a party, or to a different address, or both. Notices given before actual receipt of notice of change shall not be invalidated by any such change.

3. DEVELOPMENT OF THE PROPERTY.

3.1 Rights to Develop. Subject to the terms of this Agreement including the Reservations of Authority, OWNER shall have a vested right to develop the Property in accordance with, and to the extent of, the Development Plan. The Existing Development Approvals shall not expire and shall remain valid for the Term of this Agreement so long as the Project remains in compliance with all conditions of approval for the Existing Development Approvals and in compliance with this Agreement. The Project shall remain subject to all Subsequent Development Approvals required to complete the Project as contemplated by the Development Plan. Except as otherwise provided in this Agreement, the permitted uses of the Property, the density and intensity of use, the maximum height and size of proposed buildings and structures, and provisions for reservation and dedication of land for public purposes shall be those set forth in the Development Plan.

3.2 Effect of Agreement on Land Use Regulations. Except as otherwise provided under the terms of this Agreement including the Reservations of Authority, the rules, regulations and official policies governing permitted uses of the Property, the density and intensity of use of the Property, the maximum height and size of proposed buildings and structures, and the design, improvement and construction standards and specifications applicable to development of the

Property shall be the Existing Land Use Regulations. In connection with any Subsequent Development Approval, COUNTY shall exercise its discretion in accordance with the Development Plan, and as provided by this Agreement including, but not limited to, the Reservations of Authority. COUNTY shall accept for processing, review and action all applications for Subsequent Development Approvals, and such applications shall be processed in the normal manner for processing such matters.

3.3 Timing of Development. The parties acknowledge that OWNER cannot at this time predict when or the rate at which phases of the Property will be developed. Such decisions depend upon numerous factors which are not within the control of OWNER, such as market orientation and demand, interest rates, absorption, completion and other similar factors. Since the California Supreme Court held in Pardee Construction Co. v. City of Camarillo (1984) 37 Cal.3d 465, that the failure of the parties therein to provide for the timing of development resulted in a later adopted initiative restricting the timing of development to prevail over such parties' agreement, it is the parties' intent to cure that deficiency by acknowledging and providing that OWNER shall have the right to develop the Property in such order and at such rate and at such times as OWNER deems appropriate within the exercise of its subjective business judgment.

3.4 Changes and Amendments. The parties acknowledge that refinement and further development of the Project will require Subsequent Development Approvals and may demonstrate that changes are appropriate and mutually desirable in the Existing Development Approvals. In the event OWNER finds that a change in the Existing Development Approvals is necessary or appropriate, OWNER shall apply for a Subsequent Development Approval to effectuate such change and COUNTY shall process and act on such application in accordance with the Existing Land Use Regulations, except as otherwise provided by this Agreement including the Reservations of Authority. If approved, any such change in the Existing Development Approvals shall be

incorporated herein as an addendum to Exhibit “C”, and may be further changed from time to time as provided in this Section. Unless otherwise required by law, as determined in COUNTY’s reasonable discretion, a change to the Existing Development Approvals shall be deemed “minor” and not require an amendment to this Agreement provided such change does not:

- (a) Alter the permitted uses of the Property as a whole; or,
- (b) Increase the density or intensity of use of the Property as a whole;

or,

- (c) Increase the maximum height and size of permitted buildings or structures;

or,

- (d) Delete a requirement for the reservation or dedication of land for public purposes within the Property as a whole; or,

- (e) Constitute a project requiring a subsequent or supplemental environmental impact report pursuant to Section 21166 of the Public Resources Code.

3.5 Reservations of Authority.

3.5.1 Limitations. Reservations and Exceptions. Notwithstanding any other provision of this Agreement, the following Subsequent Land Use Regulations shall apply to the development of the Property.

- (a) Processing fees and charges of every kind and nature imposed by COUNTY to cover the estimated actual costs to COUNTY of processing applications for Development Approvals or for monitoring compliance with any Development Approvals granted or issued.

- (b) Procedural regulations relating to hearing bodies, petitions, applications, notices, findings, records, hearings, reports, recommendations,

appeals and any other matter of procedure.

(c) Regulations governing construction standards and specifications including, without limitation, the Building Code, Plumbing Code, Mechanical Code, Electrical Code, Fire Code and Grading Code applicable in the County.

(d) Regulations imposing Development Exactions. Development Exactions shall be applicable to development of the Property if such Development Exaction is applied uniformly to development, either throughout the COUNTY or within a defined area of benefit which includes the Property. No such subsequently adopted Development Exaction shall apply if its application to the Property would physically prevent development of the Property for the uses and to the density or intensity of development set forth in the Development Plan.

(e) Regulations which may be in conflict with the Development Plan but which are reasonably necessary to protect the public health and safety. To the extent possible, any such regulations shall be applied and construed so as to provide OWNER with the rights and assurances provided under this Agreement.

(f) Regulations which are not in conflict with the Development Plan. Any regulation, whether adopted by initiative or otherwise, limiting the rate or timing of development of the Property shall be deemed to conflict with the Development Plan and shall therefore not be applicable to the development of the Property.

(g) Regulations which are in conflict with the Development Plan provided OWNER has given written consent to the application of such regulations to development of the Property.

3.5.2 Subsequent Development Approvals. This Agreement shall not prevent COUNTY, in acting on Subsequent Development Approvals, from applying Subsequent Land Use Regulations which do not conflict with the Development Plan, nor shall this Agreement prevent COUNTY from denying or conditionally approving any Subsequent Development Approval on the basis of the Existing Land Use Regulations or any Subsequent Land Use Regulation not in conflict with the Development Plan.

3.5.3 Modification or Suspension by State or Federal Law. In the event that State or Federal laws or regulations, enacted after the Effective Date of this Agreement, prevent or preclude compliance with one or more of the provisions of this Agreement or require changes in plans, maps or permits approved by the COUNTY, such provisions of this Agreement shall be modified or suspended as may be necessary to comply with such State or Federal laws or regulations, provided, however, that this Agreement shall remain in full force and effect to the extent it is not inconsistent with such laws or regulations and to the extent such laws or regulations do not render such remaining provisions impractical to enforce.

3.5.4 Intent. The parties acknowledge and agree that COUNTY is restricted in its authority to limit its police power by contract and that the foregoing limitations, reservations and exceptions are intended to reserve to COUNTY all of its police power which cannot be so limited. This Agreement shall be construed, contrary to its stated terms if necessary, to reserve to COUNTY all such power and authority which cannot be restricted by contract.

3.5.5. Application of State and Local Regulatory Laws Governing Commercial Cannabis Activities. The operation of Commercial Cannabis Activities is a highly regulated business activity, and it is subject to various state and local laws and regulations.

This Agreement does not, and the County cannot and does not intend to, give OWNER the right to continue its operations without complying with applicable state and local laws governing its operations. OWNER shall be responsible for obtaining, and maintaining throughout the entire term of this Agreement, all applicable state licenses, permits, approvals, and consents, even if the applicable state laws and regulations are altered following the Effective Date.

3.6. Public Works. If OWNER is required by this Agreement to construct any public works facilities which will be dedicated to COUNTY or any other public agency upon completion, and if required by applicable laws to do so, OWNER shall perform such work in the same manner and subject to the same requirements as would be applicable to COUNTY or such other public agency if it would have undertaken such construction.

3.7 Provision of Real Property Interests by COUNTY. In any instance where OWNER is required to construct any public improvement on land not owned by OWNER, OWNER shall at its sole cost and expense provide or cause to be provided, the real property interests necessary for the construction of such public improvements. In the event OWNER is unable, after exercising reasonable efforts to acquire the real property interests necessary for the construction of such public improvements, and if so instructed by OWNER and upon OWNER'S provision of adequate security for costs COUNTY may reasonably incur, COUNTY shall negotiate the purchase of the necessary real property interests to allow OWNER to construct the public improvements as required by this Agreement and, if necessary, in accordance with the procedures established by law, use its power of eminent domain to acquire such required real property interests. OWNER shall pay all costs associated with such acquisition or condemnation proceedings. This Section 3.7 is not intended by the parties to impose upon the OWNER an enforceable duty to acquire land or construct any public improvements on land not owned by

OWNER, except to the extent that the OWNER elects to proceed with the development of the Project, and then only in accordance with valid conditions imposed by the COUNTY upon the development of the Project under the Subdivision Map Act, Government Code Section 66410 et seq., or other legal authority.

3.8 Regulation by Other Public Agencies. It is acknowledged by the parties that other public agencies not within the control of COUNTY possess authority to regulate aspects of the development of the Property separately from or jointly with COUNTY and this Agreement does not limit the authority of such other public agencies. For example, pursuant to Government Code Section 66477 and Section 10.35 of Riverside County Ordinance No. 460, another local public agency may provide local park and recreation services and facilities and in that event, it is permitted, and therefore shall be permitted by the parties, to participate jointly with COUNTY to determine the location of land to be dedicated or in lieu fees to be paid for local park purposes, provided that COUNTY shall exercise its authority subject to the terms of this Agreement.

3.9 Tentative Tract Map Extension. Notwithstanding the provisions of Section 66452.6(a)(1) of the Government Code, regarding extensions of time for approved tentative maps subject to a development agreement, no tentative subdivision map or tentative parcel map, heretofore or hereafter approved in connection with development of the Property, shall be granted an extension of time except in accordance with the Subdivision Map Act and Existing Land Use Regulations.

3.10 Vesting Tentative Maps. If any tentative or final subdivision map, or tentative or final parcel map, heretofore or hereafter approved in connection with development of the Property, is a vesting map under the Subdivision Map Act (Government Code Section 66410, et seq.) and Riverside County Ordinance No. 460 and if this Agreement is determined by a final judgment to be invalid or unenforceable insofar as it grants a vested right to develop to OWNER, then and to that extent the rights and protections afforded OWNER under the laws and ordinances

applicable to vesting maps shall supersede the provisions of this Agreement. Except as set forth immediately above, development of the Property shall occur only as provided in this Agreement, and the provisions in this Agreement shall be controlling over any conflicting provision of law or ordinance concerning vesting maps.

3.11 Request for Proposal Responses. Unless superseded by the terms of this Agreement, development of the Property shall be consistent with the Request for Proposal Responses submitted to the COUNTY and associated with CAN 190039, incorporated herein by this reference.

4. PUBLIC BENEFITS.

4.1 Intent. The parties acknowledge and agree that development of the Property will detrimentally affect public interests which will not be fully addressed by the Development Plan and further acknowledge and agree that this Agreement confers substantial private benefits on OWNER which should be balanced by commensurate public benefits. Accordingly, the parties intend to provide consideration to the public to balance the private benefits conferred on OWNER by providing more fully for the satisfaction of public interests.

4.2 Public Benefits for Commercial Cannabis Activities.

4.2.1 Annual Public Benefit Base Payments. Prior to the issuance of the certificate of occupancy for any part of the Commercial Cannabis Activity, OWNER shall pay to COUNTY an amount equal to the base payment calculated per Section 1.1.2 of this Agreement (“Base Payment”); provided, however, that such initial annual base payment shall be prorated based on the number of whole months remaining between the date of payment and the first following June 30th.

4.2.2 Subsequent Annual Base Payments. The Annual Base Payment shall be subject to annual increases in an amount of 2%. Prior to the first July 1st following the

initial Base Payment and each July 1st thereafter during the term of the Agreement, OWNER shall pay to COUNTY an amount equal to the Base Payment plus the 2% annual increase.

4.3 Annual Additional Public Benefits. OWNER shall perform Additional Public Benefits identified in Exhibit “H” that will benefit the community in which the Commercial Cannabis Activity is located. Prior to the issuance of the certificate of occupancy for any part of the Commercial Cannabis Activity, OWNER shall pay to COUNTY an amount equal to the additional annual public benefit set forth in Exhibit “H” of this Agreement (“Additional Public Benefit”); provided, however, that such initial annual payment shall be prorated based on the number of whole months remaining between the date of payment and the first following June 30th.

4.3.1 Subsequent Annual Additional Public Benefits. The Additional Public Benefit provided in Exhibit “H” shall be subject to annual increases in an amount of 5%. Prior to the first July 1st following the initial Additional Public Benefit payment and each July 1st thereafter during the term of the Agreement, OWNER shall pay to COUNTY an amount equal to the Additional Public Benefit plus the 5% annual increase.

4.4 Taxes. Nothing herein shall be construed to relieve OWNER from paying and remitting all applicable federal, state and local taxes applicable to the Project, including but not limited to, income taxes, property taxes, local sales and use taxes, and any taxes imposed on cannabis activities and cannabis products pursuant to the Medicinal and Adult-Use Cannabis Regulation and Safety Act.

4.5 Assessments. Nothing herein shall be construed to relieve the Property from assessments levied against it by the County pursuant to any statutory procedure for the assessment of property to pay for infrastructure and/or services which benefit the Property.

4.6 New Taxes. Any subsequently enacted County taxes, including but not limited to any taxes on commercial cannabis activities, shall apply to the Project. In the event that County taxes are enacted specifically for commercial cannabis activities and cannabis products, the parties agree that this Agreement may be modified in accordance with Section 2.5 to reduce the OWNER's total public benefit payment (the sum total of the Base Rate plus the Additional Public Benefit) by an amount equal to the amount of the tax imposed on the OWNER for commercial cannabis activities and cannabis products. The parties acknowledge that the intent of being able to modify the Agreement in the event County taxes are enacted on the commercial cannabis activities and cannabis products is to enable the authority to adjust the total public benefit amount due and payable under this Agreement by the OWNER.

4.7 Vote on Future Assessments and Fees. In the event that any assessment, fee or charge which is applicable to the Property is subject to Article XIID of the California Constitution and OWNER does not return its ballot, OWNER agrees, on behalf of itself and its successors that the County may count OWNER's ballot as affirmatively voting in favor of such assessment, fee or charge.

5. FINANCING OF PUBLIC IMPROVEMENTS. If deemed appropriate, COUNTY and OWNER will cooperate in the formation of any special assessment district, community facilities district or alternate financing mechanism to pay for the construction and/or maintenance and operation of public infrastructure facilities required as part of the Development Plan. OWNER also agrees that it will not initiate and/or cooperate in the formation of any such special assessment district, community facilities district or alternate financing mechanism involving any other public agency without the prior written consent of the COUNTY.

Should the Property be included within such a special assessment district, community

facilities district or other financing entity, the following provisions shall be applicable:

(a) In the event OWNER conveys any portion of the Property and/or public facilities constructed on any portion of the Property to COUNTY or any other public entity and said Property is subject to payment of taxes and/or assessments, such taxes and/or assessments shall be paid in full by OWNER prior to completion of any such conveyance.

(b) If OWNER is in default in the payment of any taxes and/or assessments, OWNER shall be considered to be in default of this Agreement and COUNTY may, in its sole discretion, initiate proceedings pursuant to Section 8.4 of this Agreement.

Notwithstanding the foregoing, it is acknowledged and agreed by the parties that nothing contained in this Agreement shall be construed as requiring COUNTY or the COUNTY Board of Supervisors to form any such district or to issue and sell bonds.

6. REVIEW FOR COMPLIANCE.

6.1 Annual Review. The TLMA Director, in consultation with the County Executive Officer and County Counsel, shall review this Agreement annually, on or before the Effective Date, in order to ascertain the good faith compliance by OWNER with the terms of the Agreement. In order to facilitate this review, OWNER shall submit an annual monitoring report, in a form specified by the TLMA Director providing all information necessary to evaluate such good faith compliance as determined by the TLMA Director. OWNER shall pay the annual review and administration fee set forth in Ordinance No. 671 prior to submission of each annual monitoring report. Prior to the issuance of any grading permit or building permit for any part of the Project, OWNER shall prepay a fee deposit and administration fee as set forth in Ordinance No. 671 (the "Monitoring Fee Prepayment"). The Monitoring Fee Prepayment shall be retained by the COUNTY until termination of this Agreement, may be used by the COUNTY at any time if there is a failure to pay any part of the annual monitoring and administration fees required under

Ordinance No. 671, and shall be promptly replenished by OWNER up to the original required amount after notice by COUNTY to OWNER. Failure by OWNER to submit an annual monitoring report, on or before the Effective Date of each year in the form specified by the TLMA Director, to pay any part of the annual monitoring and administration fee required under Ordinance No. 671, to make the Monitoring Fee Prepayment or to replenish the Monitoring Fee Prepayment shall constitute a default by OWNER under this Agreement.

6.2 Special Review. The Board of Supervisors may order a special review of compliance with this Agreement at any time. The TLMA Director, in consultation with the County Executive Officer and County Counsel, shall conduct such special reviews.

6.3 Property Inspection. In accordance with applicable regulations set forth in the Medicinal and Adult Use Cannabis Regulation and Safety Act and upon twenty-four (24) hour written notice, OWNER shall allow COUNTY representatives access to the Property and all buildings and structures located on the Property to determine compliance with CUP No. 190018 and this Agreement.

6.4 Records Inspection. Upon written request by the COUNTY, OWNER shall provide records to the COUNTY demonstrating compliance with this Agreement, CUP No. 190018 and consistency with the Request for Proposal Responses associated with CAN XXX including, but not limited to, ownership of Property, local hiring and local ownership programs.

6.5 Procedure.

(a) During either an annual review or a special review, OWNER shall be required to demonstrate good faith compliance with the terms of the Agreement. The burden of proof on this issue shall be on OWNER.

(b) Upon completion of an annual review or a special review, the TLMA Director shall submit a report to the Board of Supervisors setting forth the evidence

concerning good faith compliance by OWNER with the terms of this Agreement and his recommended finding on that issue.

(c) If the Board finds on the basis of substantial evidence that OWNER has complied in good faith with the terms and conditions of this Agreement, the review shall be concluded.

(d) If the Board makes a preliminary finding that OWNER has not complied in good faith with the terms and conditions of this Agreement, the Board may modify or terminate this Agreement as provided in Section 6.4 and Section 6.5. Notice of default as provided under Section 8.4 of this Agreement shall be given to OWNER prior to or concurrent with, proceedings under Section 6.4 and Section 6.5.

6.6 Proceedings Upon Modification or Termination. If, upon a preliminary finding under Section 6.3, COUNTY determines to proceed with modification or termination of this Agreement, COUNTY shall give written notice to OWNER of its intention so to do. The notice shall be given at least ten calendar days prior to the scheduled hearing and shall contain:

(a) The time and place of the hearing;

(b) A statement as to whether or not COUNTY proposes to terminate or to modify the Agreement; and,

(c) Such other information as is reasonably necessary to inform OWNER of the nature of the proceeding.

6.7 Hearing on Modification or Termination. At the time and place set for the hearing on modification or termination, OWNER shall be given an opportunity to be heard and shall be entitled to present written and oral evidence. OWNER shall be required to demonstrate good faith compliance with the terms and conditions of this Agreement. The burden of proof on this issue

shall be on OWNER. If the Board of Supervisors finds, based upon substantial evidence, that OWNER has not complied in good faith with the terms or conditions of the Agreement, the Board may terminate this Agreement or modify this Agreement and impose such conditions as are reasonably necessary to protect the interests of the County. The decision of the Board of Supervisors shall be final, subject only to judicial review pursuant to Section 1094.5 of the Code of Civil Procedure.

6.8 Certificate of Agreement Compliance. If, at the conclusion of an annual or special review, OWNER is found to be in compliance with this Agreement, COUNTY shall, upon request by OWNER, issue a Certificate of Agreement Compliance (“Certificate”) to OWNER stating that after the most recent annual or special review and based upon the information known or made known to the TLMA Director and Board of Supervisors that (1) this Agreement remains in effect and (2) OWNER is not in default. The Certificate shall be in recordable form, shall contain information necessary to communicate constructive record notice of the finding of compliance, shall state whether the Certificate is issued after an annual or a special review and shall state the anticipated date of commencement of the next annual review. OWNER may record the Certificate with the County Recorder. Whether or not the Certificate is relied upon by transferees or OWNER, COUNTY shall not be bound by a Certificate if a default existed at the time of the Periodic or Special Review, but was concealed from or otherwise not known to the TLMA Director or Board of Supervisors.

7. INCORPORATION AND ANNEXATION.

7.1 Intent. If all or any portion of the Property is annexed to or otherwise becomes a part of a city or another county, it is the intent of the parties that this Agreement shall survive and be binding upon such other jurisdiction.

7.2 Incorporation. If at any time during the term of this Agreement, a city is incorporated comprising all or any portion of the Property, the validity and effect of this Agreement shall be governed by Section 65865.3 of the Government Code.

7.3 Annexation. OWNER and COUNTY shall oppose, in accordance with the procedures provided by law, the annexation to any city of all or any portion of the Property unless both OWNER and COUNTY give written consent to such annexation.

8. DEFAULT AND REMEDIES.

8.1 Remedies in General. It is acknowledged by the parties that COUNTY would not have entered into this Agreement if it were to be liable in damages under this Agreement, or with respect to this Agreement or the application thereof.

In general, each of the parties hereto may pursue any remedy at law or equity available for the breach of any provision of this Agreement, except that COUNTY shall not be liable in damages to OWNER, or to any successor in interest of OWNER, or to any other person, and OWNER covenants not to sue for damages or claim any damages:

- (a) For any breach of this Agreement or for any cause of action which arises out of this Agreement; or
- (b) For the taking, impairment or restriction of any right or interest conveyed or provided under or pursuant to this Agreement; or
- (c) Arising out of or connected with any dispute, controversy or issue regarding the application, validity, interpretation or effect of the provisions of this Agreement.

Notwithstanding anything in this Article 8 to the contrary, OWNER's liability to COUNTY in connection with this Agreement shall be limited to direct damages and shall exclude any other liability, including without limitation liability for special, indirect, punitive or consequential

damages in contract, tort, warranty, strict liability or otherwise.

8.2 Specific Performance. The parties acknowledge that money damages and remedies at law generally are inadequate and specific performance and other non-monetary relief are particularly appropriate remedies for the enforcement of this Agreement and should be available to all parties for the following reasons:

(a) Money damages are unavailable against COUNTY as provided in Section 8.1 above.

(b) Due to the size, nature and scope of the project, it may not be practical or possible to restore the Property to its natural condition once implementation of this Agreement has begun. After such implementation, OWNER may be foreclosed from other choices it may have had to utilize the Property or portions thereof. OWNER has invested significant time and resources and performed extensive planning and processing of the Project in agreeing to the terms of this Agreement and will be investing even more significant time and resources in implementing the Project in reliance upon the terms of this Agreement, and it is not possible to determine the sum of money which would adequately compensate OWNER for such efforts.

8.3 General Release. Except for non-damage remedies, including the remedy of specific performance and judicial review as provided for in Section 8, OWNER, for itself, its successors and assignees, hereby releases the COUNTY, its officers, agents, employees, and independent contractors from any and all claims, demands, actions, or suits of any kind or nature whatsoever arising out of any liability, known or unknown, present or future, including, but not limited to, any claim or liability, based or asserted, pursuant to Article I, Section 19 of the California Constitution, the Fifth Amendment of the United States Constitution, or any other law or ordinance which seeks to impose any other monetary

liability or damages, whatsoever, upon the COUNTY because it entered into this Agreement or because of the terms of this Agreement. OWNER hereby waives the provisions of Section 1542 of the Civil Code which provides:

A GENERAL RELEASE DOES NOT EXTEND TO CLAIMS THAT A CREDITOR OR RELEASING PARTY DOES NOT KNOW OR SUSPECT TO EXIST IN HIS OR HER FAVOR AT THE TIME OF EXECUTING THE RELEASE AND THAT, IF KNOWN BY HIM OR HER WOULD HAVE MATERIALLY AFFECTED HIS OR HER SETTLEMENT WITH THE DEBTOR OR RELEASED PARTY.

OWNER Initials

OWNER Initials

OWNER Initials

8.4 Termination or Modification of Agreement for Default of OWNER. Subject to the provisions contained in Subsection 2.5 herein, COUNTY may terminate or modify this Agreement for any failure of OWNER to perform any material duty or obligation of OWNER under this Agreement, or to comply in good faith with the terms of this Agreement (hereinafter referred to as “default”); provided, however, COUNTY may terminate or modify this Agreement pursuant to this Section only after providing written notice to OWNER of default setting forth the nature of the default and the actions, if any, required by OWNER to cure such default and, where the default can be cured, OWNER has failed to take such actions and cure such default within 60 days after the effective date of such notice or, in the event that such default cannot be cured within such 60 day period but can be cured within a longer time, has failed to commence the actions necessary to cure such default within such 60 day period and to diligently proceed to complete such actions and cure such default.

8.5 Termination of Agreement for Default of COUNTY. OWNER may terminate this

Agreement only in the event of a default by COUNTY in the performance of a material term of this Agreement and only after providing written notice to COUNTY of default setting forth the nature of the default and the actions, if any, required by COUNTY to cure such default and, where the default can be cured, COUNTY has failed to take such actions and cure such default within 60 days after the effective date of such notice or, in the event that such default cannot be cured within such 60 day period but can be cured within a longer time, has failed to commence the actions necessary to cure such default within such 60 day period and to diligently proceed to complete such actions and cure such default.

8.6 Attorneys' Fees. In any action at law or in equity to enforce or interpret this Agreement, or otherwise arising out of this Agreement, including without limitation any action for declaratory relief or petition for writ of mandate, the parties shall bear their own attorneys' fees.

9. THIRD PARTY LITIGATION.

9.1 General Plan Litigation. COUNTY has determined that this Agreement is consistent with its General Plan, and that the General Plan meets all requirements of law. OWNER has reviewed the General Plan and concurs with COUNTY's determination. The parties acknowledge that:

- (a) Litigation may be filed challenging the legality, validity and adequacy of the General Plan; and,
- (b) If successful, such challenges could delay or prevent the performance of this Agreement and the development of the Property.

COUNTY shall have no liability in damages under this Agreement for any failure of COUNTY to perform under this Agreement or the inability of OWNER to develop the Property as contemplated by the Development Plan of this Agreement as the result of a judicial determination that on the Effective Date, or at any time thereafter, the General Plan, or portions thereof, are

invalid or inadequate or not in compliance with law.

9.2 Third Party Litigation Concerning Agreement. OWNER shall defend, at its expense, including attorneys' fees, indemnify, and hold harmless COUNTY, its officers, agents, employees and independent contractors from any claim, action or proceeding against COUNTY, its officers, agents, employees or independent contractors to attack, set aside, void, or annul the approval of this Agreement or the approval of any permit granted pursuant to this Agreement. COUNTY shall promptly notify OWNER of any such claim, action or proceeding, and COUNTY shall cooperate in the defense. If COUNTY fails to promptly notify OWNER of any such claim, action or proceeding, or if COUNTY fails to cooperate in the defense, OWNER shall not thereafter be responsible to defend, indemnify, or hold harmless COUNTY. COUNTY may in its discretion participate in the defense of any such claim, action or proceeding.

9.3 Indemnity. In addition to the provisions of 9.2 above, OWNER shall indemnify and hold COUNTY, its officers, agents, employees and independent contractors free and harmless from any liability whatsoever, based or asserted upon any act or omission of OWNER, its officers, agents, employees, subcontractors and independent contractors, for property damage, bodily injury, or death (OWNER's employees included) or any other element of damage of any kind or nature, relating to or in any way connected with or arising from the activities contemplated hereunder, including, but not limited to, the study, design, engineering, construction, completion, failure and conveyance of the public improvements, save and except claims for damages arising through the sole active negligence or sole willful misconduct of COUNTY. OWNER shall defend, at its expense, including attorneys' fees, COUNTY, its officers, agents, employees and independent contractors in any legal action based upon such alleged acts or omissions. COUNTY may in its discretion participate in the defense of any such legal action.

9.4 Environment Assurances. OWNER shall indemnify and hold COUNTY, its

officers, agents, employees and independent contractors free and harmless from any liability, based or asserted, upon any act or omission of OWNER, its officers, agents, employees, subcontractors, predecessors in interest, successors, assigns and independent contractors for any violation of any federal, state or local law, ordinance or regulation relating to industrial hygiene or to environmental conditions on, under or about the Property, including, but not limited to, soil and groundwater conditions, and OWNER shall defend, at its expense, including attorneys' fees, COUNTY, its officers, agents, employees and independent contractors in any action based or asserted upon any such alleged act or omission. COUNTY may in its discretion participate in the defense of any such action.

9.5 Reservation of Rights. With respect to Sections 9.2, 9.3 and 9.4 herein, COUNTY reserves the right to either (1) approve the attorney(s) which OWNER selects, hires or otherwise engages to defend COUNTY hereunder, which approval shall not be unreasonably withheld, or (2) conduct its own defense, provided, however, that OWNER shall reimburse COUNTY forthwith for any and all reasonable expenses incurred for such defense, including attorneys' fees, upon billing and accounting therefor.

9.6 Survival. The provisions of Sections 8.1 through 8.3, inclusive, Section 8.6 and Sections 9.1 through 9.6, inclusive, shall survive the termination of this Agreement.

10. MORTGAGEE PROTECTION.

The parties hereto agree that this Agreement shall not prevent or limit OWNER, in any manner, at OWNER's sole discretion, from encumbering the Property or any portion thereof or any improvement thereon by any mortgage, deed of trust or other security device securing financing with respect to the Property. COUNTY acknowledges that the lenders providing such financing may require certain Agreement interpretations and modifications and agrees upon request, from time to time, to meet with OWNER and representatives of such lenders to negotiate

in good faith any such request for interpretation or modification. COUNTY will not unreasonably withhold its consent to any such requested interpretation or modification provided such interpretation or modification is consistent with the intent and purposes of this Agreement. Any Mortgagee of the Property shall be entitled to the following rights and privileges:

(a) Neither entering into this Agreement nor a breach of this Agreement shall defeat, render invalid, diminish or impair the lien of any mortgage on the Property made in good faith and for value, unless otherwise required by law.

(b) The Mortgagee of any mortgage or deed of trust encumbering the Property, or any part thereof, which Mortgagee, has submitted a request in writing to the COUNTY in the manner specified herein for giving notices, shall be entitled to receive written notification from COUNTY of any default by OWNER in the performance of OWNER's obligations under this Agreement.

(c) If COUNTY timely receives a request from a Mortgagee requesting a copy of any notice of default given to OWNER under the terms of this Agreement, COUNTY shall provide a copy of that notice to the Mortgagee within ten (10) days of sending the notice of default to OWNER. The Mortgagee shall have the right, but not the obligation, to cure the default during the remaining cure period allowed such party under this Agreement.

(d) Any Mortgagee who comes into possession of the Property, or any part thereof, pursuant to foreclosure of the mortgage or deed of trust, or deed in lieu of such foreclosure, shall take the Property, or part thereof, subject to the terms of this Agreement. No Mortgagee (including one who acquires title or possession to the Property, or any portion thereof, by foreclosure, trustee's sale, deed in lieu of foreclosure, lease termination, eviction or otherwise) shall have any obligation to construct or complete construction of improvements, or to guarantee such construction or completion; provided, however, that a Mortgagee shall not be entitled to devote the Property to solar power plant use except in full compliance with this Agreement. A Mortgagee

in possession shall not have an obligation or duty under this Agreement to perform any of OWNER's obligations or other affirmative covenants of OWNER hereunder, or to guarantee such performance; provided, however, that to the extent that any covenant to be performed by OWNER is a condition precedent to the performance of a covenant by COUNTY, the performance thereof shall continue to be a condition precedent to COUNTY's performance hereunder. All payments called for under Section 4 of this Agreement shall be a condition precedent to COUNTY's performance under this Agreement. Any transfer by any Mortgagee in possession shall be subject to the provisions of Section 2.4 of this Agreement.

11. MISCELLANEOUS PROVISIONS.

11.1 Recordation of Agreement. This Agreement and any amendment, modification, termination or cancellation thereof shall be recorded with the County Recorder by the Clerk of the Board of Supervisors within the period required by Section 65868.5 of the Government Code.

11.2 Entire Agreement. This Agreement sets forth and contains the entire understanding and agreement of the parties, and there are no oral or written representations, understandings or ancillary covenants, undertakings or agreements which are not contained or expressly referred to herein. No testimony or evidence of any such representations, understandings or covenants shall be admissible in any proceeding of any kind or nature to interpret or determine the terms or conditions of this Agreement.

11.3 Severability. If any term, provision, covenant or condition of this Agreement shall be determined invalid, void or unenforceable, the remainder of this Agreement shall not be affected thereby to the extent such remaining provisions are not rendered impractical to perform taking into consideration the purposes of this Agreement. Notwithstanding the foregoing, the provision of the Public Benefits set forth in Sections 4.2 and 4.3 of this Agreement, including the payments set forth therein, are essential elements of this Agreement and COUNTY would not have entered into

this Agreement but for such provisions, and therefore in the event such provisions are determined to be invalid, void or unenforceable, this entire Agreement shall be null and void and of no force and effect whatsoever.

11.4 Interpretation and Governing Law. This Agreement and any dispute arising hereunder shall be governed and interpreted in accordance with the laws of the State of California. This Agreement shall be construed as a whole according to its fair language and common meaning to achieve the objectives and purposes of the parties hereto, and the rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not be employed in interpreting this Agreement, all parties having been represented by counsel in the negotiation and preparation hereof.

11.5 Section Headings. All section headings and subheadings are inserted for convenience only and shall not affect any construction or interpretation of this Agreement.

11.6 Gender and Number. As used herein, the neuter gender includes the masculine and feminine, the feminine gender includes the masculine, and the masculine gender includes the feminine. As used herein, the singular of any word includes the plural.

11.7 Joint and Several Obligations. If this Agreement is signed by more than one OWNER, all obligations of such OWNERS under this Agreement shall be joint and several, and the default of any such OWNER shall be the default of all such OWNERS.

11.8 Time of Essence. Time is of the essence in the performance of the provisions of this Agreement as to which time is an element.

11.9 Waiver. Failure by a party to insist upon the strict performance of any of the provisions of this Agreement by the other party, or the failure by a party to exercise its rights upon the default of the other party; shall not constitute a waiver of such party's right to insist and demand strict compliance by the other party with the terms of this Agreement thereafter.

11.10 No Third Party Beneficiaries. Unless expressly stated herein, this Agreement is made and entered into for the sole protection and benefit of the parties and their successors and assigns. No other person shall have any right of action based upon any provision of this Agreement.

11.11 Force Majeure. Neither party shall be deemed to be in default where failure or delay in performance of any of its obligations under this Agreement is caused by floods, earthquakes, other Acts of God, fires, wars, riots or similar hostilities, strikes and other labor difficulties beyond the party's control, (including the party's employment force). If any such events shall occur, the term of this Agreement and the time for performance by either party of any of its obligations hereunder may be extended by the written agreement of the parties for the period of time that such events prevented such performance, provided that the term of this Agreement shall not be extended under any circumstances for more than five (5) years.

11.12 Mutual Covenants. The covenants contained herein are mutual covenants and also constitute conditions to the concurrent or subsequent performance by the party benefited thereby of the covenants to be performed hereunder by such benefited party.

11.13 Successors in Interest. The burdens of this Agreement shall be binding upon, and the benefits of this Agreement shall inure to, all successors in interest to the parties to this Agreement. All provisions of this Agreement shall be enforceable as equitable servitudes and constitute covenants running with the land. Each covenant to do or refrain from doing some act hereunder with regard to development of the Property: (a) is for the benefit of and is a burden upon every portion of the Property; (b) runs with the Property and each portion thereof; and, (c) is binding upon each party and each successor in interest during ownership of the Property or any portion thereof.

11.14 Counterparts. This Agreement may be executed by the parties in counterparts, which counterparts shall be construed together and have the same effect as if all of the parties had

executed the same instrument.

11.15 Jurisdiction and Venue. Any action at law or in equity arising under this Agreement or brought by a party hereto for the purpose of enforcing, construing or determining the validity of any provision of this Agreement shall be filed and tried in the Riverside Historic Courthouse of the Superior Court of the County of Riverside, State of California, and the parties hereto waive all provisions of law providing for the filing, removal or change of venue to any other court.

11.16 Project as a Private Undertaking. It is specifically understood and agreed by and between the parties hereto that the development of the Project is a private development, that neither party is acting as the agent of the other in any respect hereunder, and that each party is an independent contracting entity with respect to the terms, covenants and conditions contained in this Agreement. No partnership, joint venture or other association of any kind is formed by this Agreement. The only relationship between COUNTY and OWNER is that of a government entity regulating the development of private property and the owner of such property.

11.17 Further Actions and Instruments. Each of the parties shall cooperate with and provide reasonable assistance to the other to the extent contemplated hereunder in the performance of all obligations under this Agreement and the satisfaction of the conditions of this Agreement. Upon the request of either party at any time, the other party shall promptly execute, with acknowledgement or affidavit if reasonably required, and file or record such required instruments and writings and take any actions as may be reasonably necessary under the terms of this Agreement to carry out the intent and to fulfill the provisions of this Agreement or to evidence or consummate the transactions contemplated by this Agreement.

11.18 Eminent Domain. No provision of this Agreement shall be construed to limit or restrict the exercise by COUNTY of its power of eminent domain. As used herein, "Material Condemnation" means a condemnation of all or a portion of the Property that will have the effect

of preventing development of the Project in accordance with this Agreement. In the event of a Material Condemnation, OWNER may (i) request the COUNTY to amend this Agreement and/or to amend the Development Plan, which amendment shall not be unreasonably withheld, (ii) decide, in its sole discretion, to challenge the condemnation, or (iii) request that COUNTY agree to terminate this Agreement by mutual agreement, which agreement shall not be unreasonably withheld, by giving a written request for termination to the COUNTY.

11.19 Agent for Service of Process. In the event OWNER is not a resident of the State of California or it is an association, partnership or joint venture without a member, partner or joint venturer resident of the State of California, or it is a foreign corporation, then in any such event, OWNER shall file with the TLMA Director, upon its execution of this Agreement, a designation of a natural person residing in the State of California, giving his or her name, residence and business addresses, as its agent for the purpose of service of process in any court action arising out of or based upon this Agreement, and the delivery to such agent of a copy of any process in any such action shall constitute valid service upon OWNER. If for any reason service of such process upon such agent is not feasible, then in such event OWNER may be personally served with such process out of this County and such service shall constitute valid service upon OWNER. OWNER is amenable to the process so served, submits to the jurisdiction of the Court so obtained and waives any and all objections and protests thereto. OWNER for itself, assigns and successors hereby waives the provisions of the Hague Convention (Convention on the Service Abroad of Judicial and Extra Judicial Documents in Civil or Commercial Matters, 20 U .S.T. 361, T.I.A.S. No. 6638).

11.20 Designation of COUNTY Officials. Except for functions to be performed by the Board of Supervisors, COUNTY may, at any time and in its sole discretion, substitute any COUNTY official to perform any function identified in this Agreement as the designated responsibility of any other official. COUNTY shall provide notice of such substitution pursuant to

Section 2.7; provided, however, the failure to give such notice shall not affect the authority of the substitute official in any way.

11.21 Authority to Execute. The person executing this Agreement on behalf of OWNER warrants and represents that he has the authority to execute this Agreement on behalf of his corporation, partnership or business entity and warrants and represents that he has the authority to bind OWNER to the performance of its obligations hereunder.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the day and year set forth below.

COUNTY OF RIVERSIDE, a political subdivision of the State of California

Dated: _____

By _____
[Insert Chairman's Name]
Chairman, Board of Supervisors

ATTEST:

KECIA HARPER
Clerk of the Board

By _____
Deputy
(SEAL)

OWNER:

Dated:_____ By:_____

Title:_____

Dated:_____ By:_____

Title:_____

(ALL SIGNATURES SHALL BE ACKNOWLEDGED BEFORE A NOTARY PUBLIC.
EXECUTION ON BEHALF OF ANY CORPORATION SHALL BE BY TWO
CORPORATE OFFICERS.)

EXHIBIT "A"

Development Agreement No. 1900011

LEGAL DESCRIPTION OF PROPERTY

(This exhibit will consist of the legal description of the subject property, as described on a provided current (no more than 30 days old) Title Report)

EXHIBIT "B"

Development Agreement No. 1900011

MAP OF PROPERTY AND ITS LOCATION

*(This Exhibit will indicate the property's legal (metes and bounds, if required) boundary
and its location)*

EXHIBIT "C"

Development Agreement No. 1900011

EXISTING DEVELOPMENT APPROVALS

(This exhibit will list all existing Development Approvals of the subject property)

SPECIFIC PLAN

ZONING

LAND DIVISIONS

OTHER DEVELOPMENT APPROVALS

The development approvals listed above include the approved maps and all conditions of approval.

COPIES OF THE EXISTING DEVELOPMENT APPROVALS LISTED ABOVE ARE ON FILE IN THE RIVERSIDE COUNTY PLANNING DEPARTMENT AND ARE INCORPORATED HEREIN BY REFERENCE.

EXHIBIT "D"

Development Agreement No. 1900011

EXISTING LAND USE REGULATIONS

1. Riverside County Comprehensive General Plan as amended through Resolution No. 2019-050
2. Ordinance No. 348 as amended through Ordinance No. 348.4913
3. Ordinance No. 448 as amended through Ordinance No. 448.A
4. Ordinance No. 457 as amended through Ordinance No. 457.105
5. Ordinance No. 458 as amended through Ordinance No. 458.16
6. Ordinance No. 460 as amended through Ordinance No. 460.154
7. Ordinance No. 461 as amended through Ordinance No. 461.10
8. Ordinance No. 509 as amended through Ordinance No. 509.2
9. Ordinance No. 547 as amended through Ordinance No. 547.7
10. Ordinance No. 555 as amended through Ordinance No. 555.20
11. Ordinance No. 617 as amended through Ordinance No. 617.4
12. Ordinance No. 650 as amended through Ordinance No. 650.6
13. Ordinance No. 659 as amended through Ordinance No. 659.13
14. Ordinance No. 663 as amended through Ordinance No. 663.10
15. Ordinance No. 671 as amended through Ordinance No. 671.21
16. Ordinance No. 673 as amended through Ordinance No. 673.4
17. Ordinance No. 679 as amended through Ordinance No. 679.4
18. Ordinance No. 682 as amended through Ordinance No. 682.4
19. Ordinance No. 726 as amended through Ordinance No. 726
20. Ordinance No. 743 as amended through Ordinance No. 743.3

21. Ordinance No. 748 as amended through Ordinance No. 748.1
22. Ordinance No. 749 as amended through Ordinance No. 749.1
23. Ordinance No. 752 as amended through Ordinance No. 752.2
24. Ordinance No. 754 as amended through Ordinance No. 754.3
25. Ordinance No. 787 as amended through Ordinance No. 787.9
26. Ordinance No. 806 as amended through Ordinance No. 806
27. Ordinance No. 810 as amended through Ordinance No. 810.2
28. Ordinance No. 817 as amended through Ordinance No. 817.1
29. Ordinance No. 824 as amended through Ordinance No. 824.15
30. Ordinance No. 847 as amended through Ordinance No. 847.1
31. Ordinance No. 859 as amended through Ordinance No. 859.3
32. Ordinance No. 875 as amended through Ordinance No. 875.1
33. Ordinance No. 915 as amended through Ordinance No. 915
34. Ordinance No. 925 as amended through Ordinance No. 925.1
35. Ordinance No. 926 as amended through Ordinance No. 926
36. Ordinance No. 927 as amended through Ordinance No. 927
37. Ordinance No. 931 as amended through Ordinance No. 931
38. Resolution No. 2019-037 Establishing Procedures and Requirements of
the County of Riverside for the Consideration of Development
Agreements (Commercial Cannabis Activities)
39. Board of Supervisors Policy No. B-9 Commercial Cannabis Activities

COPIES OF THE EXISTING LAND USE REGULATIONS LISTED ABOVE ARE ON
FILE IN THE RIVERSIDE COUNTY PLANNING DEPARTMENT AND ARE
INCORPORATED HEREIN BY REFERENCE.

EXHIBIT "E"

Development Agreement No. 1900011

COMMERCIAL CANNABIS ACTIVITY SITE PLAN & DESCRIPTION

As shown on the attached site plan, CUP No. 190018 permits a storefront cannabis business within a 2,500 square foot building.

EXHIBIT "F"

Development Agreement No. 1900011

APPLICABLE PUBLIC BASE BENEFITS PAYMENTS

The Cannabis Retailer operating at the Property pursuant to CUP No. 190018 includes a building totaling 2,500 square feet as shown on Exhibit "G". In accordance with Board Policy B-9, the base public benefit is \$16.00 per square foot. Therefore, the public base benefit payment will be \$40,000 and will increase annually at a rate of 2%.

EXHIBIT "G"

Development Agreement No. 1900011

CANNABIS AREA CALCULATION EXHIBIT

The Cannabis Area calculation includes the 2,500 square foot building that will be used for the Cannabis Retailer operations as shown in this Exhibit "G".

EXHIBIT "H"

Development Agreement No. 1900011

COMMERCIAL CANNABIS ACTIVITY PUBLIC BENEFIT

The additional annual public benefit provided by the OWNER shall be \$50,000 with an annual increase of 5%. The COUNTY will utilize the additional annual public benefit within the surrounding community for additional public benefits, including, but not limited to, code enforcement, public safety services, infrastructure improvements, community enhancement programs and other similar public benefits as solely determined by the COUNTY's Board of Supervisors. Additionally, consistent with CAN 190039, OWNER will participate in community events, career opportunity events, as well as educational and wellness seminars within the surrounding community.



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

Juan C. Perez
Agency Director



11/09/20, 3:33 pm

CUP190018

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for CUP190018. 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 - Hold Harmless

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees ("COUNTY") from the following:

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the project or its associated environmental documentation; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the project, including, but not limited to, decisions made in response to California Public Records Act requests; and

(a) and (b) above are hereinafter collectively referred to as "LITIGATION."

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

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 1 AND - Hold Harmless (cont.)

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. 2 AND - Preamble

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plan CUP190018 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. 3 AND - Project Description & Operational Limits

Conditional Use Permit No. 190018 ("CUP190018") proposes to construct a 2,500 square foot building as a storefront for a retail cannabis business with office space for cannabis related business and associated site work ("Project").

Development Agreement No. 1900011 ("DA1900011") will impose a lifespan of 10 years on the proposed cannabis project, will grant the applicant vesting rights to develop the Project in accordance with the terms established through CUP190018 and this development agreement, and provide community benefit to the Highgrove Area.

The project is located north of Via Santiago, east of Ridgeview Terrace, south of Frontage Rd, and west of Via Josefa.

Advisory Notification. 4 AND - Design Guidelines

Compliance with applicable Design Guidelines:

1. 2nd District Design Guidelines

Advisory Notification. 5 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT(S)

Exhibit A (Site Plan), dated April 6, 2020.

Exhibit B (Elevations), dated April 6, 2020.

Exhibit C (Floor Plans), dated April 6, 2020.

Exhibit G (Conceptual Grading Plan), dated April 6, 2020.

Exhibit L (Conceptual Landscaping and Irrigation Plans), dated April 6, 2020.

Exhibit S (Sign Plan), dated April 6, 2020.

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 6 AND - Federal, State & Local Regulation Compliance (cont.)

Advisory Notification. 6 AND - Federal, State & Local Regulation Compliance

1. Compliance with applicable Federal Regulations, including, but not limited to:
 - National Pollutant Discharge Elimination System (NPDES)
 - Clean Water Act
 - Migratory Bird Treaty Act (MBTA)

2. Compliance with applicable State Regulations, including, but not limited to:
 - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
 - Government Code Section 66020 (90 Days to Protest)
 - Government Code Section 66499.37 (Hold Harmless)
 - State Subdivision Map Act
 - Native American Cultural Resources, and Human Remains (Inadvertent Find)
 - School District Impact Compliance

3. Compliance with applicable County Regulations, including, but not limited to:
 - Ord. No. 348 (Land Use Planning and Zoning Regulations)
 - Ord. No. 413 (Regulating Vehicle Parking)
 - Ord. No. 457 (Building Requirements)
 - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)
 - Ord. No. 484 (Control of Blowing Sand)
 - 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. 925 (Prohibiting Marijuana Cultivating)
 - 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)

E Health

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 15

General - N. Security - Part 2 (cont.)

9. Security personnel must be licensed by the State of California Bureau of Security and Investigative Services.

10. A Commercial Cannabis Activity shall have the capability to remain secure during a power outage and all access doors shall not be solely controlled by an electronic access panel to ensure locks are not released during a power outage.

11. A Commercial Cannabis Activity shall cooperate with the County and, upon reasonable notice to the Commercial Cannabis Activity, allow the County to inspect or audit the effectiveness of the security plan for the Commercial Cannabis Activity.

12. The permittee for a Commercial Cannabis Activity shall notify the Riverside County Sheriff's Department immediately after discovering any of the following:

- a. Significant discrepancies identified during inventory.
- b. Diversion, theft, loss, or any criminal activity involving the Commercial Cannabis Activity or any agent or employee of the Commercial Cannabis Activity.
- c. The loss or unauthorized alteration of records related to Cannabis, registering qualifying patients, primary caregivers, or employees or agents of the Commercial Cannabis Activity.
- d. Any other breach of security.

13. Firearms shall not be permitted at a Commercial Cannabis Activity by an owner, manager, employee, volunteer or vendor other than those individuals authorized as a State Licensed Security Personnel.

14. Cannabis or Cannabis Products shall not be stored outside at any time.

Planning. 16

General - O. Permit and License Posting

The permittee shall post or cause to be posted at the Commercial Cannabis Activity all required County and State permits and licenses to operate. Such posting shall be in a central location, visible to the patrons, and in all vehicles that deliver or transport Cannabis.

Planning. 17

General - P. Signage

Signage for a Commercial Cannabis Activity shall comply with the following:

1. In addition to the requirements set forth in this section and California Business and Professions Code section 26152 as may be amended, business identification signage for a Commercial Cannabis Activity shall comply with Section 19.4 of this ordinance.

2. No Commercial Cannabis Activity shall advertise by having a person or device holding a sign or an air dancer sign advertising the activity to passersby, whether such person, device or air dancer is on the lot of

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 17

General - P. Signage (cont.)

the Commercial Cannabis Activity or elsewhere including, but not limited to, the public right-of-way.

3. No Commercial Cannabis Activity shall publish or distribute advertising or marketing that is attractive to children.

4. No Commercial Cannabis shall advertise or market Cannabis or Cannabis Products on motor vehicles.

5. Except for advertising signs inside a licensed Premises and provided that such advertising signs do not advertise or market Cannabis or Cannabis Products in a manner intended to encourage persons under 21 years of age to consume Cannabis or Cannabis Products, no Commercial Cannabis Activity shall advertise or market Cannabis or Cannabis Products on an advertising sign within 1,000 feet of a Child Day Care Center, a K-12 school, a public park or a Youth Center.

6. No signs placed on the lot of a Commercial Cannabis Activity shall obstruct any entrance or exit to the building or any window.

7. Each entrance to a Commercial Cannabis Activity shall be visibly posted with a clear and legible notice indicating that smoking, ingesting, or otherwise consuming Cannabis on the lot of the Commercial Cannabis Activity is prohibited.

8. Signage shall not be directly illuminated, internally or externally.

9. No banners, flags, billboards, or other prohibited signs may be used at any time.

Planning. 18

General - Q. Records

1. Each owner and permittee of a Commercial Cannabis Activity shall maintain clear and adequate records and documentation demonstrating that all Cannabis or Cannabis Products have been obtained from and are provided to other permitted and licensed Cannabis operations. The County shall have the right to examine, monitor, and audit such records and documentation, which shall be made available to the County upon written request.

2. Each owner and permittee of a Commercial Cannabis Activity shall maintain a current register of the names and contact information, including name, address, and telephone number, of anyone owning or holding an ownership interest in the Commercial Cannabis Activity, and of all the officers, managers, employees, agents and volunteers currently employed or otherwise engaged by the Commercial Cannabis Activity. The County shall have the right to examine, monitor, and audit such records and documentation, which shall be made available to the County upon request.

3. All Commercial Cannabis Activities shall maintain an inventory control and reporting system that accurately documents the present location, amounts, and descriptions of all Cannabis and Cannabis Products for all stages of the growing and production or manufacturing, laboratory testing and distribution processes until purchase by or distribution to a qualified patient, primary caregiver for medical purpose or an adult 21 years of age or older who qualifies to purchase adult-use Cannabis.

ADVISORY NOTIFICATION DOCUMENT

Planning-All

Planning-All. 7 Cannabis Retail Operations - 2 (cont.)

Planning-All. 7 Cannabis Retail Operations - 2

Cannabis Retailers may include the sale of Medical Cannabis, requiring an M-License from the State. Cannabis Retailers selling only Medical Cannabis shall verify consumers who enter the Premises are at least 18 years of age and that they hold a valid Physician’s Recommendation.

Planning-All. 8 Cannabis Retail Operations - 3

Cannabis Retailers may include the sale of Adult Use Cannabis, requiring an A-license from the State. Cannabis Retailers selling only Adult Use Cannabis shall verify that consumers who enter the Premises are at least 21 years of age.

Planning-All. 9 Cannabis Retail Operations - 4

A Cannabis Retailers may include the sale of both Medical and Adult use Cannabis requiring both an A-License and an M-License from the State. All Cannabis Retailers selling both Medical and Adult Use Cannabis shall verify that consumers who enter the premises are at least 18 years of age and that they hold a valid Physician’s Recommendation or are at least 21 years of age.

Planning-All. 10 Cannabis Retail Operations - 5

Display areas shall include the smallest amount of Cannabis and Cannabis Products reasonably anticipated to meet sales during operating hours.

Planning-All. 11 Cannabis Retail Operations - 6

Cannabis and Cannabis Products not in the display area shall be maintained in a locked secure area.

Planning-All. 12 Cannabis Retail Operations - 7

Not more than 10% of the Cannabis Retailer floor area, up to a maximum of 50 square feet, shall be used for the sale of incidental goods such as, but not limited to, clothing, posters, or non-cannabis goods.

Planning-All. 13 Cannabis Retail Operations - 8

Restroom facilities shall be locked and under the control of the Cannabis Retailer.

Planning-All. 14 Cannabis Retail Operations - 9

Cannabis Retailers shall ensure that all Cannabis and Cannabis Products held for sale by the Cannabis Retailer are cultivated, manufactured, transported, distributed, and tested by California licensed and permitted facilities that are in full conformance with State and local laws and regulations.

Transportation

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 1 Trans General Conditions (cont.)

Transportation. 1 Trans General Conditions

General Conditions

1. With respect to the conditions of approval for the referenced tentative exhibit, it is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. The County of Riverside applicable ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

2. 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. 1 015 - 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:

ADVISORY NOTIFICATION DOCUMENT

Waste Resources

Waste Resources. 1 015 - Custom (cont.)

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 of the project.
- The use of mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries is recommended. Recycle green waste through either onsite composting of grass, i.e., leaving the grass clippings on the lawn, or sending separated green waste to a composting facility.

Plan: CUP190018

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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.

Planning-PAL

060 - Planning-PAL. 1 PRIMP Not Satisfied

This site is mapped in the County's General Plan as having a High potential for paleontological resources (fossils). Proposed project site grading/earthmoving activities could potentially impact this resource. HENCE:

PRIOR TO ISSUANCE OF GRADING PERMITS:

1. The applicant shall retain a qualified paleontologist approved by the County to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).
2. The project paleontologist retained shall review the approved development plan and grading plan and conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for approval prior to issuance of a Grading Permit. Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:
 1. A corresponding County Grading Permit (BGR) Number must be included in the title of the report. PRIMP reports submitted without a BGR number in the title will not be reviewed.
 2. Description of the proposed site and planned grading operations.
 3. Description of the level of monitoring required for all earth-moving activities in the project area.
 4. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
 5. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
 6. Direction for any fossil discoveries to be immediately reported to the property owner who in turn

Plan: CUP190018

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60. Prior To Grading Permit Issuance

Planning-PAL

060 - Planning-PAL. 1 PRIMP (cont.) Not Satisfied

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

060 - Transportation. 1 RCTD-MAP-WQ - Santa Ana Region - FINAL WQMP REQUII Not Satisfied

The project is located in the Santa Ana watershed. An approved Water Quality Management Plan (WQMP) is required prior to recordation of a final map or issuance of a grading permit. The project shall submit a single PDF on two CD/DVD copies, in accordance with the latest version of the WQMP manual, found at <https://rctlma.org/trans/Land-Development/WQMP>. In addition, the project proponent shall ensure that the effects of increased peak flowrate for the 1, 3, 6, 24-hour storm events for the 2, 5, and 10-year return periods from the project are mitigated. All details necessary to build BMPs per the WQMP shall be included on the grading plans.

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 NO BUILDING PERMIT W/O GRADING PERMIT Not Satisfied

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

080 - BS-Grade. 2 ROUGH GRADE APPROVAL Not Satisfied

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80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 2 ROUGH GRADE APPROVAL (cont.) Not Satisfied

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

1. Submitting a "Wet Signed" copy of the Grading Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.
2. Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.
3. Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.
4. Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage or other means of site stabilization as approved by the County Inspector prior to receiving a rough grade permit final.

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

E Health

080 - E Health. 1 Gen - Custom Not Satisfied

Water and sewer will serve letter from City of Corona Public Works dated 4/2/2020 received, indicating water and sewer is available.

Updated will serve letter received from City of Corona Public Works dated 8/24/2020, indicating sewer is 300 feet to the east and not fronting the property. This project will be allowed to utilize an OWTS pending final approval from this department.

Project will connect to City of Corona for potable water.

Applicant is proposing to replace existing septic system with a new system to serve new structure. At time of building permit issuance, a C-42 certification of existing septic system and percolation report for design of replacement system that complies with Riverside County Local Agency Management Program (LAMP) will be required. If the percolation report provided at that time indicates that lot conditions will not allow the use of an OWTS or that sewer is a practical option, connection to sewer will be required.

Fire

080 - Fire. 1 Business Plan Request Not Satisfied

Prior to building permit issuance, please provide a business plan with a complete scope of work. Indicate any storage, hazardous materials or manufacturing that may be conducted on this site. In addition, please note proposed business hours, the use of any delayed egress/ingress (limited access passages) and if open flame devices will be on site.

080 - Fire. 2 Prior to permit Not Satisfied

Final fire and life safety conditions will be addressed when the Office of the Fire Marshal reviews building plans. These conditions will be based on occupancy, use, California Building Code (CBC), California Fire Code (CFC), and related codes, which are in effect at the time of building plan submittal.

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80. Prior To Building Permit Issuance

Fire

080 - Fire. 2 Prior to permit (cont.) Not Satisfied

1. The Office of the Fire Marshal is required to set a minimum fire flow for the remodel or construction of all commercial buildings per CFC Appendix B and Table B105.1. The applicant/developer shall provide documentation to show there exists a water system capable of delivering said waterflow for 2 to 4 hour(s) duration at 20-PSI residual operating pressure. The required fire flow may be adjusted during the approval process to reflect changes in design, construction type, or automatic fire protection measures as approved by the Fire Prevention Bureau. Specific requirements for the project will be determined at time of submittal. (CFC 507.3, Appendix B)

080 - Fire. 3 Prior to permit Not Satisfied

1. The minimum number of fire hydrants required, as well as the location and spacing of fire hydrants, shall comply with the C.F.C. and NFPA 24. Fire hydrants shall be located no closer than 40 feet to a building. A fire hydrant shall be located within 50 feet of the fire department connection for buildings protected with a fire sprinkler system. The size and number of outlets required for the approved fire hydrants are (6" x 4" x 2 1/2" x 2 1/2") (CFC 507.5.1, 507.5.7, Appendix C, NFPA 24-7.2.3.)
2. Existing fire hydrants on public streets are allowed to be considered available. Existing fire hydrants on adjacent properties shall not be considered available unless fire apparatus access roads extend between properties and easements are established to prevent obstruction of such roads. (CFC 507, 501.3)

080 - Fire. 4 Prior to permit Not Satisfied

1. The Fire Department emergency vehicular access road shall be (all weather surface) capable of sustaining an imposed load of 75,000 lbs. GVW. The approved fire access road shall be in place during the time of construction. Temporary fire access roads shall be approved by the Office of the Fire Marshal. (CFC 501.4)
2. Prior to construction, all locations where structures are to be built shall have an approved Fire Department access based on street standards approved by the Office of the Fire Marshal. (CFC 501.4)
3. Fire lanes and fire apparatus access roads shall have an unobstructed width of not less than twenty-four (24) as approved by the Office of the Fire Marshal and an unobstructed vertical clearance of not less the thirteen (13) feet six (6) inches. (CFC 503.2.1)

Transportation

080 - Transportation. 1 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. 2 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

Plan: CUP190018

Parcel: 102102021

80. Prior To Building Permit Issuance

Waste Resources

080 - Waste Resources. 1 080 - Recyclables Collection and Loading Area Not Satisfied

Trash Enclosures - prior to building permit issuance

Prior to issuance of a building permit, the applicant shall submit one electronic (1) copy of a Recyclables Collection and Loading Area plot plan to the Riverside County Department of Waste Resources for review and approval. The plot plan shall conform to Design Guidelines for Recyclables Collection and Loading Areas, provided by the Department of Waste Resources, and shall show the location of and access to the collection area for recyclable materials, shall demonstrate space allocation for trash and recyclable materials and have the adequate signage indicating the location of each bin in the trash enclosure.

The project applicant is advised that clearance of the Recyclables Collection and Loading Area plot plan only satisfies the Waste Resources' conditions for Recyclables Collection and Loading Areas space allocation and other Recyclables Collection and Loading Area Guideline items. Detailed drawings of the 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. 2 080 - Waste Recycling Plan Not Satisfied

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

90. Prior to Building Final Inspection

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.

Plan: CUP190018

Parcel: 102102021

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 PRECISE GRADE APPROVAL (cont.) Not Satisfied

Fire

090 - Fire. 1 Prior to final Not Satisfied

Prior to issuance of a Certificate of Occupancy or Building Final, a "Knox Box Rapid Entry System" shall be provided. The Knox-Box shall be installed in an accessible location approved by the Fire Code Official. All exterior security emergency access gates shall be electronically operated and be provided with Knox key switches and remote actuating devices, for access by emergency personnel. (CFC 506.1)

Transportation

090 - Transportation. 1 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. 1 090 - Form D – Mandatory Commercial Recycling and Organics Recycling 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. 2 090 - 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 stamped by the Riverside County Department of Waste Resources, and as verified by the Riverside County Building and Safety Department through site inspection.

090 - Waste Resources. 3 090 - Waste Reporting Form and Receipts Not Satisfied

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



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

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. CUP190018

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: Coronita Helping Hands, LLC

Contact Person: Chad Franks E-Mail: chad@sdmr.com

Mailing Address: 24092 La Hermosa Avenue
Laguna Niguel ^{Street} CA 92677
City State ZIP

Daytime Phone No: (949) 702-1289 Fax No: ()

Engineer/Representative Name: KWC Engineers

Contact Person: Brandon Barnett E-Mail: brandon.barnett@kwcengineers.com

Mailing Address: 1880 Compton Avenue, Suite 100
Corona ^{Street} CA 92881
City State ZIP

Daytime Phone No: (951) 734-2130 x203 Fax No: (951) 734-9139

Property Owner Name: B.B.E. and W. Standard Common Direction Service Company, LLC

Contact Person: Charlie R. Webb/Rosina G. Webb E-Mail: c/o caliberdoug@yahoo.com

Mailing Address: 20390 Christo Court
Perris ^{Street} CA 92570
City State ZIP

Daytime Phone No: () Fax No: ()

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

Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

APPLICATION FOR LAND USE AND DEVELOPMENT

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the use permit type and number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

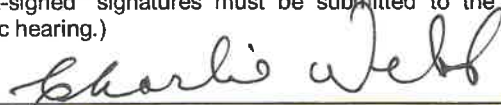
AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent, and that the information filed is true and correct to the best of my knowledge, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

(If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the use permit is ready for public hearing.)

CHARLIE WEBB

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): 102-102-021

Approximate Gross Acreage: .52 acres

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

Frontage Road, East of Terrace, West of Via Josefa.

APPLICATION FOR LAND USE AND DEVELOPMENT

PROJECT PROPOSAL:

Describe the proposed project.

Cannabis Retail Facility

Identify the applicable Ordinance No. 348 Section and Subsection reference(s) describing the proposed land use(s): Section 19.519

Number of existing lots: 1

EXISTING Buildings/Structures: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>						
No.*	Square Feet	Height	Stories	Use/Function	To be Removed	Bldg. Permit No.
1	840		1	Sales office	<input type="checkbox"/>	052993
2					<input type="checkbox"/>	
3					<input type="checkbox"/>	
4					<input type="checkbox"/>	
5					<input type="checkbox"/>	
6					<input type="checkbox"/>	
7					<input type="checkbox"/>	
8					<input type="checkbox"/>	
9					<input type="checkbox"/>	
10					<input type="checkbox"/>	

Place check in the applicable row, if building or structure is proposed to be removed.

PROPOSED Buildings/Structures: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
No.*	Square Feet	Height	Stories	Use/Function
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				

PROPOSED Outdoor Uses/Areas: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
No.*	Square Feet	Use/Function
1		
2		
3		
4		
5		

APPLICATION FOR LAND USE AND DEVELOPMENT

6		
7		
8		
9		
10		

* Match to Buildings/Structures/Outdoor Uses/Areas identified on Exhibit "A".

Check this box if additional buildings/structures exist or are proposed, and attach additional page(s) to identify them.)

Related cases filed in conjunction with this application:

Development Agreement Application

Are there previous development applications filed on the subject property: Yes No

If yes, provide Application No(s). CAN190039, PP07341S1, PP07341S2

(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: Coronita Helping Hands, LLC

Address: 24092 La Hermosa Avenue, Laguna Niguel, CA 92677

Phone number: _____

Address of site (street name and number if available, and ZIP Code): 2000 Frontage Road, Corona, CA
92882

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: 102-102-021

Specify any list pursuant to Section 65962.5 of the Government Code: _____

Regulatory Identification number: _____

Date of list: _____

Applicant:  Date 7/29/19

HAZARDOUS MATERIALS DISCLOSURE STATEMENT

Government Code Section 65850.2 requires the owner or authorized agent for any development project to disclose whether:

- 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
- The proposed project will have more than a threshold quantity of a regulated substance in a process or will contain a source or modified source of hazardous air emissions. Yes No

I (we) certify that my (our) answers are true and correct.

Owner/Authorized Agent (1)  Date 7-30-19

Owner/Authorized Agent (2) _____ Date _____

APPLICATION FOR LAND USE AND DEVELOPMENT

This completed application form, together with all of the listed requirements provided on the Land Use and Development Application Filing Instructions Handout, are required in order to file an application with the County of Riverside Planning Department.

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\Land Use and Development Condensed application.docx
Created: 04/29/2015 Revised: 08/03/2018

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. 190018 and DEVELOPMENT AGREEMENT NO. 1900011 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption) and Section 15303 (New Construction or Conversion of Small Structures) – CEQ190090 – Applicant: Coronita Helping Hands, LLC – Second Supervisorial District – West Corona Zoning Area – Temescal Canyon Area Plan: Community Development: Commercial Retail (CD-CR) (0.20 – 0.35 FAR) – Location: Northerly of Via Santiago, easterly of Ridgeview Terrace, southerly of Frontage Road, and westerly of Via Josefa – 0.52 Acres – Zoning: General Commercial (C-1/C-P) – **REQUEST:** Conditional Use Permit No. 190018 proposes to construct a 2,500 sq. ft. building as a storefront for a retail cannabis business with office space for cannabis related business. Development Agreement No. 1900011 would impose a lifespan on the proposed cannabis project and provide community benefit to the West Corona Area.

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: **NOVEMBER 18, 2020**
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET, RIVERSIDE, CA 92501

Pursuant to Executive Order N-25-20, this meeting will be conducted by teleconference and at the place of hearing, as listed above. Public access to the meeting location will be allowed, but limited to comply with the Executive Order. Information on how to participate in the hearing will be available on the Planning Department website at: <https://planning.rctlma.org/>.

For further information regarding this project please contact the Project Planner Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org, or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above-described application is exempt from the provisions of the California Environmental Quality Act (CEQA). The Planning Commission will consider the proposed application at the public hearing. The case file for the proposed project is available for review via email by contacting the project planner. Please contact the project planner regarding additional viewing methods.

Any person wishing to comment on the proposed project may submit their comments in writing by mail or email, or by phone between the date of this notice and the public hearing; or, you may appear and be heard at the time and place noted above. 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: Gabriel Villalobos
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on September 21, 2020,

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

APN (s) or case numbers 102-102-021 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

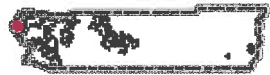
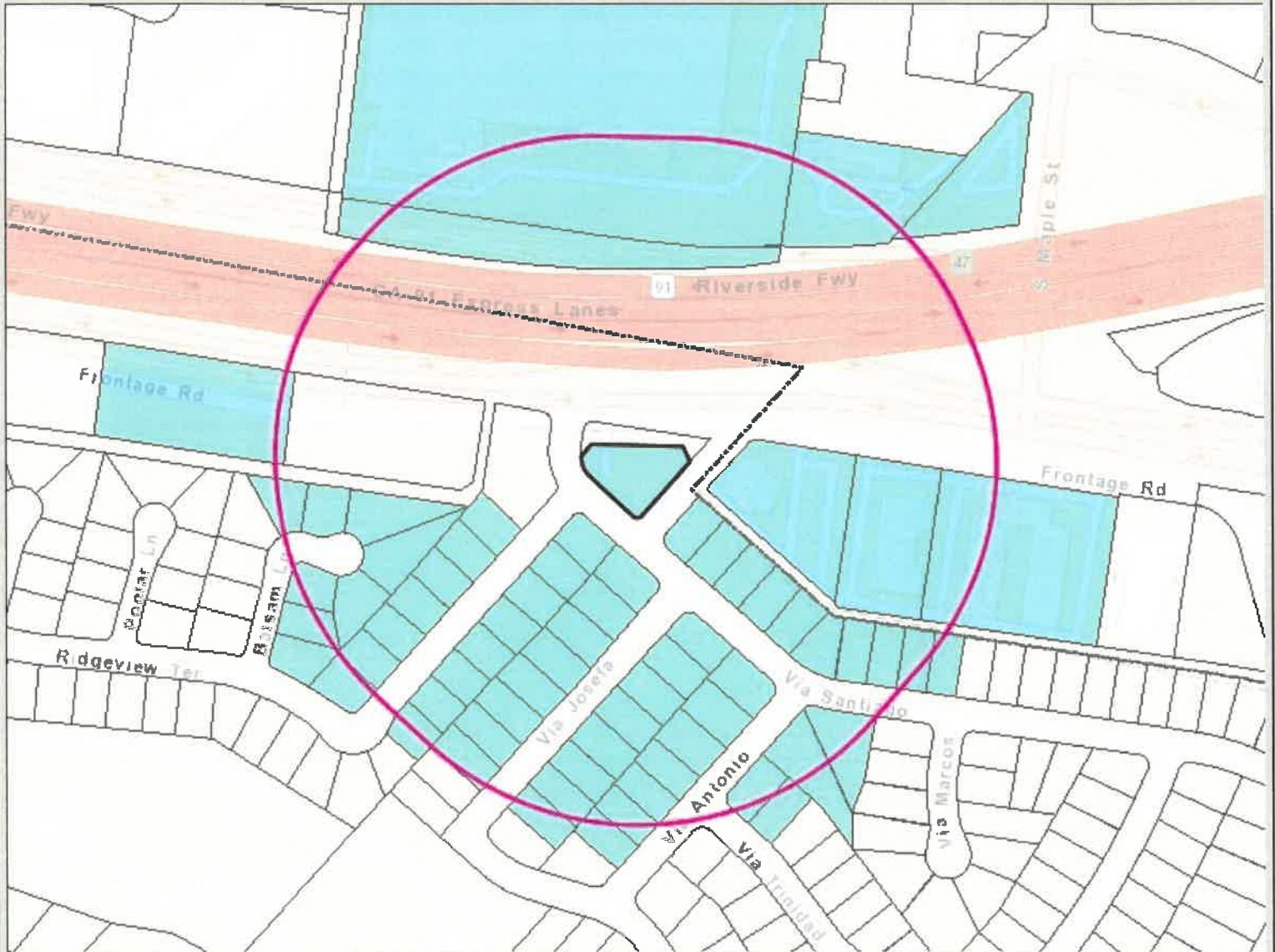
Riverside, Ca. 92502

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

Riverside County GIS Mailing Labels

CUP190018 / DA1900011

(600 feet buffer)



Legend

-  County Boundary
-  Cities
-  Parcels
-  World Street Map

Notes



0 376 752 Feet

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

REPORT PRINTED ON...9/21/2020 12:56:45 PM

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102212003
OROSCO RIGOBERTO GODINEZ & VICTORIA
420 YELLOWSTONE CIR
CORONA CA 92879

102212011
JUAN A. VARELA
722 VIA ANTONIO
CORONA CA 92882

102101007
JESSE TEASLEY
2067 RIDGEVIEW TER
CORONA CA 92882

102211004
RONALD W. HINE
740 VIA JOSEFA
CORONA CA 92882

102211010
SHIRLEY J. GILLMASTER
686 VIA JOSEFA
CORONA CA 92882

102212007
GARRY R. GAEKEL
713 VIA JOSEFA
CORONA CA 92882

102212013
JAMES H. EDWARDS
740 VIA ANTONIO
CORONA CA 92882

102215001
RICHARDO OCHOA
1983 VIA TRINIDAD
CORONA CA 92882

102101010
ROBERT ELIAS
2091 RIDGEVIEW TERR
CORONA CA 92882

102102015
KEVIN W. HARRIS
2136 N ALONA ST
SANTA ANA CA 92706

102250043
JAMES ALVAREZ
1995 VIA SANTIAGO
CORONA CA 92882

102250053
COUNTRY SUITES CORONA WEST
355 BRISTOL ST NO A
COSTA MESA CA 92620

102101006
JULIE MCINTYRE
2057 RIDGEVIEW TERR
CORONA CA 92882

102101016
REESE MELBA J
701 BALSAM LN
CORONA CA 92882

102101039
STEVE ZUNIGA
711 BALSAM LN
CORONA CA 92882

102102014
TERESA MELGOZA
2074 RIDGEVIEW TERR
CORONA CA 92882

102211006
MIGUEL V. GUERRERO
722 VIA JOSEFA
CORONA CA 92882

102211007
LUIS DELGADO
714 VIA JOSEFA
CORONA CA 92882

102211008
FELIPE M. GUTIERREZ
700 VIA JOSEFA
CORONA CA 92882

102211009
MIGUEL OREGEL
692 VIA JOSEFA
CORONA CA 92882

102250038
SATUALA SINA DUENAS
1947 VIA SANTIAGO
CORONA CA 92882

102101011
FIDEL NAVA
760 BALSAM LN
CORONA CA 92882

102101004
CARLOS JOSE CHACON
765 N MAIN ST
CORONA CA 92882

102101009
RUBEN MORENO
2081 RIDGEVIEW TERR
CORONA CA 92882

102101014
EDWARD JOSEPH HANLEY
710 BALSAM LN
CORONA CA 92882

102102013
ISIDRO FRANCO
2080 RIDGEVIEW TERR
CORONA CA 92882

102102018
EDUARDO LOZANO
4360 FLINT ST
CORONA CA 92883

102040035
DART WAREHOUSE CORP
1430 S EASTMAN AVE
COMMERCE CA 90023

102040039
UNITED RENTALS NORTHWEST INC
13727 NOEL RD NO 900
DALLAS TX 75240

102250041
RAFAEL LOPEZ
1979 VIA SANTIAGO
CORONA CA 92882

102212010
EFRAIN MERAZ
714 VIA ANTONIO
CORONA CA 92882

102212014
FRANCISCO OTONIEL RAMIREZ
752 VIA ANTONIO
CORONA CA 92882

102212015
MARTIN FLORES
756 VIA ANTONIO
CORONA CA 92882

102101008
MIRLA ADRIANA REYES
2077 RIDGEVIEW TERR
CORONA CA 92882

102101018
ALAN E. GONZALEZ
721 BALSAM LN
CORONA CA 92882

102102017
ELIZABETH L. EDMUNDS
2044 RIDGEVIEW TERR
CORONA CA 92882

102212009
ROBERTO MADRIGAL
691 VIA JOSEFA
CORONA CA 92882

102250042
RAYMOND WEIGAND
1987 VIA SANTIAGO
CORONA CA 92882

102212002
HECTOR PEREZ
1592 SAN ALAMEDA
CORONA CA 92882

102212004
JEFFREY CORONA
739 VIA JOSEFA
CORONA CA 92882

102212012
RICARDO C. VILLASENOR
734 VIA ANTONIO
CORONA CA 92882

102212016
MARTIN RANGEL
760 VIA ANTONIO
CORONA CA 92882

102215002
MANUEL PINEDA
1977 VIA TRINIDAD
CORONA CA 92882

102250040
JOSE L. RAMOS
1967 VIA SANTIAGO
CORONA CA 92882

102040036
RIVERSIDE COUNTY TRANSPORTATION
4080 LEMON ST 3RD FL
RIVERSIDE CA 92502

102211005
MARIA OLIVA LARA
734 VIA JOSEFA
CORONA CA 92882

102212008
VINCENT M. MADRIGAL
701 VIA JOSEFA
CORONA CA 92882

102250055
MIGUELS PROP
P O BOX 1224
CORONA CA 92878

102250036
JOSE EFRAIN PENA
1931 VIA SANTIAGO
CORONA CA 92882

102250039
SWH 2017 1 BORROWER
8665 E HARTFORD DR NO 200
SCOTTSDALE AZ 85255

102250045
LINDA C. ANDERSON
2011 VIA SANTIAGO
CORONA CA 92882

102270012
SCW
104 MAPLE ST
CORONA CA 92882

102102019
DAVID YU
2020 RIDGEVIEW TERR
CORONA CA 92882

102101015
NICOLE JACQUELINE DYAL
700 BALSAM LN
CORONA CA 92882

102102012
ANGELICA SANTANA
2090 RIDGEVIEW TERR
CORONA CA 92882

102102021
CORONITA HELPING HANDS
2000 FRONTAGE RD
CORONA CA 91720

102250037
JOSE MIRANDA
1939 VIA SANTIAGO
CORONA CA 92882

102250044
RODRIGO G. CONTRERAS
2001 VIA SANTIAGO
CORONA CA 92882

102250054
COUNTRY SUITES CORONA WEST LTD
355 BRISTOL ST NO A
COSTA MESA CA 92626

102101005
JOSE SANTIAGO VALDEZ
2047 RIDGEVIEW TERR
CORONA CA 92882

102101012
ARTHUR MENDOZA GARCIA
750 BALSAM LN
CORONA CA 92882

102101013
MARIO GARCIA
740 BALSAM LN
CORONA CA 92882

102101037
RIVERSIDE COUNTY TRANSPORTATION COMM
4080 LEMON ST 3RD FL
RIVERSIDE CA 92502

102102016
CANTONWINE FAMILY TRUST DATED 02/22/2019
2054 RIDGEVIEW TERR
CORONA CA 92882

102212005
RICHARD D. BOUKES
733 VIA JOSEFA
CORONA CA 92882

102212006
MARTIN JESUS REYES
723 VIA JOSEFA
CORONA CA 92882

102215005
EDGAR RAMOS
723 VIA ANTONIO
CORONA CA 92882

102215006
HELEN MARIE STOCKTON
1950 VIA SANTIAGO
CORONA CA 92882

102211003
RAFAEL MONTEJANO
746 VIA JOSEFA
CORONA CA 92882

Applicant/Owner:

Coronita Helping Hands, LLC
c/o Chad Franks
24092 La Hermosa Avenue
Laguna Niguel, CA 92677

Applicant/Owner:

Coronita Helping Hands, LLC
c/o Chad Franks
24092 La Hermosa Avenue
Laguna Niguel, CA 92677

Engineer/Rep:

KWC Engineers
c/o Brandon Barnett
1880 Compton Avenue, Suite 100
Corona, CA 92881

Engineer/Rep:

KWC Engineers
c/o Brandon Barnett
1880 Compton Avenue, Suite 100
Corona, CA 92881

Owner:

B.B.E. and W. Standard Common Direction
Service Company, LLC
c/o Charlie R. Webb
20390 Christo Court
Perris, CA 92570

Owner:

B.B.E. and W. Standard Common Direction
Service Company, LLC
c/o Charlie R. Webb
20390 Christo Court
Perris, CA 92570

Non-County Agencies:

Kirkland West
Habitat Defense Council
PO Box 7821
Laguna Niguel, Ca, 92607-7821

Richard Drury
Komalpreet Toor
Lozeau Drury, LLP
1939 Harrison Street, Suite 150
Oakland, CA 94612



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Interim TLMA Director

NOTICE OF EXEMPTION

TO: Office of Planning and Research (OPR) **FROM:** Riverside County Planning Department
P.O. Box 3044 4080 Lemon Street, 12th Floor 38686 El Cerrito Road
Sacramento, CA 95812-3044 P. O. Box 1409 Palm Desert, CA 92201
 County of Riverside County Clerk Riverside, CA 92502-1409

Project Title/Case No.: Conditional Use Permit No. 190018 (CUP190018)/Development Agreement No. 1900011 (DA1900011)

Project Location: The project is located north of Via Santiago, east of Ridgeview Terrace, south of Frontage Rd, and west of Via Josefa.

Project Description: Conditional Use Permit No. 190018 proposes to demolish the existing modular building and construct a 2,500-square-foot building as a storefront for a retail cannabis business with office space for cannabis related business and associated site work including the repaving of the parking area and the addition of landscaping ("Project"). Development Agreement No. 1900011 has a term of 10 years and grants the applicant vesting rights to develop the Project in accordance with the terms of Development Agreement No. 1900011 and Conditional Use Permit No. 190018 and will provide community benefits to the Highgrove Area.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Applicant & Address: Coronita Helping Hands, c/o Chad Franks, 24092 La Hermosa Avenue, Laguna Niguel, CA 92677

Exempt Status: (Check one)

- Ministerial (Sec. 21080(b)(1); 15268)
- Declared Emergency (Sec. 21080(b)(3); 15269(a))
- Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- Categorical Exemption (Sec. 15301(l)(3), Sec. 15303, Sec. 15061(b)(3))
- Statutory Exemption (_____)
- Other: _____

Reasons why project is exempt: This project is exempt from the California Environmental Quality Act (CEQA) review pursuant to State CEQA Guidelines Section 15301(l)(3) (Existing Facilities). This exemption specifically states " a store, motel, office, restaurant, and similar small commercial structure if designed for an occupant load of 30 persons or less. In urbanized areas, the exemption also applies to the demolition of up to three such commercial buildings on sites zoned for such use." The proposal for CUP190018 shall include the demolition of an existing 840-square foot modular structure for the development of a new, 2,500 square foot Cannabis storefront retailer. Under this categorical exemption, the demolition and replacement of the current modular structure with the new stick built building would be exempted as the project is located within an urbanized area and shall include a similar small commercial structure with an occupant load considered to be less than 30 people based off of the gross floor area of the reception retail sales area.

In addition, the project is also exempt from California Environmental Quality Act (CEQA) review pursuant to State CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures). This section specifically exempts construction and location of new, small facilities or structures, including but not limited to a store not involving the use of significant amounts of hazardous substances and not exceeding 2500 square feet in floor area. The Project includes the demolition of an existing 840-square-foot modular structure and the construction of a new, 2,500-square-foot Cannabis retail storefront not involving the use of significant amounts of hazardous substances. Therefore, the project as proposed, qualifies for the Section 15303 (New Construction or Conversion of Small Structures) exemption.

None of the exceptions pursuant to State CEQA Guidelines section 15300.2 would occur. The Project would not have a significant effect on the environment due to unusual circumstances; would not result in a cumulative impact; would not impact any historic resources; and is not located on a hazardous site or location. The proposed cannabis related use does not present any unusual circumstances since it would present similar environmental impacts compared to any other retail use that would be permitted to occupy the project site. Since all impacts of the proposed use would be similar to other uses that would occupy the space, all potential cumulative impacts of this use were also previously addressed in the prior approvals. No historic resources are known to exist on the site that could be impacted since the site is recently developed. The site is not known to be located on a hazardous site based on available data. Additionally, since the State has created various rules and regulations as they relate to cannabis waste, particularly for cannabis cultivators, there are no impacts related to cannabis as a hazardous waste as it relates to the commercial selling of cannabis (the State actually treats cannabis as an organic waste, versus a hazardous waste). Accordingly, there are no exceptions to the above categorical exemptions that would prevent them from applying.

This proposed project is also exempt from California Environmental Quality Act (CEQA) review pursuant to Article 5 - Preliminary Review of Projects and Conduct of Initial Study, Section 15061 (b)(3), which states: Once a lead agency has determined that an activity is a project subject to CEQA, a lead agency shall determine whether the project is exempt from CEQA. The Project is deemed to be a "project" pursuant to CEQA. The Project is a retail business (cannabis retail) and includes the demolition of the existing modular structure onsite and the construction of a new 2,500 square foot Cannabis retail storefront. No cultivation, testing, microbusiness, distribution, or manufacturing is involved with the Project or project site. The Project is EXEMPT under State CEQA Guidelines Section 15061 because Section (b) (3) states: The activity is covered by the general rule that CEQA applies only to projects, which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. The proposed Project will continue to utilize the site as a commercial land use and will not result in any additional impacts related to traffic, air quality, or public safety, beyond what already occurs at the existing commercial retail establishment. As the land is already developed, there are no potential impacts related to aesthetics, biological and cultural resources, hydrology, or other similar potential impacts. Lastly, as the State has created various rules and regulations as they relate to cannabis waste, particularly for cannabis cultivators, there are no impacts related to cannabis as a hazardous waste as it relates to the commercial selling of cannabis (the State actually treats cannabis as an organic waste, versus a hazardous waste). Therefore, the project meets the requirements for CEQA exemption per Section 15061(b)(3) as there is no potential that the Project as proposed would have a significant physical impact on the environment.

<u>Gabriel Villalobos</u> County Contact Person	<u>(951) 955-6184</u> Phone Number	
<u>Gabriel Villalobos</u> Signature	<u>Project Planner</u> Title	<u>11/12/20</u> Date

Date Received for Filing and Posting at OPR: _____

Revised: 10/28/2020: Y:\Planning Master Forms\Templates\CEQA Forms\Form_NOE.docx






**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

4 . 3

Planning Commission Hearing: November 18, 2020

PROPOSED PROJECT

Case Number(s):	PPT180029	Applicant(s): Majestic Realty c/o John Semcken
EA No.:	CEQ180110	Representative(s): T & B Planning c/o Tracy Zinn & Jer Harding
Area Plan:	Mead Valley	
Zoning Area/District:	North Perris Area	
Supervisory District:	First District	
Project Planner:	Tim Wheeler	 John Hildebrand Interim Planning Director
Project APN(s):	314-040-004, 314-051-015, and 314-260-010, 011, 012	

PROJECT DESCRIPTION AND LOCATION

PLOT PLAN NO. 180029 is a proposal for the construction and operation of a 406,496 square-foot concrete tilt-up industrial building on 21.1 acres. The building (Majestic Freeway Business Center Building 20) would include 20,325 square-feet of office area and the remaining 386,171 square-feet for warehouse space. There would be a 2.5 acre detention basin that could accommodate picnic tables along the rim of the basin and a designated parking cut-out for food trucks. A total of 280 parking spaces will be provided, including 8 for disabled persons and 8 for electric vehicles. The Assessor's Parcel No. 314-051-015 which is 19.42 net acres will be used as a potential stockpile, borrow site, and construction staging area for the development of Building 20 and the detention basin. Additionally, there would be proposed truck queuing and vehicle access driveway that would traverse between the borrow site and the project site for Building 20.

The project site is located north of Markham Street, south of Old Oleander Avenue, east of Decker Road and west of Harvill Avenue, within the Mead Valley Area Plan.

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

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTIONS:

CONSIDER an **ADDENDUM** to **ENVIRONMENTAL IMPACT REPORT NO. 466** based on the findings and conclusions incorporated in the Initial Study that the Project will not have a significant effect on the environment and that none of the conditions described in State CEQA Guidelines section 15162 exist; and,

APPROVE PLOT PLAN NO. 180029, 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:	Specific Plan No. 341(Majestic Freeway Business Center)
Specific Plan Land Use:	Planning Area 5 and 6 (Light Industrial)
Existing General Plan Foundation Component:	Community Development (CD)
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Community Development: Light Industrial (CD: LI)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	N/A
Surrounding General Plan Land Uses	
North:	Community Development: Light Industrial (CD: LI)
East:	Community Development: Light Industrial (CD: LI)
South:	Community Development Business Park (CD: BP), Rural Community: Very Low Density Residential (RC: VLDR), and Community Development: Light Industrial (CD: LI)
West:	Community Development Business Park (CD: BP), Rural Community: Very Low Density Residential (RC: VLDR), and Community Development: Light Industrial (CD: LI)
Existing Zoning Classification:	Manufacturing- Service Commercial (M-SC) and Industrial Park (I-P)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	Industrial Park (I-P)
East:	Manufacturing- Service Commercial (M-SC) and Industrial Park (I-P)
South:	Rural Residential (R-R-1), Manufacturing- Service Commercial (M-SC), and Industrial Park (I-P)
West:	Rural Residential (R-R-1), Manufacturing- Service Commercial (M-SC), and Industrial Park (I-P)
Existing Use:	Vacant Land
Surrounding Uses	
North:	Warehouse/Distribution Center
South:	Vacant Land and single-family residences
East:	Warehouse/Distribution Center
West:	Vacant Land and single-family residences

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	41.2 net for all parcels 21.1 net for Building 20/Basin	N/A
Proposed Building Area (SQFT):	406,496	N/A
Floor Area Ratio:	0.43	0.25 minimum, 0.60 maximum for Light Industrial
Building Height (FT):	45 feet tall	I-P: 35 feet at setback line with 1 feet additional for every 2 feet additional of setback up to 50 feet height M-SC: 40 feet at setback line, 50 feet beyond the setback line
Landscape Area (SQFT):	207,264 / 22.47%	I-P: 15% M-SC: 10%

Parking:

<i>Type of Use</i>	<i>Building Area (in SF)</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
Building 20 (Office)	20,325	1 space per every 250 square feet	81	
Building 20 (Warehouse)	386,171	1 space per every 2,000 square feet	193	
TOTAL:	406,496	*includes 8 ADA and 8 EV spaces	274	280

Located Within:

City's Sphere of Influence:	Yes – Perris
Community Service Area ("CSA"):	Yes – CSA 89 and CSA 152
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	Yes – Low and Moderate
Subsidence Area:	Yes – Susceptible
Fault Zone:	No
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes – In or partially within
Airport Influence Area ("AIA"):	Yes – March Air Reserve Base, Zone C2



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background:

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 Initial Study/Addendum and the previously prepared Environmental Impact Report for the Specific Plan, which may limit certain types of uses due to their scale that might exceed what is currently proposed to be permitted and what was analyzed in the Environmental Impact Report. If any proposed uses exceed what the Project was permitted for and what was analyzed in the Environmental Impact Report, further entitlement permitting and analysis pursuant to CEQA would be required.

Specific Plan Consistency

The Project is located within Planning Areas 5 and 6 of Specific Plan No. 341 (Majestic Freeway Business Center). Planning Area 5 and 6 are designated as Light Industrial. This Specific Plan does not have a Specific Plan zoning ordinance, and instead the underlying zoning classification applies as to what specific uses are permitted and development standards apply to the site. The underlying zoning classification of Manufacturing – Service Commercial (M-SC) and Industrial Park (I-P) allows for a variety of industrial

uses with approval of a Plot Plan that would be expected to occupy the proposed building. These include, but are not limited to, warehousing and distribution; fabrication of wood buildings and structures; manufacture of furniture; vehicles, aircraft, boats, and parts manufacture; draying, freighting, and trucking operations; and offices. The Specific Plan does have certain additional development standards that are applicable to the site. Analysis of the Project's consistency with the EIR is presented in the below section Environmental Review and Environmental Findings and in detail in the attached Initial Study/Addendum. A complete analysis of the Project's consistency with the applicable policies of the Specific Plan is included as an appendix to the Initial Study/Addendum.

Airport Land Use Commission

The Project is located within the Airport Influence Area of the March Air Reserve Base, specifically located within Compatibility Zone C2. This Project was reviewed by the Riverside County Airport Land Use Commission (ALUC) on January 17, 2019. The ALUC determined the Project consistent subject to recommended conditions of approval that are included in the recommended conditions of approval on the Project.

Street Improvements

The Project building would be accessed from Oleander Avenue and Harvill Avenue. Truck access would be via Harvill Avenue with single stacking for 12 trucks from this driveway. Trucks may also be able to access from Oleander Avenue with dual stacking for 4 trucks. Regular vehicle access would be accommodated via the driveway on Harvill Avenue and Oleander Avenue. Improvement plans shall be based upon a design profile extending a minimum of 300 feet beyond the project limits and would include: the geometric intersection of Harvill Avenue and Nance Street with north, south, east and west bound lanes improved for better access; Oleander Avenue along project boundary improved with 46 foot part-width asphalt concrete (AC) pavement; Markham Street at Truck turn in/out shall be improved with 32 to 46 foot half-width AC pavement; all with 6-inch concrete curb and gutter, and concrete sidewalk (project side).

Plot Plan No. 180029 was submitted to the County of Riverside on November 14, 2018.

ENVIRONMENTAL REVIEW AND ENVIRONMENTAL FINDINGS

State CEQA Guidelines section 15162 provides that an addendum to an adopted Environmental Impact Report may be prepared if only minor technical changes or additions are necessary or if none of the conditions described below have occurred:

1. Substantial changes are proposed that would require major revisions to the EIR or negative declaration.

The proposed Project implements Specific Plan No. 341 (Majestic Freeway Business Center), specifically Planning Area 5 and 6 of the Specific Plan and is consistent with the permitted uses and development standards of both Planning Area 5 and 6. The type and amount of development is reduced from what was anticipated for Planning Area 5 and 6 as is detailed in the Initial Study/Addendum and supporting technical reports; therefore, the amount of impacts primarily from traffic and related impacts to air quality and noise would likely be reduced from what was analyzed in EIR No. 466 that was prepared for the Specific Plan. Therefore, no substantial changes are proposed that would require major revisions to the EIR.

2. Substantial changes would occur requiring major revision of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

As demonstrated in the accompanying Initial Study/Addendum and supporting technical reports, the proposed Project would not require major revisions to the previously-certified EIR No. 466 because the Project would not result in any new significant impacts to the environment, nor would it create substantial increases in the severity of the environmental impacts previously disclosed in the EIR No. 466. In summary, the proposed Project consists of an implementing Project for Planning Area 5 and 6 of Specific Plan No. 341 (Majestic Freeway Business Center), including 406,496 square feet (analyzed as 426,821 square feet in the Initial Study/Addendum) of warehouse uses. EIR No. 466 evaluated development of Planning Area 5 and 6 with industrial land uses. The uses proposed as part of the Project would result in a decrease in the amount of traffic generated from the site as compared to what was evaluated as the maximum impact scenario in EIR No. 466. There are no components of the Project that would result in increased physical environmental effects beyond what was previously evaluated and disclosed as part of EIR No. 466. Accordingly, there would be no new environmental effects or a substantial increase in the severity of previously-identified significant effects as a result of the proposed Project. Thus, the proposed Project would not require major revisions to the previously-certified EIR No. 466.

EIR No. 466 concluded that implementation of the overall Majestic Freeway Business Center Specific Plan would result in significant and unavoidable impacts to air quality (due to emissions of VOCs and NOX during construction and emissions of VOCs, NOX, CO, and PM10 during long-term operation) and traffic-generated noise. As demonstrated in the accompanying Initial Study/Addendum and supporting technical reports, there are no components of the proposed Project that would result in new or increased impacts to air quality or due to traffic-related noise. As such, the proposed Project would not result in any new significant environmental impacts or substantially increase the severity of impacts identified in EIR No. 466 under the issue areas of air quality or noise.

Subsequent to the certification of EIR No. 466, no substantial changes in the circumstances under which the Project would be undertaken have occurred. Consistent with the conditions that existed at the time EIR No. 466 was certified, the Project site comprises a parcel of land that was previously graded and on which roadway improvements have already been made. Land uses surrounding the site include primarily vacant or industrial land immediately surrounding the Project site to the north, east, and south and single-family residential uses to the west. The Project would result in a substantial reduction in the amount of traffic generated by uses on the Project site as compared to what was evaluated for the site by EIR No. 466 as is further shown in the Initial Study/Addendum and supporting technical reports; thus, it can be concluded that the Project's impacts to transportation facilities (including local roads and freeways) would be reduced in comparison to the Project evaluated by EIR No. 466. As demonstrated in the accompanying Initial Study/Addendum supporting technical reports, no substantial changes have occurred in the surrounding area that would result in new or more severe impacts to the environment as compared to what was evaluated and disclosed in EIR No. 466.

3. New information of substantial importance, which was not known and could not have been know at the time the previous EIR was certified as complete or the negative declaration was adopted, which results in any of the following:

a) The Project will have one or more significant effects not discussed in the previous EIR or negative declaration;

b) Significant effects previously examined will be substantially more severe than shown in the previous EIR;

c) Mitigation measures or alternatives previously found not to be feasible would become feasible and would substantially reduce one or more of the significant effects of the Project but the Project proponents decline to adopt the mitigation measure or alternative; or,

d) Mitigation measures or alternatives that are considerably different from those previously analyzed and would substantially reduce one or more significant effect on the environment, but the Project proponent declines to adopt the mitigation measure or alternative.

Subsequent to the certification of EIR No. 466, no new information of substantial importance has become available which was not known and could not have been known at the time the EIR No. 466 was prepared. Changes in law have occurred since certification of EIR No. 466 that have resulted in more environmentally-protective rules and regulations (e.g., increased energy efficiency, water conservation, fuel efficiency, vehicle miles traveled, etc.) to which the Project would be required to comply. Compliance with modern rules and regulations would result in decreased impacts to the environment as compared to what was assumed, evaluated, and disclosed by EIR No. 466.

The proposed Project would not result in any new or substantially more severe significant environmental impacts beyond those disclosed in EIR No. 466.

Subsequent to the certification of EIR No. 466, no new mitigation measures or alternatives have been identified that were infeasible at the time EIR No. 466 was certified and that would substantially reduce impacts to air quality or traffic-related noise, which were identified as significant and unavoidable by EIR No. 466.

Subsequent to the certification of EIR No. 466, no new mitigation measures or alternatives that are considerably different from those analyzed in EIR No. 466 have been identified to reduce the significant unavoidable impacts to air quality or due to traffic-related noise.

The Initial Study/Addendum prepared for this Project analyzed if any of the conditions listed above would occur in light of the proposed Project. No new significant impacts would occur as a result of the proposed Project that were not previously addressed in the EIR. No new impacts would result in terms of substantial environmental damage, serious public health problems, or substantial and avoidable injury to fish or wildlife of their habitats.

Solar Energy:

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

FINDINGS AND CONCLUSIONS

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

Land Use Findings:

1. The Project site currently has a Land Use Designation of Community Development: Light Industrial (CD: LI) in the Riverside County General Plan and as Light Industrial within the Majestic Freeway Business Center Specific Plan (Specific Plan No. 341). The Project is consistent with the Community Development: Light Industrial (CD:LI) land use designation and Light Industrial land use designation of the Majestic Freeway Business Center Specific Plan (Specific Plan No. 341) and other aspects of the General Plan and Specific Plan since the Project proposes uses such as warehouse, distribution, and manufacturing uses that are described as anticipated uses within the Light Industrial land use designation in the General Plan and the Light Industrial land use designation of the Specific Plan.
2. The Project site 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 a various other industrial uses as previously noted in the background section.
3. The Project, with proposed uses including warehouse, distribution, and manufacturing, is consistent with Ordinance No. 348 (Land Use) and is permitted within 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.

Plot Plan Findings:

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

1. The proposed use conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. The Project site is designated as Light Industrial in the Riverside County General Plan and as Light Industrial within Specific Plan No. 341 (Majestic Freeway Business Center). The Plot Plan proposes the construction of a building designed to be used for warehouse, distribution, or manufacturing purposes. These general uses are consistent with the Light Industrial land use designation of the General Plan as well as the Light Industrial designation of the Specific Plan since these uses are specifically listed as anticipated uses for each of these designations in the General Plan and Specific Plan.
2. The overall development of the land shall be designed for the protection of the public health, safety and general welfare. As detailed in the Project's Initial Study and Addendum and the Environmental Impact Report previously prepared for the Specific Plan, all impacts have been reduced to the minimum amount feasible. EIR No. 466 prepared for Specific Plan No. 341 determined that potentially significant and unavoidable impacts to air quality and traffic-generated noise are anticipated. These impacts were analyzed and feasible mitigation incorporated in the EIR and through this project to reduce these impacts to the maximum amount feasible. The Project also prepared a Health Risk Assessment which determined that impacts from the Project's emissions on the surrounding residents

would be within typical acceptable levels and would be less than significant. Conditions of approval incorporated for the Plot Plan will further ensure that public health, safety and general welfare are protected.

3. The proposed use conforms to the logical development of the land and is compatible with the present and future logical development of the surrounding property, as areas to the north, east, and partially to the west and south of the Project site have been developed with, approved for, or designated for similar uses as the proposed Project for industrial and warehouse type uses. Some areas to the west and south of the proposed Project that are developed with or designated for residential uses have been considered in the design of the Project. The loading areas do not face the residential area and the design includes a 12 foot tall wing wall extending from the building on the west side of the loading areas to screen for visual and noise purposes from the residential land uses to the west. The Project also incorporates landscaping along Seaton Avenue and Oleander Avenue along the project site perimeter to provide additional visual buffering from the residential land uses to the loading areas and the detention basin itself. 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. Markham Street, Harvill Avenue, Oleander Avenue, and Seaton Avenue are already improved with paving. Gutter, curb, and sidewalk exist on Harvill Avenue and portions of Oleander Avenue. Gutter and curb exist on Markham Street and Seaton Avenue and sidewalk is proposed for Markham Street. Additional dedication is proposed for the Project's side of Oleander Avenue and Markham Street; with landscaping improvements and proposed Food Truck parking along Markham Street. Landscaping improvements with picnic table seating will be added along Seaton Avenue.
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 project has been conditioned for a parcel merger (80. Planning - Parcel Merger) for all parcels involved with the entitlement. Additionally, a single building proposed under this project, so this requirement is not applicable.

Development Standards Findings:

1. The proposed use is consistent with Ordinance No. 348, in particular with the permitted uses and development standards of the Manufacturing – Service Commercial (M-SC) 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. 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 and 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. There are multiple parcels that currently exist though on the Project site that will be merged into one parcel. The individual building's size alone would exceed the minimum 20,000 square foot requirement, so any future merger of parcels would comply with this standard and would also be verified at that time the merger would be proposed.
- b. *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 45 feet. 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 southwest, of the Project site and the proposed setback of the building to the Project site property line is a minimum of 188 feet to the west nearest Redwood Drive), which the required setback is 55 feet. Additionally, no residential or commercial zoned properties abut the Project site. To note though, if we were to conservatively apply this standard, the minimum required setback would be 70 feet (50 feet plus 20 feet with the 10 foot additional building height above 35 feet), which the project would meet with a setback of 188 feet. This setback far exceeds the standard to allow a greater height than what is proposed by the Project at a maximum of 45 feet tall. 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. *A minimum 15 percent of the site shall be landscaped and automatic irrigation shall be installed.* The Project proposes 22% landscape coverage and the conceptual landscape plans note planned irrigation methods, which would be proposed specifically with final landscape plans that would be required prior to issuance of building permits.
- 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's building site is bordered by Oleander Avenue. The Project proposes a minimum setback of 113 feet from Oleander Avenue. 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 side yard setback shall equal not less than ten feet for the two side lot areas combined.* The Project site's side yard setbacks are 158 feet to the west and 91 feet to the east property lines. The Project more than exceeds the minimum required side yard setbacks.
- f. *The minimum rear yard setback shall be 15 feet.* The Project site's rear yard setback is 650 feet from the building to the rear property line of the total project site. The Project more than exceeds the minimum required 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 does not abut a residential or commercially zoned property. The project's building is 188 foot setback from the nearest portion of its property to a residential zoned property located near Redwood Drive. Within that 188 foot setback area there is a minimum 20 foot landscape area located on site adjacent to that residential property and Redwood Drive. The project does include truck bays and loading areas, or other exterior uses that would require specific screening, buffering, or securing via walls or fences. The truck bay and loading area is adjacent to another industrial zoned property and does provide an 8 foot high ornamental fence and a 12 foot high return screen wall.
- 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 north and east sides of the property and are screened with landscaping between the parking areas and the adjacent road right-of-way or other properties. The loading area is located on the west side of the building, not facing residential land uses, but is screened via a 12' screen wall and landscaping located on site. 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 20,325 square feet of office area and the remaining 366,171 square feet as warehouse area. At 1 space per 250 square feet, as required by Ordinance No. 348, the office area requires 81 spaces. At 1 space per 2,000 square feet, as required by Ordinance No. 348, the warehouse area requires 193 spaces. A total of 274 spaces is required. The building proposes 280 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, disabled person and electrical vehicle parking is noted on the site plan for 8 spaces each, which meets the minimum requirement of Section 18.12.

- 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 December 3, 2018 and no comment was received.
3. Pursuant to the requirements of AB 52, tribal consultation was not required for the Project since an Addendum is being considered for this project and a new Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report is not required for this project as is detailed in the previous Environmental Findings in this staff report and in the Initial Study/Addendum. The Project is not subject to tribal consultation pursuant to SB 18 requirements since the project does not include an Amendment to the Specific Plan or General Plan.
4. The Project site is located within the Fee Assessment Area for the Stephen's Kangaroo Rat Habitat Conservation Plan (SKRHCP). Per County Ordinance No. 663 and the SKRHCP, all applicants for development permits, including maps, within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for

development. Payment of the SKRHCP Mitigation Fee for this Project, instead of on-site mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP.

5. The Project site is located within Zone B as identified by Ordinance No. 655 (Mt. Palomar). The Project will be required to comply with lighting standards of Ordinance No. 655 for Zone B.

Fire Findings:

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

Conclusion:

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

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

This project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 600 feet of the project site. As of the writing of this report, Planning Staff has not received written communication/phone calls from the public who indicated support/opposition to the proposed project.

This project was presented before the Mead Valley Municipal Advisory Committee (MAC) on March 6, 2019.

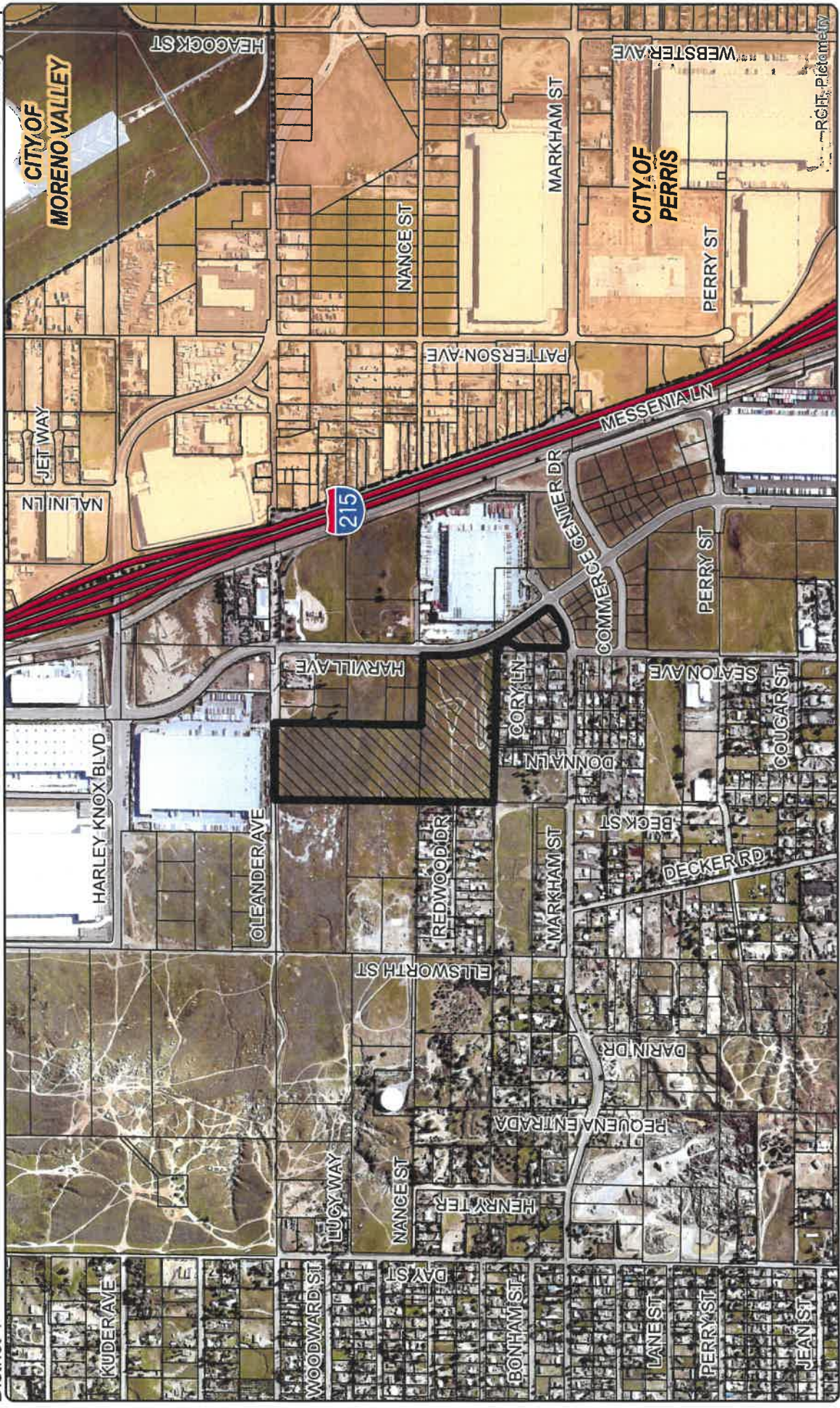
APPEAL INFORMATION

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
PPT180029
VICINITY/POLICY AREAS

Date Drawn: 10/19/2020
 Vicinity Map

Supervisor: Jeffries
 District 1



Author: Vinnie Nguyen

Zoning Area: North Perris



DISCLAIMER: On October 7, 2020, 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 at (951) 253-2000 (ext. 2000) or visit the Riverside County Planning Department website at www.riversideca.gov/planning.

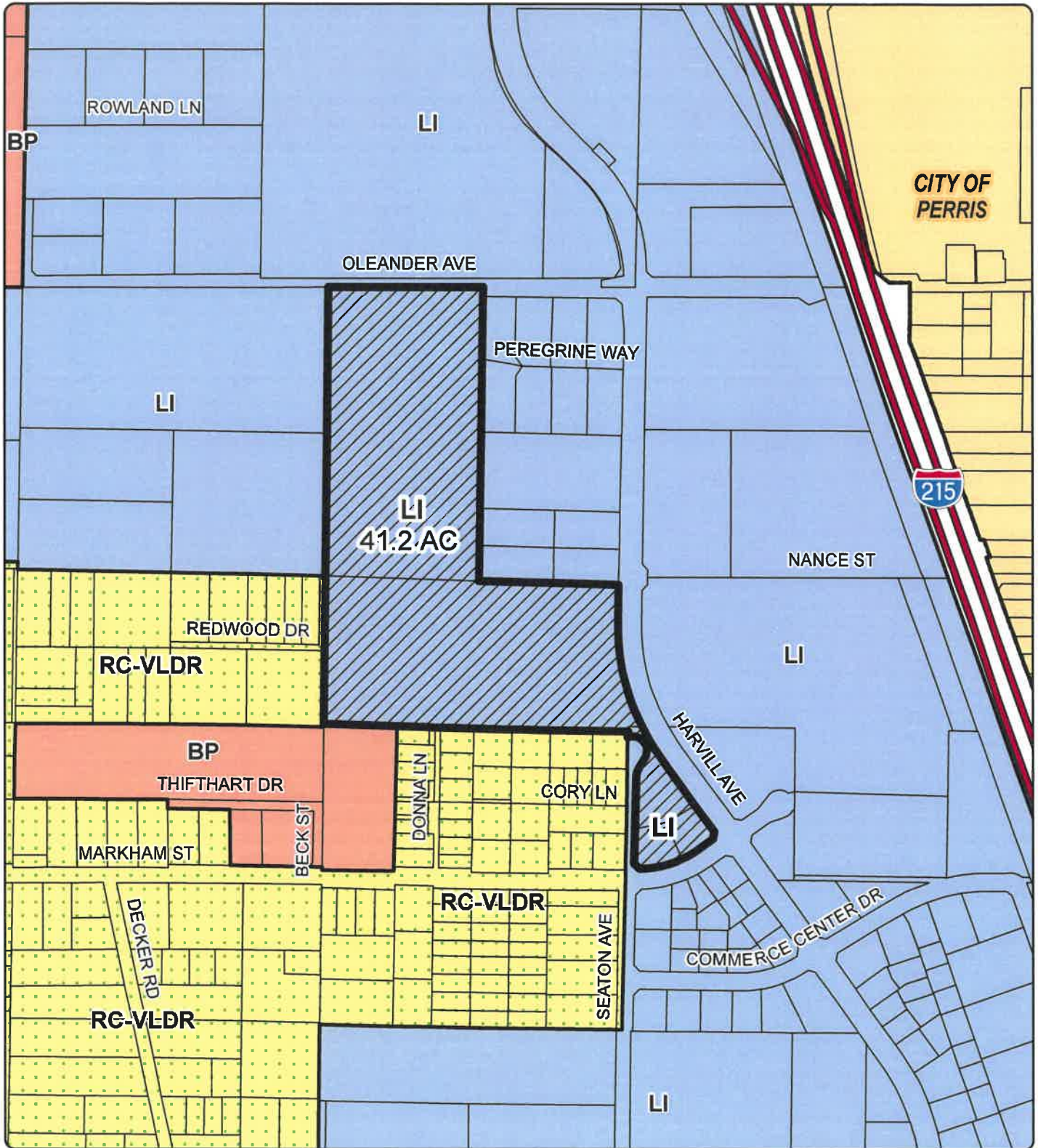
RIVERSIDE COUNTY PLANNING DEPARTMENT

PPT180029

EXISTING GENERAL PLAN

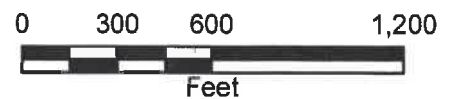
Supervisor: Jeffries
District 1

Date Drawn: 10/19/2020
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)868-8277 (Eastern County) or Website <http://planning.rcplma.org>

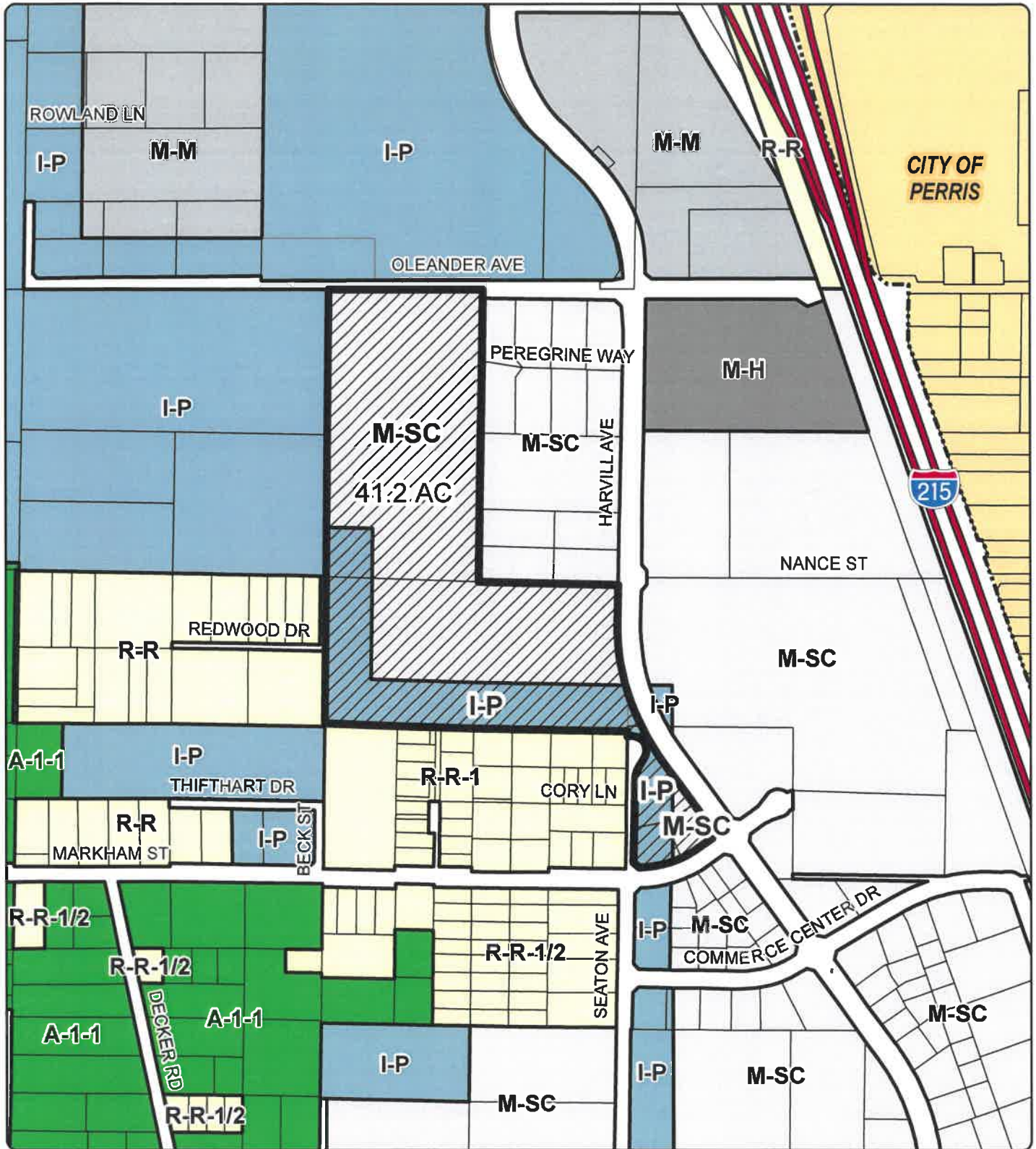
RIVERSIDE COUNTY PLANNING DEPARTMENT

PPT180029

EXISTING ZONING

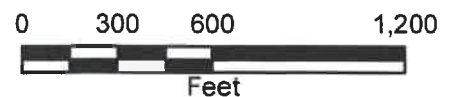
Supervisor: Jeffries
District 1

Date Drawn: 10/19/2020
Exhibit 2



Zoning Area: North Perris

Author: Vinnie Nguyen



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

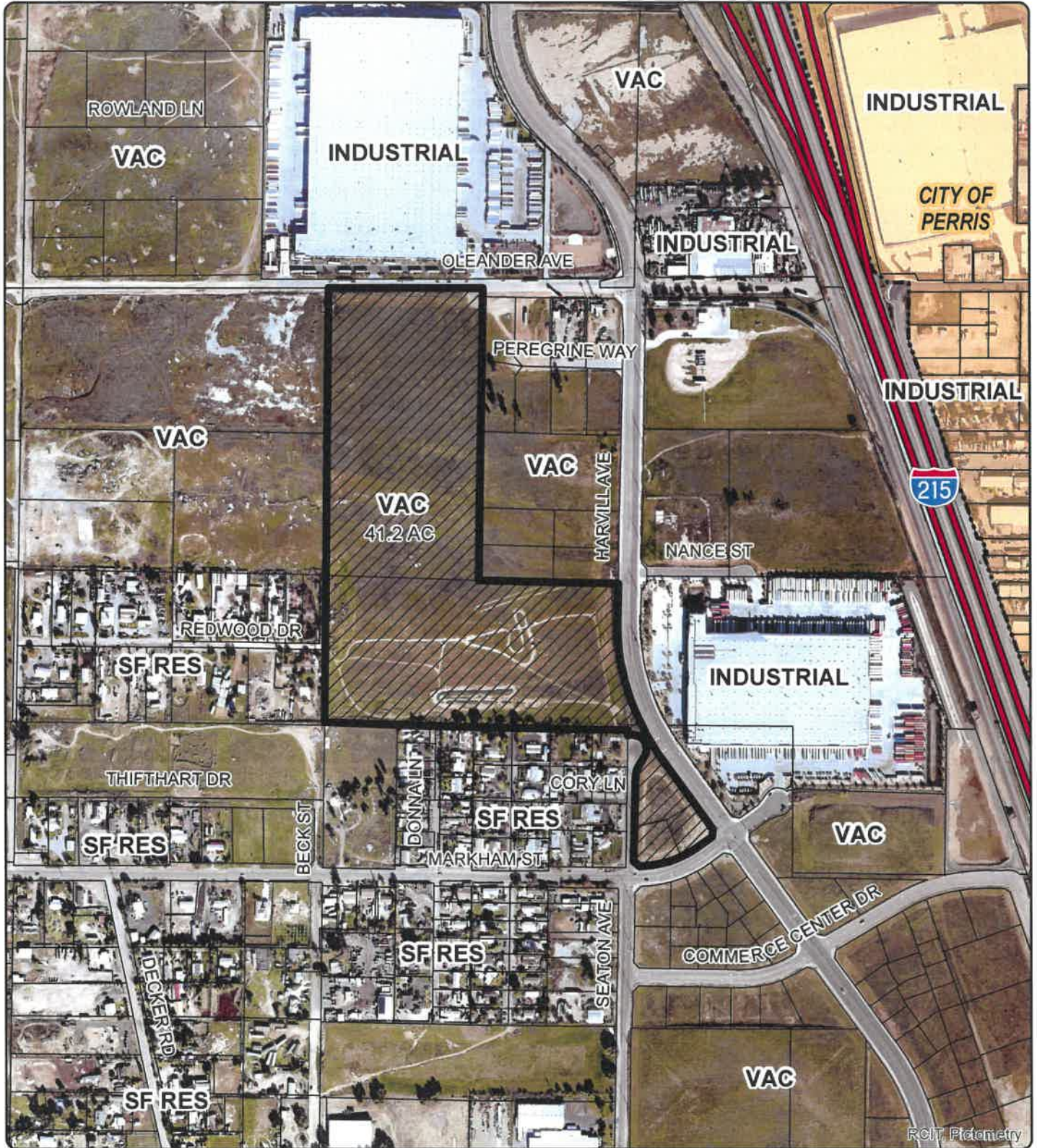
RIVERSIDE COUNTY PLANNING DEPARTMENT

PPT180029

LAND USE

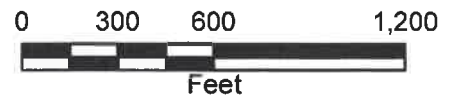
Supervisor: Jeffries
District 1

Date Drawn: 10/19/2020
Exhibit 1



Zoning Area: North Perris

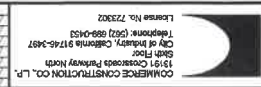
Author: Vinnie Nguyen



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.redma.org>

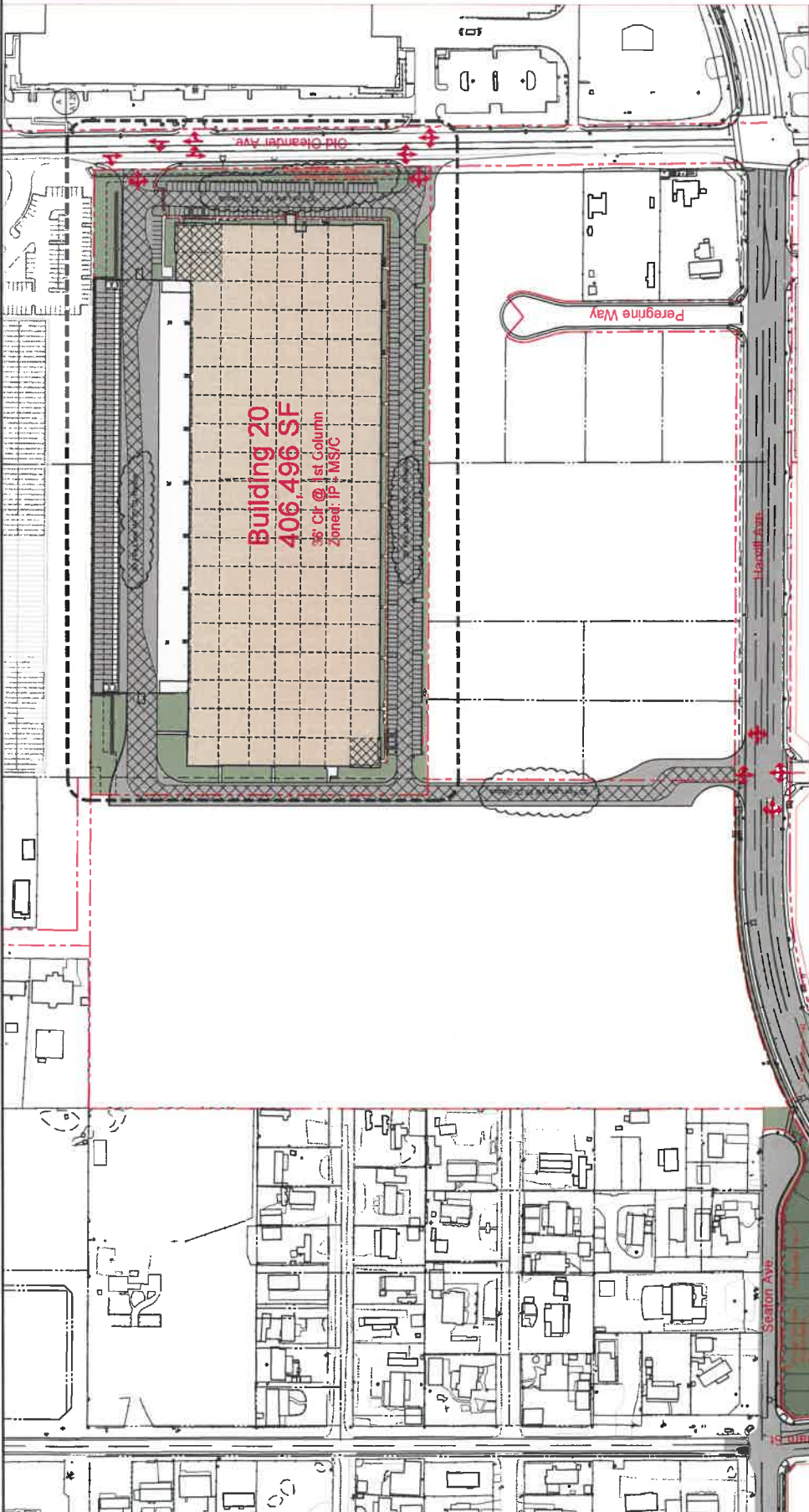
REV	DATE	BY	DATE	REVISIONS

COMMERCE CONSTRUCTION CO., L.P.
 1931 Commodore Parkway North
 Suite 100
 City of Industry, California 91746-3487
 Telephone: (626) 898-0452
 License No. 722002

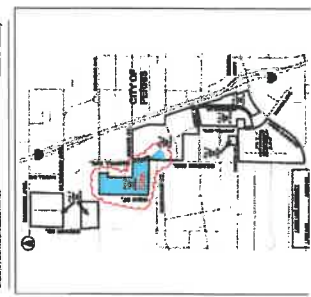


MASTER SITE PLAN
 BUILDING 20
 MAESTIC FREEMWAY BUSINESS CENTER
 RIVERSIDE, CA

DATE: 11/18/20
 SHEET NO. 6712
 MS1



Building 20
406,496 SF
 36' Clr @ 1st Column
 Zone: IP-1 MS/C



The Project is not Located Within CSA or CSD. There are No Wells on the Project Site. Located within PAL-316 of County SP No. 341

See Enlarged Site Plans Sheets A1.20

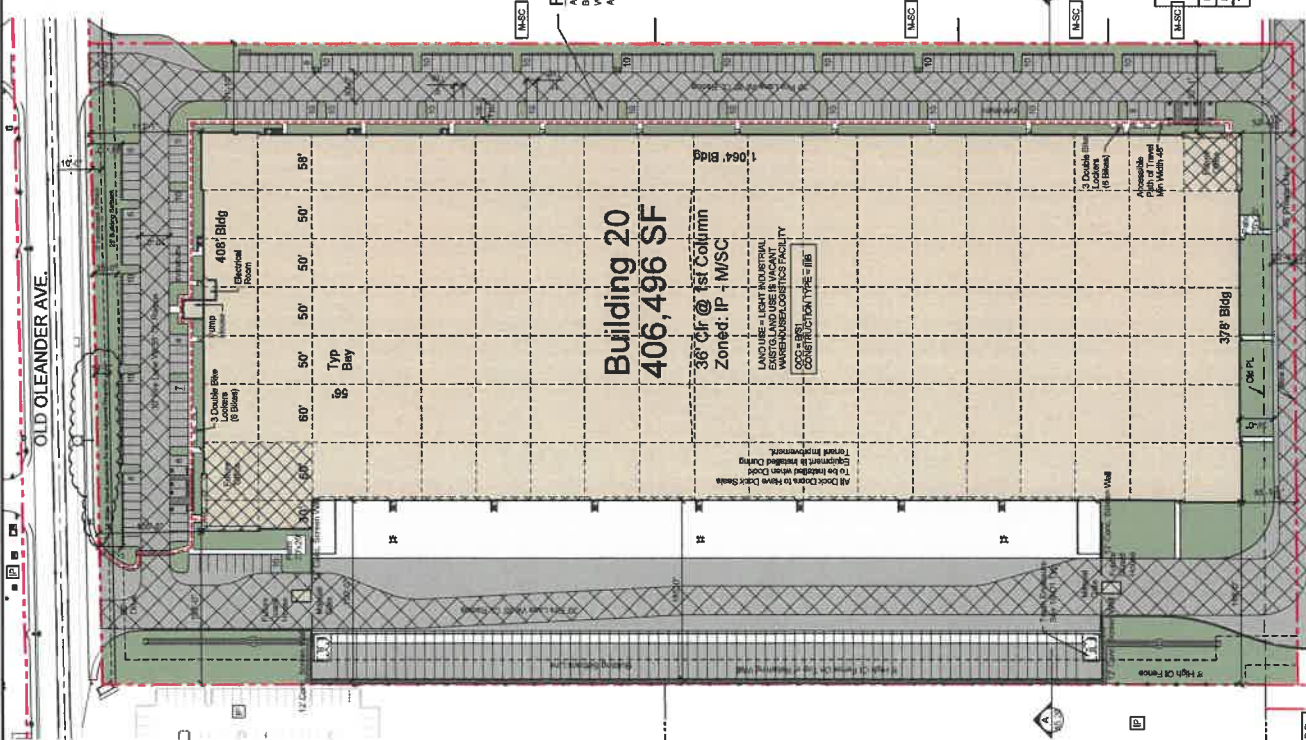
Building 20	Site Area (Acres)	Site Area Net (Acres)	Building Area (SF)	Coverage (%)	Landscaping Required (SF)	Landscaping Provided (SF)	Landscaping Provided (%)	Block Through Parking Provided (SF)	Car Parking Required (SP10)	Car Parking Provided (SP10)	Blue Parking Provided (1.50 Car Spots)	Bike Parking Provided	
Building 20	15.7020	8.7020	406,496	46.85%	130,355	18,000	13.83%	51	79	274	280	11	12
Definition Bldgs	2,8818	2,4726	0	0.00%	130,355	207,284	22.47%	0	0	0	0	0	0
Total	21.3208	21.1746	406,496	46.87%	130,355	207,284	22.47%	51	79	274	280	11	12

Maximum Percent of Allowance	Permitted	Required	Excess	Over (Under)
Maximum Percent of Allowance	200.00%	100.00%	100.00%	0.00%

Project / Case Information:
 Case Number: PPT180029
 SCALE IN FEET (1" = 60')

CASE: PPT180029
EXHIBIT A: Site Plan - Bldg 20
PLANNER: T. Wheeler
DATE: November 18, 2020





The Project is not Located
Within CSWA or CED
Project Site. Work on the
Project Site is in Accordance
with the Ordinance of
PLANNING OF COUNTY OF NO. 341

Vicinity Map
Scale: NTS

Parking Stalls:
All Parking Stalls Are 9'10" Minimum With One Stalls
Being 11'10" Minimum. Stalls Adjacent to Drive Have a 7'
Wide Concrete Walkway. Integrated With Curb. All
Accessible Stalls. Follow ADA Guidelines.

ZONING & LAND USE INFORMATION:
EXISTING ZONING IS MISC-7 IP - INDUSTRIAL
ALSO THE SURROUNDING AREA
SPECIFIC PLAN 341 EIR/EA#8

Parking Stalls:
All Parking Stalls Are 9'10" Minimum With One Stalls
Being 11'10" Minimum. Stalls Adjacent to Drive Have a 7'
Wide Concrete Walkway. Integrated With Curb. All
Accessible Stalls. Follow ADA Guidelines.

Assessor Parcel Maps:
Parcel 1: 314-000004

Legal Description:
PORTION OF THE NORTH 1/2 OF THE NE 1/4 OF
SECTION 2, TOWNSHIP 4 SOUTH, RANGE 1 WEST,
THOMAS BROTHERS:

Page: 7 of 1041 CT

THIS PROJECT IS NOT
ZONED MISC-2 AND
WILL COMPLY WITH
ALL REQUIREMENTS
OF THE IP ZONE.

MAJESTIC FREEMAN BUSINESS CENTER LLC
C/O MAJESTIC REALTY CO., ATTN: JOHN BENOICH
10011 MAJESTIC DRIVE, SUITE 100
CITY OF INDUSTRY, CA 91746-5497
(951) 699-4383

PREPARED BY:
SOUTHERN CALIFORNIA ENGINEERS
CITY OF INDUSTRY, CA 91746-3487
(951) 699-4383
maprequest@scaonline.com

SCS OAS:
Cesar A. Oshiro
Professional Engineer No. 6814
0091975-3388
oshoce@scsinc.com

EASTERN MANUCIAL WATER DISTRICT:
Carmen Valenzuela
(951) 699-4387
cvalenzuela@emwd.net

ALL TRANSMISSION:
John J. Gannon
(714) 953-7164
jgannon@transmission.com

VAL VERDE UNIFIED SCHOOL DISTRICT:
John J. Gannon
(714) 953-7164
jgannon@transmission.com



Project / Case Information:
Case Number: PPT180029

Item	Site Area (Comp Acres)	Site Area (Net Acres)	Building Area (SF)	Coverage (%)	Landscaping Required (SF)	Landscaping Provided (SF)	Landscaping Provided (%)	Docks Provided (SF)	Trailer Parking Provided (SF)	Car Parking Required (SF)	Car Parking Provided (SF)	Site Parking Required (11.25 Car Stalls)	Site Parking Provided
Building 20	18.7020	18.7020	406,496	49.66%	133,355	207,284	25.67%	81	78	274	280	11	12
Driveway/Access	2.8916	2.8729	0	0.00%	0	207,284	25.67%	0	0	0	0	0	0
Total	21.5936	21.5749	406,496	49.07%	133,355	207,284	25.67%	81	78	274	280	11	12

Item	Per SF	Spreads Provided	EV Charging Stations	Over / Under
Building 20	250	81.30	0	0
Driveway/Access	2,000	189.64	0	0
Total	2,250	270.94	0	0

Maximum Amount of Office Allowed For 2000 Parking Stalls 21,900 SF

SCALE IN FEET
0 50 100

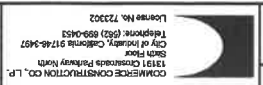
SUBMITTAL-04 (2020 05 05)

SITE PLAN A

REVISIONS	BY	DATE

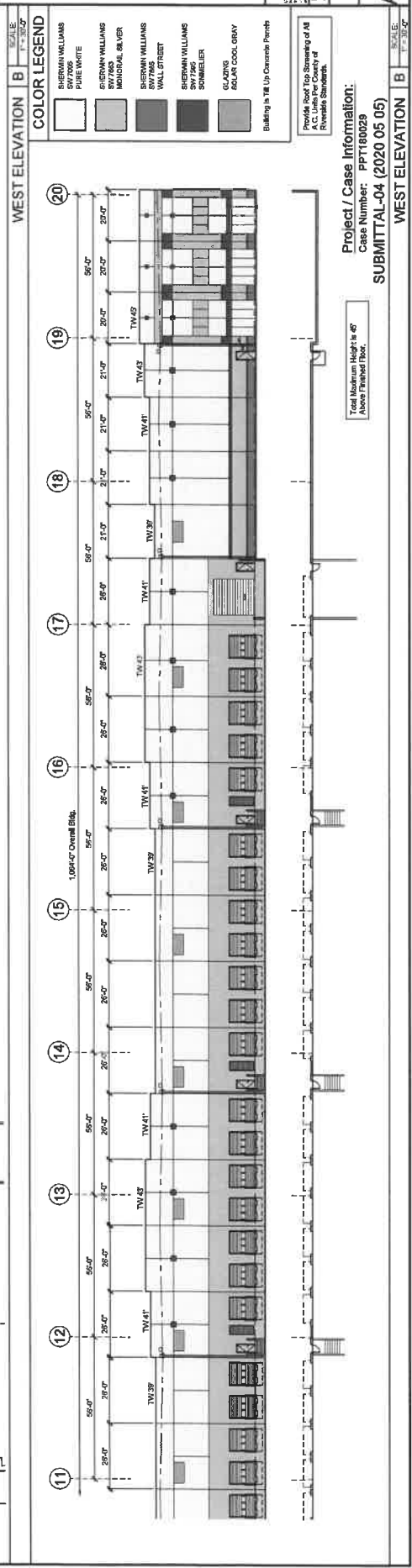
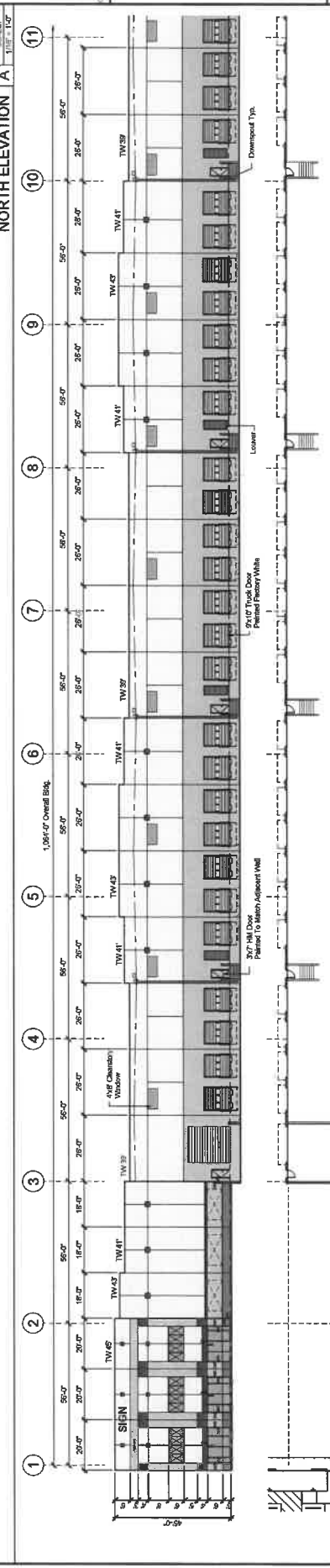
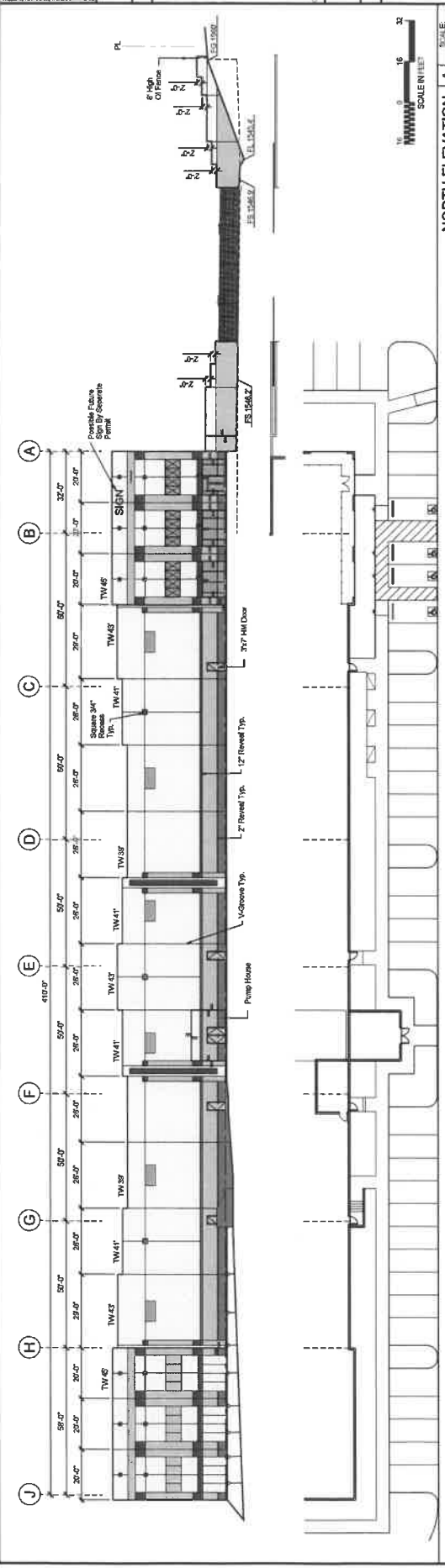
REVISIONS	BY	DATE

COMMERCIAL CONSTRUCTION CO., L.P.
 13131 Riverchase Parkway North
 Suite 100
 Riverchase, California 91746-5407
 Telephone: (951) 950-4133
 License No. 12302



BUILDING 20
MAJESTIC FREEMAN BUSINESS CENTER
 RIVERSIDE, CA

SHEET NO. **A3.20B**
 PROJECT / CASE INFORMATION:
 Case Number: PPT180029
 SUBMITTAL-04 (2020 05 05)



COLOR LEGEND

	SHERMAN WILLIAMS PURE WHITE
	SHERMAN WILLIAMS MANDARIN ORANGER
	SHERMAN WILLIAMS WALL OF REST
	SHERMAN WILLIAMS SPANISH SMOKE
	GLAZING
	REGULAR COOL GRAY

Building is 18' Use Concrete Finish

Provide Roof Top Screening of All Deck Areas with 1/2" x 1/2" x 1/2" Ribs
 Provide Roof Top Screening of All Recessed Storage.

REVISIONS	BY	DATE

COMMERCE CONSTRUCTION CO., LP
 13191 Comradeo Parkway North
 City of Industry, California 91746-3487
 License No. 723032

MAJESTIC FREEMWAY BUSINESS CENTER
 BUILDING 20
 RIVERSIDE, CA

PROJECT / CASE INFORMATION:
 Case Number: PPT180029

CCJ JOB NO.
 6712
 SHEET NO.
 A2.20

REVISIONS
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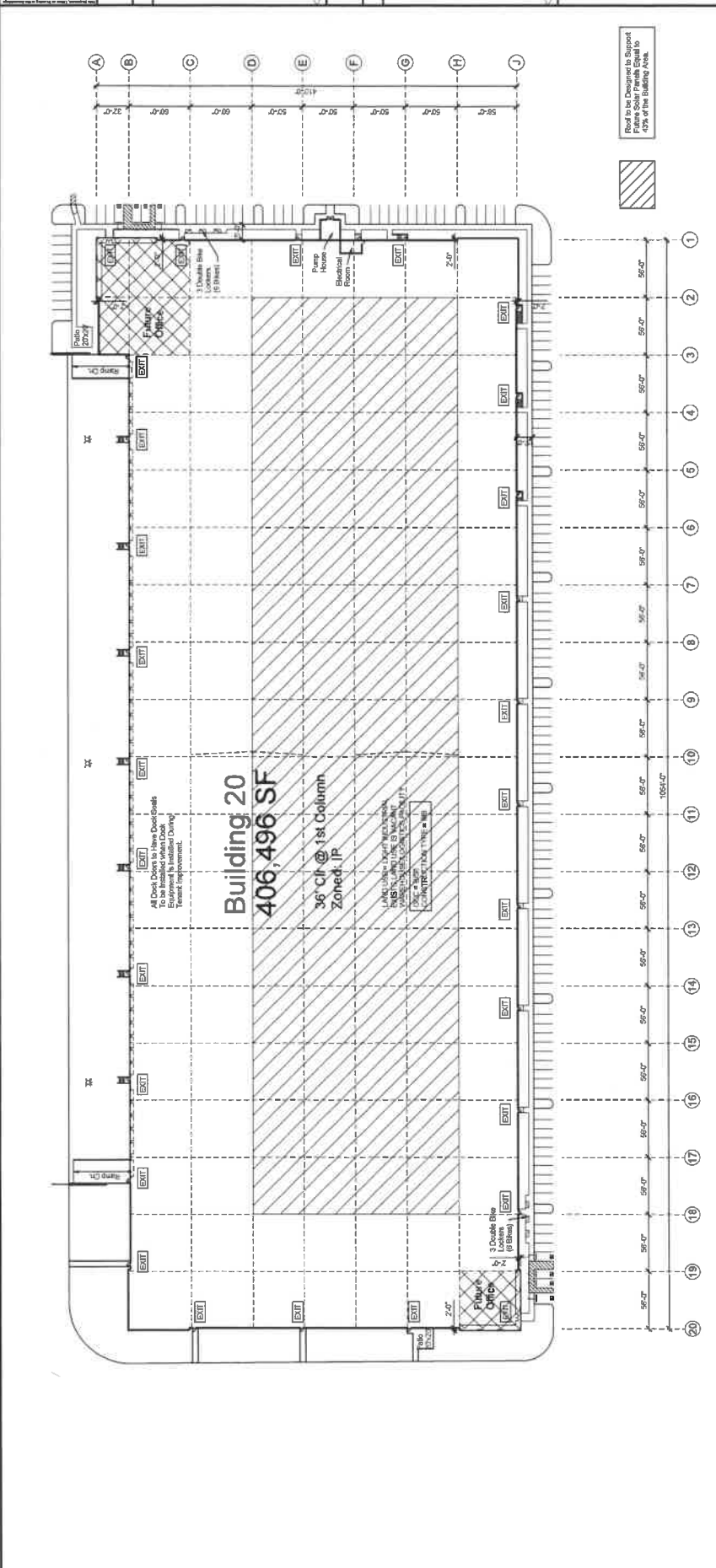
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 BY DATE REVISIONS

REVISIONS
 BY DATE REVISIONS



The parking is calculated for 5% or 20,325 of an office in this building. The parking stalls are located between the 2 locations or anywhere else the layout went. Office of 21,600 of For 250 Parking Stalls

Category	Per SF	Per Sq Ft	Per Sq Ft	Per Sq Ft	Per Sq Ft	Per Sq Ft	Per Sq Ft	Per Sq Ft	Per Sq Ft	Per Sq Ft	Per Sq Ft	Per Sq Ft	Per Sq Ft	Per Sq Ft	Per Sq Ft	Per Sq Ft	Per Sq Ft	Per Sq Ft	Per Sq Ft
Office	0.05	106.171	20.325	106.171	20.325	106.171	20.325	106.171	20.325	106.171	20.325	106.171	20.325	106.171	20.325	106.171	20.325	106.171	20.325
Warehouse	0.05	106.171	20.325	106.171	20.325	106.171	20.325	106.171	20.325	106.171	20.325	106.171	20.325	106.171	20.325	106.171	20.325	106.171	20.325
Minimum Amount of Office Allowed For 250 Parking Stalls																			

AJM Consulting
 1511 Sycamore Blvd, Temecula, CA 92592-5256
 County of Riverside
 Planning Department
 Charles Lewis, PE
 Charles Lewis, PE
 Date: 05/21/2019
 Rev: 05/21/2019
 All Rights Reserved. Building 20 (Case ID No: PPT180029) (Rev: 11/2/2019)
 Allens Street, Industry, Project Manager
 Building Plan No. 180033
 NEW PPT 180029
 Mr. Lewis
 The following is our response to your comments on the electrical drawings for the above-referenced project.
 Comments:
 The drawings in circulation of this building will incorporate 20% of the power for the building. The power for the building will be provided by the utility company. The power for the building will be provided by the utility company. The power for the building will be provided by the utility company.
 When the drawings are submitted for review, we will provide a detailed response to your comments. We will provide a detailed response to your comments. We will provide a detailed response to your comments.
 Staff provided is 21 square feet. An additional amount required for other systems is 174,270 square feet.
 If you have any questions or require any additional information, please do not hesitate to contact me.

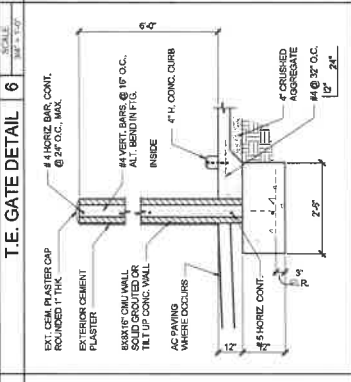
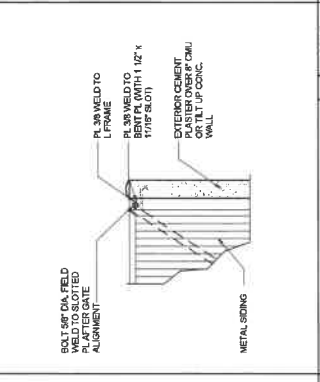
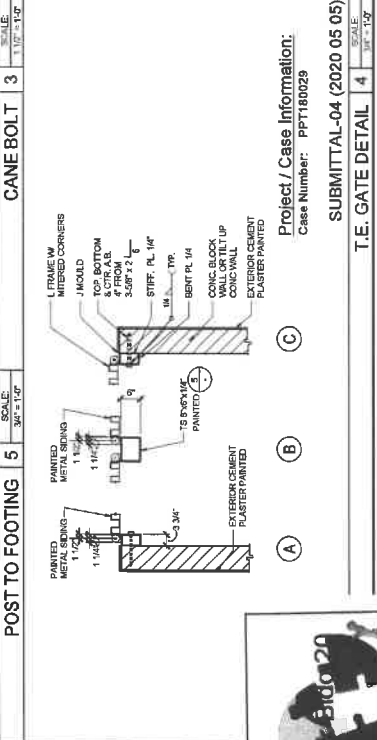
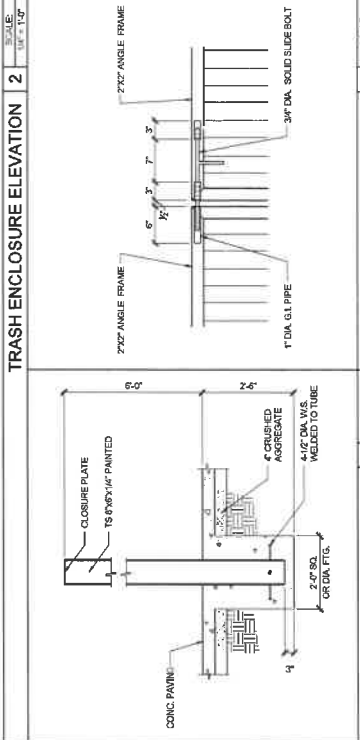
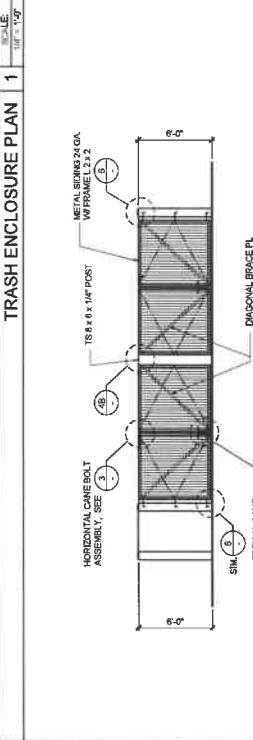
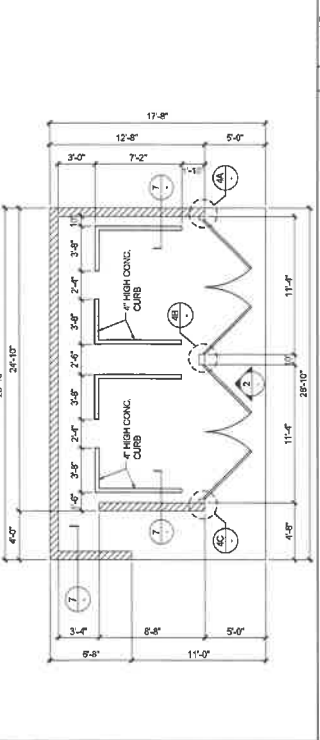


CASE: PPT180029
EXHIBIT C: Floor Plan - Bldg 20
PLANNER: T. Wheeler
DATE: November 18, 2020

Signature
 Charles Lewis
 Registered Professional Engineer

SCALE IN FEET
 1" = 40'
 SUBMITTAL-04 (2020 05 05)
 FLOOR PLAN A

License No. 723022
 City of Industry, California 91746-8407
 13181 Chardwick Parkway North
 Commerce Construction Co., LP
 COMMERCIAL CONSTRUCTION
 Telephone: (952) 809-0453
 Fax: (952) 809-0454



CASE: PPT180029
 EXHIBIT D: Details/Cross Section/Section
 PLANNER: T. Wheeler
 DATE: November 18, 2020

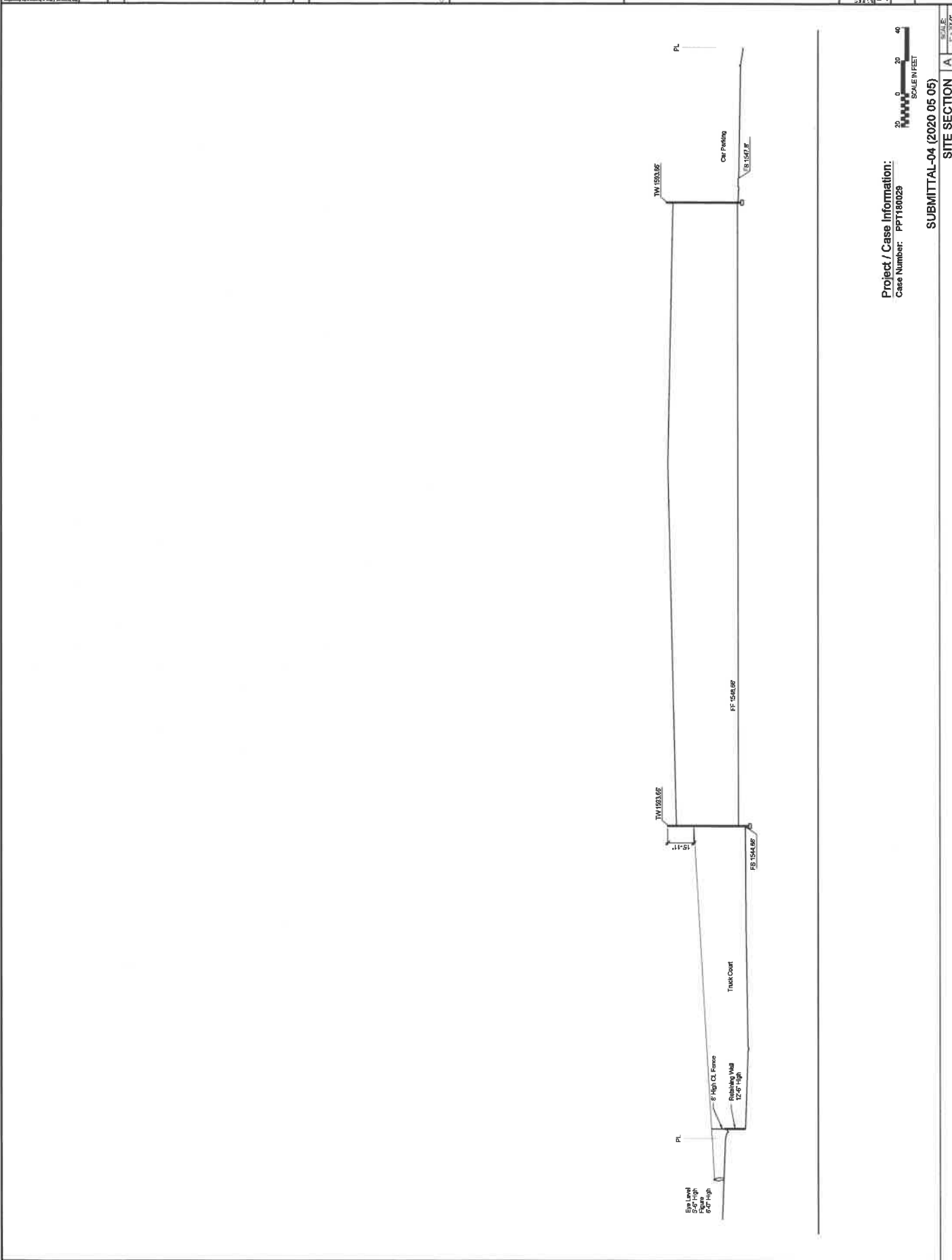
COMMERCE CONSTRUCTION CO., L.P.
 13191 Chavins Road, Suite 100
 Dallas, TX 75244
 Phone: (972) 999-0453
 Fax: (972) 999-0453
 Website: www.commerceconstruction.com

REVISIONS	BY	DATE

COMMERCE CONSTRUCTION CO., L.P.
 13191 Chavins Road, Suite 100
 Dallas, TX 75244
 Phone: (972) 999-0453
 Fax: (972) 999-0453
 Website: www.commerceconstruction.com

MAJESTIC FREEMAY BUSINESS CENTER
 REVERSBIDE, CA
 BUILDING 20
 SECTIONS

PROJECT NO. 6712
 SHEET NO. A5.20
 DATE: 05/05/20



Project / Case Information:
 Case Number: PPT180028

SUBMITTAL-04 (2020 05 05)

SITE SECTION A

A5.20

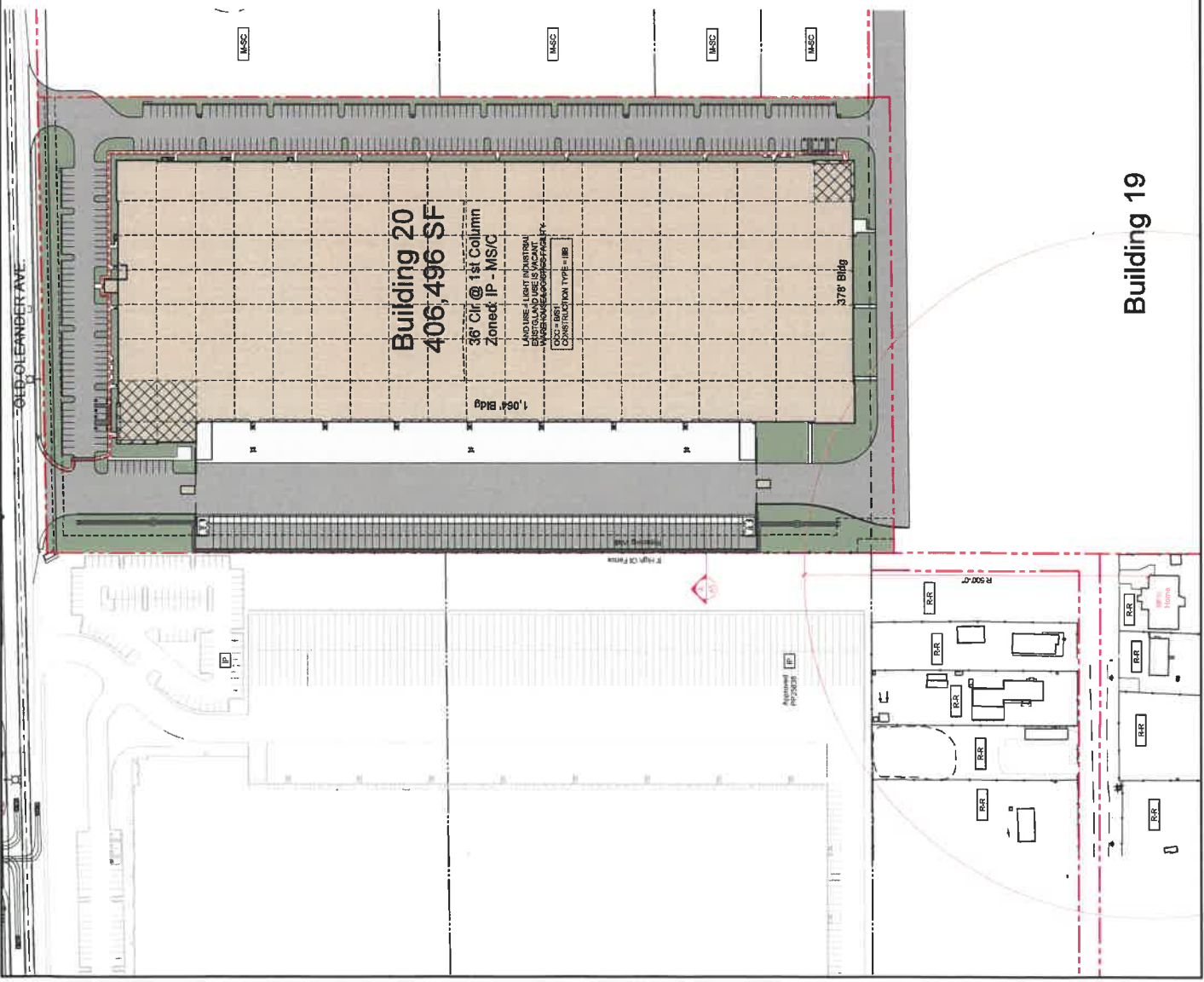
REV	DATE	BY	REVISIONS

COMMERCE CONSTRUCTION CO. L.P.
 15811 Chatsworth Parkway North
 Suite 100
 Chatsworth, California 91311
 Telephone: (818) 890-4833
 License No. 72302



RESIDENTIAL SETBACK PLAN
BUILDING 20
MAJESTIC FREEWAY BUSINESS CENTER
 RIVERSIDE, CA

PROJECT NO. 6712
 SHEET NO. A4.20
 DATE: 05/05/20
 SCALE: 1" = 60'-0"



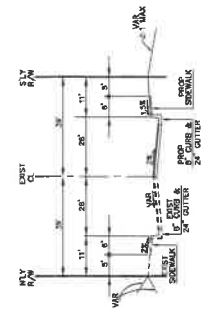
Project / Case Information:
 Case Number: PPT180029

Distance to Adjacent Residential Setback Exhibit

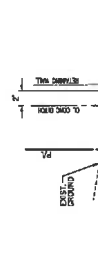


SUBMITTAL-04 (2020 05 05)
 Distance to Adjacent Residential Setback Exhibit A

PROJECT



**PROPOSED
OLD OLEANDER AVENUE
BETWEEN HARVILLE & DECKER ST
TYPICAL SECTION
1/8" = 1'-0"**



**-20 EAST/WEST
SEE SHEET 1 OF 5**

OVERALL NETWORK QUANTITIES

DESCRIPTION	QUANTITY
CONCRETE APPROACH	3,073 LF
CONCRETE CURB	1,187 LF
CONCRETE GUTTER	1,187 LF
CONCRETE SIDEWALK	1,187 LF
CONCRETE INTERSECTION PATCH	1,187 SF

**PROJECT AREA
NET AREA = 10.12 AC**

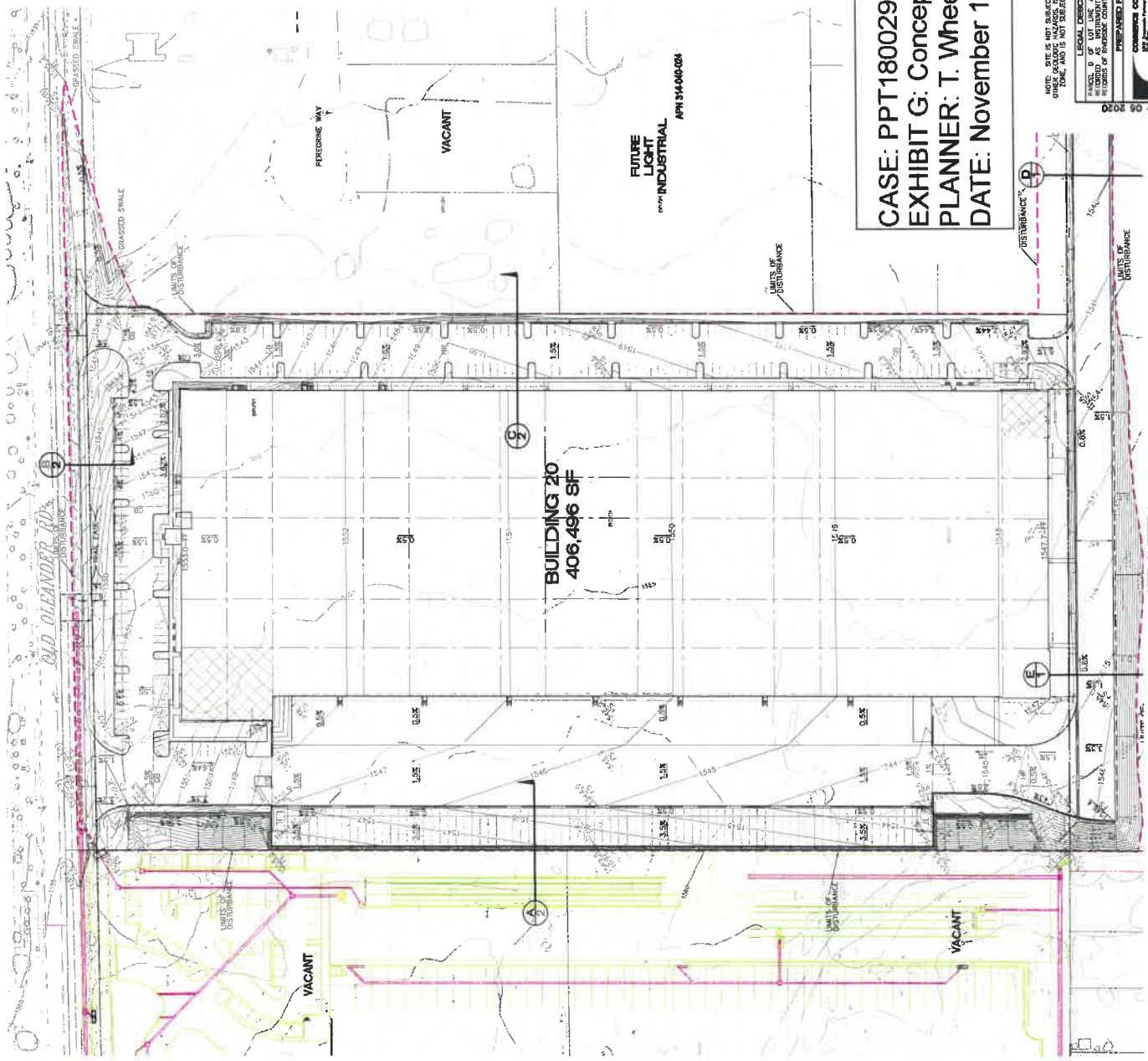
**PROPOSED RETAINING
WALL 10001**



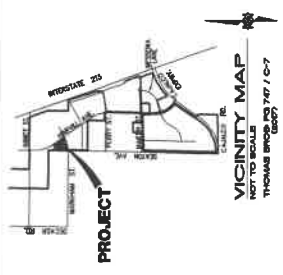
**CASE: PPT180029
EXHIBIT G: Concept Grading
PLANNER: T. Wheeler
DATE: November 18, 2020**

**NOTE: SITE IS NOT SUBJECT TO LIQUIDATION OR ANY
OTHER PUBLIC MARGES IS NOT IN A SPECIAL STATUS
TAXED AND IS NOT SUBJECT TO LOCAL FINANCIAL**

LEGAL DESCRIPTION	5.53 AC
PARCEL ID	2017-033147
ADDRESS	10001 OLD OLEANDER AVENUE HUNTSVILLE, AL 35894
PREPARED FOR	CONCEPT GRADING
PREPARED BY	APR 2020
DATE	11/18/20
PROJECT NO.	100-98
SHEET NO.	2 OF 5

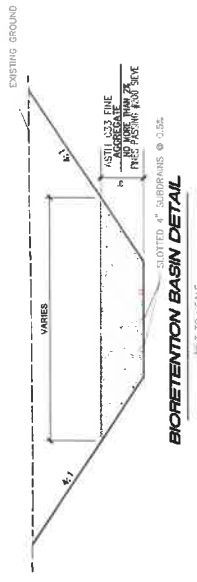
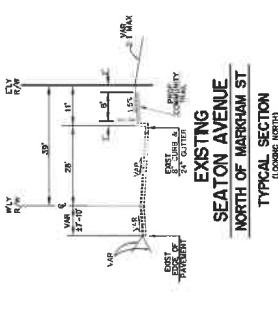
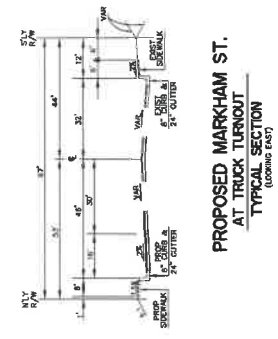
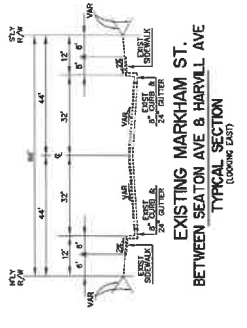
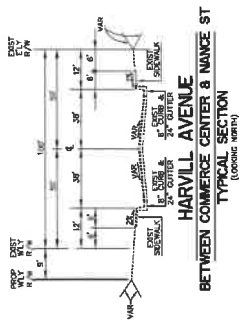


SEE SHEET 1



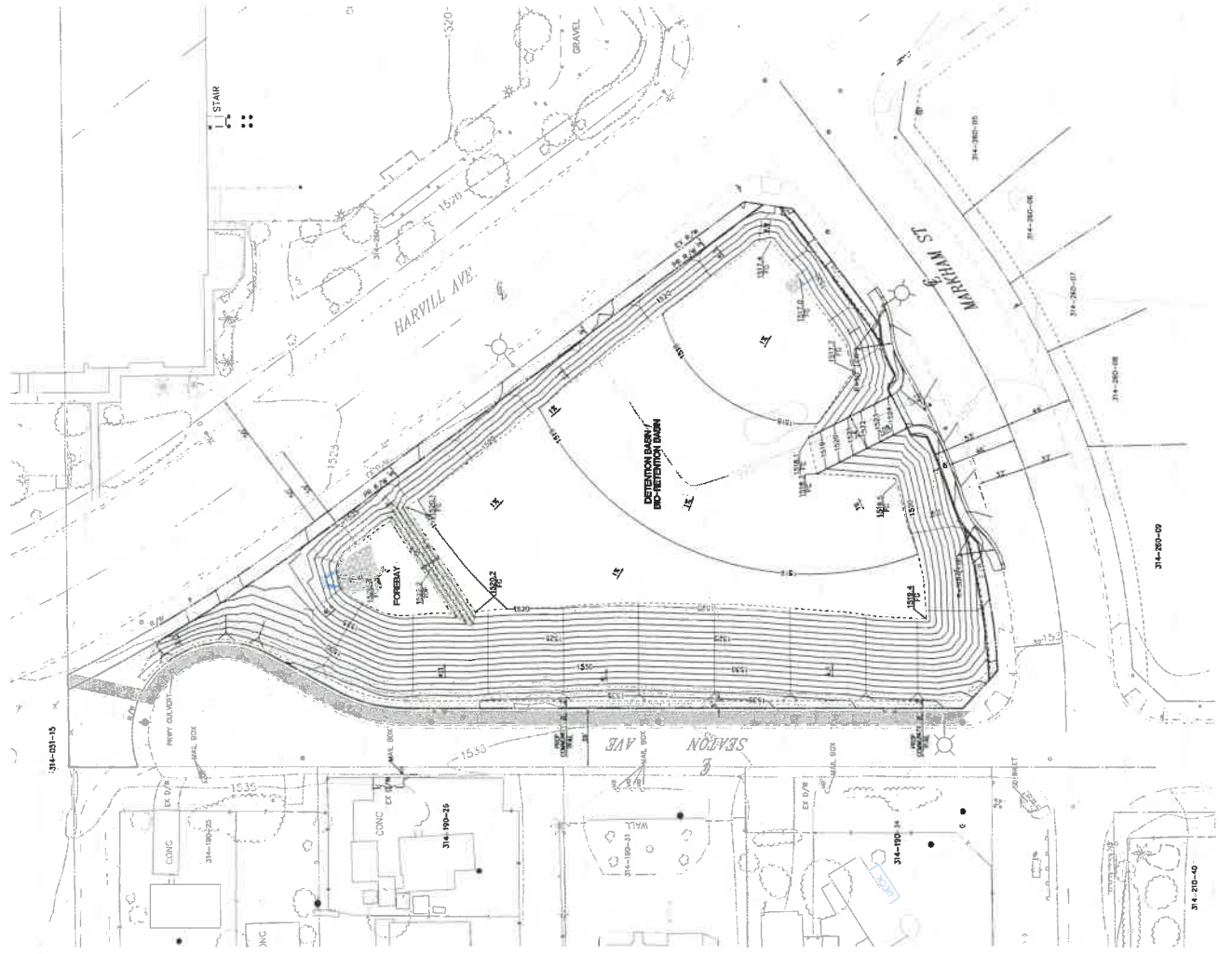
EARTHWORK

RAW NUMBER: 34,000 CY, 147.2 CY
 CUT: 17,943 CY
 FILL: 16,057 CY



NOTE: SEE 34-20-07 FOR INFORMATION ON ALL OTHER SHEETS. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION.

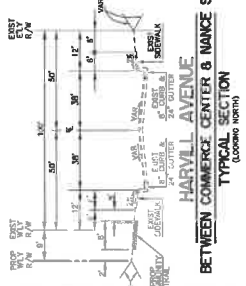
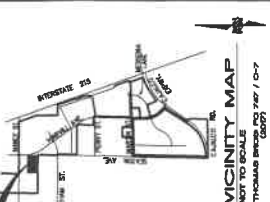
LEGAL DESCRIPTION PARCELS 34-20-07, 34-20-08, 34-20-09, 34-20-10, 34-20-11, 34-20-12, 34-20-13, 34-20-14, 34-20-15, 34-20-16, 34-20-17, 34-20-18, 34-20-19, 34-20-20, 34-20-21, 34-20-22, 34-20-23, 34-20-24, 34-20-25, 34-20-26, 34-20-27, 34-20-28, 34-20-29, 34-20-30, 34-20-31, 34-20-32, 34-20-33, 34-20-34, 34-20-35, 34-20-36, 34-20-37, 34-20-38, 34-20-39, 34-20-40, 34-20-41, 34-20-42, 34-20-43, 34-20-44, 34-20-45, 34-20-46, 34-20-47, 34-20-48, 34-20-49, 34-20-50, 34-20-51, 34-20-52, 34-20-53, 34-20-54, 34-20-55, 34-20-56, 34-20-57, 34-20-58, 34-20-59, 34-20-60, 34-20-61, 34-20-62, 34-20-63, 34-20-64, 34-20-65, 34-20-66, 34-20-67, 34-20-68, 34-20-69, 34-20-70, 34-20-71, 34-20-72, 34-20-73, 34-20-74, 34-20-75, 34-20-76, 34-20-77, 34-20-78, 34-20-79, 34-20-80, 34-20-81, 34-20-82, 34-20-83, 34-20-84, 34-20-85, 34-20-86, 34-20-87, 34-20-88, 34-20-89, 34-20-90, 34-20-91, 34-20-92, 34-20-93, 34-20-94, 34-20-95, 34-20-96, 34-20-97, 34-20-98, 34-20-99, 34-20-100	TOPOGRAPHY DATES 7-9-09 ASSESSOR'S PARCEL NUMBERS 34-20-07 THRU 12	DATE 08-27-10	BY [Signature]	NO 100-06
PREPARED FOR [Client Name]	PREPARED BY [Designer Name]	DATE 08-27-10	BY [Signature]	NO 100-06
CONSULTING ENGINEER [Firm Name]	DESIGNED BY [Designer Name]	DATE 08-27-10	BY [Signature]	NO 100-06
CONTRACTOR [Firm Name]	CHECKED BY [Reviewer Name]	DATE 08-27-10	BY [Signature]	NO 100-06
PROJECT NO. 34-20-07	PROJECT NAME [Project Name]	DATE 08-27-10	BY [Signature]	NO 100-06



SEE SHEET 2



PROJECT



BUILDING 20 EARTHWORK

ITEM	DESCRIPTION	QTY	UNIT
1	GRAVEL	1500	CU YD
2	CONCRETE	1000	CU YD
3	ASPH/FLY	1000	CU YD
4	GRAVEL	1000	CU YD
5	GRAVEL	1000	CU YD
6	GRAVEL	1000	CU YD
7	GRAVEL	1000	CU YD
8	GRAVEL	1000	CU YD
9	GRAVEL	1000	CU YD
10	GRAVEL	1000	CU YD
11	GRAVEL	1000	CU YD
12	GRAVEL	1000	CU YD
13	GRAVEL	1000	CU YD
14	GRAVEL	1000	CU YD
15	GRAVEL	1000	CU YD
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17	GRAVEL	1000	CU YD
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96	GRAVEL	1000	CU YD
97	GRAVEL	1000	CU YD
98	GRAVEL	1000	CU YD
99	GRAVEL	1000	CU YD
100	GRAVEL	1000	CU YD

DESTINATION FOR EXPORT IS THE BUILDING 11 SITE



NOTE: THIS IS NOT SUBJECT TO INSPECTION BY THE OTHER AGENCIES INVOLVED IN THE SPECIAL STUDIES ZONING AND IS NOT SUBJECT TO FLOOD REGULATION.

LEGAL DESCRIPTION

APN 314-180-001 TO 007

TOPOGRAPHY DATE 7-9-98

3-4-01-015

PREPARED BY: PAULA BROOKHUISER, INC. 10000 WOODBURN AVENUE, SUITE 100, WESTMINSTER, CO 80057 TEL: 303-440-1100 FAX: 303-440-1101

DATE: 10/10/2020

PROJECT NO: 20-001

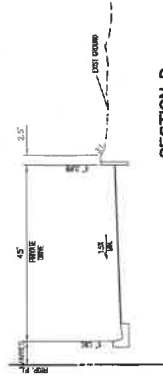
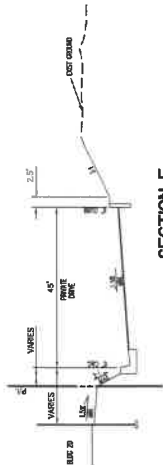
DATE: 10/10/2020

BY: [Signature]

SCALE: 1" = 100'-0"

WO 100-98

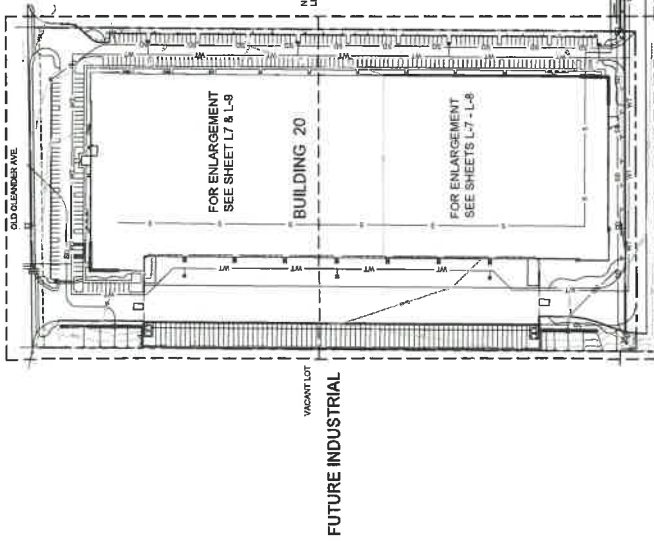
PK 1 OF 5



BASIN & BUILDING 20

MAJESTIC FREEWAY BUSINESS CENTER RIVERSIDE, CA

LANDSCAPE PLANS COUNTY OF RIVERSIDE



LANDSCAPE AREA TOTALS:

	SITE AREA GROSS (AC)	LANDSCAPE REQUIRED (SF / %)	LANDSCAPE PROVIDED (SF / %)
BUILDING 20	18,7000	138,355 S.F. / 15%	207,234 S.F. / 22.47%
DETENTION BASIN	2,6516		
TOTAL	21,3516	138,355 S.F. / 15%	207,234 S.F. / 22.47%

GENERAL NOTES

- IRRIGATION**
- FINAL LOCATION OF CONTROLLER TO BE DETERMINED IN THE FIELD WITH APPROVAL OF CITY AND LANDSCAPE ARCHITECT.
 - REFER TO GENERAL IRRIGATION NOTES ON IRRIGATION PLAN.
- PLANTING**
- ALL BOX TREES ARE TO BE SELECTED BY THE LANDSCAPE ARCHITECT.
 - REMOVE STAKES FROM ALL ESPALERS AND WAKES AND ATTACH TO WALLS, POSTS, ETC.

SHEET INDEX

- COVER SHEET L-1
- BASIN / HARVILL STREETScape - PRELIMINARY LANDSCAPE PLANS L-2 - L-4
- BASIN / HARVILL STREETScape - HYDROZONE MAP L-5
- BASIN / HARVILL STREETScape - SITE PHOTO PLAN L-6
- BUILDING 20 - PRELIMINARY LANDSCAPE PLANS L-7 - L-9
- BUILDING 20 - SHADE PLAN AND SHADE CALCULATIONS L-10
- BUILDING 20 - HYDROZONE MAP L-11
- BUILDING 20 - SITE PHOTO PLAN L-12



VICINITY MAP

NOT TO SCALE
THOMAS BROS. MAPS
PAGE 777, C-1

NOTE: PRIOR TO PROJECT CONSTRUCTION, LICENSEE TO SUBMIT A COMPLETE LANDSCAPE CONSTRUCTION DOCUMENT PACKAGE THAT COMPLES WITH THE REQUIREMENTS OF THE CITY OF RIVERSIDE AND THE COUNTY OF RIVERSIDE. THE LANDSCAPE ARCHITECT HAS NO GUARANTEE OR WARRANTY FOR THE CONFORMANCE OF THE LANDSCAPE CONCEPTUAL PLAN. THE CONFORMANCE WITH THE APPROVED LANDSCAPE CONCEPTUAL PLAN SHOULD BE THE RESPONSIBILITY OF THE CLIENT. PLANS MAY BE SUBJECT TO CHANGE.

LANDSCAPE ARCHITECT'S SIGNATURE

DATE: 3-1-20

MAINTENANCE NOTE:
CONTINUED LANDSCAPE MAINTENANCE FOR CONSITE AND OFFSITE WITHIN RIGHT OF WAY TO BE PROVIDED BY MAJESTIC FREEWAY LLC.

CASE: PPT180029
EXHIBIT L: Concept Landscape Plans
PLANNER: T. Wheeler
DATE: November 18, 2020

KEY MAP
NOT TO SCALE

LOW DENSITY RESIDENTIAL

FUTURE INDUSTRIAL
FOR ENLARGEMENT
SEE SHEETS L-2 & L-4

FOR ENLARGEMENT
SEE SHEETS L-2 & L-3

THE CITY OF RIVERSIDE, CALIFORNIA
COUNTY OF RIVERSIDE, CALIFORNIA
PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
1500 G STREET, RIVERSIDE, CA 92507
TEL: 951-955-3000 FAX: 951-955-3001
WWW.RIVERSIDE.CA.GOV

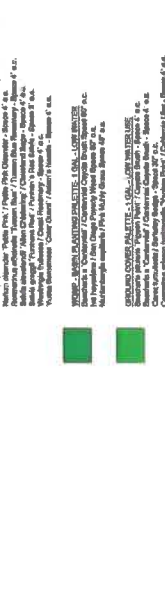
COMMERCE CONSTRUCTION CO., L.P.
13813 COMMERCE CENTER DRIVE
DALLAS, TEXAS 75244
TEL: 972-412-1977 FAX: 972-412-1978
WWW.COMMERCECONSTRUCTION.COM



COMMERCE CONSTRUCTION CO., L.P.
13813 COMMERCE CENTER DRIVE
DALLAS, TEXAS 75244
TEL: 972-412-1977 FAX: 972-412-1978
WWW.COMMERCECONSTRUCTION.COM

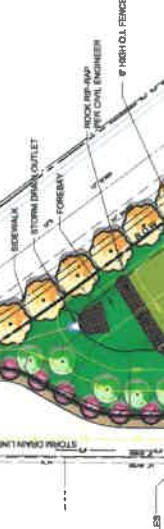
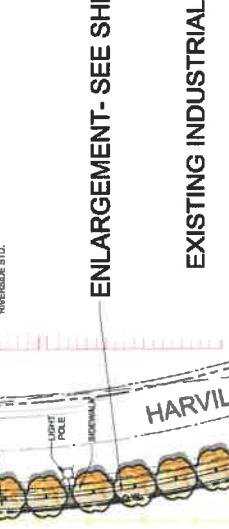
PROJECT: MAJESTIC FREEWAY BUSINESS CENTER
BASIN & BUILDING 20
DRAWN BY: DATE: 3-1-20
CHECKED BY: DATE: 3-1-20
CONTRACT: 180029
SHEET NO.: L-1
1 OF 12 SHEETS





STREET TREE SPACING

STREET	TREE TYPE	SPACING
SEATON	ARCHAN PINE	30' O.C.
HARVILL AVE	CHEESE BRSTAKE	47' O.C.



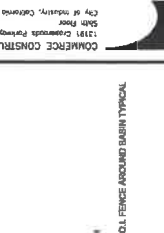
DATE: 08/20/2018
 TIME: 10:30 AM
 PROJECT: 19181 COMMERCE CONSTRUCTION CO., LP.
 SHEET: L-2
 OF: 2 OF 12 S



COMMERCE CONSTRUCTION CO., LP.
 19181 COMMERCE PROMENADE, SUITE 100
 HOUSTON, TEXAS 77058-1000
 PHONE: 281.488.1918
 FAX: 281.488.1919
 WWW.COMMERCECONSTRUCTION.COM

ENVIRONMENTAL ENGINEERING
 PRELIMINARY LANDSCAPE PLAN

BASIN & BUILDING 20
 COMDCO
 SHEET L-2
 OF 12 S



CONCRETE PAVING TABLES
 ENLARGEMENT - SEE SHEET L-3
 6" HIGH O.D. FENCE AROUND BASIN TYPICAL.

LOW DENSITY RESIDENTIAL
 ENLARGEMENT - SEE SHEET L-3
 6" HIGH O.D. FENCE AROUND BASIN TYPICAL.

EXISTING INDUSTRIAL
 ENLARGEMENT - SEE SHEET L-4

REFERENCE NOTES SCHEDULE

REMARK	DESCRIPTION
1	7" THICK ASP. CONC. DRIVEWAY - 18" WIDE GROUND COVER
2	CONCRETE PAVING TABLES TO BE INSTALLED TO SEPARATE DRIVEWAY FROM DRIVEWAY
3	CONCRETE DRIVEWAY

COUNTY NOTES

- PLANTING SHALL BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS FOR BUILDING AND SAFETY:
 - OVER 4 FEET: VERTICAL - PROHIBITED FROM PLANT MATERIAL, MINIMUM 18" FROM CENTER
 - OVER 4 FEET: VERTICAL - PROHIBITED FROM PLANT MATERIAL, MINIMUM 18" FROM CENTER
 - CENTER OF A CONSTRUCTION TRUCKS
- PLANTING AREAS ARE PROHIBITED BY CURB SETBACKS IF HIGH
- PLANTING SHALL BE LOCATED AWAY FROM VEHICULAR OVERHEAD ROOT BRACES AT HIGH CLEARANCE POINTS SHALL BE CENTERED ON THE AND EXTEND 8 IN
- PLANTING SHALL BE INSTALLED WITHIN 18" OF CURB AND INTERNAL OR LOCATED INTO THE CURB
- PLANTING WITHIN LINE OF FRONT SETBACK SHALL BE 17" MAX. 17" MATURE WITHOUT TRIMMING

PLANTING NOTES

- ALL TREES WITHIN 10' OF HARDSCAPE SHALL BE HARVESTED UNLESS OTHERWISE SPECIFIED
- NOTE: CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS FOR BUILDING AND SAFETY:
 - OVER 4 FEET: VERTICAL - PROHIBITED FROM PLANT MATERIAL, MINIMUM 18" FROM CENTER
 - OVER 4 FEET: VERTICAL - PROHIBITED FROM PLANT MATERIAL, MINIMUM 18" FROM CENTER
 - CENTER OF A CONSTRUCTION TRUCKS
- PLANTING SHALL BE INSTALLED WITHIN 18" OF CURB AND INTERNAL OR LOCATED INTO THE CURB
- PLANTING WITHIN LINE OF FRONT SETBACK SHALL BE 17" MAX. 17" MATURE WITHOUT TRIMMING

SHREDED MULCH NOTE

ALL PLANTING AREAS TO RECEIVE 4" LAYER OF SHREDED COVER MULCH AVAILABLE FROM GARDEN OF EDDYVILLE

IRRIGATION CONCEPT STATEMENT

NOTE: IRRIGATION TO BE A COMBINATION OF SPRINKLERS AND DROPPY IRRIGATION SYSTEMS DETERMINED BY HYDROLOGICAL ANALYSIS. DROPPY IRRIGATION WILL BE USED IN ACCORDANCE WITH AS 181 - STATE WATER ORDINANCE, THE LANDSCAPE AND IRRIGATION AND CONFORM TO FRESHER COUNTY ORDINANCE NO. 8923

MAINTENANCE NOTE:

CONTINUED LANDSCAPE MAINTENANCE FOR ORBITE AND OFFSITE WITHIN RIGHT OF WAY TO BE PROVIDED BY ILLUSTIC LANDSCAPE LLC

TREE LEGEND

TREE	REGISTRATION / COMMON NAME	SYMBOL	PROPAGATION	QTY
	Grass Bluestem / Western Bluestem	24" Pot	18"	20
	Manzanita / Western Manzanita	24" Pot	18"	1
	Prickly Pear / Cholla	24" Pot	18"	27
	Yucca / Yucca	24" Pot	18"	1
	Cholla / Cholla	24" Pot	18"	21

CONCEPT PLANT SCHEDULE

REGISTRATION / COMMON NAME	SYMBOL	PROPAGATION	QTY
Grass Bluestem / Western Bluestem	24" Pot	18"	20
Manzanita / Western Manzanita	24" Pot	18"	1
Prickly Pear / Cholla	24" Pot	18"	27
Yucca / Yucca	24" Pot	18"	1
Cholla / Cholla	24" Pot	18"	21

GENERAL NOTES:

- IRRIGATION SHALL BE PROPERLY DESIGNED. APPLICANT SHALL INDICATE PROPOSED METHODS OF IRRIGATION.
- IRRIGATION SHALL BE INSTALLED IN ACCORDANCE WITH AS 181 - STATE WATER ORDINANCE, THE LANDSCAPE AND IRRIGATION AND CONFORM TO FRESHER COUNTY ORDINANCE NO. 8923
- SUBSPACE OR LOW-VOLUME IRRIGATION MUST BE USED FOR IRREGULARLY SHAPED AREAS, OR AREAS LESS THAN 10 FEET IN WIDTH.

ENVIRONMENTAL ENGINEERING

COMMERCE CONSTRUCTION CO., LP.

BASIN & BUILDING 20

COMDCO

SHEET L-2

OF 12 S

DATE: 08/20/2018

EXISTING INDUSTRIAL

HARVILL AVE.

SEATON AVE.

MARKHAM ST.

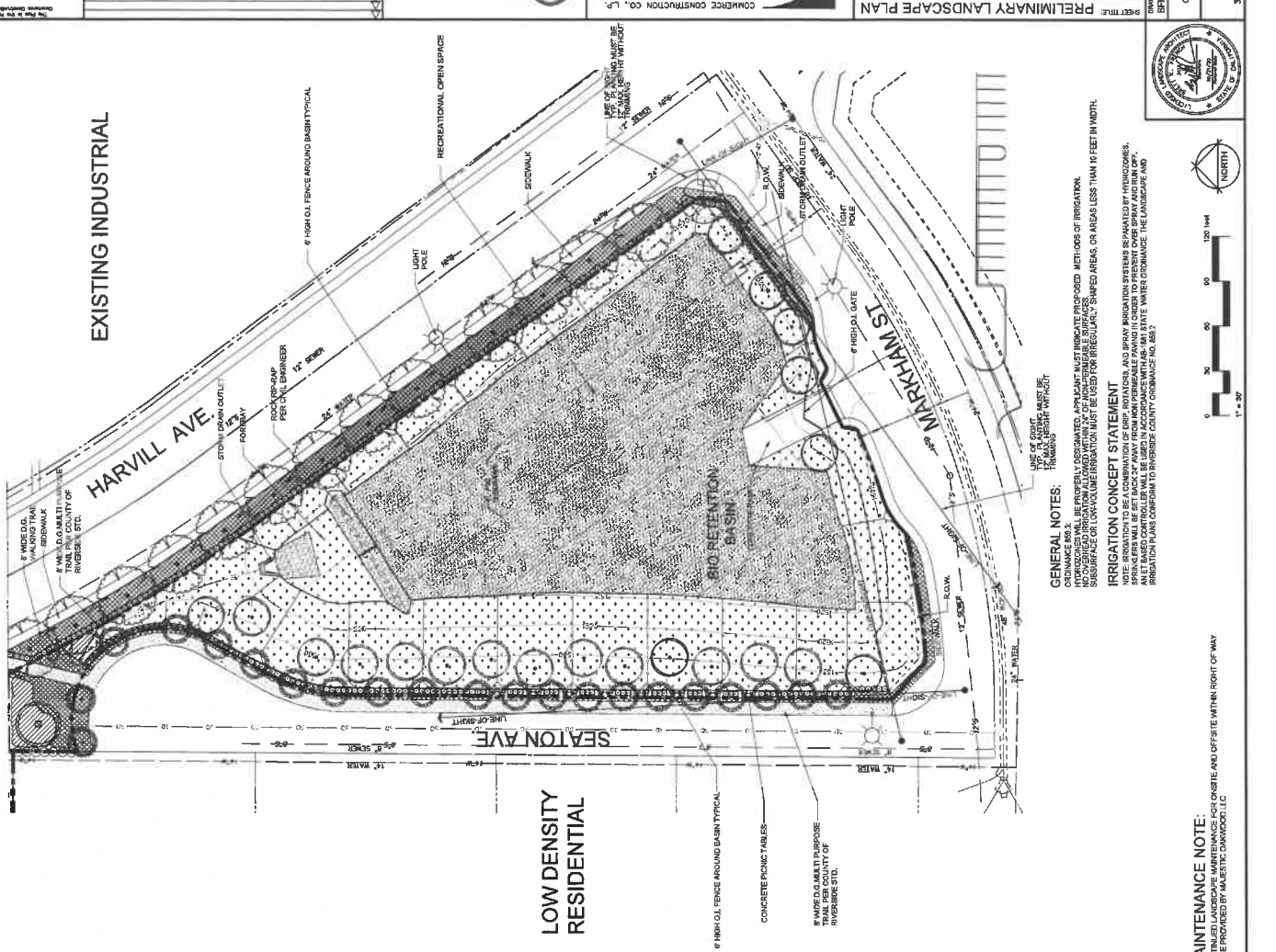
BIO RETENTION BASIN

LOW DENSITY RESIDENTIAL

GENERAL NOTES:

IRRIGATION CONCEPT STATEMENT

MAINTENANCE NOTE:



GENERAL NOTES:

IRRIGATION SHALL BE PROPERLY DESIGNED. APPLICANT MUST INDICATE PROPOSED METHODS OF IRRIGATION. IRRIGATION SYSTEMS SHALL BE DESIGNED TO PREVENT OVER IRRIGATION AND UNDER IRRIGATION. SURFACE OR LOW VOLUME IRRIGATION MUST BE USED FOR IRREGULARLY SHAPED AREAS OR AREAS LESS THAN 16 FEET IN WIDTH.

IRRIGATION CONCEPT STATEMENT

NOTE: IRRIGATION TO BE A COMBINATION OF SPRAY, ROTATORS, AND SPRAY IRRIGATION SYSTEMS SEPARATED BY HYDRONOES. SPRINGERS SHALL BE SET BACK 10' FROM IRREGULAR PAVING TO PREVENT OVERSPRAY AND DRAM OF. SPRINGERS SHALL BE SET BACK 10' FROM DRIVEWAYS TO PREVENT OVERSPRAY AND DRAM OF. IRRIGATION PLANS CONFORM TO RIVERSIDE COUNTY ORDINANCE NO. 885.

MAINTENANCE NOTE:

CONTINUED LANDSCAPE MAINTENANCE FOR ONE YEAR AFTER THE END OF THE PROJECT SHALL BE PROVIDED BY MAESTIC DANWOOD, LLC

GENERAL NOTES:

ALL TREES WITHIN 10' OF THE PROPERTY LINE SHALL BE PROTECTED BY 6" DIA. GALVANNEUM PIPE WITH 2' DIA. CONCRETE COLLARS. COLLARS SHALL BE 18" HIGH AND 6" DIA. COLLARS SHALL BE 18" HIGH AND 6" DIA. COLLARS SHALL BE 18" HIGH AND 6" DIA.

PLANTING NOTES

1. ALL TREES WITHIN 10' OF THE PROPERTY LINE SHALL BE PROTECTED BY 6" DIA. GALVANNEUM PIPE WITH 2' DIA. CONCRETE COLLARS. COLLARS SHALL BE 18" HIGH AND 6" DIA. COLLARS SHALL BE 18" HIGH AND 6" DIA. COLLARS SHALL BE 18" HIGH AND 6" DIA.

2. ALL TREES WITHIN 10' OF THE PROPERTY LINE SHALL BE PROTECTED BY 6" DIA. GALVANNEUM PIPE WITH 2' DIA. CONCRETE COLLARS. COLLARS SHALL BE 18" HIGH AND 6" DIA. COLLARS SHALL BE 18" HIGH AND 6" DIA. COLLARS SHALL BE 18" HIGH AND 6" DIA.

3. ALL TREES WITHIN 10' OF THE PROPERTY LINE SHALL BE PROTECTED BY 6" DIA. GALVANNEUM PIPE WITH 2' DIA. CONCRETE COLLARS. COLLARS SHALL BE 18" HIGH AND 6" DIA. COLLARS SHALL BE 18" HIGH AND 6" DIA. COLLARS SHALL BE 18" HIGH AND 6" DIA.

SHREDDED MULCH NOTE

SHREDDED MULCH SHALL BE 2" DIA. AND 1" THICK. MULCH SHALL BE 2" DIA. AND 1" THICK. MULCH SHALL BE 2" DIA. AND 1" THICK.

COMMENTS

DATE

SCALE

1" = 30'

0 30 60 90 120 150

SCALE BAR

NORTH

3 OF 12 SHEETS

COMMENTS

DATE

SCALE

1" = 30'

0 30 60 90 120 150

SCALE BAR

NORTH

3 OF 12 SHEETS

FUTURE INDUSTRIAL

MATCHLINE - FOR BUILDING 20 SEE SHEETS L-9 - L-14



TREE LEGEND

TREE	SIZE	QUANTITY	NOTES
○	24" DBH	20	Plant in 36" x 36" x 36" hole with 10" of topsoil.
○	18" DBH	10	Plant in 36" x 36" x 36" hole with 10" of topsoil.
○	12" DBH	5	Plant in 36" x 36" x 36" hole with 10" of topsoil.
○	6" DBH	5	Plant in 36" x 36" x 36" hole with 10" of topsoil.

CONCEPT PLANT SCHEDULE

- 1. ALL TREES WITHIN OF THE SCHEDULE SHALL BE IN A SHADOWN UNLESS OTHERWISE NOTED.
- 2. NOTE CONTRACTOR TO INSTALL CONCRETE MANHOLES TO DEFINE THE FOLLOWING AREAS BETWEEN GRAVEL AND PLANTING AREAS.
- 3. CONTRACTOR RESPONSIBLE FOR ALL QUANTITY TAKE-OFFS AND ALL MATERIALS COSTS.
- 4. DETERMINING COST AND QUANTITY OF MATERIALS TO SITE.

SHREDDED MULCH NOTE

ALL PLANTED AREAS TO RECEIVE 2" DEEP OF SHREDDED MULCH AVAILABLE FROM EARTHWORKING CONTRACTOR.

PLANTING NOTES

1. ALL TREES WITHIN OF THE SCHEDULE SHALL BE IN A SHADOWN UNLESS OTHERWISE NOTED.
2. NOTE CONTRACTOR TO INSTALL CONCRETE MANHOLES TO DEFINE THE FOLLOWING AREAS BETWEEN GRAVEL AND PLANTING AREAS.
3. CONTRACTOR RESPONSIBLE FOR ALL QUANTITY TAKE-OFFS AND ALL MATERIALS COSTS.
4. DETERMINING COST AND QUANTITY OF MATERIALS TO SITE.

COUNTY NOTES

1. SLOPE PLANTING SHALL COMPLY WITH MINIMUM STANDARDS FOR BUILDING AND SAFETY.
2. SLOPE PLANTING SHALL COMPLY WITH MINIMUM STANDARDS FOR BUILDING AND SAFETY.
3. SLOPE PLANTING SHALL COMPLY WITH MINIMUM STANDARDS FOR BUILDING AND SAFETY.
4. SLOPE PLANTING SHALL COMPLY WITH MINIMUM STANDARDS FOR BUILDING AND SAFETY.
5. SLOPE PLANTING SHALL COMPLY WITH MINIMUM STANDARDS FOR BUILDING AND SAFETY.

REFERENCE NOTES SCHEDULE

- 1. ALL TREES WITHIN OF THE SCHEDULE SHALL BE IN A SHADOWN UNLESS OTHERWISE NOTED.
- 2. NOTE CONTRACTOR TO INSTALL CONCRETE MANHOLES TO DEFINE THE FOLLOWING AREAS BETWEEN GRAVEL AND PLANTING AREAS.
- 3. CONTRACTOR RESPONSIBLE FOR ALL QUANTITY TAKE-OFFS AND ALL MATERIALS COSTS.
- 4. DETERMINING COST AND QUANTITY OF MATERIALS TO SITE.

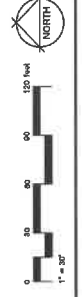
FUTURE INDUSTRIAL

LOW DENSITY RESIDENTIAL

MAINTENANCE NOTE:
CONTINUED LANDSCAPE MAINTENANCE FOR ON-SITE AND OFF-SITE WITHIN RIGHT-OF-WAY TO BE PROVIDED BY MAJESTIC CARWOOD LLC

GENERAL NOTES:
CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AND STRUCTURES. CONTRACTOR SHALL PROTECT ALL EXISTING TREES AND LANDSCAPE. CONTRACTOR SHALL INSTALL AND MAINTAIN ALL IRRIGATION SYSTEMS AS SHOWN. CONTRACTOR SHALL MAINTAIN ALL IRRIGATION SYSTEMS AS SHOWN. CONTRACTOR SHALL MAINTAIN ALL IRRIGATION SYSTEMS AS SHOWN.

IRRIGATION CONCEPT STATEMENT
NOTE: IRRIGATION TO BE A COMBINATION OF DRIP, ROTATORS, AND SPRAY IRRIGATION SYSTEMS SEPARATED BY HYDROZONES. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AND STRUCTURES. CONTRACTOR SHALL PROTECT ALL EXISTING TREES AND LANDSCAPE. CONTRACTOR SHALL INSTALL AND MAINTAIN ALL IRRIGATION SYSTEMS AS SHOWN. CONTRACTOR SHALL MAINTAIN ALL IRRIGATION SYSTEMS AS SHOWN. CONTRACTOR SHALL MAINTAIN ALL IRRIGATION SYSTEMS AS SHOWN.



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13151 Commerce Parkway North
Dallas, Texas 75244
(972) 946-1200
FAX: (972) 946-1200

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BUILDING 20 - SEE SHEETS 9-L-14

FUTURE INDUSTRIAL

EXISTING INDUSTRIAL

LOW DENSITY RESIDENTIAL

MAXIMUM APPLIED WATER ALLOWANCE (MAWA) WITH SLA
 MAWA = (ETO) (0.62) [(ETAF x LA) + (1-ETAF) x SLA]
 ETO 56.5
 CONV 0.62
 ETO X.62 35.03
 ETAF LA 54,097
 LA 0.45 120,215
 SLA 0.55 50,029
 MAWA TOTAL = 56.5 x 0.62 x [(0.45 x 116045) + ((1-.45) x 49640)]

IRRIGATION NOTE:
 NO OVERHEAD IRRIGATION IS PERMITTED WITHIN 24" OF NON-PERMEABLE SURFACES.

GENERAL NOTES:
 ORDINANCE 853.3
 SUBSURFACE OR LOW-VOLUME IRRIGATION MUST BE USED FOR IRREGULARLY SHAPED AREAS, OR AREAS LESS THAN 10 FEET IN WIDTH.

Riverside County Ordinance 853 Landscape Water Use Calculations
 PROJECT TYPE: Commercial
 PROJECT NAME: MAJESTIC FREEWAY BUSINESS CENTER - BUILD 19
 CITY: Corona

Applicant to use drop down menu in cells that includes a selection in dropdown menu.
 Where "N/A" is entered, applicant to enter project specific information.
 Please note that alternative formulas and values are listed as an error not solutions are completed.

1. Maximum Annual Water Allowance (MAWA)
 Input the total square footage of irrigated area in square feet.
 Input the MAWA ETO for this area.
 MAWA = 353,532 sq ft x 0.62
2. Saturated Annual Water Use (SAWU)
 Hygroscopic #1: Input the Saturated Root Zone of Hygroscopic #1 in inches.
 Hygroscopic Moisture Deficit: Input the Saturated Root Zone of Hygroscopic #1 in inches.
 Hygroscopic #2: Input the Saturated Root Zone of Hygroscopic #2 in inches.
 Hygroscopic Moisture Deficit: Input the Saturated Root Zone of Hygroscopic #2 in inches.
 Hygroscopic #3: Input the Saturated Root Zone of Hygroscopic #3 in inches.
 Hygroscopic Moisture Deficit: Input the Saturated Root Zone of Hygroscopic #3 in inches.
 Hygroscopic #4: Input the Saturated Root Zone of Hygroscopic #4 in inches.
 Hygroscopic Moisture Deficit: Input the Saturated Root Zone of Hygroscopic #4 in inches.
 Hygroscopic #5: Input the Saturated Root Zone of Hygroscopic #5 in inches.
 Hygroscopic Moisture Deficit: Input the Saturated Root Zone of Hygroscopic #5 in inches.

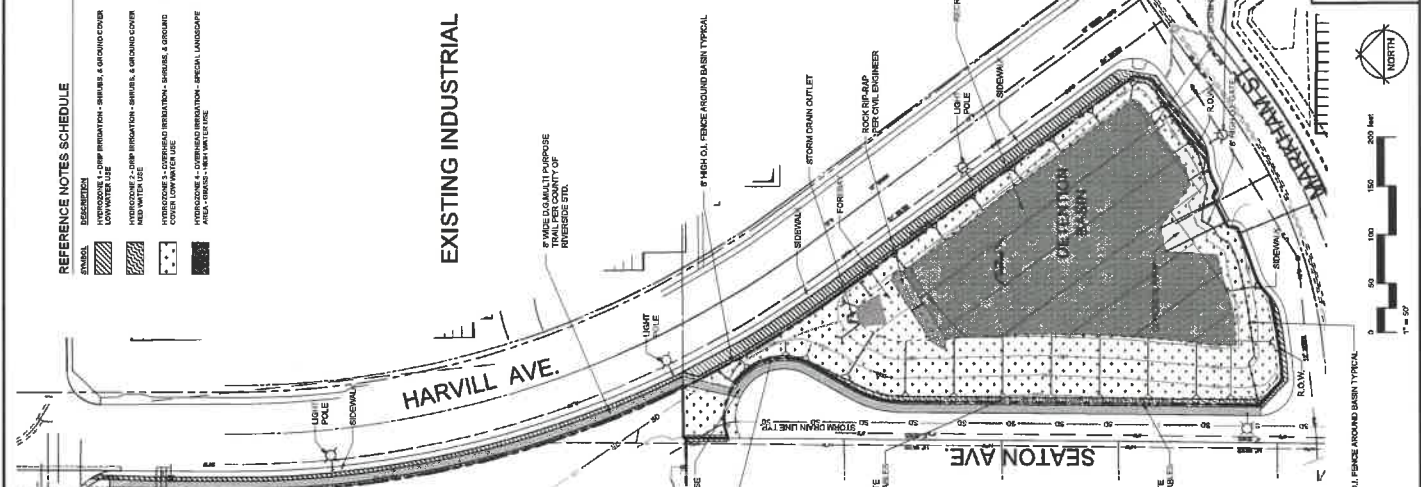
COMERC CONSTRUCTION CO., L.P.
 1311 Commerce Parkway North
 Bldg. 100, Suite 100
 Corona, California 92726-4477
 Telephone: (951) 644-1200
 FAX: (951) 644-1200

DATE: 08/20/2019
 SHEET TITLE: HYDROZONE MAP & WATER USE CALCS
 PROJECT: MAJESTIC FREEWAY BUSINESS CENTER
 LOCATION: RIVERSIDE, CA

DATE: 08/20/2019
 SHEET: 9-L-5
 OF 12 SHEETS

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	SCALE
[Symbol]	HYDROZONE - CORRIDOR IRRIGATION - SPURVE & GROUND COVER	10:154.4'
[Symbol]	HYDROZONE - CORRIDOR IRRIGATION - SPURVE & GROUND COVER	6:279.7'
[Symbol]	HYDROZONE - CORRIDOR IRRIGATION - SPURVE & GROUND COVER	9:147.7'
[Symbol]	HYDROZONE - CORRIDOR IRRIGATION - SPECIAL LANDSCAPE	6:279.7'



REVISIONS

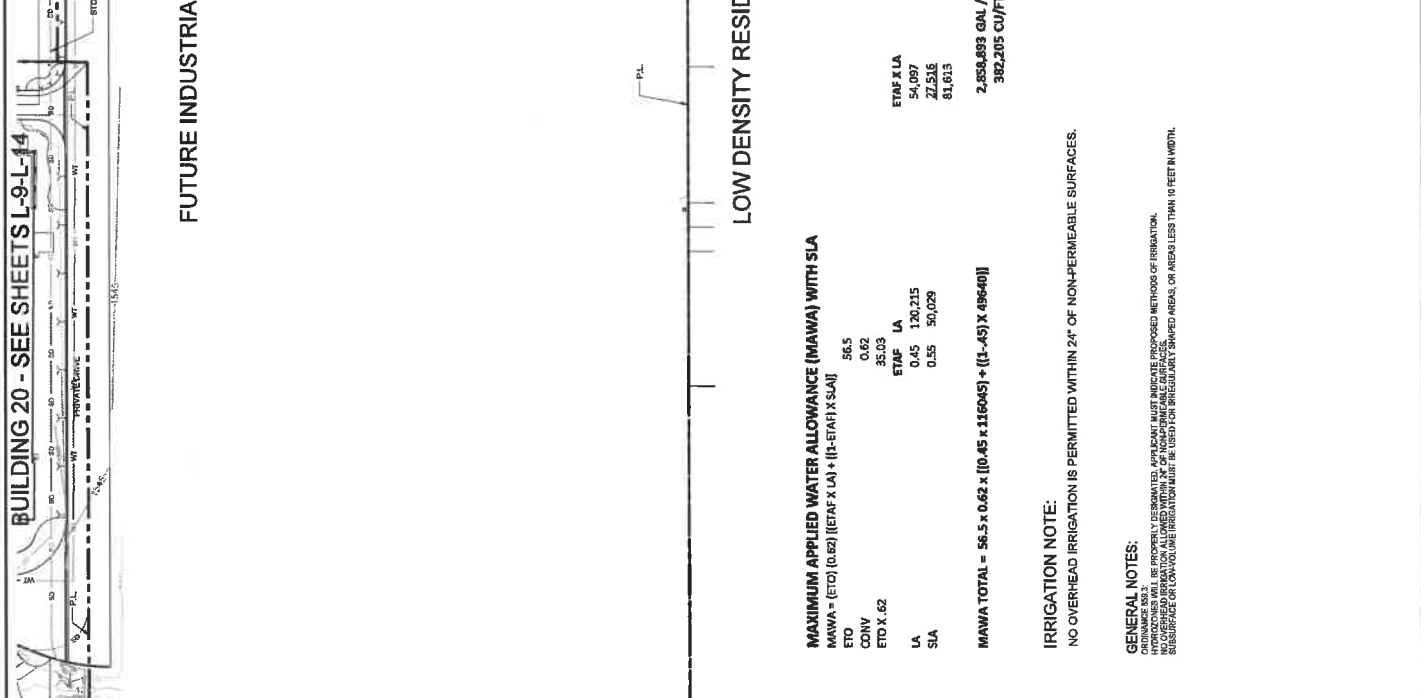
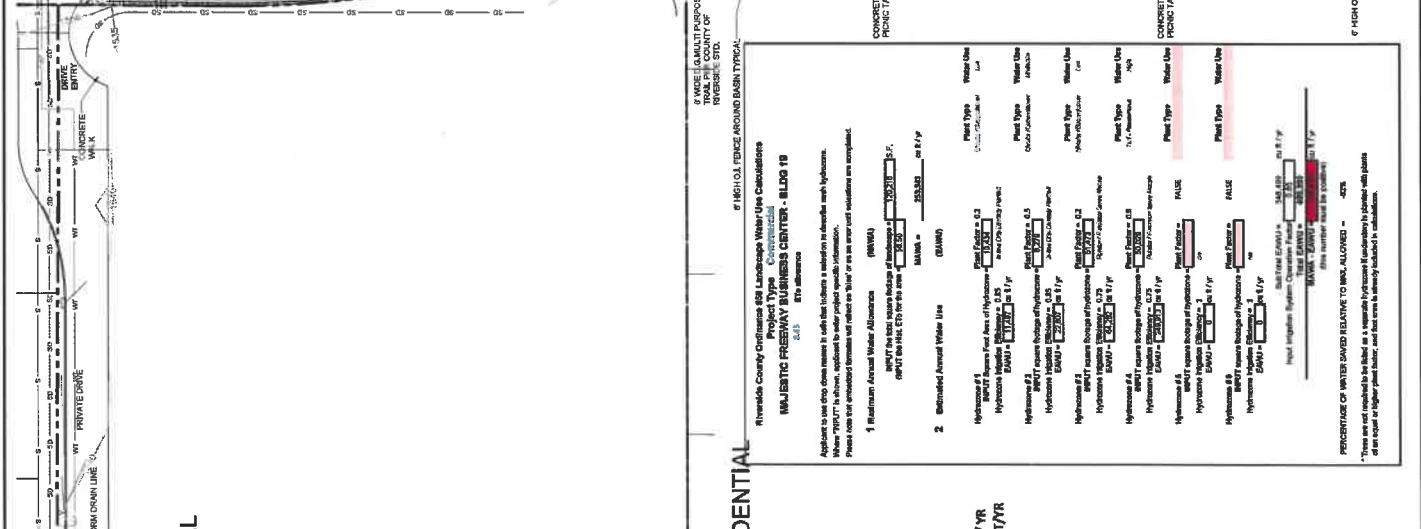
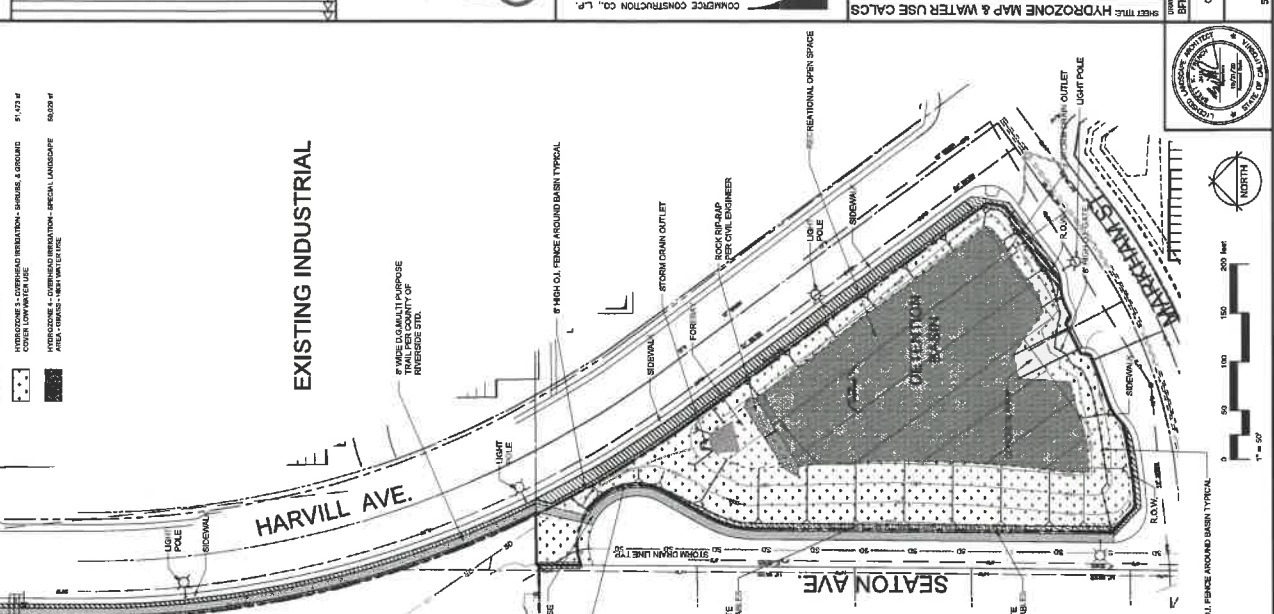


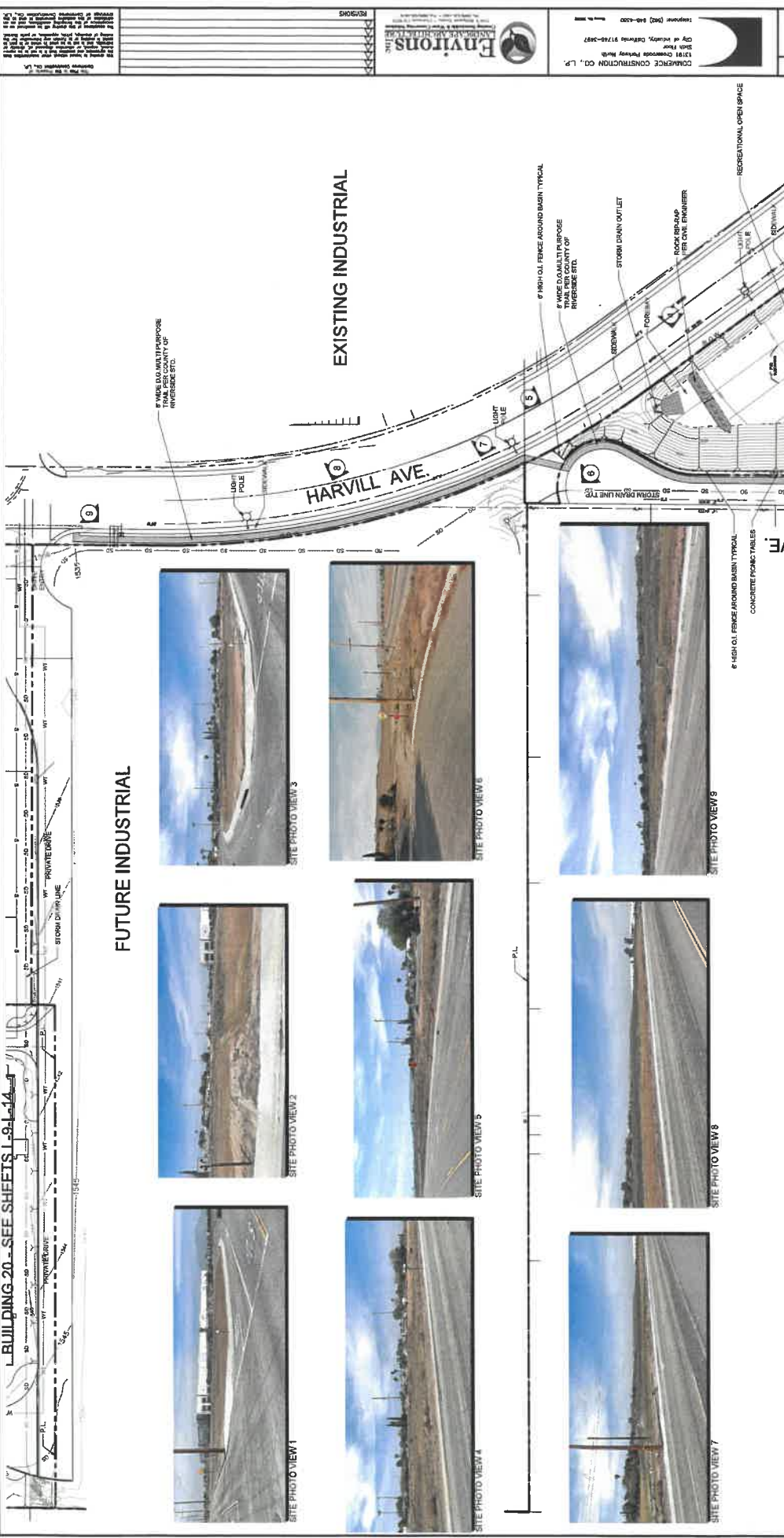
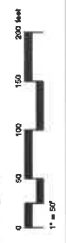
Envytons
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 SHEET: 9-L-5
 OF 12 SHEETS





SITE PHOTO VIEW 1



SITE PHOTO VIEW 2



SITE PHOTO VIEW 3



SITE PHOTO VIEW 4



SITE PHOTO VIEW 5



SITE PHOTO VIEW 6



SITE PHOTO VIEW 7



SITE PHOTO VIEW 8



SITE PHOTO VIEW 9

SEE SHEETS L-9, L-14

FUTURE INDUSTRIAL

EXISTING INDUSTRIAL

SEATON AVE.

HARVILL AVE.

DETENTION BASIN



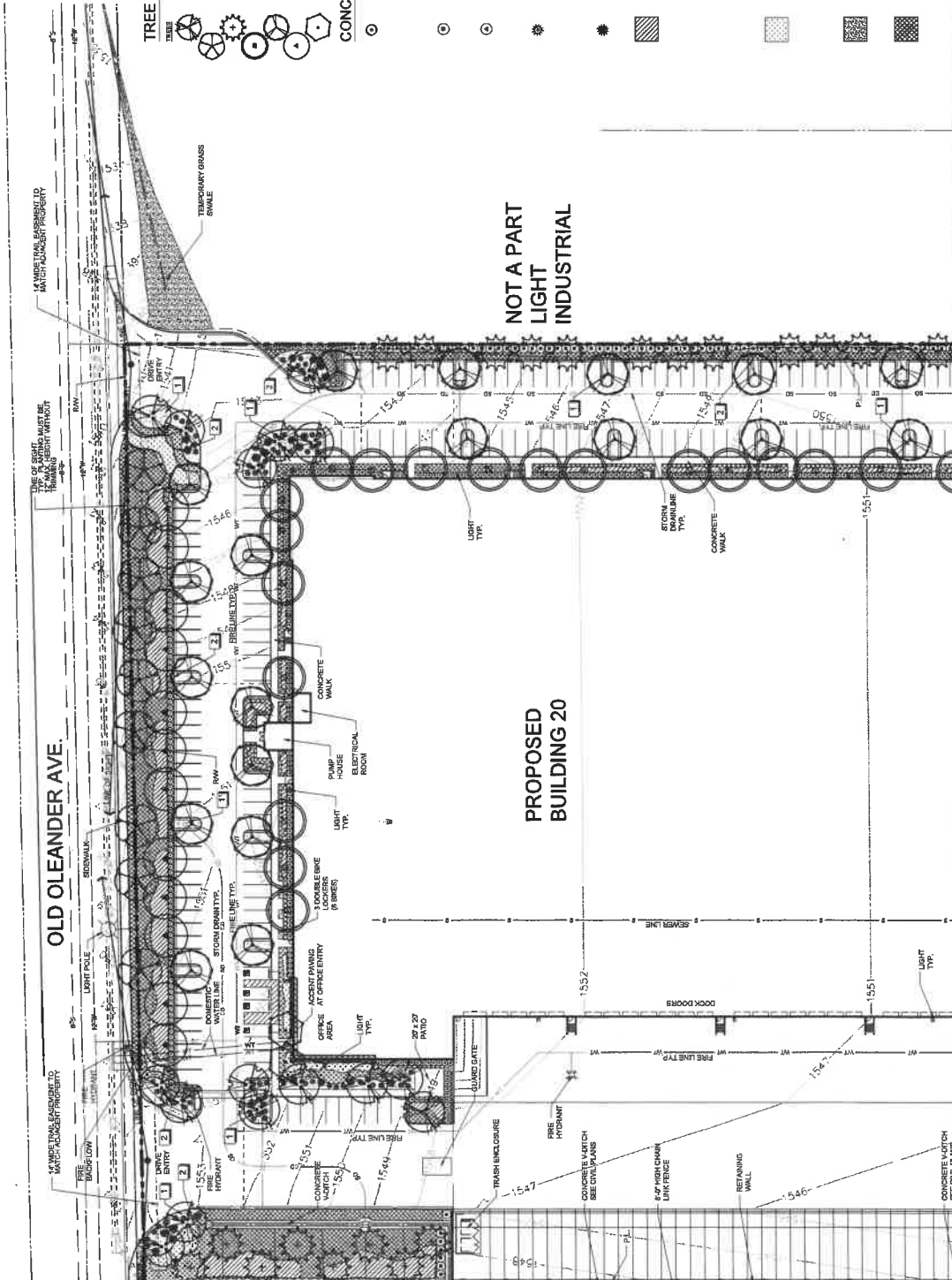
CONCEPT PLANTING SCHEDULE

SYMBOL	RECOMMENDED COMMON NAME	HEIGHT	WINDRISK	ZONE
[Symbol]	Cornucopia 'Heart of the Valley' Thistleleaf Adonis	30" Max	Low	30
[Symbol]	Indicatifolium (Golden Pines) Tree Multi-Trunk	20" Max	Med	6
[Symbol]	Prunella (Golden Pines)	30" Max	Low	6
[Symbol]	Prunella (Golden Pines) Full Tree	30" Max	Low	31
[Symbol]	Prunella (Golden Pines) Medium	20" Max	Low	20
[Symbol]	Prunella (Golden Pines) Small	20" Max	Low	12
[Symbol]	Prunella (Golden Pines) Mini	20" Max	Med	6



IRRIGATION CONCEPT STATEMENT
 THIS PLAN IS TO BE A CONCEPT STATEMENT FOR IRRIGATION AND NOT A CONTRACT DOCUMENT. THE IRRIGATION SYSTEM IS SUBJECT TO APPROVAL BY THE LOCAL WATER AGENCY. THE IRRIGATION SYSTEM SHALL BE DESIGNED BY A LICENSED IRRIGATION ENGINEER AND SHALL BE SUBJECT TO APPROVAL BY THE LOCAL WATER AGENCY. THE IRRIGATION SYSTEM SHALL BE SUBJECT TO APPROVAL BY THE LOCAL WATER AGENCY. THE IRRIGATION SYSTEM SHALL BE SUBJECT TO APPROVAL BY THE LOCAL WATER AGENCY.

MAINTENANCE NOTE:
 CONTINUED LANDSCAPE MAINTENANCE FOR ONE YEAR AFTER COMPLETION OF THIS PROJECT TO BE PROVIDED BY MAJESTIC LANDSCAPE LLC.



COUNTY NOTES:

- SHRUBS SHALL BE PLANTED WITH MINIMUM SPACING FOR BUILDING AND SAFETY.
- ALL PLANTING SHALL BE PLANTED WITHIN THE SPECIFIED AREAS.
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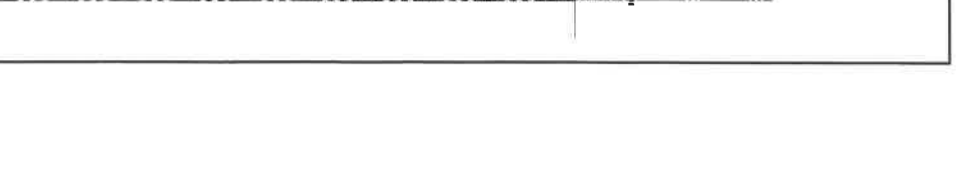
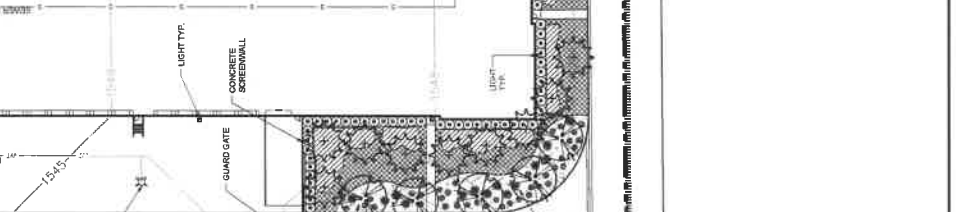
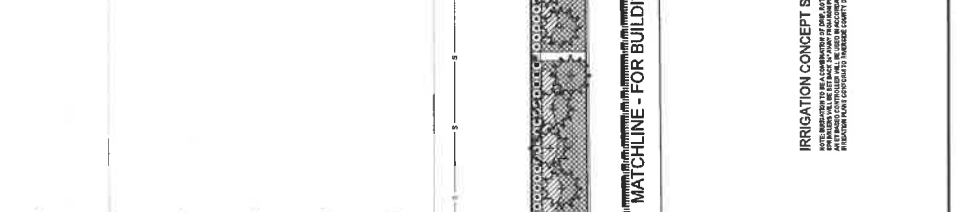
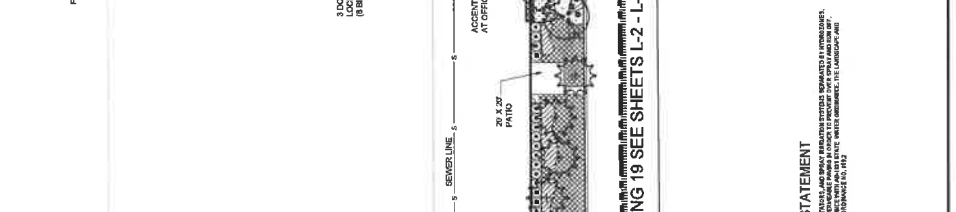
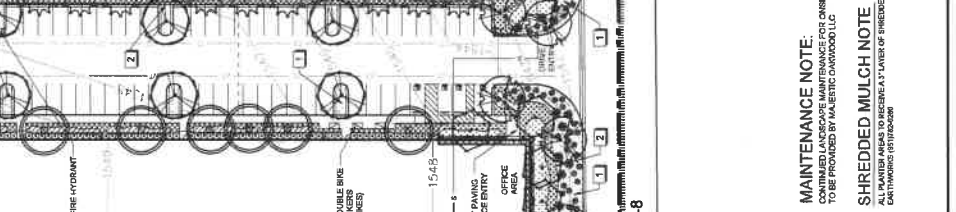
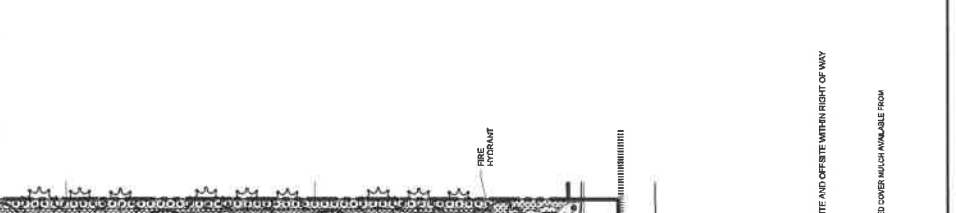
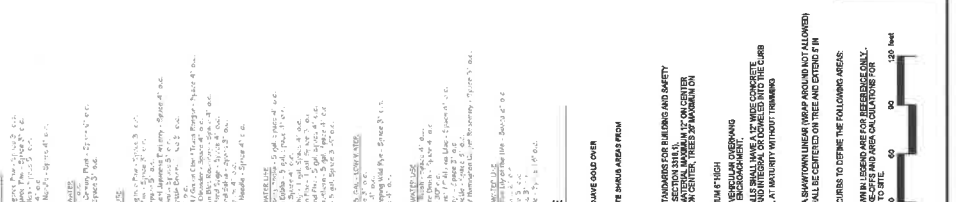
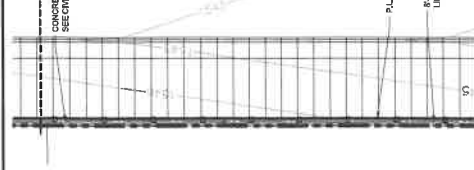
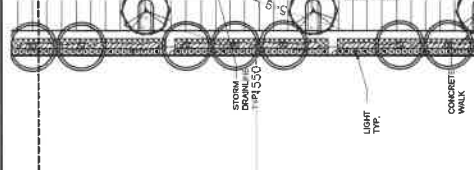
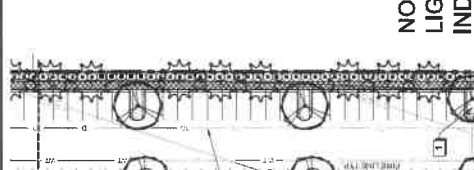
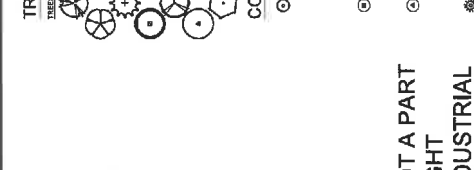
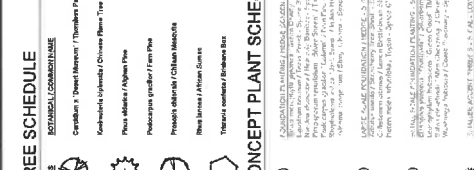
PLANTING NOTES:

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SHRIPPED MULCH NOTE:
 ALL PLANTING AREAS TO RECEIVE A 2" LAYER OF SHRIPPED COVER MULCH AVAILABLE FROM ENVIRONMENTAL PRODUCTS.

REVISION	DATE	DESCRIPTION

TREE	SIZE	QUANTITY	NOTE



NOT A PART
 LIGHT
 INDUSTRIAL

BUILDING 20

MATCHLINE - FOR BUILDING 19 SEE SHEETS L-2 - L-8

SYMBOL	DESCRIPTION

COUNTY NOTES
 1. ALL PLANTING SHALL BE IN ACCORDANCE WITH THE CALIFORNIA PLANTING STANDARDS AND SPECIFICATIONS (CALPSS) AND THE CALIFORNIA PLANTING STANDARDS AND SPECIFICATIONS (CALPSS) FOR PLANTING MATERIALS.
 2. ALL PLANTING SHALL BE IN ACCORDANCE WITH THE CALIFORNIA PLANTING STANDARDS AND SPECIFICATIONS (CALPSS) AND THE CALIFORNIA PLANTING STANDARDS AND SPECIFICATIONS (CALPSS) FOR PLANTING MATERIALS.
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MAINTENANCE NOTE
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SHREDDED MULCH NOTE
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IRRIGATION CONCEPT STATEMENT
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CONCRETE VERTICAL SECCIL PLANS
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REVISIONS	DATE	DESCRIPTION

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 1311 CHESTNUT PARKWAY NORTH
 CITY OF INDUSTRY, CALIFORNIA 91748-8877
 Telephone: (949) 548-1300
 Fax: (949) 548-1302

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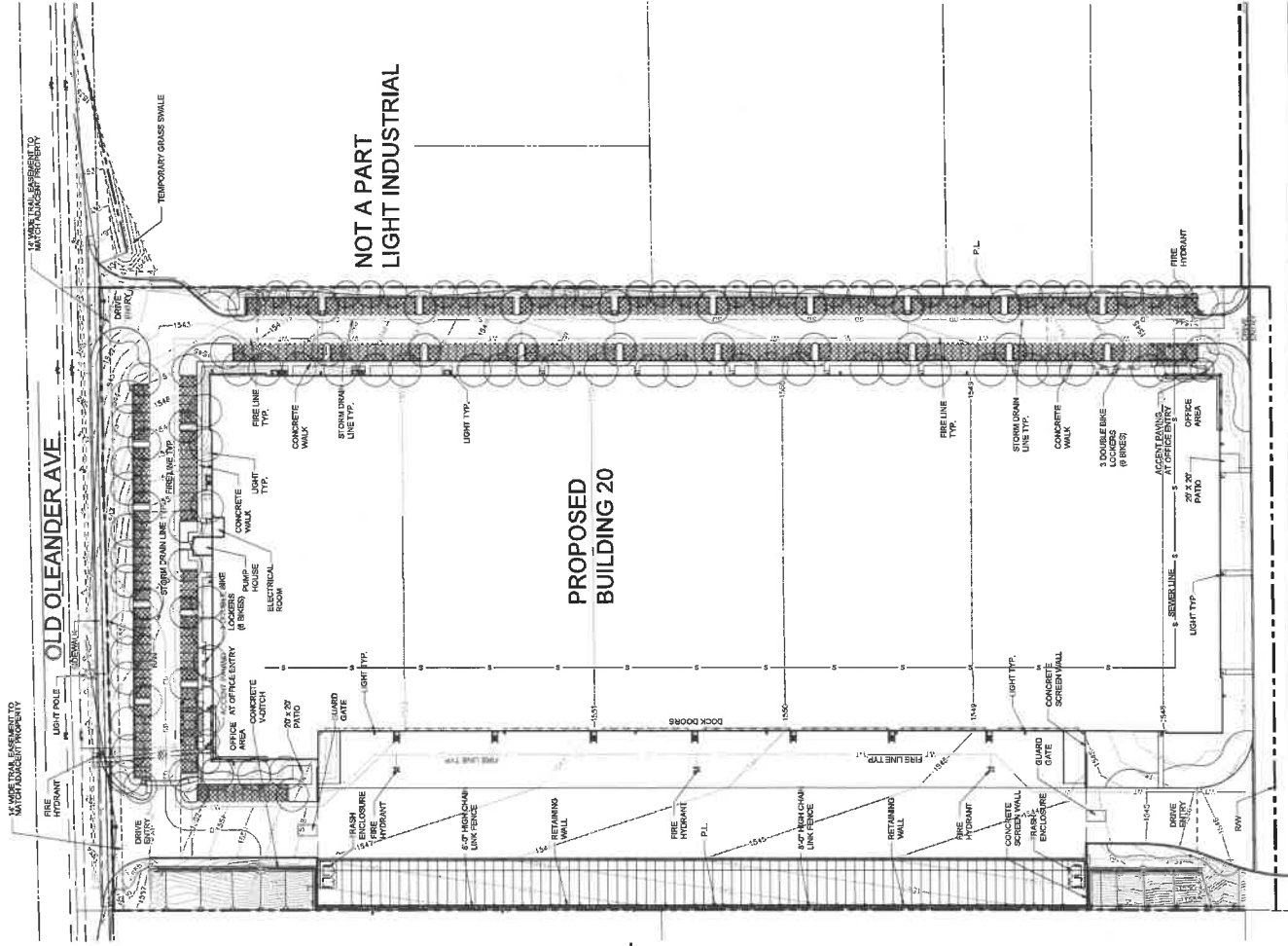
PROJECT: SHADE PLAN & SHADE CALCULATION
 CLIENT: BASIN & BUILDING 20
 ADDRESS: MAESTRO FREEMWAY BUSINESS CENTER
 RIVERSIDE, CA
 SHEET NO. L-10
 OF 12 SHEETS
 DATE: 03/20/23
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]



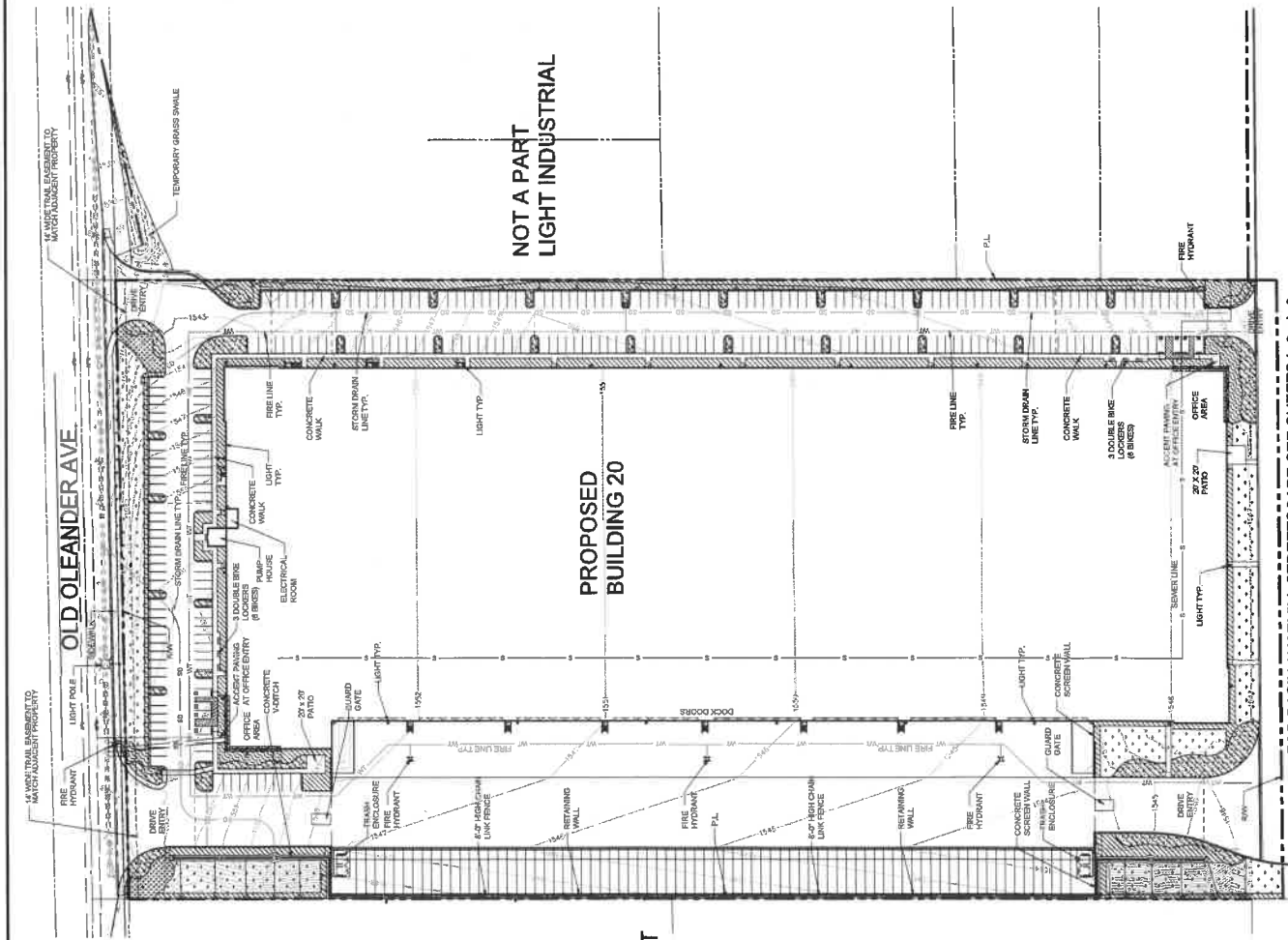
BUILDING 20 - SHADE TABULATION
 Parking area = 48,810 s.f.
 Shade provided = 24,678 s.f.
 Percentage of parking area shaded by trees = 50.5%

REFERENCE NOTES SCHEDULE

DESCRIPTION	SIZE
PARKING LOT PAVED	40010 s.f.
TREE SHADE	24678 s.f.



FOR BASIN / HARVILL STREETSCAPE SEE SHEETS L-2 - L-6



NOT A PART
LIGHT INDUSTRIAL

PROPOSED
BUILDING 20

FOR BASIN / HARVILL STREETSCAPE SEE SHEETS L-2 - L-6

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	AREA
[Symbol]	HYDRIZONE 1 - DRIVE IRRIGATION - SHRUBS, & GRASS	54,182 SF
[Symbol]	HYDRIZONE 2 - DRIVE IRRIGATION - SHRUBS, & GRASS	1,458 SF
[Symbol]	HYDRIZONE 3 - DRIVE IRRIGATION - SHRUBS, & GRASS	20,000 SF
[Symbol]	HYDRIZONE 4 - DRIVE IRRIGATION - SHRUBS, & GRASS	24,274 SF
[Symbol]	HYDRIZONE 5 - DRIVE IRRIGATION - GRASS, WITH PERM. SEED, & GROUND COVER - VERT. LIFT WATER	14,700 SF

Riverside County Ordinance 868 Landscape Water Use Calculations
 Project Type: Commercial
 MAJESTIC FREEWAY BUSINESS CENTER - BLDG 20

1. Maximum Annual Water Allowance (MAWA) = 285,551 gal 8 1/2 yr

2. Estimated Annual Water Use (EAUWU) = 122,602 gal 8 1/2 yr

Hydrizone #	Plant Type	Plant Factor	Plant Area (sq ft)	Plant Area (sq ft) x Plant Factor	EAUWU (gal 8 1/2 yr)
Hydrizone #1	Water Use Low	0.2	54,182	10,836	10,836
Hydrizone #2	Water Use Low	0.2	1,458	291	291
Hydrizone #3	Water Use Low	0.2	20,000	4,000	4,000
Hydrizone #4	Water Use Low	0.2	24,274	4,855	4,855
Hydrizone #5	Water Use Low	0.2	14,700	2,940	2,940
Total EAUWU = 23,722 gal 8 1/2 yr					

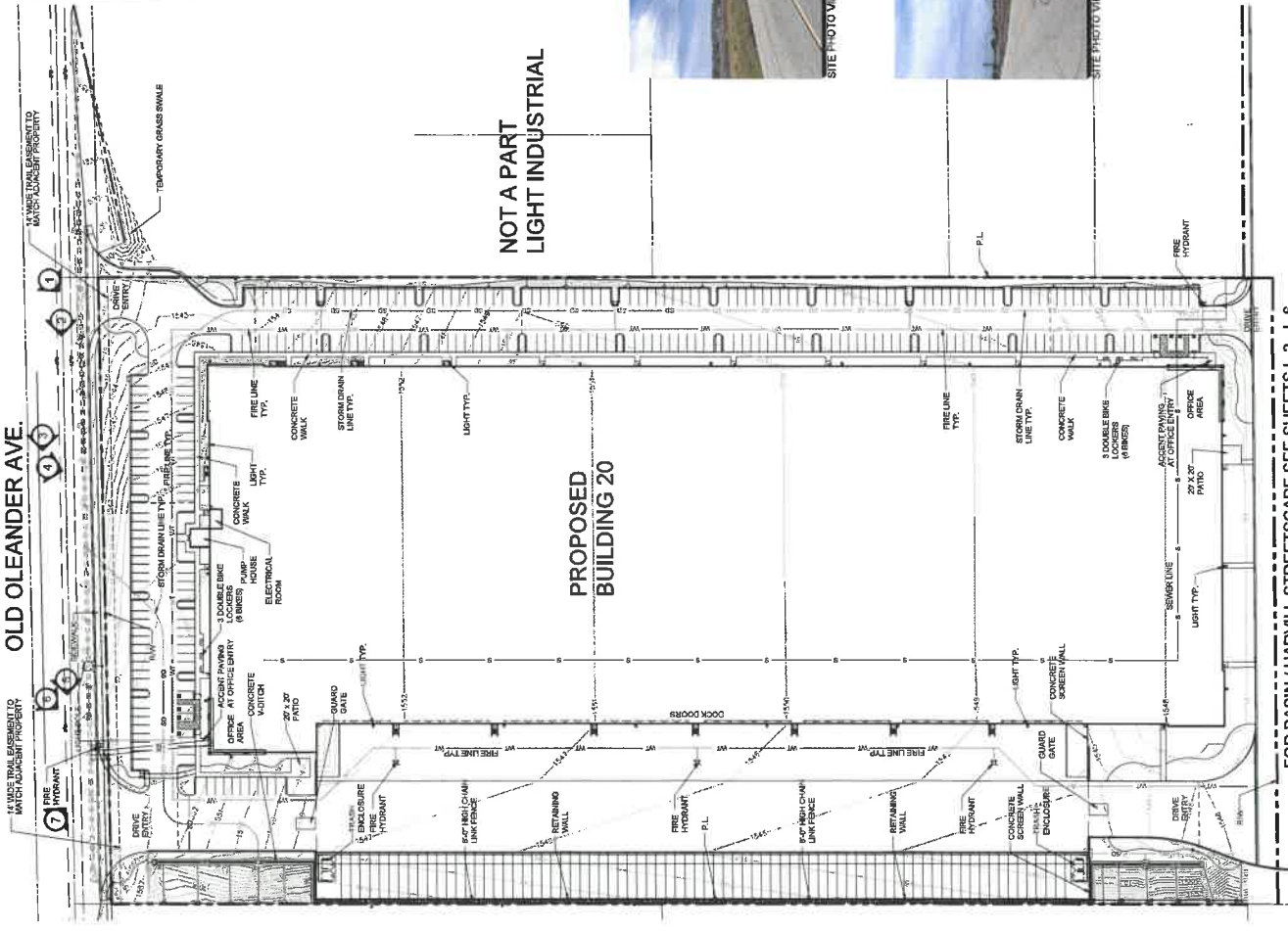
Sub Total EAUWU = 23,722 gal 8 1/2 yr
 Input Irrigation System Operation Factor = 0.55
 Total EAUWU = 122,602 gal 8 1/2 yr

PERCENTAGE OF WATER SAVED RELATIVE TO MAX. ALLOWED = 30%

IRRIGATION NOTE:
 NO OVER-HEAD IRRIGATION IS PERMITTED WITHIN 24" OF NON-PERMEABLE SURFACES.

GENERAL NOTES:
 ORDINANCE 868.3: HYDRIZONES WILL BE PROPERLY DESIGNED. APPLICANT MUST INDICATE PROPOSED METHOD OF IRRIGATION. SUBSURFACE OR LOW-HEAD IRRIGATION MUST BE USED FOR IRRIGATING SLOPED AREAS OR AREAS LESS THAN 10 FEET IN WIDTH.





SITE PHOTO VIEW 2



SITE PHOTO VIEW 4



SITE PHOTO VIEW 1



SITE PHOTO VIEW 3



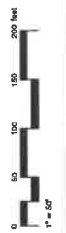
SITE PHOTO VIEW 6



SITE PHOTO VIEW 5



SITE PHOTO VIEW 7



CONCRETE CONSTRUCTION CO., L.P.
1818 Commerce Parkway North
Suite 200
City of Industry, California 91798-3407
Telephone (949) 948-4200
FAX (949) 948-4200

CONCRETE CONSTRUCTION CO., L.P.
1818 Commerce Parkway North
Suite 200
City of Industry, California 91798-3407
Telephone (949) 948-4200
FAX (949) 948-4200



CONCRETE CONSTRUCTION CO., L.P.
1818 Commerce Parkway North
Suite 200
City of Industry, California 91798-3407
Telephone (949) 948-4200
FAX (949) 948-4200

SHEET TITLE: SITE PHOTOS
BASIN & BUILDING 20
MAJESTIC FREEWAY BUSINESS CENTER
RIVERSIDE, CA
DRAWN BY: DATE
DATE PLOTTED: JOB NO.
CONC00077
SHEET NO. L-12
12 OF 12 SHEETS

OLD OLEANDER AVE.

NOT A PART
LIGHT INDUSTRIAL

PROPOSED
BUILDING 20

VACANT
LOT

FOR BASIN / HARVILL STREETSCAPE SEE SHEETS L-2 - L-6

SHEET NO. **E1.11**
 OCC. DES. NO. **6712**

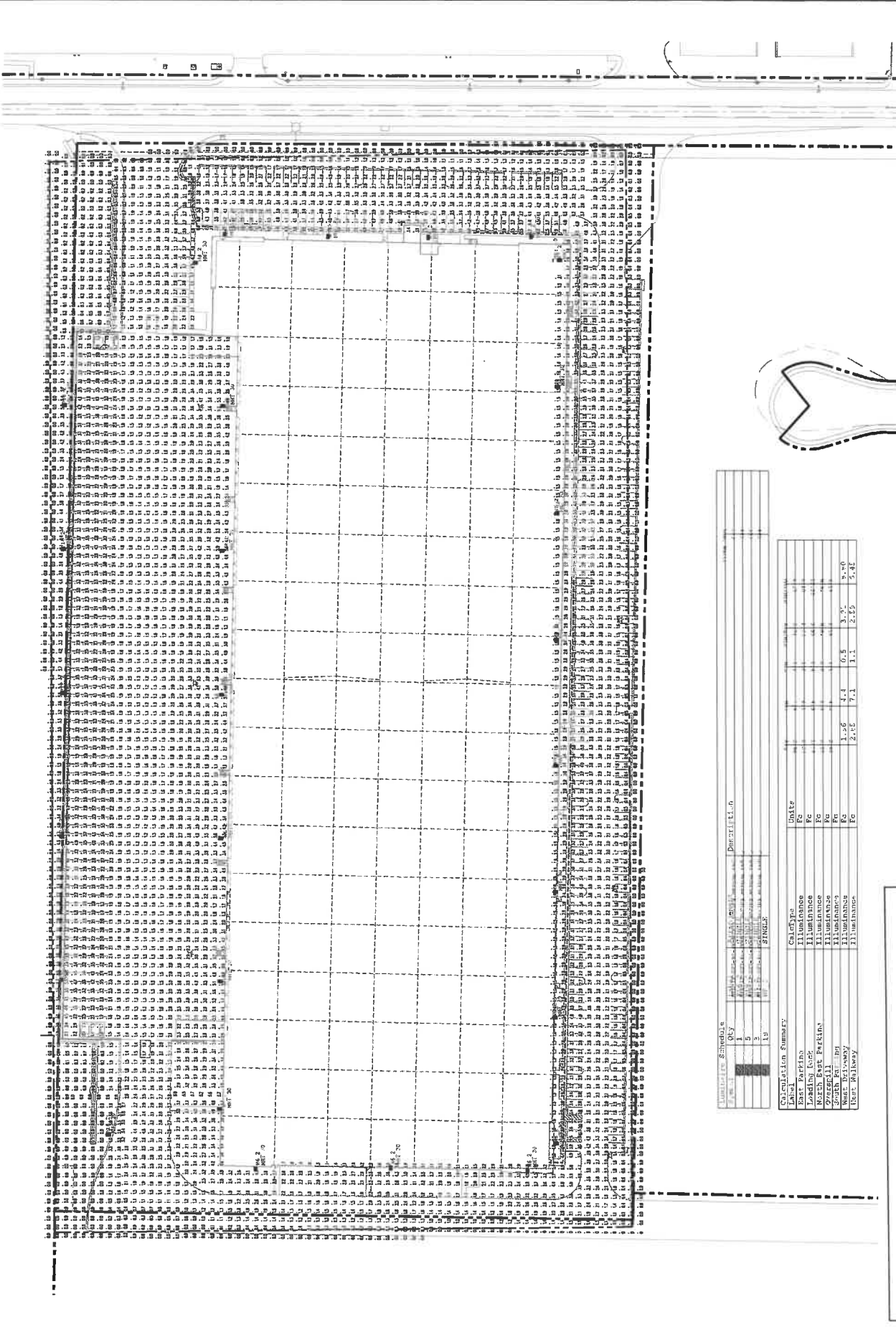
SITE LIGHTING PHOTOMETRIC PLAN
MAJESTIC FREEWAY BUSINESS CENTER
REMARKS, CA

License No. 123002
 City of Industry, California 91744-2837
COMMERCIAL CONSTRUCTION CO., L.P.
 13331 Commerce Parkway North
 Suite 1000

REV	DATE	BY	REVISIONS

COMMERCIAL CONSTRUCTION CO., L.P.
 13331 Commerce Parkway North
 Suite 1000
 Industry, CA 91744-2837
 PH: (909) 595-1333
 FAX: (909) 595-1334
 WWW.COMCONCO.COM

PMD
 COMMERCIAL CONSTRUCTION CO., L.P.
 13331 Commerce Parkway North
 Suite 1000
 Industry, CA 91744-2837
 PH: (909) 595-1333
 FAX: (909) 595-1334
 WWW.COMCONCO.COM



Label	CalcType	Unitz
East Parking	ILLuminance	Fc
Lotting Lot	ILLuminance	Fc
West Parking	ILLuminance	Fc
Office Building	ILLuminance	Fc
South Parking	ILLuminance	Fc
West Entrance	ILLuminance	Fc
East Entrance	ILLuminance	Fc

CASE: PPT180029
EXHIBIT P: Photometric Plans
PLANNER: T. Wheeler
DATE: November 18, 2020

SITE LIGHTING PHOTOMETRIC PLAN
 SCALE: 1" = 50'-0"



1815 Redwood Avenue
Livermore, CA 94550
Tel: 925-436-1000
Fax: 925-436-1001

BY	DATE

COMMERCE CONSTRUCTION CO. L.P.
13199 Ramona Road, Suite 100
San Diego, CA 92128
Tel: 619-444-1000
Fax: 619-444-1001

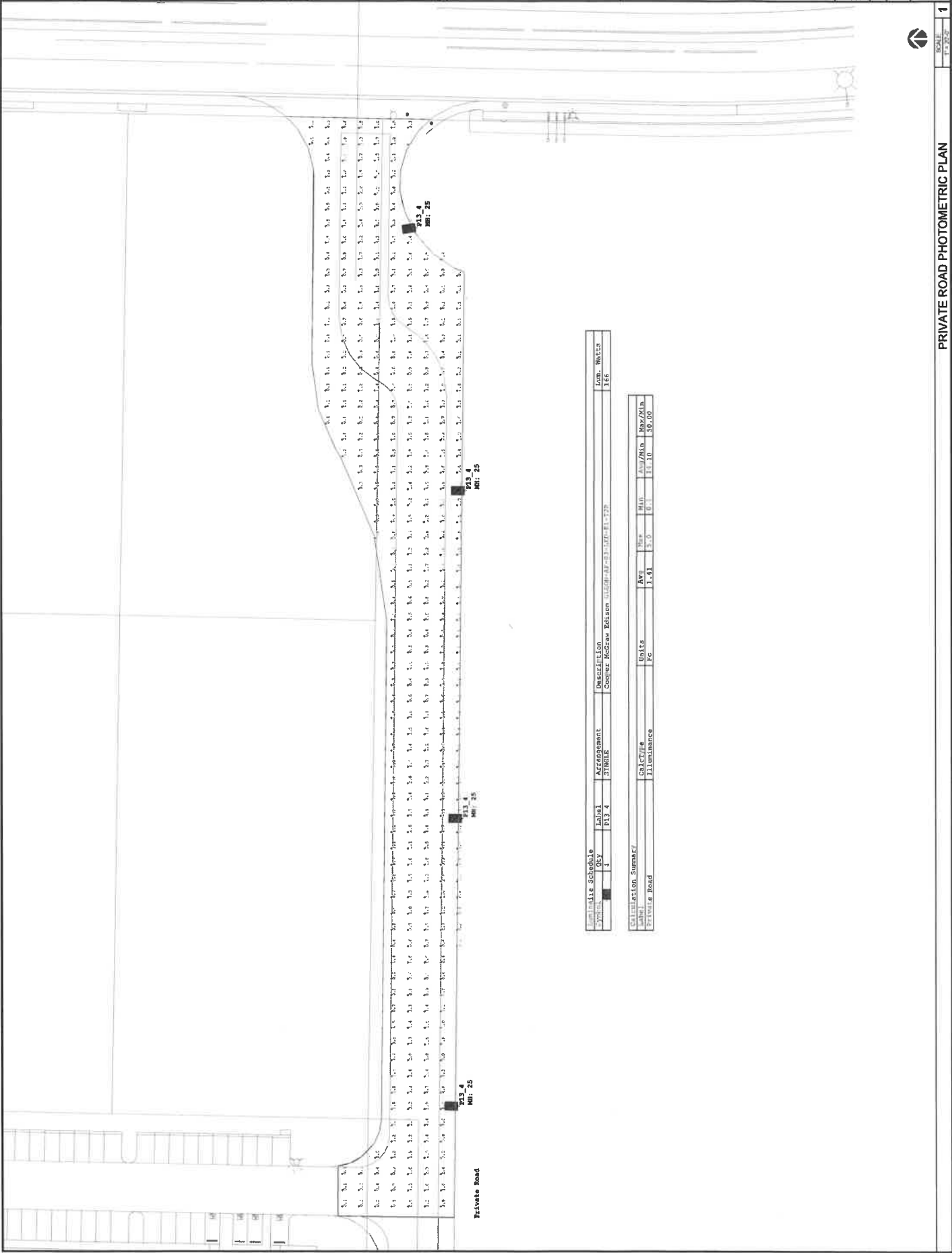
License No. 72302
City of Berkeley, California 94702
Telephone (925) 895-0433



MAJESTIC FREEWAY BUSINESS CENTER
BUILDING 29
RIVERSIDE, CA

PROJECT NO. 151101
DATE: 09/20/15
COC. NO. 151101
SHEET NO. 6712

SHEET NO. 6712
E1.12

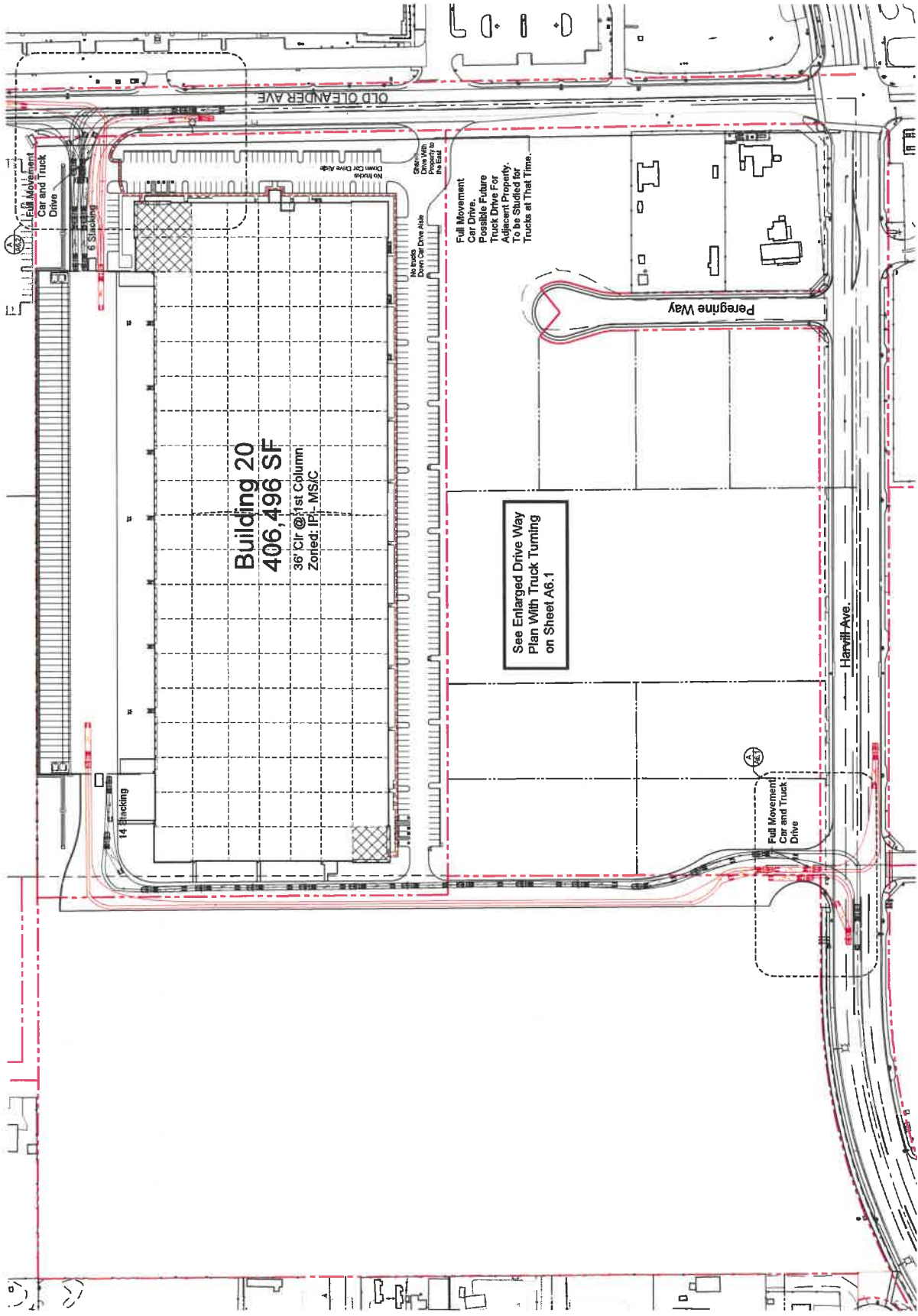


Symbol	Qty	Arrangement	Description	Sum. Watts
R13.4	1	SINGLR	Corner, RecStar Edison ULEDP-R-13-10P-E1-12P	166

Symbol	Calc./Type	Avg Illuminance	Min	Max	Foot/Cdn	Spex/Min
Private Road	Illuminance	1.41	0.1	3.0	13.10	50.00

PRIVATE ROAD PHOTOMETRIC PLAN

1



Truck Turning Study Done Using Autoturn V10.2.1 Using AASHTO 2011 WB-67 Truck Template.

Project / Case Information:
 Case Number: PPT180029



SUBMITTAL-04 (2020 05 05)
 TRUCK STACKING STUDY A

CASE: PPT180029
EXHIBIT T: Truck Stacking Plan
PLANNER: T. Wheeler
DATE: November 18, 2020

DATE	BY	DATE	BY

REVISIONS

REVISIONS

REVISIONS

REVISIONS

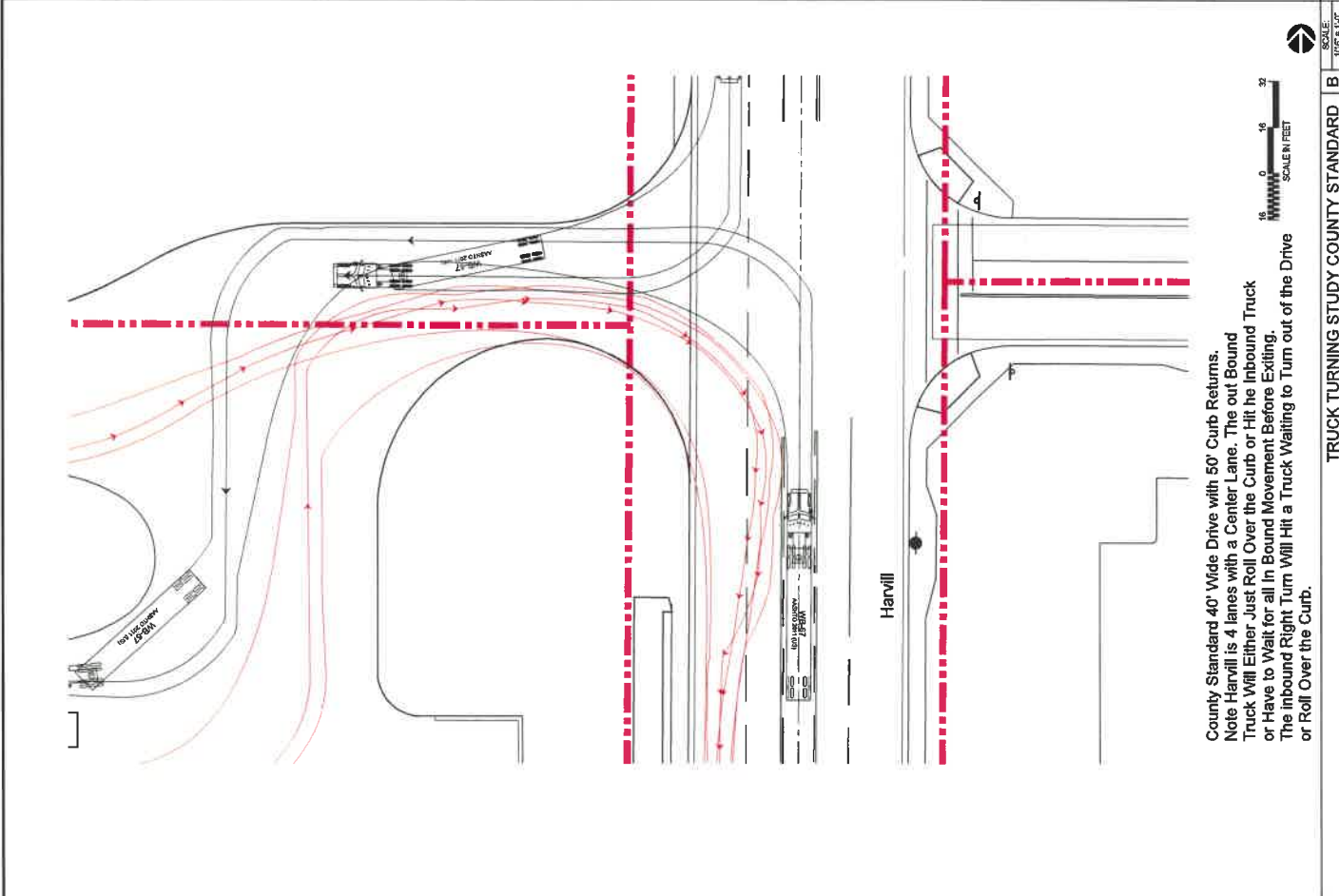
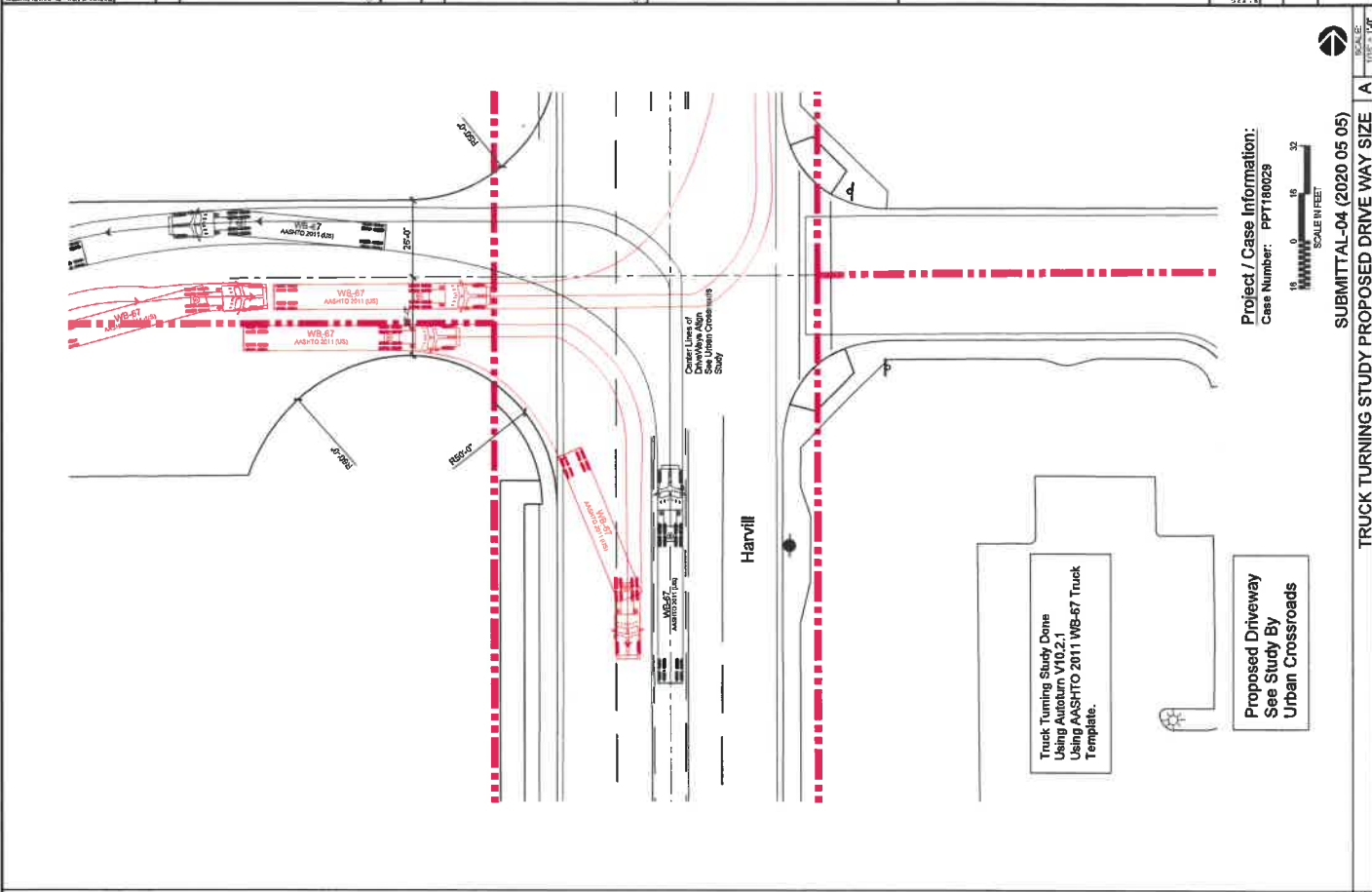
COMMERCE CONSTRUCTION CO., LP
 15191 CROSSROADS PARKWAY, SUITE 100
 SOUTH FLOOR
 FLEMING, CALIFORNIA 91742-3487
 LICENSE NO. 723002

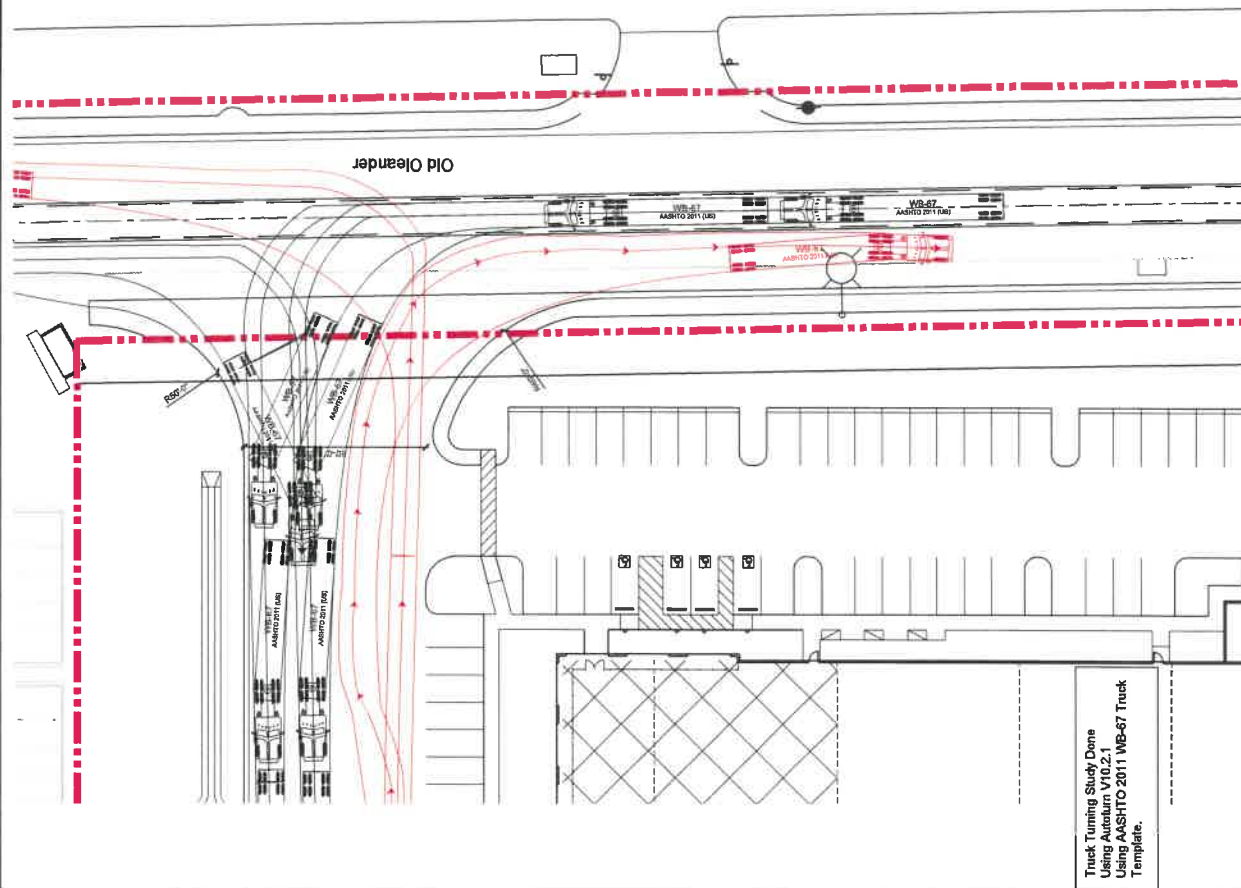


TRUCK STACKING STUDY
 BUILDING 20
 MAJESTIC FREEWAY BUSINESS CENTER
 RIVERSIDE, CA

PROJECT NO. 1
 SHEET NO. 6712
 DATE 05/05/20

PROJECT / CASE INFORMATION:
 Case Number: PPT160029
 SUBMITTAL-04 (2020 05 05)



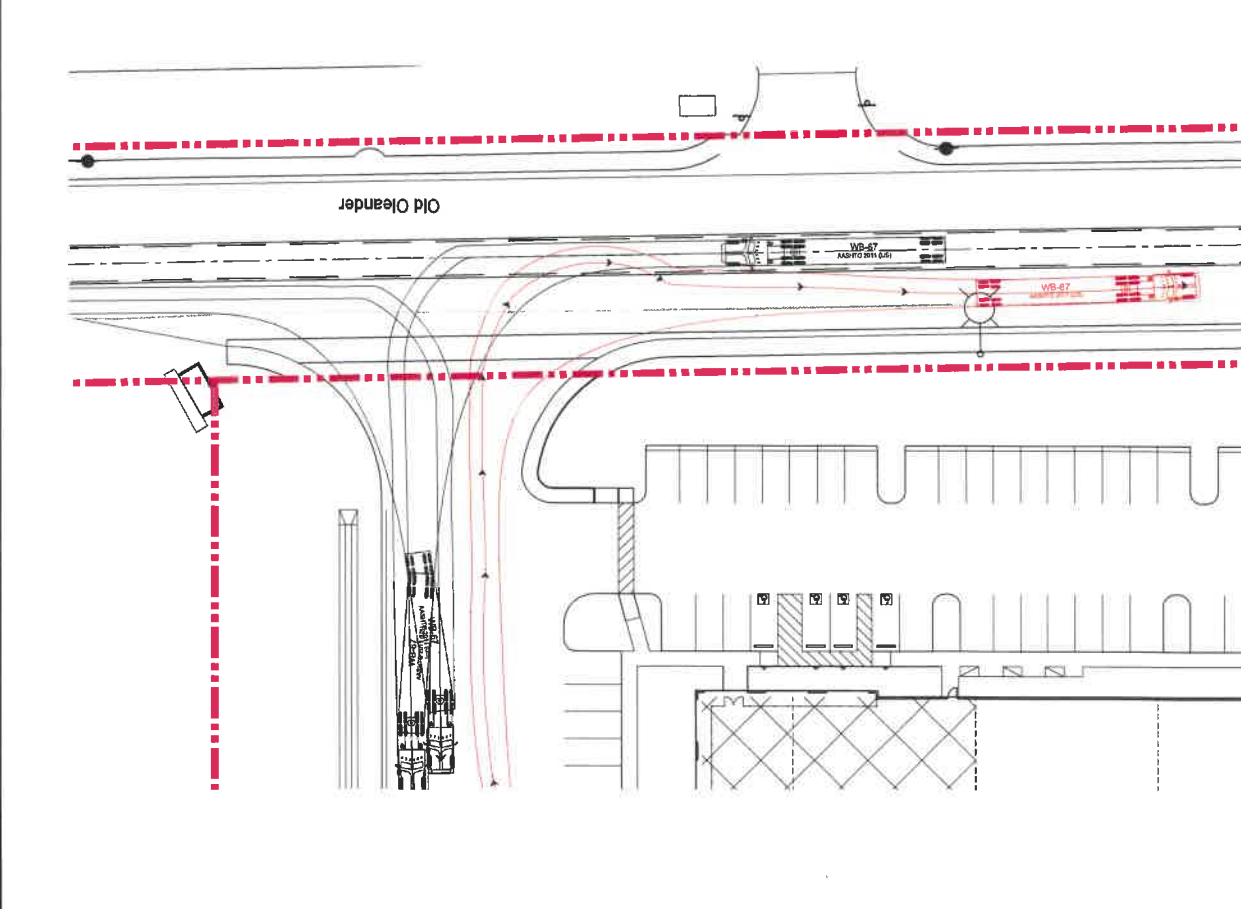


Truck Turning Study Done
 Using AutoTURN V10.2.1
 Using AASHTO 2011 WB-67 Truck
 Template.

Proposed Drive Way of 60' Wide with 50' Curb Return on The West Side and 60' Return on the East Side. Trucks are not Impacted and get Full Movement.
Note Old Oleander is a 2 Lane Street With a Center Lane.

Project / Case Information:
 Case Number: PPT180029

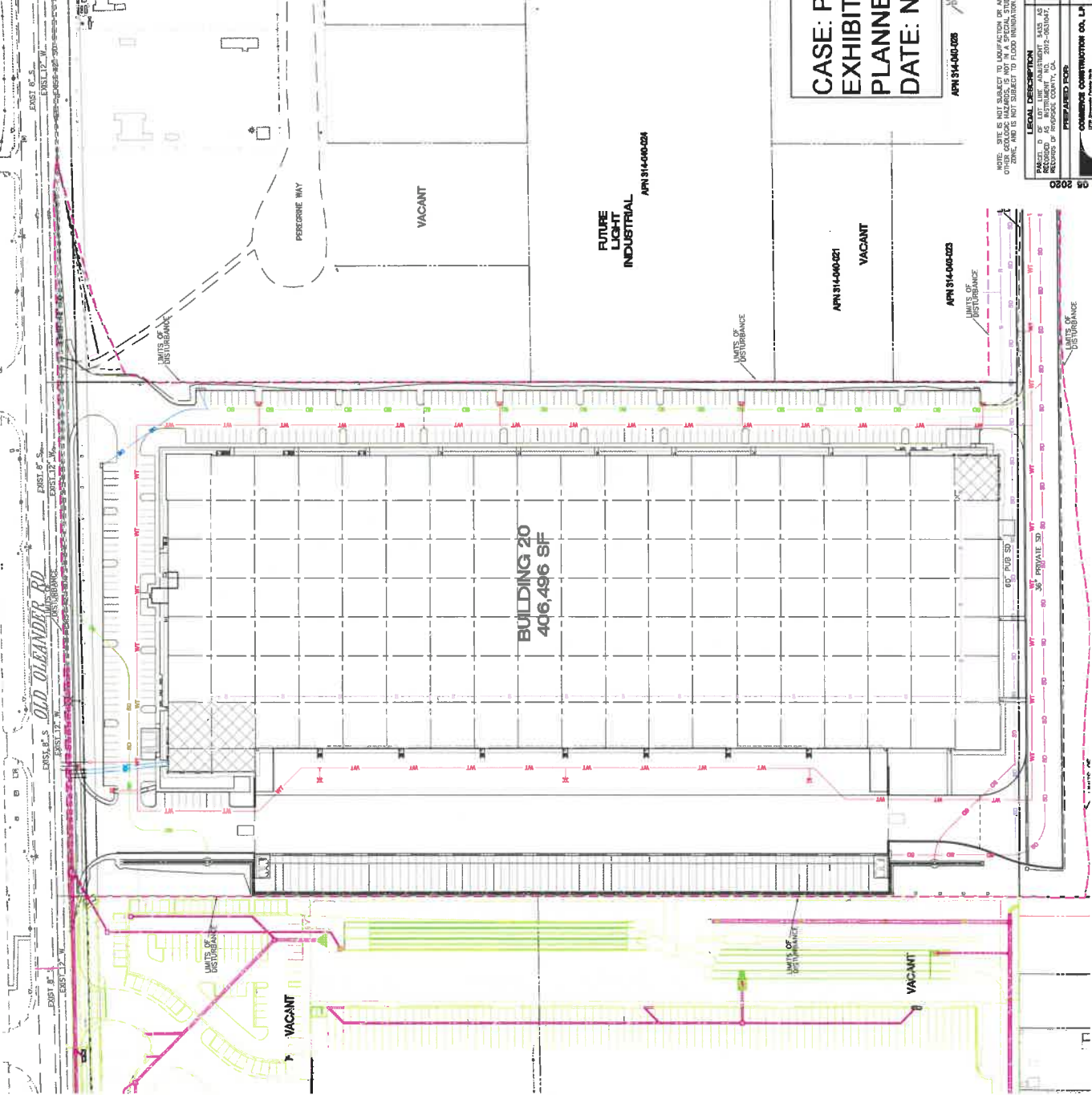
SCALE IN FEET
 0 15 30



County Standard 40' Wide Drive with 50' Curb Returns. Note Old Oleander is a 2 Lane Street With a Center Lane. With the County Driveway Standard, The Outbound Truck Needs to Swing into the Center Turn Lane to Exit the Driveway. Either Hitting the Inbound Truck or Having to Wait Till the Center Lane is Clear.

SCALE IN FEET
 0 15 30

PROJECT



BUILDING 20
OVERALL PRIVATE UTILITY QUANTITIES

DESCRIPTION	QUANTITY
12" STORM DRAIN	103 LF
12" WATER MAIN	103 LF
18" STORM DRAIN	1,007 LF
18" WATER MAIN	1,007 LF
24" STORM DRAIN	4,048 LF
24" WATER MAIN	4,048 LF
30" STORM DRAIN	2,155 LF
30" WATER MAIN	2,155 LF
36" STORM DRAIN	2 EA
36" WATER MAIN	2 EA

BUILDING 20
OVERALL PUBLIC UTILITY QUANTITIES

DESCRIPTION	QUANTITY
STREET LIGHTS	1 EA
WATER METER	2 EA
IRPPD	2 EA
12" STORM DRAIN	2 EA
12" WATER MAIN	2 EA
18" STORM DRAIN	2 EA
18" WATER MAIN	2 EA
24" STORM DRAIN	2 EA
24" WATER MAIN	2 EA
30" STORM DRAIN	2 EA
30" WATER MAIN	2 EA
36" STORM DRAIN	2 EA
36" WATER MAIN	2 EA

CASE: PPT180029
EXHIBIT U: Utility Plans
PLANNER: T. Wheeler
DATE: November 18, 2020



NOTES: THIS SET IS NOT SUBJECT TO JURISDICTION OF ANY OTHER GEODESIC SURVEYORS, IS NOT IN A SPECIAL STATES ZONE, AND IS NOT SUBJECT TO FLOOD INSURANCE.

LEGAL DESCRIPTION
SECTION 10, TOWNSHIP 13N, RANGE 10E, COUNTY OF MARIETTA, MISSISSIPPI

ASSESSOR'S PARCEL NUMBER
314-001-015

TOPOGRAPHY DATES 7-9-89

PREPARED BY: T. Wheeler

DATE: 11/18/2020

APPROVED BY: [Signature]

PREPARED FOR: [Client Name]

COMMERCIAL CONTRIBUTION CO. LA: [Client Name]

REGISTERED PROFESSIONAL ENGINEER: [Engineer Name]

REGISTERED PROFESSIONAL SURVEYOR: [Surveyor Name]

REGISTERED PROFESSIONAL LAND SURVEYOR: [Surveyor Name]

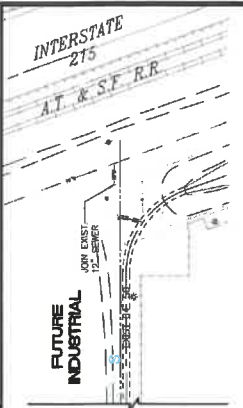
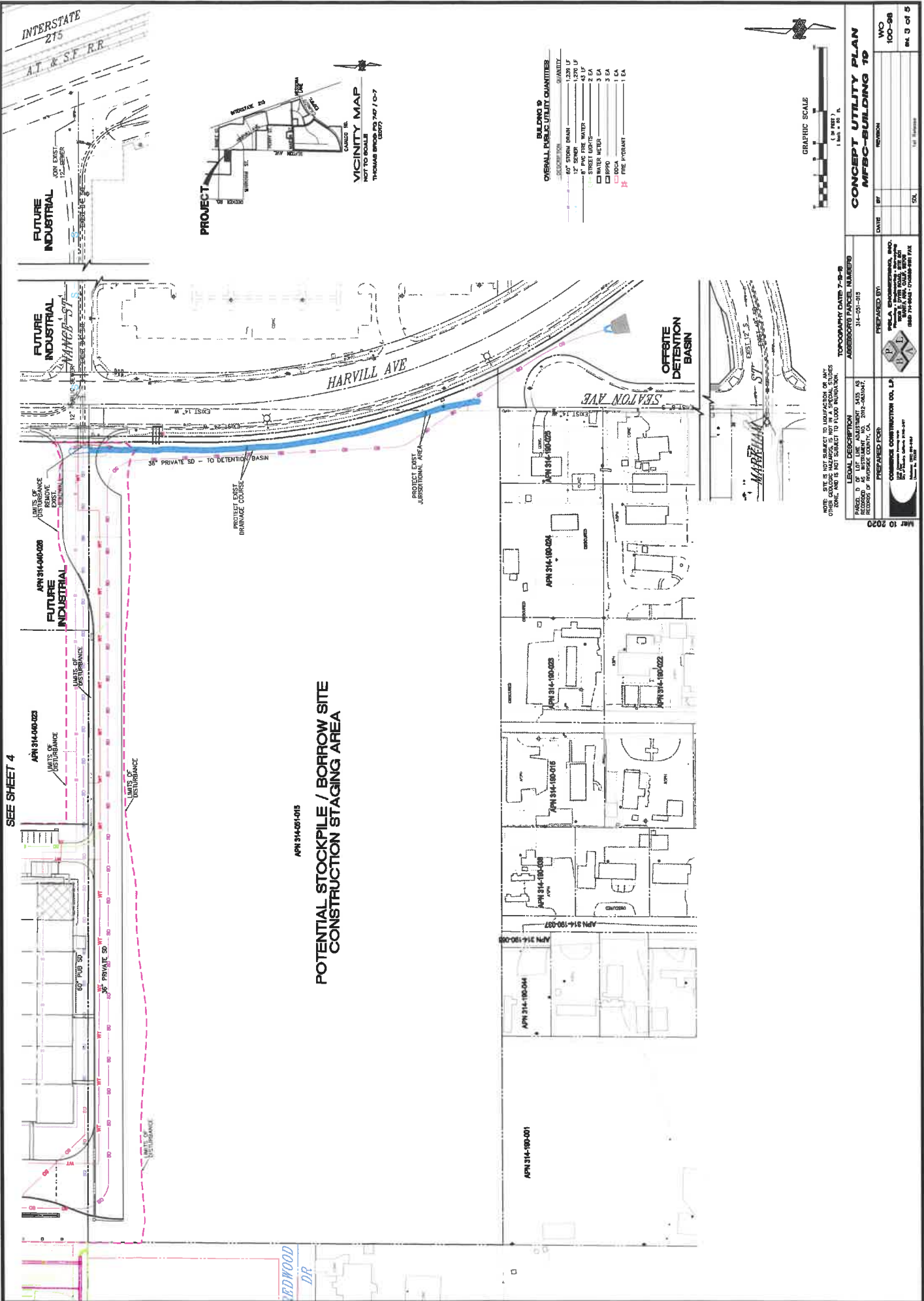
REGISTERED PROFESSIONAL CIVIL ENGINEER: [Engineer Name]

CONCEPT UTILITY PLAN
APPFC-BUILDING 20

NO	DATE	BY	REVISION
1			
2			
3			
4			
5			

WO 100-98
SHEET 4 OF 5

SEE SHEET 3



BUILDING ID

DESCRIPTION	QUANTITY
60" STORM DRAIN	1,236 LF
12" SEWER	1,270 LF
12" WATER MAIN	2 EA
STREET LIGHT	2 EA
WATER METER	3 EA
BIPPO	3 EA
DOCA	1 EA
FIRE HYDRANT	1 EA



OFFSITE DETENTION BASIN

LEGEND

LEGAL DESCRIPTION

TOPOGRAPHY DATE 7-9-09

ASSESSOR'S PARCEL NUMBER

DATE

BY

PREPARED BY:

SCALE

CONCEPT UTILITY PLAN

MFC-BUILDING 7B

WC

100-98

DL 3 of 5

DATE

BY

PREPARED BY:

SCALE

CONCEPT UTILITY PLAN

MFC-BUILDING 7B

WC

100-98

DL 3 of 5

DATE

BY

PREPARED BY:

SCALE

CONCEPT UTILITY PLAN

MFC-BUILDING 7B

WC

100-98

DL 3 of 5

DATE

BY

PREPARED BY:

SCALE

CONCEPT UTILITY PLAN

MFC-BUILDING 7B

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SCALE

CONCEPT UTILITY PLAN

MFC-BUILDING 7B

WC

100-98</



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

**ADDENDUM to ENVIRONMENTAL IMPACT REPORT NO.
466 (Specific Plan No. 341- Majestic Freeway Business
Center)**

Project/Case Number: PPT180029 / CEQ180110

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 Initial Study, Advisory Notification Document, and Conditions of Approval)

COMPLETED/REVIEWED BY:

By: Tim Wheeler Title: Project Planner Date: August 20, 2020

Applicant/Project Sponsor: Majestic Realty c/o John Semcken Date Submitted: November 14, 2018

ADOPTED BY: Planning Commission

Person Verifying Adoption: Tim Wheeler Date: November 18, 2019

The Addendum to Environmental Impact Report No. 466 (Specific Plan No. 341 - Majestic Freeway Business Center) may be examined, along with documents referenced in the initial study, if any, at:

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

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

Please charge deposit fee case#: ZCEQ180110 ZCFG

FOR COUNTY CLERK'S USE ONLY

MAJESTIC FREEWAY BUSINESS CENTER

PLOT PLAN No. 180029

ADDENDUM No. 7 TO ENVIRONMENTAL IMPACT REPORT No. 466

CEQA CASE No. CEQ180110

LEAD AGENCY:

RIVERSIDE COUNTY
PLANNING DEPARTMENT
4080 LEMON STREET, 12TH FLOOR
RIVERSIDE, CA 92501

PROJECT APPLICANT:

MAJESTIC REALTY CO.
13191 CROSSROADS PARKWAY NORTH, 6TH FLOOR
CITY OF INDUSTRY, CA 91746

CEQA CONSULTANT:



T&B PLANNING, INC.
3200 EL CAMINO REAL, SUITE 100
IRVINE, CA 92602

October 30, 2020

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B2	Determination of Biologically Equivalent or Superior Preservation (DBESP)
C1	Geotechnical Report Update (Building 20)
C2	Geotechnical Report Update (Staging Area)
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D	Climate Action Plan Screening Table
E1	Phase I Environmental Site Assessment (Building 20)
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E3	Phase I Environmental Site Assessment (Basin)
F1	Preliminary Hydrology Study
F2	Preliminary Project Specific Water Quality Management Plan (WQMP)
G	Noise Impact Analysis
H	Traffic Impact Analysis
I	Cultural/Historical Resources Update
J	Majestic Freeway Business Center Specific Plan Consistency Analysis

ACRONYMS AND ABBREVIATIONS

<u>Acronym</u>	<u>Definition</u>
A-1-1	Light Agriculture, 1-acre minimum lot size (Zoning Designation)
AAQS	Ambient Air Quality Standards
AB	Assembly Bill
ACOE	United States Army Corps of Engineers
ADT	Average Daily Traffic
AEP	Association of Environmental Professionals
AF/yr	Acre Feet per Year
AIA	Airport Influence Area
AICUZ	Air Installation Compatible Use Zone
ALUC	Airport Land Use Commission
ALUCP	Airport Land Use Compatibility Plan
ALUP	Airport Land Use Plan
amsl	above mean sea level
APN	Assessor's Parcel Number
APZs	Accident Potential Zones
AQMD	Air Quality Management District
AQMP	Air Quality Management Plan
AT&SF	Atchison, Topeka and Santa Fe (Railroad)
BAAQMD	Bay Area Air Quality Management District
bgs	below ground surface
BMPs	Best Management Practices
BTR	Biological Technical Report
BUOW	Burrowing Owl
CA	California
CalEEMod	California Emissions Estimator Model
CalEPA	California Environmental Protection Agency
CAP	Climate Action Plan
CARB	California Air Resources Board
CAPSSA	Criteria Area Plant Species Survey Area
CASSA	Criteria Area Species Survey Area
CBC	California Building Code
CCC	California Climate Change (Executive Orders)
CCR	California Code of Regulations
C&D	Construction and Demolition (Waste)
CDC	California Department of Conservation
CDFW	California Department of Fish and Wildlife
CEC	California Energy Commission
CEQA	California Environmental Quality Act

ACRONYMS AND ABBREVIATIONS

<u>Acronym</u>	<u>Definition</u>
CESA	California Endangered Species Act
CFD	Community Facilities District
cfs	cubic feet per second
cfy	cubic feet per year
CGS	California Geological Survey
CH ₄	Methane
CIWMB	California Integrated Waste Management Board
CIWMP	County Integrated Waste Management Plan
CMP	Congestion Management Program
CNDDDB	California Natural Diversity Database
CNEL	Community Equivalent Noise Level
CNPS	California Native Plant Society
CO	Carbon Monoxide
CO ₂	Carbon Dioxide
CO ₂ e	Carbon Dioxide Equivalents
COA	Condition of Approval
Corps	U.S. Army Corps of Engineers
CPEP	Clean Power and Electrification Pathway
CPF	Cancer Potency Factor
CSA	Community Service Area
CWA	Clean Water Act
CWC	California Water Code
cy	cubic yards
dB	Decibels
dba	Decibels (A-Weighted)
DBESP	Determination of Biological Equivalence or Superior Preservation
DEH	Department of Environmental Health
DIF	Development Impact Fee
DPM	Diesel Particulate Matter
DTSC	Department of Toxic Substances Control
DWR	Department of Waste Resources
EA	Environmental Assessment
EA	Existing plus Ambient (Traffic Analysis Scenario)
EAC	Existing plus Ambient plus Cumulative (Traffic Analysis Scenario)
EAP	Existing plus Ambient plus Project (Traffic Analysis Scenario)
EAPC	Existing plus Ambient plus Project plus Cumulative (Traffic Analysis Scenario)
EI	Expansion Index
EIR	Environmental Impact Report

ACRONYMS AND ABBREVIATIONS

<u>Acronym</u>	<u>Definition</u>
EMFAC	Emission FACtor Model
EMWD	Eastern Municipal Water District
EO	Executive Order
E+P	Existing plus Project (Traffic Analysis Scenario)
EPA	Environmental Protection Agency
ESA	Environmental Site Assessment
EV	Electric Vehicle
FAR	Floor Area Ratio
FEMA	Federal Emergency Management Agency
FICON	Federal Interagency Committee on Noise
FIRM	Flood Insurance Rate Map
FMMP	Farmland Mapping and Monitoring Program
FTA	Federal Transit Administration
GBSC	Green Building Standards Code
GCC	Global Climate Change
GHG	Greenhouse Gas
g/idle-hr	grams per idle-hour
GLA	Glenn Lukos Associates (Project Biologist)
GMA	Groundwater Management Area
g/mi	grams per mile
GMP	Groundwater Management Plan
GMZ	Groundwater Management Zone
gpd	gallons per day
HCP	Habitat Conservation Plan
HHD	Heavy-Heavy Duty (Haul Trucks)
HMBEP	Hazardous Materials Business Emergency Plan
hp-hr-gal	horsepower hours per gallon
HRA	Health Risk Assessment
I	Interstate
IEPR	Integrated Energy Policy Report
I-P	Industrial Park (Zoning Designation)
IS	Initial Study
IS/NOP	Initial Study/Notice of Preparation
ISTEA	Intermodal Surface Transportation Efficiency Act
ITE	Institute of Transportation Engineers
IWMA	Integrated Waste Management Act

ACRONYMS AND ABBREVIATIONS

<u>Acronym</u>	<u>Definition</u>
kWh/year	Kilowatt Hours per Year
lbs.	Pounds
LI	Light Industrial (Land Use Designation)
LOS	Level of Service
MARB	March Air Reserve Base Airport
MBTA	Migratory Bird Treaty Act
MEIR	Maximally Exposed Individual Receptor
MEISC	Maximally Exposed Individual School Child
MEIW	Maximally Exposed Individual Worker
MFBCSP	Majestic Freeway Business Center Specific Plan
mgd	million gallons per day
MMP	Mitigation Monitoring Program
MND	Mitigated Negative Declaration
MPG	Miles Per Gallon
MPO	Metropolitan Planning Organization
MRZ	Mineral Resources Zone
M-SC	Manufacturing – Service Commercial (Zoning Classification)
MSHCP	Multiple Species Habitat Conservation Plan
MT	Metric Tons
MUTCD	Manual on Uniform Traffic Control Devices
MVAP	Mead Valley Area Plan
MWD	Metropolitan Water District
N ₂ O	Nitrous Oxide
NAHC	Native American Heritage Commission
NEPSSA	Narrow Endemic Plant Species Survey Area
NIA	Noise Impact Analysis (<i>Technical Appendix G</i>)
NIOSH	National Institute for Occupational Safety and Health
No.	Number
NO _x	Oxides of Nitrogen
NPDES	National Pollutant Discharge Elimination System
NRCS	Natural Resource Conservation Service
OEHHA	Office of Environmental Health Hazard Assessment
OI	Ornamental Iron
PCE	Passenger Car Equivalent

ACRONYMS AND ABBREVIATIONS

Acronym	Definition
PM _{2.5}	Particulate Matter (2.5 micrometers or less diameter)
PM ₁₀	Particulate Matter (10 micrometers or less diameter)
PP	Plot Plan
ppm	parts per million
PPV	Peak Particle Velocity
PRIMP	Paleontological Resource Impact Mitigation Program
PVRWRF	Perris Valley Water Reclamation Facility
RCB	Reinforced Concrete Box
RCFCWCD	Riverside County Flood Control and Water Conservation District
RCIT	Riverside County Information Technology
RECs	Recognized Environmental Conditions
REL	Reference Exposure Level
RMS	Route Mean Square
ROW	Right of Way
RTP	Regional Transportation Plan
RWQCB	Regional Water Quality Control Board
SB	Senate Bill
SCAB	South Coast Air Basin
SCAG	Southern California Association of Governments
SCAQMD	South Coast Air Quality Management District
SCE	Southern California Edison
SCH	State Clearinghouse
SCS	Sustainable Communities Strategy
s.f.	square feet or square foot
SIC	Standard Industrial Classification
SJGB	San Jacinto Groundwater Basin
SKR	Stephens' Kangaroo Rat
SP	Specific Plan
SR	State Route
SRA	State Responsibility Area
SWPPP	Storm Water Pollution Prevention Plan
TACs	Toxic Air Contaminants
TEA-21	Transportation Equity Act for the 21st Century
TIA	Traffic Impact Analysis (<i>Technical Appendix H</i>)
tpy	tons per year
tpd	tons per day
TRU	Transport Refrigeration Unit

ACRONYMS AND ABBREVIATIONS

<u>Acronym</u>	<u>Definition</u>
TUMF	Transportation Uniform Mitigation Fee
UBC	Universal Building Code
USDA	United States Department of Agriculture
USFWS	United States Fish and Wildlife Service
UWMP	Urban Water Management Plan
VMT	Vehicle Miles Travelled
VOC	Volatile Organic Compound
VVUSD	Val Verde Unified School District
WQMP	Water Quality Management Plan
WRP	Waste Recycling Plan
WSA	Water Supply Assessment

1.0 Introduction

1.1 DOCUMENT PURPOSE

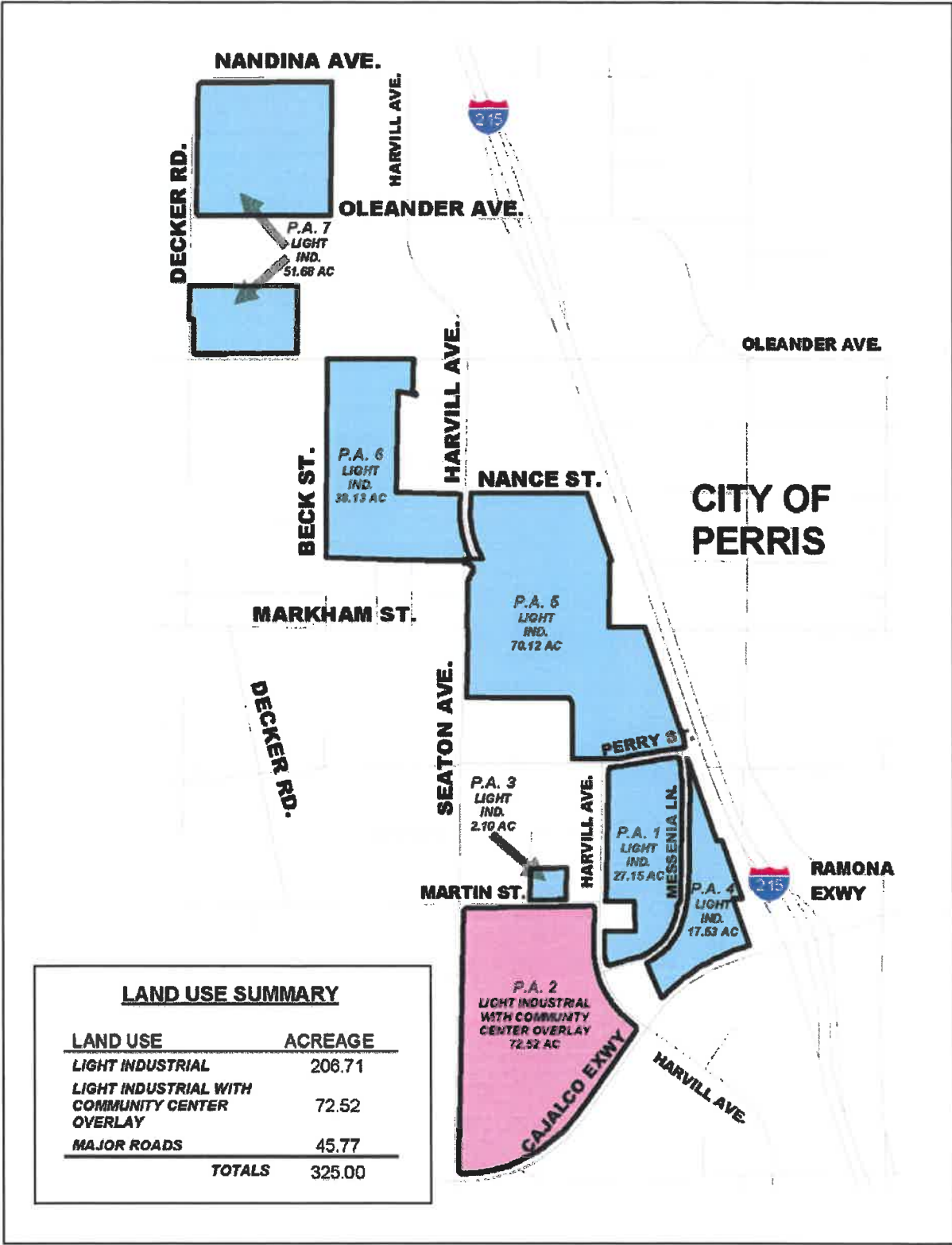
This introduction is included to provide the reader with general information regarding: 1) the history of the Project site; 2) standards of adequacy for an Environmental Impact Report (EIR) Addendum under the California Environmental Quality Act (CEQA); 3) a summary of the Initial Study findings supporting the Lead Agency's (Riverside County) decision to prepare an EIR Addendum for the proposed Project; and 4) a description of the format and content of this EIR Addendum; and 5) the governmental processing requirements to consider the proposed Project for approval.

1.2 HISTORY OF SPECIFIC PLAN NO. 341

The Riverside County Board of Supervisors adopted the Majestic Freeway Business Center Specific Plan No. 341 (SP No. 341; herein, "MFBCSP") by resolution (Resolution No. 2005-416) on August 23, 2005 and concurrently certified a Final EIR (EIR No. 466; SCH No. 2004051085). The MFBCSP encompasses an approximately 325-acre property, of which approximately 45.77 acres consist of backbone roadways that were previously constructed as part of Community Facilities District (CFD) No. 88-8 in the early 1990s. The adopted land use plan for the MFBCSP is depicted on Figure 1-1, *MFBCSP Land Use Plan*. The MFBCSP allows for the development of approximately 6.2 million square feet (s.f.) of light industrial buildings, ranging in size between 25,000 and 1.2 million square feet for manufacturing, distribution, and warehouse uses. The MFBCSP also provides for the optional development of up to 680,000 s.f. of retail and commercial uses on 72.52 acres in a Community Center overlay area (i.e., MFBCSP Planning Area 2), which if developed would reduce the permitted amount of light industrial uses to 4,555,000 s.f. on 206.71 acres. (Webb, 2005, pp. I-1, I-2, and II-2)

Since adoption of the MFBCSP in 2005, there have been four implementing plot plans approved, of which two have been fully constructed and one is under construction, as follows:

- Plot Plan No. 21552 was approved by Riverside County on December 11, 2006 allowing for six light industrial warehouse and distribution buildings, ranging from 40,000 s.f. to 600,000 s.f. in size for a total of 947,000 s.f. and two detention basins. Implementation of Plot Plan No. 21552 would result in the full buildout of MFBCSP Planning Areas 1 and 4. As of March 2019, one of the buildings (Building 10) approved pursuant to Plot Plan No. 21552 has been constructed and the others are pending construction. As part of its approval of Plot Plan No. 21552, the County determined that Plot Plan No. 21552 required no further CEQA review beyond that provided by EIR No. 466.
- Plot Plan No. 25252 was approved by Riverside County in February 2013 allowing for the development of a 399,150 s.f. light industrial building within the northern portion of MFBCSP Planning Area 5. This building was constructed in 2013 at the northeast corner of Markham Street



Source(s): Albert A. Webb Associates (2005)

Figure 1-1



Plot Plan No. 180029 (Building 20)

and Harvill Avenue. As part of its approval of Plot Plan No. 25252, the County relied on an Addendum to EIR No. 466, which demonstrated that impacts associated with implementation of Plot Plan No. 25252 were within the scope of analysis of EIR No. 466.

- Plot Plan No. 25954 was approved by the Riverside County Planning Commission on July 20, 2016 allowing for the development of a 767,410 s.f. industrial building with a 10,000 s.f. mezzanine within the northern portion of MFBCSP Planning Area 7. This building was constructed in 2017 at the northwest corner of Harley Knox Boulevard and Blanding Way. As part of its approval of Plot Plan No. 25954, the County relied on an Addendum to EIR No. 466, which demonstrated that impacts associated with implementation of Plot Plan No. 25954 were within the scope of analysis of EIR No. 466.
- Plot Plan No. 180028 was approved by the Riverside County Planning Commission on August 7, 2019, and the Board of Supervisors denied an appeal of the Planning Commission’s approval on September 10, 2019. Plot Plan No. 180028, which encompasses MFBCSP Planning Area 2, allows for the development of three proposed light industrial buildings, including a 1,138,800 s.f. high-cube fulfillment center warehouse building, a 31,408 s.f. warehouse building, and a 15,192 s.f. warehouse building. As part of its approval of Plot Plan No. 180028, the County relied on Addendum No. 3 to EIR No. 466, which demonstrated that impacts associated with implementation of Plot Plan No. 180028 were within the scope of analysis of EIR No. 466.

Additionally, as part of Community Facilities District (CFD) 88-8, roadway and utility improvements have been constructed throughout the MFBCSP area. Although CFD 88-8 ultimately had financial issues, the Project Applicant, Majestic Realty Co., restored the financial health of CFD 88-8 by refinancing the remaining bonds within CFD 88-8, establishing CFD 04-1, and creating a financial reserve. The Project Applicant has honored all of its financial commitments and the CFD has remained current on its taxes and obligations.

1.3 PROJECT SUMMARY

The Project Applicant proposes a Plot Plan (PP No. 180029) to allow for the construction of one high-cube transload short term warehouse building (herein, “Building 20”) and a detention basin. The Project as evaluated herein also includes temporary grading export, stockpiling, and construction staging area activities on a property located between the Building 20 site and the off-site detention basin (herein, “Staging Area”). The Project site, inclusive of the Staging Area and the detention basin site, comprises approximately 40.0 acres and is located within Planning Area 6 and a portion of Planning Area 5 of the MFBCSP. The Project is an implementing action of the MFBCSP and, as demonstrated in the consistency analysis provided in *Technical Appendix J*, the Project is consistent with the MFBCSP, which was approved by Riverside County in 2005.

Specifically, Building 20, which is located in MFBCSP Planning Area 6, is proposed on an 18.2-acre site located west of Harvill Avenue, south of and abutting Old Oleander Avenue, and north of Redwood Drive, and would contain approximately 406,496 s.f. of building area; however, for purposes of analysis herein,

it is assumed Building 20 would comprise up to 426,821 s.f. of building area in order to account for any minor changes to the building area as part of final design. Although the tenant of Building 20 is not known, it is expected that Building 20 would be occupied by high-cube transload short-term warehouse uses. Additionally, a detention basin is proposed on an approximately 2.5-acre site located west of Harvill Avenue, east of Seaton Avenue, and north of Markham Street, which would provide water quality treatment and detention for runoff from the Building 20 site. The detention basin would be located within a portion of Planning Area 5 of the MFBCSP. The Staging Area comprises 19.3 acres and is located between the Building 20 site and the proposed detention basin within MFBCSP Planning Area 6. The Staging Area would be used as a borrow site for grading operations and as a staging area for construction equipment during the construction of Building 20. No buildings or other improvements are proposed on the Staging Area site, with exception of a proposed driveway providing access between Harvill Avenue and the Building 20 site and utility improvements. Please refer to Section 3.0 for a comprehensive description of the proposed Project evaluated herein.

1.4 CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

1.4.1 CEQA Objectives

CEQA, a statewide environmental law contained in Public Resources Code §§ 21000-21177, applies to most public agency decisions to carry out, authorize, or approve actions that have the potential to adversely affect the environment. The overarching goal of CEQA is to protect the physical environment. To achieve that goal, CEQA requires that public agencies inform themselves of the environmental consequences of their discretionary actions and consider alternatives and mitigation measures that could avoid or reduce significant adverse impacts when avoidance or reduction is feasible. It also gives other public agencies and the general public an opportunity to comment on the information. If significant adverse impacts cannot be avoided, reduced, or mitigated to below a level of significance, the public agency is required to prepare an EIR and balance the project's environmental concerns with other goals and benefits in a statement of overriding considerations.

1.4.2 CEQA Requirements for Environmental Impact Report (EIR) Addendums

The CEQA Guidelines allow for the updating and use of a previously-certified EIR for projects that have changed or are different from the previous project or conditions analyzed in the certified EIR. In cases where changes or additions occur with no new or more severe significant environmental impacts, an Addendum to a previously certified EIR may be prepared. See CEQA Guidelines § 15164.

The following describes the requirements of an Addendum, as defined by CEQA Guidelines § 15164:

- a. The lead agency or responsible agency shall prepare an Addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in § 15162 calling for preparation of a Subsequent EIR have occurred.

Plot Plan No. 180029 (Building 20)

- b. An Addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in § 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred.
- c. An Addendum need not be circulated for public review but can be included in or attached to the Final EIR.
- d. The decision-making body shall consider the Addendum with the Final EIR prior to making a decision on the project.
- e. A brief explanation of the decision not to prepare a Subsequent EIR pursuant to § 15162 should be included in an Addendum to an EIR, the lead agency's findings on the project, or elsewhere in the record. The explanation must be supported by substantial evidence.

EIR No. 466 was prepared to serve as a "program EIR" for the ultimate development of the MFBCSP (Webb, 2005, p. 1-2). CEQA Guidelines § 15168(c) sets forth requirements that implementing developments must meet in order to tier from a program EIR as provided in § 15152 of the CEQA Guidelines. As documented in the Initial Study provided herein in Sections 4.0 and 5.0, the proposed Project's environmental effects were fully evaluated in EIR No. 466, as required by CEQA Guidelines § 15168(c)(1). CEQA Guidelines § 15168(c)(2) allows for tiering from a program EIR if the lead agency finds that no subsequent EIR would be required pursuant to CEQA Guidelines § 15162. As discussed below under the discussion of CEQA Guidelines § 15162, the lead agency (Riverside County) has determined that there is substantial evidence demonstrating that the proposed Project is within the scope of analysis of EIR No. 466, is consistent with the project evaluated in EIR No. 466, is within the geographic area analyzed by EIR No. 466, and is consistent with the overall planned building intensity for the site as evaluated by EIR No. 466. As such, the Project meets the criteria of CEQA Guidelines § 15168(c) that allows for tiering from a program EIR as allowed by CEQA Guidelines § 15152.

As noted above, CEQA Guidelines § 15164(a) and (b) allow for the preparation of an Addendum and §15168(c)(2) allows for tiering from a program EIR if none of the conditions described in §15162 are met. CEQA Guideline § 15162 describes the conditions under which a Subsequent EIR must be prepared, as follows:

- a. Substantial changes are proposed in the project which will require major revisions of the previous EIR due to the involvement of environmental effects or a substantial increase in the severity of previously identified significant effects;
- b. Substantial changes occur with respect to the circumstances under which the project is undertaken, which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

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- c. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete, shows any of the following:
1. The project will have one or more significant effects not discussed in the previous EIR;
 2. Significant effects previously examined will be substantially more severe than shown in the previous EIR;
 3. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternatives; or
 4. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

If none of these circumstances are present, and only minor technical changes or additions are necessary to update the previously certified EIR, an Addendum may be prepared. See CEQA Guidelines § 15164. As described in detail subsection 1.4.5 and in the Initial Study provided in Sections 4.0 and 5.0, none of the above circumstances that warrant the preparation of a Subsequent EIR are present.

1.4.3 Format and Content of this EIR Addendum

The following components comprise the EIR Addendum in its totality:

- a. This Introduction (Section 1.0), the Environmental Setting (Section 2.0), and the Project Description (Section 3.0).
- b. The completed Initial Study/Environmental Checklist Form and its associated analyses (Sections 4.0 and 5.0), which conclude that the proposed Project would not result in any new significant environmental impacts or substantially increase the severity of environmental impacts beyond the levels disclosed in EIR No. 466.
- c. Eleven (11) technical reports and other documentation that evaluate the proposed Project, which are attached as EIR Addendum Technical Appendices A-H.

Appendix A Health Risk Assessment, prepared by Urban Crossroads, Inc., and dated April 16, 2020.

Appendix B1 Biological Technical Report, prepared by Glenn Lukos Associates, and dated April 27, 2020.

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- Appendix B2 Determination of Biological Equivalent or Superior Preservation, prepared by Glenn Lukos Associates, and dated April 28, 2020.
- Appendix C1 Geotechnical Study (Building 20), prepared by Kleinfelder, and dated December 21, 2018
- Appendix C2 Geotechnical Study (Staging Area), prepared by Kleinfelder, and dated March 11, 2020.
- Appendix C3 Geotechnical Study (Detention Basin Site), prepared by Kleinfelder, and dated November 8, 2018.
- Appendix D Climate Action Plan Screening Tables, prepared by Urban Crossroads, Inc. (No Date).
- Appendix E1 Phase I Environmental Site Assessment (Building 20), prepared by SCS Engineers, and dated October 25, 2018.
- Appendix E2 Phase I Environmental Site Assessment (Staging Area), prepared by SCS Engineers, and dated October 29, 2018.
- Appendix E3 Phase I Environmental Site Assessment (Basin), prepared by SCS Engineers, and dated November 2, 2018
- Appendix F1 Preliminary Hydrology Study, prepared by PBLA Engineering, Inc., and dated February 2020.
- Appendix F2 Preliminary Project Specific Water Quality Management Plan (WQMP), prepared by PBLA Engineering, Inc., and dated February 2020.
- Appendix G Noise Impact Analysis, prepared by Urban Crossroads, Inc., and dated April 16, 2020.
- Appendix H Traffic Impact Analysis, prepared by Urban Crossroads, Inc., and dated April 6, 2020.
- Appendix I Historical/Archaeological Resources Survey Update, prepared by CRM Tech, and dated June 4, 2019.
- Appendix J Majestic Freeway Business Center Specific Plan Consistency Analysis, dated April 30, 2020.

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CEQA Guidelines § 15150 states that an “EIR or Negative Declaration may incorporate by reference all or portions of another document which is a matter of public record or is generally available to the public.” Accordingly, the above-listed technical reports are herein incorporated by reference pursuant to § 15150. In addition, this EIR Addendum incorporates the following additional documents by reference in accordance with § 15150:

- The Draft and Final EIR No. 466 (SCH No. 2004051085), accompanying Mitigation Monitoring Program (MMP), Technical Appendices to EIR No. 466, Findings and Statement of Facts, Statement of Overriding Considerations, and the associated Board of Supervisors Resolution. EIR No. 466 was certified by the Board of Supervisors on August 23, 2005.
- EIR No. 521 (SCH No. 200904105), which evaluates impacts associated with the County’s comprehensive update to the General Plan and the County’s Climate Action Plan (CAP). Draft EIR No. 521 was certified in December 2015.

The above-referenced documents, including the Project’s technical reports, are available for public review at the Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501. In addition to the above-referenced documents, this EIR Addendum also incorporates by reference the documents and information sources listed in Section 6.0. All of the documents and information and information sources listed in Section 6.0 are also available for public review at the Riverside County Planning Department at the address listed above and/or at the website address listed in Section 6.0.

1.4.4 Initial Study Checklist

The County of Riverside prepared the proposed Project’s Initial Study Checklist as suggested by CEQA Guidelines §§ 15063(d)(3) and 15168(c)(4). The CEQA Guidelines include a suggested checklist to indicate whether the conditions set forth in § 15162, which would require a subsequent or supplemental EIR, are met and whether there would be new significant impacts resulting from the project not examined in the previously-certified EIR. The checklist and an explanation of each answer on the form can be found in Section 5.0.

As presented in Section 5.0, there are four possible responses to each of the environmental issues included on the checklist:

1. **New Significant Impact**. This response is used to indicate when the Project has changed to such an extent that major revisions to EIR No. 466 are required due to the presence of new significant environmental effects.
2. **More Severe Impacts**. This response is used to indicate when the circumstances under which the Project is undertaken have changed to such an extent that major revisions to EIR No. 466 are required due to the fact that the severity of previously identified significant effects would substantially increase.

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3. **New Ability to Substantially Reduce Significant Impact.** This response is used to indicate when new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time EIR No. 466 was certified, indicates that there are new mitigation measures or alternatives available to substantially reduce significant environmental impacts of the Project, but the Project proponent declines to adopt the mitigation measure(s) or alternative.

4. **No Substantial Change from Previous Analysis.** This response is used to indicate that the proposed Project would not create a new impact or substantially increase the severity of the previously-identified environmental impact.

The Initial Study Checklist and accompanying explanation of checklist responses provide the information and analysis necessary to assess relative environmental impacts of the current Project in the context of environmental impacts addressed in the previously certified EIR No. 466. In doing so, the County will determine the extent of additional environmental review, if any, for the current Project.

1.4.5 Initial Study Findings

Sections 4.0 and 5.0 contain a copy of the Initial Study/Environmental Assessment that Riverside County prepared for the proposed Project pursuant to CEQA and County of Riverside requirements (CEQA Case No. CEQ180105). The Initial Study determined that implementation of the proposed Project would not result in any new, significant environmental effects under the issue areas of aesthetics, agriculture/forest resources, air quality, biological resources, energy, geology/soils, greenhouse gas emissions, hazards/hazardous materials, cultural resources, hydrology/water quality, land use/planning, mineral resources, noise, paleontological resources, population/housing, public services, recreation, transportation, tribal cultural resources, utilities/service systems, or wildfire. More specifically, the County of Riverside has determined that an Addendum to EIR No. 466 should be prepared, rather than a Supplemental or Subsequent EIR, based on the following facts:

- a) As demonstrated in the accompanying Initial Study/Environmental Assessment form and its associated analyses (refer to Sections 4.0 and 5.0), the proposed Project would not require major revisions to the previously-certified EIR No. 466 because the Project would not result in any new significant impacts to the physical environment nor would it create substantial increases in the severity of the environmental impacts previously disclosed in the EIR No. 466. In summary, the proposed Project consists of a Plot Plan (PP No. 180029) to implement a portion of Planning Area 6 of the MFBCSP with up to 426,821 s.f. of high-cube transload short-term warehouse use, a 2.5-acre detention basin within a portion of MFBCSP Planning Area 5, as well as grading export/staging activities on a 19.3-acre site ("Staging Area") located between the detention basin and the Building 20 site within MFBCSP Planning Area 6. EIR No. 466 evaluated development of Planning Areas 5 and 6 with a range of land uses including light industrial and warehouse/distribution land uses. The uses proposed as part of PP No. 180029 would result in a substantial decrease in the amount of traffic generated from the site as compared to what was evaluated as the maximum impact scenario in EIR No. 466. There are no components of PP No. 180029 that

would result in increased physical environmental effects beyond what was previously evaluated and disclosed as part of EIR No. 466. Accordingly, there would be no new environmental effects or a substantial increase in the severity of previously-identified significant effects as a result of the proposed Project. Thus, the proposed Project would not require major revisions to the previously-certified EIR No. 466.

- b) EIR No. 466 concluded that implementation of the MFBCSP would result in significant and unavoidable impacts to air quality (due to emissions of VOCs and NO_x during construction and emissions of VOCs, NO_x, CO, and PM₁₀ during long-term operation) and traffic-generated noise. As demonstrated in the accompanying Initial Study/Environmental Assessment form and its associated analyses (refer to Sections 4.0 and 5.0), there are no components of the proposed Project that would result in new or increased impacts to air quality or due to traffic-related noise because the proposed Project would generate substantially less traffic than was assumed for the site by EIR No. 466 (refer to subsection 5.1.18). As such, the proposed Project would not result in any new significant environmental impacts or substantially increase the severity of impacts identified in EIR No. 466 under the issue areas of air quality or noise.
- c) Subsequent to the certification of EIR No. 466, no substantial changes in the circumstances under which the Project would be undertaken have occurred. Consistent with the conditions that existed at the time EIR No. 466 was certified, the Project site comprises five parcels of land that have been previously graded for future development and that is surrounded by improved roadways. Land uses surrounding the site includes undeveloped lands and rural residential uses to the west; undeveloped lands that are planned for light industrial uses to the south; and existing and planned light industrial development to the east and north. The Project would result in a substantial reduction in the amount of traffic generated by uses on the Project site as compared to what was evaluated for the site by EIR No. 466 (refer to Table 5-19); thus, it can be concluded that the Project's impacts to transportation facilities (including local roads and freeways) would be reduced in comparison to the project evaluated by EIR No. 466. As demonstrated in the accompanying Initial Study/Environmental Assessment form and its associated analyses (refer to Sections 4.0 and 5.0), no substantial changes have occurred in the surrounding area that would result in new or more severe impacts to the environment as compared to what was evaluated and disclosed in EIR No. 466.
- d) Subsequent to the certification of EIR No. 466, no new information of substantial importance has become available which was not known and could not have been known at the time the EIR No. 466 was prepared. Changes in law have occurred since certification of EIR No. 466 that have resulted in more environmentally-protective rules and regulations (e.g., increased energy efficiency, water conservation, fuel efficiency, etc.) to which the Project would be required to comply. Compliance with modern rules and regulations would result in decreased impacts to the environment as compared to what was assumed, evaluated, and disclosed by EIR No. 466.

Plot Plan No. 180029 (Building 20)

- e) The Project's one proposed discretionary action, which includes approval of Plot Plan No. 180029, would not result in any new or substantially more severe significant environmental impacts beyond those disclosed in EIR No. 466.
- f) Subsequent to the certification of EIR No. 466, no new mitigation measures or alternatives have been identified that were infeasible at the time EIR No. 466 was certified and that would substantially reduce impacts to air quality or traffic-related noise, which were identified as significant and unavoidable by EIR No. 466.
- g) Subsequent to the certification of EIR No. 466, no new mitigation measures or alternatives that are considerably different from those analyzed in EIR No. 466 have been identified to reduce the significant unavoidable impacts to air quality or traffic-related noise.
- h) Technical reports were prepared for the proposed Project to evaluate its environmental effects. Riverside County has reviewed and accepted these reports as adequate and in compliance with Riverside County's requirements. Copies of these reports are contained within the appendix of this document and are herein incorporated by reference pursuant to CEQA Guidelines § 15150. These technical reports do not identify any new impacts or substantial increases in impacts to the environment beyond those that were disclosed in EIR No. 466. Specifically, these technical reports concluded as follows:
 - 1. The Mobile Source Health Risk Assessment (*Technical Appendix A*), prepared by Urban Crossroads, Inc., and dated April 16, 2020 concludes that the proposed Project would not result in any new impacts or more severe impacts associated with localized cancer and non-cancer risks than previously disclosed in EIR No. 466;
 - 2. The Biological Technical Report (*Technical Appendix B1*) and Determination of Biological Equivalent or Superior Preservation ("DBESP"; *Technical Appendix B2*) prepared by Glenn Lukos Associates and are dated April 27, 2020 and April 28, 2020, respectively, conclude that the proposed Project would not result in any new impacts or more severe impacts associated with biological resources or jurisdictional waters or wetlands than previously disclosed in EIR No. 466;
 - 3. The Geotechnical Reports for Building 20 (*Technical Appendix C1*) and the Staging Area (*Technical Appendix C2*), prepared by Kleinfelder and dated December 21, 2018 and March 11, 2020, respectively, as well as the Letter of Geotechnical Study prepared for the detention basin site (included as *Technical Appendix C3* and dated November 8, 2018), demonstrate that the proposed Project would not result in any new impacts or more severe impacts associated with geology or soils than previously disclosed in EIR No. 466;
 - 4. The Screening Table for Greenhouse Gases (*Technical Appendix D*), prepared by Urban Crossroads, Inc., demonstrates that the proposed Project would be consistent with the Riverside County Climate Action Plan (CAP) and therefore would not result in any new impacts

Plot Plan No. 180029 (Building 20)

or more severe impacts associated with greenhouse gas emissions beyond what would have been disclosed by EIR No. 466;

5. The Phase I Environmental Site Assessment (*Technical Appendices D1, D2, and D3*), prepared by SCS Engineers and dated October 25, 2018, October 29, 2018, and November 2, 2018 for Building 20, the Staging Area site, and the detention basin site, respectively, demonstrate that the proposed Project would not result in any new impacts or more severe impacts associated with hazards and hazardous materials than previously disclosed in EIR No. 466;
6. The Preliminary Hydrology Study (*Technical Appendix F1*) and Project Specific Water Quality Management Plan (*Technical Appendix F2*), prepared by PBLA Engineering, Inc. and both dated February 2020, conclude that the proposed Project would not result in any new impacts or more severe impacts associated with hydrology and water quality than previously disclosed in EIR No. 466;
7. The Noise Impact Analysis (*Technical Appendix G*), prepared by Urban Crossroads, Inc. and dated April 16, 2020 concludes that the proposed Project would not result in any new impacts or more severe impacts associated with noise than previously disclosed in EIR No. 466;
8. The Traffic Impact Analysis (*Technical Appendix H*), prepared by Urban Crossroads, Inc. and dated April 6, 2020, concludes that the proposed Project would not result in any new impacts or more severe impacts associated with transportation and traffic than previously disclosed in EIR No. 466; and
9. The Update to Historical/Archaeological Resources Survey (*Technical Appendix I*), prepared by CRM Tech and dated June 4, 2019, demonstrates that the Project would not result in any new impacts or more severe impacts associated with historical or cultural resources than previously disclosed in EIR No. 466.

Therefore, and based on the findings of the Initial Study/Environmental Assessment (Sections 4.0 and 5.0), the County of Riverside determined that an EIR Addendum shall be prepared for the proposed Project pursuant to CEQA Guidelines § 15164. The purpose of this Addendum is to evaluate the proposed Project's level of impact on the environment in comparison to the existing condition and the impacts disclosed in EIR No. 466.

1.4.6 EIR Addendum Processing

The Riverside County Planning Department directed and supervised the preparation of this Addendum. Although prepared with assistance of the consulting firm T&B Planning, Inc., the content contained within and the conclusions drawn by this EIR Addendum reflect the sole independent judgment of the County.

This EIR Addendum will be forwarded, along with the previously-certified EIR No. 466, to the Riverside County Planning Department for review of the proposed Project. A public hearing will be held before the

Plot Plan No. 180029 (Building 20)

Riverside County Planning Commission. The Planning Commission will consider the proposed Project and the adequacy of this EIR Addendum, at which time public comments will be heard. At the conclusion of the public hearing process, the Planning Commission will take action to approve, conditionally approval, or deny approval of the proposed Project.

The decision of the Planning Commission is considered final and no action by the Board of Supervisors is required unless, within ten (10) days after the date of decision, the Project Applicant or an interested person files an appeal. If an appeal is filed, then the Board of Supervisors would consider the proposed action and the adequacy of this EIR Addendum. In such cases, the Board of Supervisors would conduct a public hearing to evaluate the proposal and would take final action to uphold the Planning Commission's decision and deny the appeal, or to approve the appeal and disapprove the Project.

2.0 Environmental Setting

2.1 PROJECT LOCATION

As shown on Figure 2-1, *Regional Location Map*, Figure 2-2, *Vicinity Map*, and Figure 2-3, *USGS Topographical Map*, the 40.0-acre Project site is located within the Mead Valley Area Plan (MVAP) of unincorporated Riverside County, approximately 0.3 mile west of the City of Perris and approximately 1.0 mile southwest of Moreno Valley. Specifically, the Project site is located west of and adjacent to Harvill Avenue, north of and adjacent to Markham Street, and south of and adjacent to Old Oleander Avenue. The subject property encompasses Assessor's Parcel Numbers (APNs) 314-040-004, 314-051-015, 314-260-010, 314-260-011, and 314-260-012. The property is located in Sections 1 and 2, Township 4 South, Range 4 West, San Bernardino Baseline and Meridian.

2.2 EXISTING SITE AND AREA CHARACTERISTICS

2.2.1 Existing Site Conditions

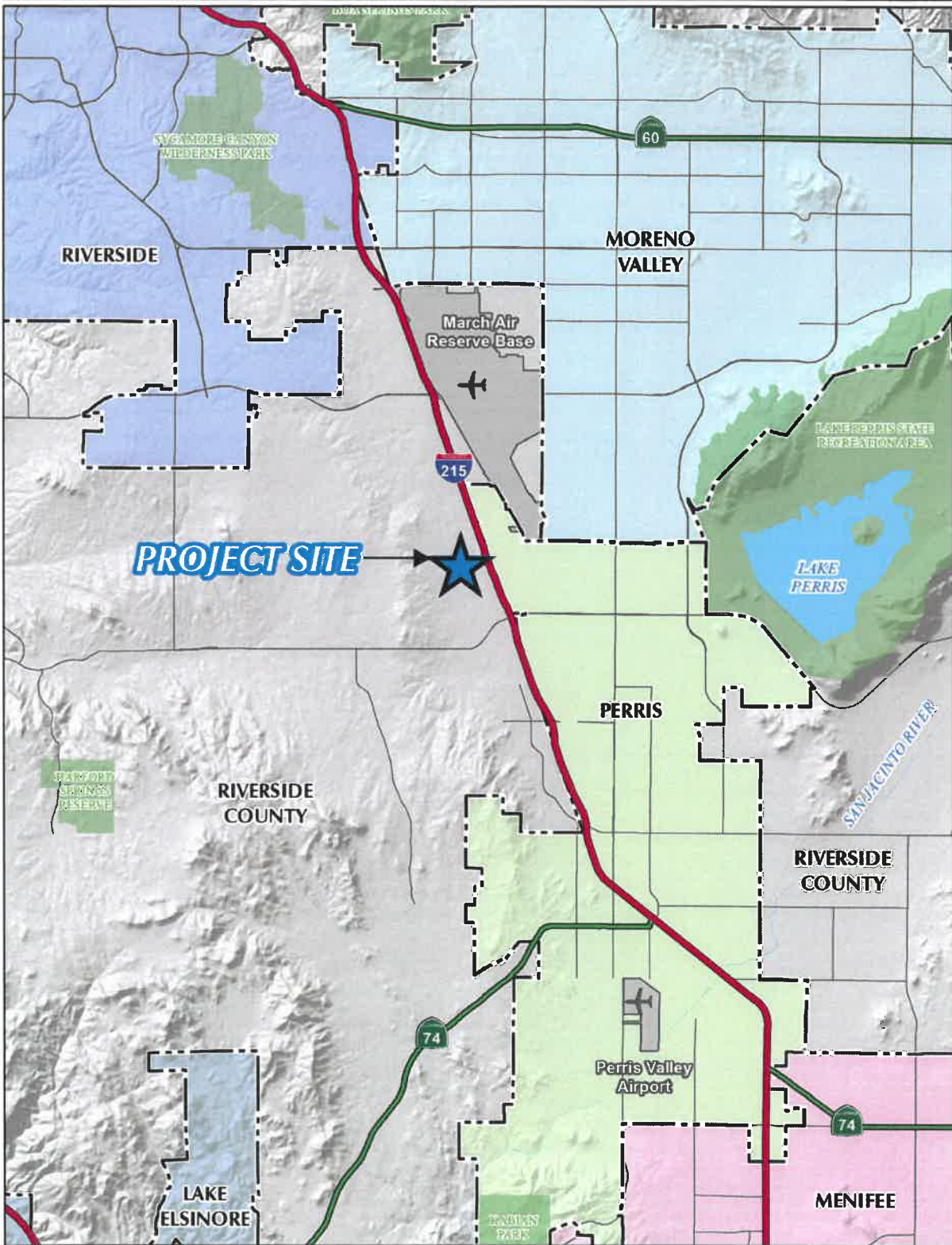
As shown on Figure 2-4, *Aerial Photograph*, under existing conditions the 40.0-acre site is undeveloped and has been fully disturbed as part of grading activities that occurred in the early 1990s as part of "Oakwood Business Park" (CFD 88-8). The majority of the property consists of disturbed vegetation that is routinely disced for fire abatement purposes. Several existing informal dirt trails traverse the Project site.

2.2.2 General Plan and Zoning

As shown on Figure 2-5, *MVAP Land Use Plan*, the 40.0-acre property is designated by the Riverside County General Plan and MVAP for "Light Industrial (LI)" and "Manufacturing, Service Commercial (M-SC)" land uses, which allows for Industrial and related uses including warehousing/distribution, assembly and light manufacturing, repair facilities, and supporting retail uses (Riverside County, 2018, p. 11 and Figure 3). In addition, and as previously shown on Figure 1-1, the Project site is located within the MFBCSP and encompasses a majority of Planning Area 6 and a portion of Planning Area 5, which are designated for "Light Industrial" and "Manufacturing, Service Commercial" land uses. The Light Industrial designation of the MFBCSP is intended to provide for light manufacturing and warehouse/distribution uses that provide employment opportunities for area residents. (Webb, 2005, pp. III-4 and III-5)

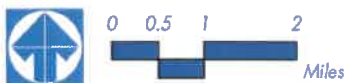
As shown on Figure 2-6, *Existing Zoning Designations*, the Riverside County Zoning Code assigns two separate zoning designations on the property. The southwest corner of the Building 20 site, the western and southern 200 feet of the Staging Area site, and the western 200 feet of the detention basin site are zoned for "I-P (Industrial Park)" land uses, which allows for planned industrial areas with approval of a plot plan, requiring special attention to circulation, parking, utility needs, aesthetics, and compatibility. The remaining portions of the property are zoned for "M-SC (Manufacturing – Service Commercial)" which allows for most light manufacturing and industrial uses defined under the Standard Industrial Classification Code (SIC) with Plot Plan approval, including food, textile, metal, lumber and wood, leather,

Plot Plan No. 180029 (Building 20)

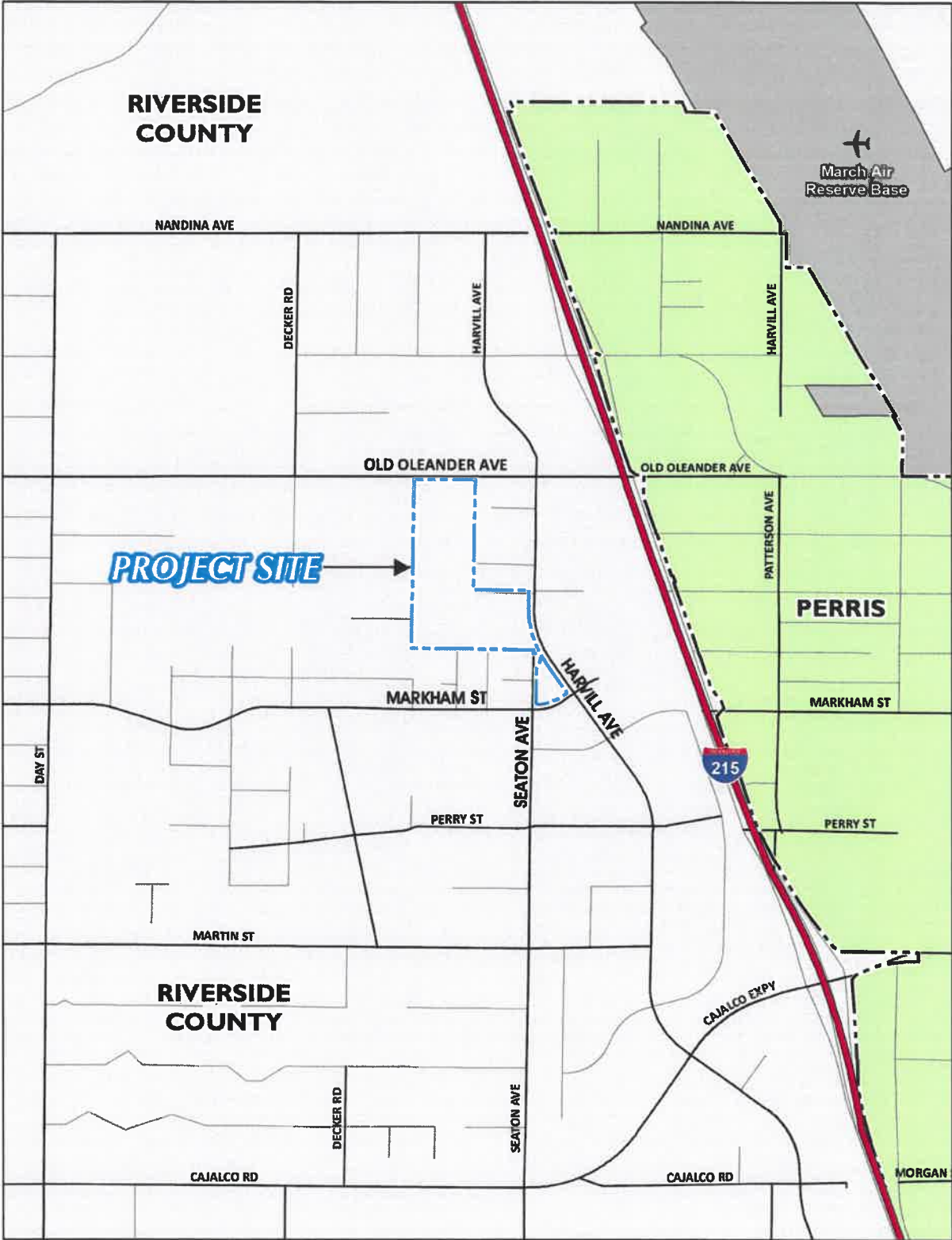


Source(s): ESRI, RCLMA (2019)

Figure 2-1

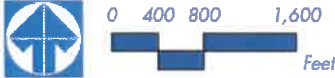


Regional Location Map



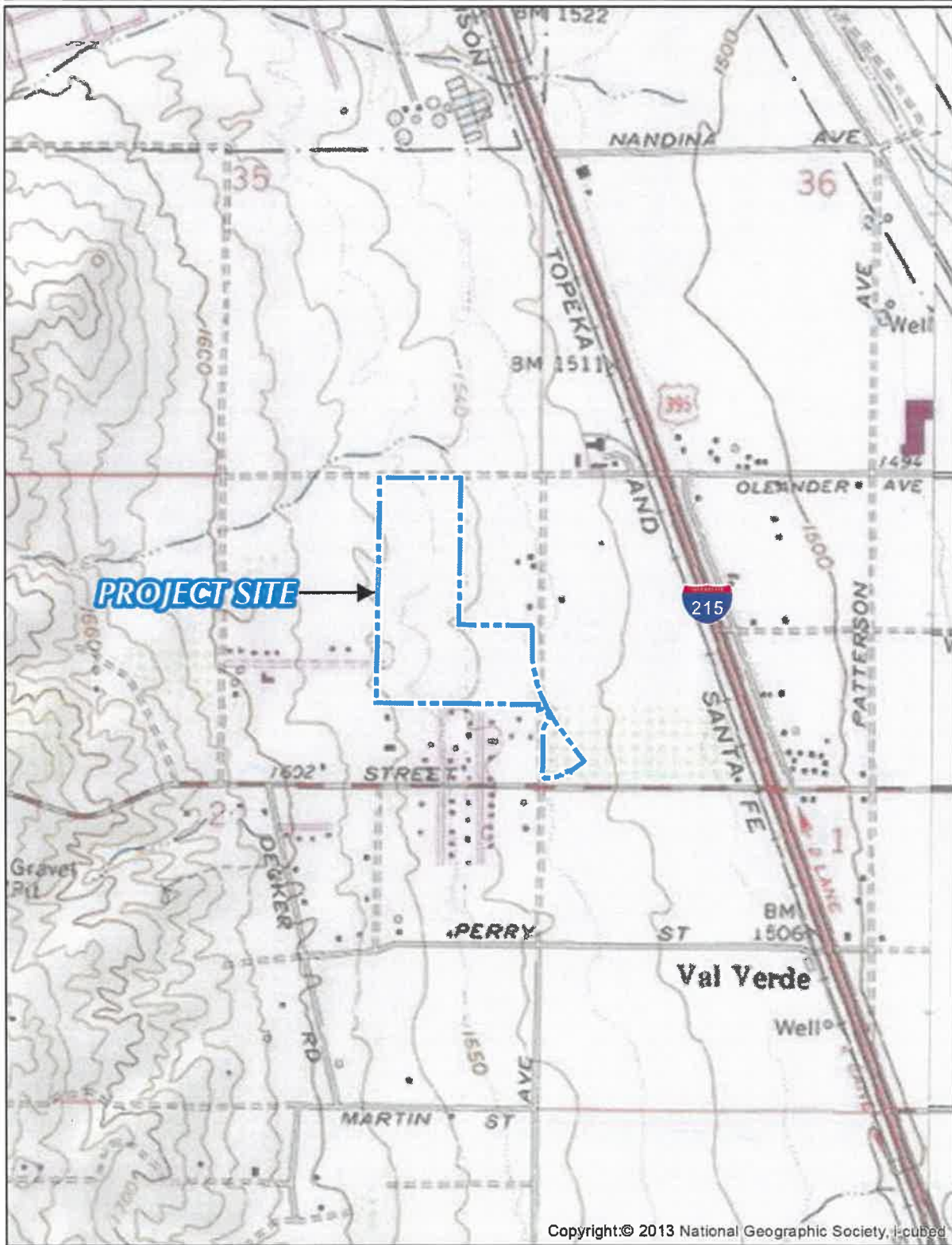
Source(s): ESRI, RCTLMA (2019)

Figure 2-2



Vicinity Map

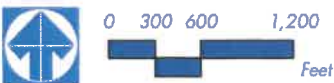
Plot Plan No. 180029 (Building 20)



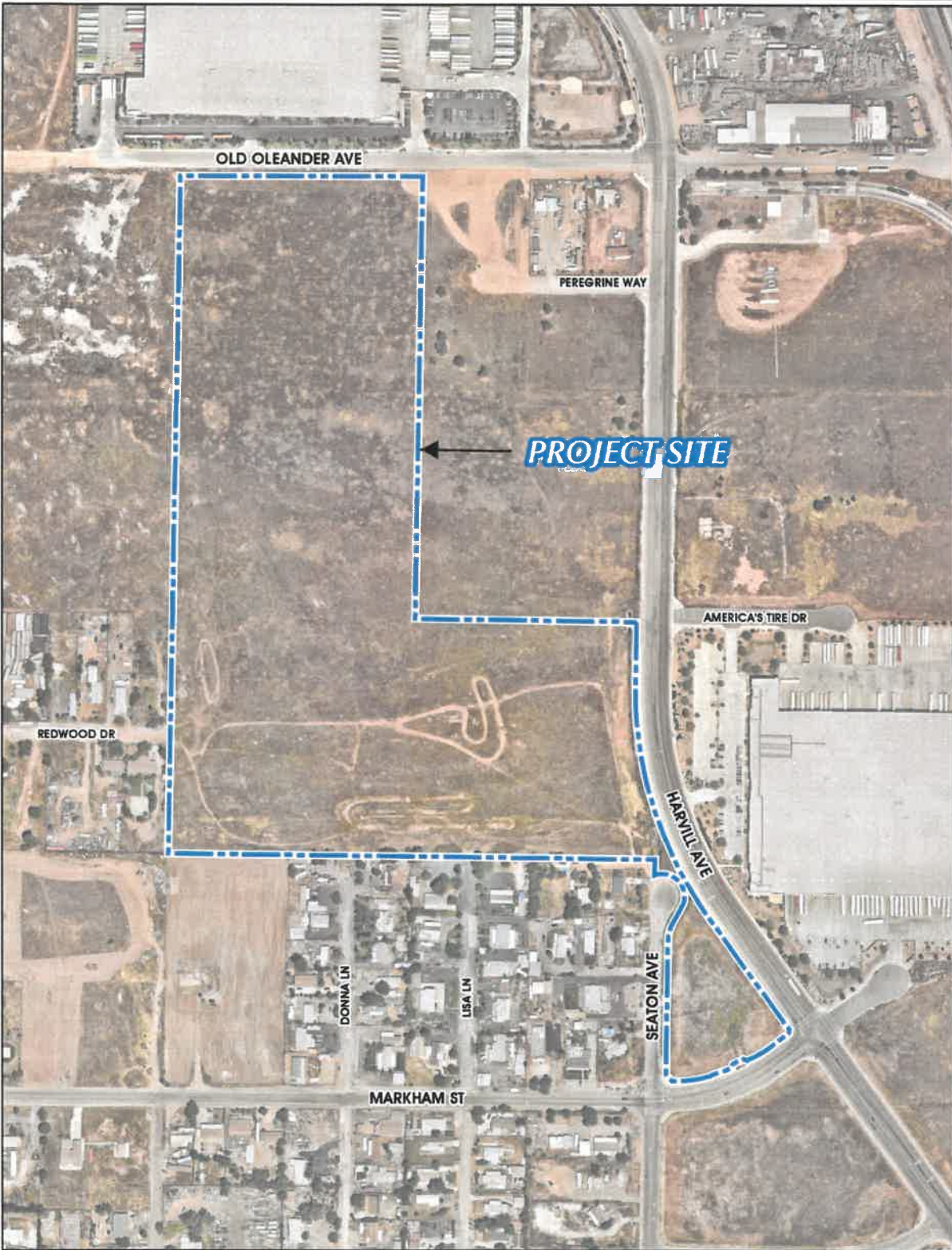
Copyright: © 2013 National Geographic Society, I-cubed

Source(s): USGS (2013)

Figure 2-3

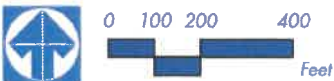


USGS Topographical Map

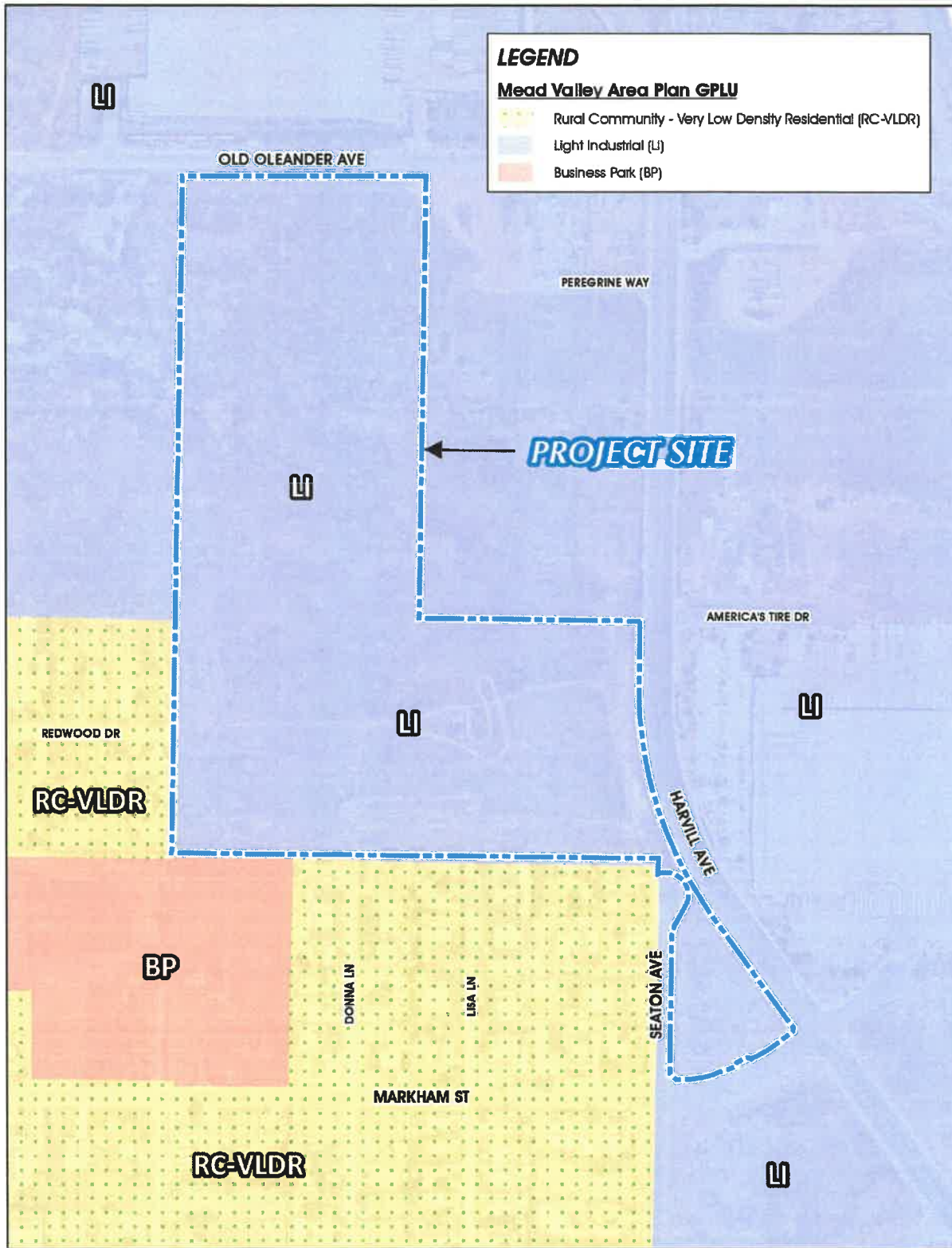


Source(s): ESRI, Nearthmap Imagery (2019), RCTLMA (2019)

Figure 2-4

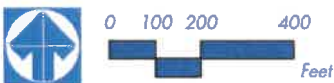


Aerial Photograph

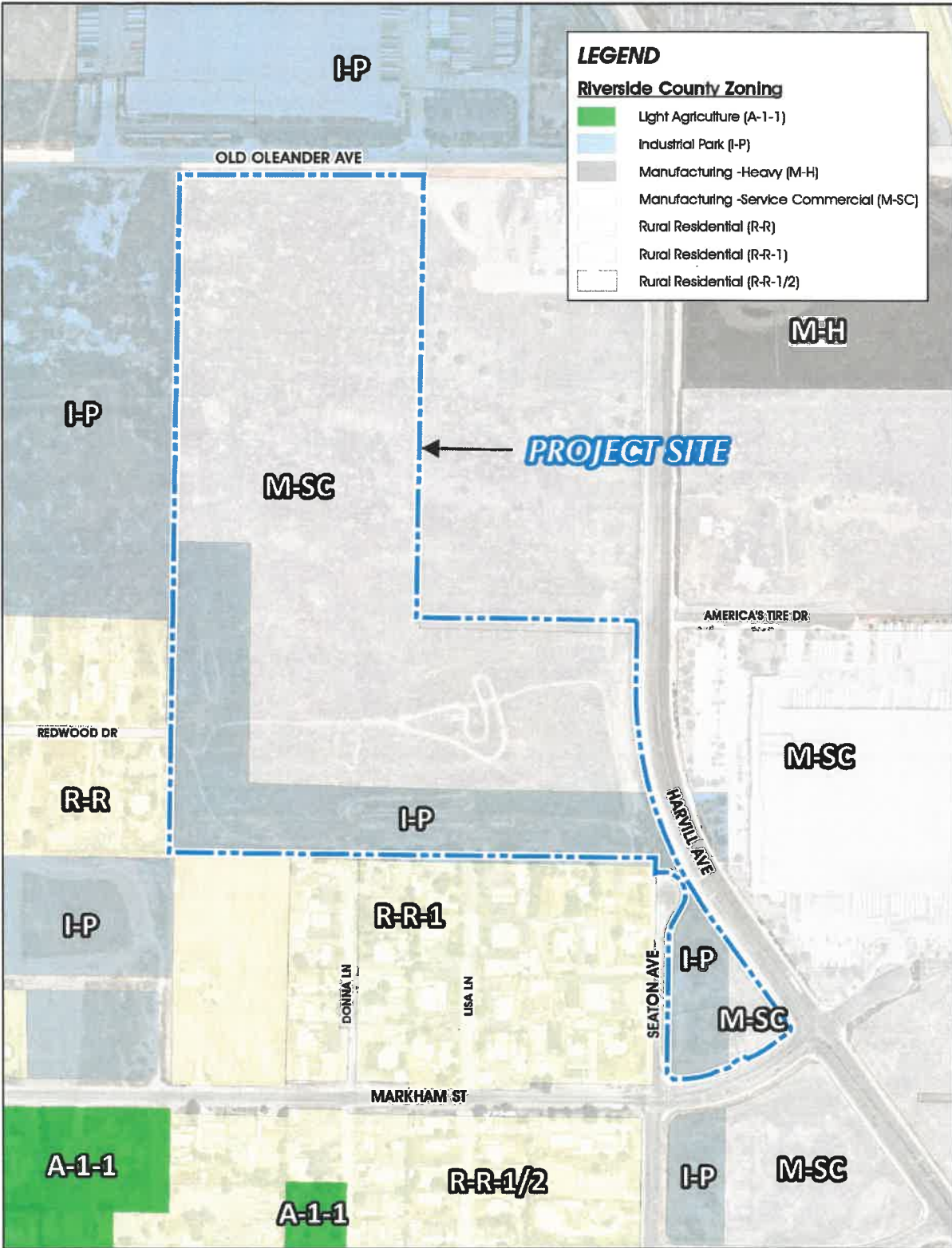


Source(s): ESRI, Nearmap imagery (2019), RCTLMA (2019)

Figure 2-5

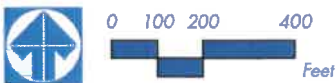


MVAP Land Use Plan



Source(s): ESRI, Nearmap Imagery (2019), RCTLMA (2019)

Figure 2-6



Existing Zoning Designations

chemical products, machinery, electrical equipment, services to selected commercial uses, and caretakers' residence. (Riverside County, 2016)

2.2.3 Surrounding Land Uses and Development

Figure 2-7, *Surrounding Land Uses and Development*, depicts the existing land uses and development in the vicinity of the Project site. To the west of the Building 20 site are disturbed and undeveloped lands, while lands west of the Staging Area and the detention basin consist of rural residential development. Lands to the north of the Project site include existing light industrial buildings and disturbed and undeveloped lands. To the east of the Project site are vacant and undeveloped lands and an existing light industrial building. Land to the south of the Building 20 site and Off-Site Staging Area includes rural residential land uses, while lands south of the detention basin site consist of disturbed and undeveloped lands that are planned for light industrial uses.

2.3 EXISTING ENVIRONMENTAL CHARACTERISTICS

2.3.1 Topography

The topography of the Project site is relatively flat with elevations on-site ranging from approximately 1,564 feet above mean sea level (amsl) in the western portion of the Building 20 site to 1,522 feet amsl at the southeastern boundary of the detention basin site. Overall topographic relief is approximately 42 feet.

2.3.2 Geology

No active or inactive fault traces are known to traverse the site and no evidence of on-site faulting was observed during the investigation conducted for the Project site. The site is not located within a currently-designated Alquist-Priolo Fault Zone or County of Riverside Fault Zone. The closest zoned fault to the site is the San Jacinto fault zone located approximately 10 miles northeast of the site. (Kleinfelder, 2020, p. 7) Similar to other properties throughout southern California, the Project site is located within a seismically active region and is subject to ground shaking during seismic events.

A field exploration was conducted for the Project site, and the results determined that the site subsurface materials consist of older alluvium ranging in thickness from approximately 0 to 14 feet below ground surface (bgs), with bedrock occurring at a depth of between 5 to 14 feet bgs. (Kleinfelder, 2020, pp. 5-6)

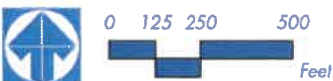
2.3.3 Hydrology

Figure 2-8, *Existing Conditions Hydrology*, depicts the site's existing hydrology. As shown, under existing conditions runoff from off-site areas tributary to the Building 20 and Staging Area site enters the site from the west. These flows along with runoff generated on the Project site are conveyed northly and easterly to existing basic off-site drainages ditches that run parallel to Harvill Avenue and Old Oleander Avenue. The detention basin site is not tributary to off-site flows under existing conditions, and any runoff that does not infiltrate on site is conveyed via sheet flow to existing drainage facilities within Markham Street



Source(s): ESRI, Nearmap Imagery (2019), RCTLMA (2019)

Figure 2-7



Surrounding Land Uses and Development

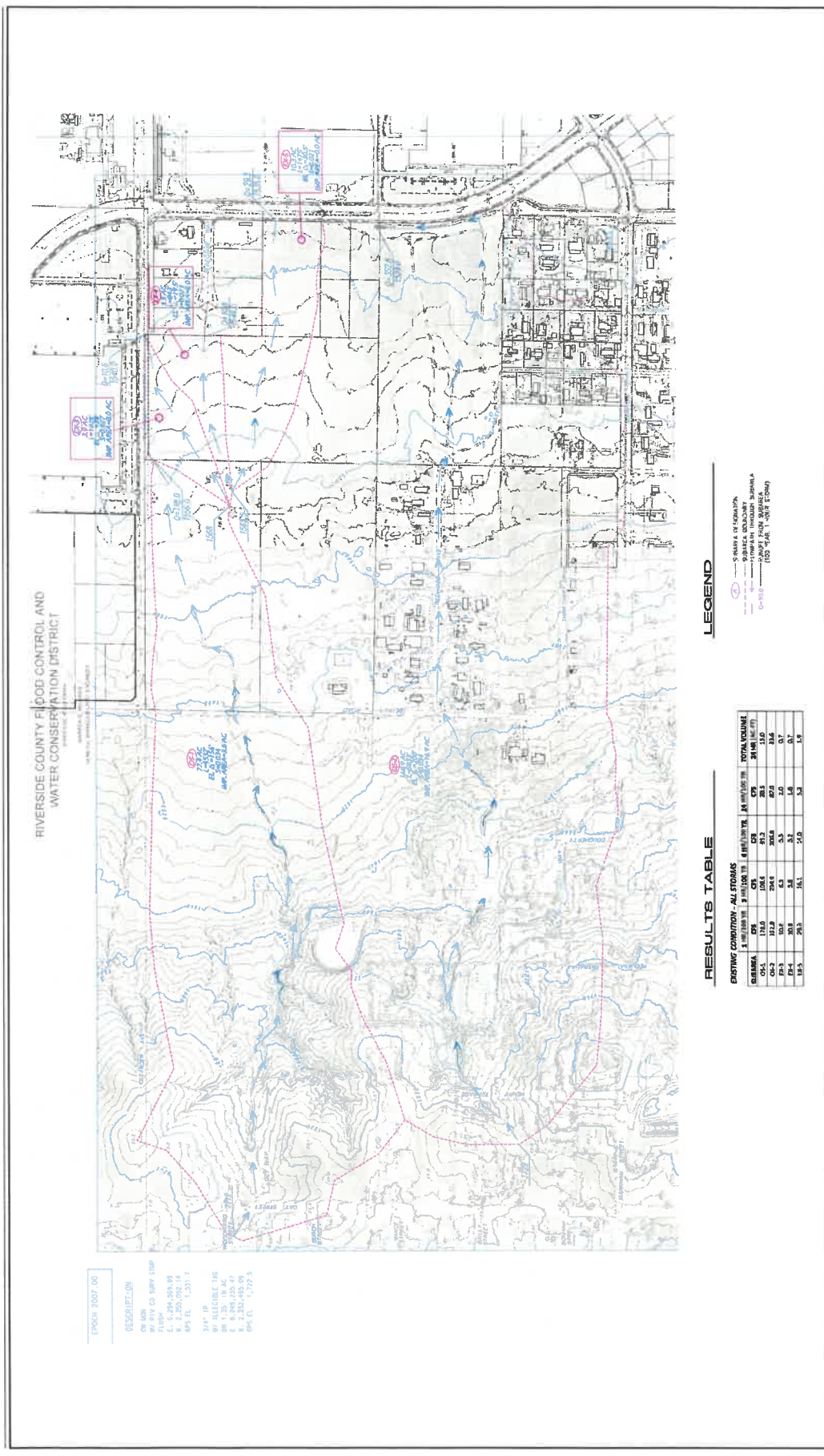


Figure 2-8

and Harvill Avenue. Peak runoff from the Project site under existing conditions is approximately 135.6 cfs during 24-hour, 100-year storm events. (PBLA, 2020a, p. 4)

2.3.4 Groundwater

The Project site is located within the Perris North Groundwater Management Zone of the West San Jacinto Groundwater Management Area (GMA). Groundwater was encountered on site at approximately 21 feet bgs. There are no groundwater wells located on the Project site under existing conditions. (Kleinfelder, 2020, p. 6)

2.3.5 Soils

Table 2-1, *Summary of Project Area Soils*, provides a summary of the soil types present on the Project site. As shown, approximately 30.5% of the site has a slow rate of runoff and slight susceptibility to erosion. Approximately 13.0% of the site has a slow to medium rate of runoff and a slight to moderate susceptibility to erosion. The remaining 56.5% of the Project site contains soils with a medium rate of runoff with medium susceptibility to erosion and a moderate susceptibility to erosion. There are no portions of the Project site that contain soils with a high erosion susceptibility or rate of runoff. (USDA, 1971)

Table 2-1 Summary of Project Area Soils

Map Unit Symbol	Map Unit Name	Rate of Runoff	Erosion Susceptibility	Acres in AOI	Percent of AOI
AnC	Arlington fine sandy loam, 2 to 8 percent slopes	Medium	Moderate	13.9	34.9%
AoC	Arlington fine sandy loam, deep, 2 to 8 percent slopes	Medium	Moderate	8.4	20.9%
FcD2	Fallbrook rocky sandy loam, shallow, 8 to 15 percent slopes, eroded	Medium	Moderate	0.3	0.7%
FfC2	Fallbrook fine sandy loam, 2 to 8 percent slopes, eroded	Slow	Slight	9.6	23.9%
GyC2	Greenfield sandy loam, 2 to 8 percent slopes, eroded	Slow to Medium	Slight to Moderate	1.10	2.5%
HcC	Hanford coarse sandy loam, 2 to 8 percent slopes	Slow to Medium	Slight to Moderate	4.2	10.5%
MmB	Moderate sandy loam, 0 to 5 percent slopes	Slow	Slight	2.1	5.2%
VsC	Vista coarse sandy loam, 2 to 8 percent slopes	Slow	Slight	0.6	1.4%
Totals for Area of Interest:				40.0	100.0%

AOI = Area of Interest (i.e., Project site).

Note: Totals reflect rounding.

(NRCS, n.d.; USDA, 1971, pp. 14, 33, 38-40, and 65)

2.3.6 Vegetation

As shown in Table 2-2, *Summary of Vegetation/Land Use Types*, and as depicted on Figure 2-9, *Existing Vegetation*, under existing conditions the 40.0-acre Project site contains five distinct vegetation types as mapped by the Project biologist (Glenn Lukos Associates), including developed, disturbed, disturbed/non-native grassland, disturbed/ruderal, and ornamental. Each is described below. (GLA, 2020a, pp. 24-25)

Table 2-2 Summary of Vegetation/Land Use Types

Vegetation Type	Project site	Offsite	Study Area Totals (Acres)
Developed	0.03	0.13	0.16
Disturbed	1.98	0.69	2.67
Disturbed/Non-Native Grassland	35.36	0.86	36.22
Disturbed/Ruderal	2.60	0.25	2.85
Ornamental	0.01	0	0.01
Total	39.98	1.93	41.91

(GLA, 2020a, Table 4-1)

- Developed.** As shown on Figure 2-9, the Project site supports a total of 0.03 acre of developed land. This area is located along the southeastern portion of the Project site and consist of rip-rap associated with an onsite earthen drainage feature. The off-site impact areas contain 0.13 acre of developed land. (GLA, 2020a, p. 24)
- Disturbed.** As shown on Figure 2-9, the Project site supports a total of 0.03 acre of developed land. This area is located along the southeastern portion of the Project site and consist of rip-rap associated with an onsite earthen drainage feature. The off-site impact areas area contains 0.13 acre of developed land. (GLA, 2020a, p. 24)
- Disturbed/Non-Native Grassland.** As shown on Figure 2-9, the Project site supports 35.36 acres of disturbed/non-native grassland. The entire Project site has been disturbed in the past from ground disturbance activities including mowing or disking for decades and with the entire site having been cleared of vegetation in 1967, based on a review of online historical aerials. Currently disced areas that recently supported this habitat are included in the acreage. Dominant plant species observed include London rocket (*Sisymbrium irio*), short-pod mustard (*Hirschfeldia incana*), rippgut grass (*Bromus diandrus*), red brome (*Bromus madritensis ssp. rubens*), and redstem filaree (*Erodium cicutarium*). Other species detected include stinknet (*Oncosiphon piluliferum*), Russian thistle (*Salsola tragus*), and common sandaster (*Corethrogyne filaginifolia*). Within this area includes a small cluster of rock outcrops near the western Study Area boundary and scattered boulders and rocks throughout the western half of the Study Area. The off-site Impact areas contain 0.86 acre of disturbed/nonnative grassland. (GLA, 2020a, pp. 24-25)



Figure 2-9

Existing Vegetation

Source(s): Glenn Larson Associates (03-30-2020)



Plot Plan No. 180029 (Building 20)

- **Disturbed/Ruderal.** As shown on Figure 2-9, the Project site supports 2.60 acres of disturbed/ruderal lands [Exhibit 5 – Vegetation Map]. Dominant plant species observed included Russian thistle and short-pod mustard. Other plant species include telegraph weed (*Heterotheca grandiflora*), tumbling pigweed (*Amaranthus albus*), redstem filaree, stinknet, and several individuals of California buckwheat (*Eriogonum fasciculatum*) and brittlebush (*Encelia farinosa*). The Offsite Impacts area contains 0.25 acre of disturbed/ruderal land. (GLA, 2020a, p. 25)
- **Ornamental.** As shown on Figure 2-9, the Project site supports 0.01 acre of ornamental vegetation including Mexican palo verde (*Parkinsonia aculeata*). This area also supports Russian thistle and stinknet. (GLA, 2020a, p. 25)

2.3.7 Wildlife

One special-status animal, the San Diego black-tailed jackrabbit (*Lepus californicus bennettii*), was detected in the study area, and several special-status reptile, bird and mammal species have a low potential to occur. Table 4-3 of the Project's Biological Technical Report ("BTR"; *Technical Appendix B1*) provides a list of special-status animals evaluated for the Study Area through general biological surveys, habitat assessments, and focused surveys. Species were evaluated based on the following factors, including: 1) species identified by the CNDDDB as occurring (either currently or historically) on or in the vicinity of the Study Area, and 2) any other special-status animals that are known to occur within the vicinity of the Study Area, for which potentially suitable habitat occurs on the site. (GLA, 2020a, p. 32)

3.0 Project Description

The proposed Project consists of an application for a Plot Plan (PP No. 180029), and is described in this subsection. Copies of the entitlement application materials for the proposed Project are herein incorporated by reference pursuant to CEQA Guidelines § 15150 and are available for review at the County of Riverside Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501. A detailed description of the proposed Project is provided in the following subsections. It should be noted that the Project design features described in the following subsections would be fully enforceable by the County as part of its review of implementing ministerial applications.

3.1 PROPOSED DISCRETIONARY APPROVALS

3.1.1 Plot Plan No. 180029

A plot plan is required prior to development of any permitted use pursuant to the requirements of the site's underlying zoning designations of I-P and M-SC (refer to subsection 2.2.2). Accordingly, Plot Plan No. 180029 (PP No. 180029) is proposed to allow for development of the site with Building 20 and a detention basin. Building 20 would consist of up to 426,821 s.f. of high-cube transload short-term warehouse uses.

A. Site Planning and Building Configuration

Figure 3-1, *Plot Plan No. 180029 Master Site Plan*, depicts the overall site plan proposed as part of the Project, while Figure 3-2, *Plot Plan No. 180029 Building 20 Site Plan*, depicts the site plan for the Building 20 site. As shown, the Project proposes to develop the 40.0-acre site with one high-cube transload short-term warehouse building (herein, "Building 20") and a detention basin/bio-retention basin. Specifically, Building 20 would be constructed on an 18.2-acre site located west of Harvill Avenue, south of and abutting Old Oleander Avenue, and north of Redwood Drive. In addition, a detention basin is proposed on an approximately 2.5-acre site located west of Harvill Avenue, east of Seaton Avenue, and north of Markham Street, which would provide water quality treatment and detention for runoff from the Building 20 site. Additionally, a 19.3-acre parcel located between the Building 20 site and the detention basin site (herein, "Staging Area") is proposed to be used as a borrow site for grading operations, stockpiling of earthwork material, and as a staging area for construction equipment during the construction of Building 20. No buildings or other improvements are proposed on the Staging Area site, with exception of a proposed driveway providing access between Harvill Avenue and the Building 20 site and utility improvements (as described below).

As shown on Figure 3-2, Building 20 would contain approximately 406,496 s.f. of building area; however, for purposes of analysis herein, it is assumed Building 20 would comprise up to 426,821 s.f. of building area in order to account for any minor changes to the building area as part of final design. A total of 51 dock doors are proposed along the western side of Building 20. Additionally, a total of 76 trailer parking spaces are proposed to the west of Building 20 within the truck docking area. A total of 280 parking spaces for passenger vehicles are also accommodated on the Building 20 site, with parking spaces

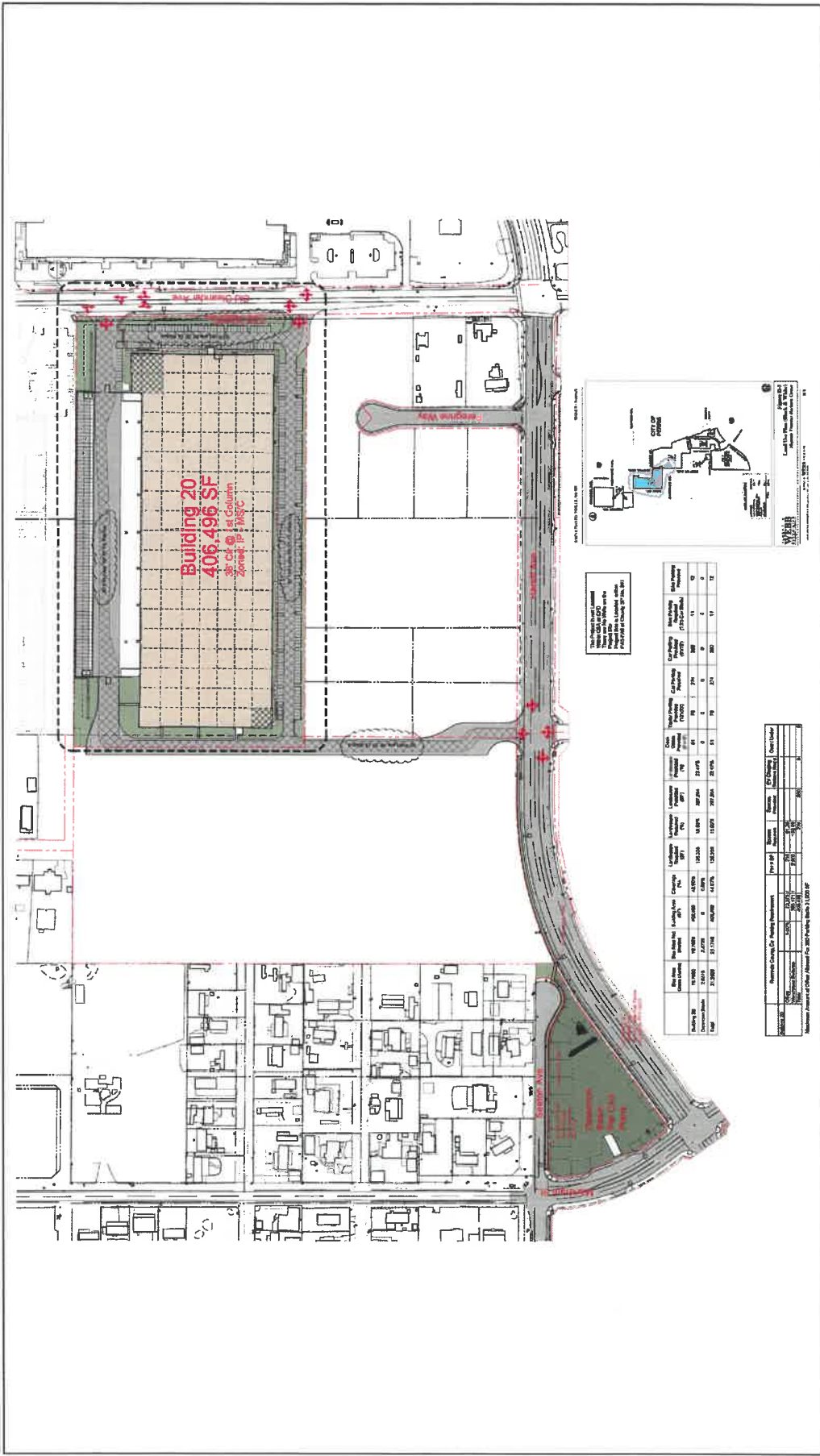
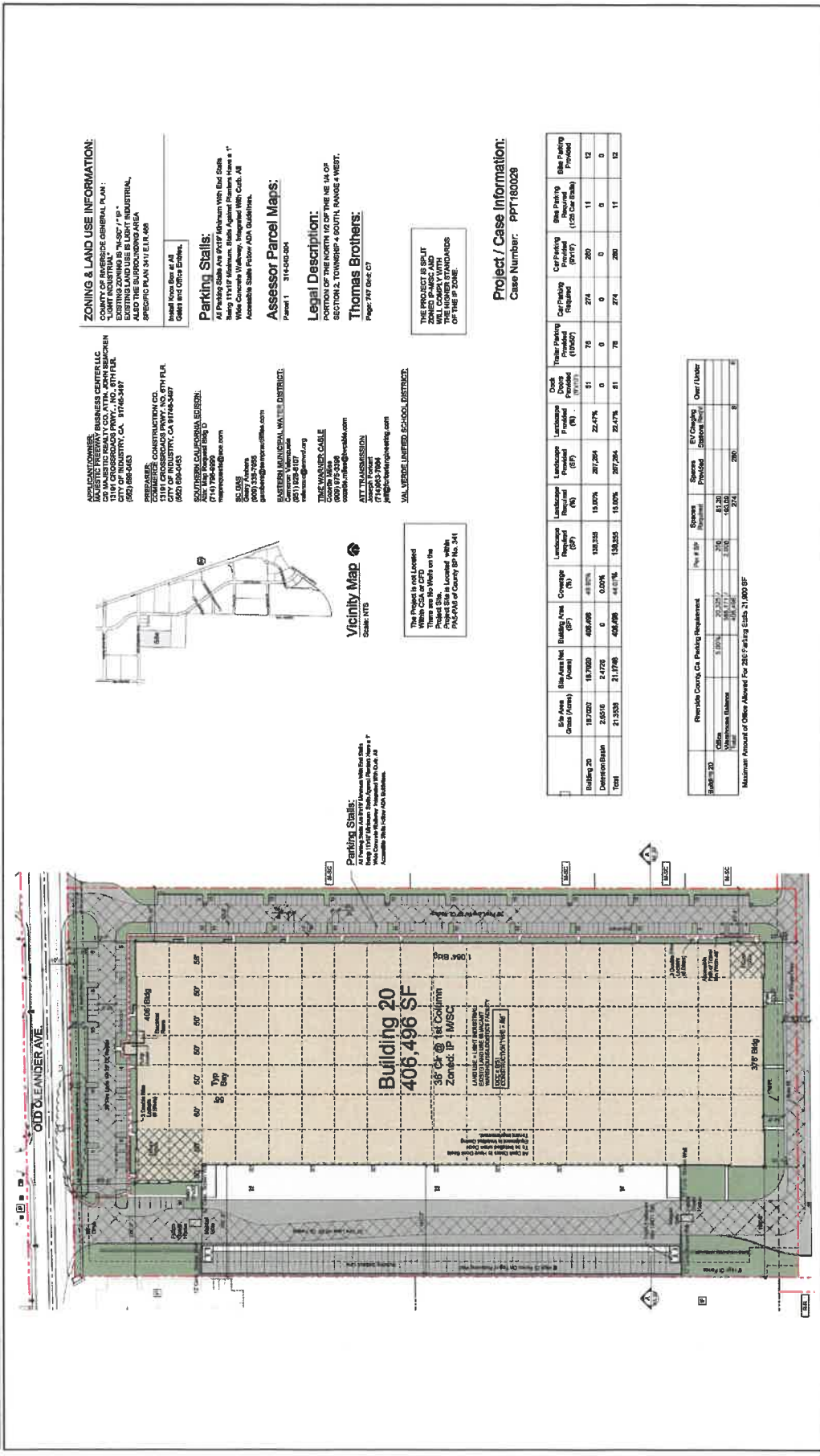


Figure 3-1



ZONING & LAND USE INFORMATION:
 COUNTY OF RIVERSIDE GENERAL PLAN:
 COMMERCIAL INDUSTRIAL
 EXISTING ZONING IS "C-32" / "P"
 AND THE SUBORDINATE MAPS:
 SPECIFIC PLAN 341 EIR 466

DEVELOPERS:
 MCGRAW HILL CONSTRUCTION
 1221 AVENUE OF THE SCIENCES
 CITY OF INDUSTRY, CA 91746-3477
 (951) 955-0663

PREPARED BY:
 COMBINE CONSTRUCTION CO.
 11111 WILSON AVENUE, SUITE 100
 CITY OF INDUSTRY, CA 91746-3477
 (951) 758-8000
 combine@comcon.com

DESIGNER:
 SOUTHERN CALIFORNIA DESIGN
 2145 75th STREET, SUITE 100
 CITY OF INDUSTRY, CA 91746-3477
 (951) 955-0663
 scdesign@scdesign.com

ASSESSOR:
 COUNTY OF RIVERSIDE
 400 WEST MAIN STREET, SUITE 100
 RIVERSIDE, CA 92501
 (951) 955-0663
 assessors@co-riverside.ca.gov

LEGAL DESCRIPTION:
 PORTION OF THE NORTH 1/2 OF THE NE 1/4 OF
 SECTION 2, TOWNSHIP 4 SOUTH, RANGE 4 WEST,
 THOMAS BROTHERS
 Page: 141 of 147

PROJECT / CASE INFORMATION:
 Case Number: PPT180029

THE PROJECT IS NOT LOCATED WITHIN THE UNDESIRABLE AREAS OF THE RIVERSIDE COUNTY GENERAL PLAN AND THE SUBORDINATE MAPS.



Vicinity Map
 Scale: 1" = 100'

Parking Stalls:
 All Parking Stalls are 9'x12' Minimum with 6'0" Clearances on All Sides
 All Parking Stalls are 9'x12' Minimum with 6'0" Clearances on All Sides
 All Parking Stalls are 9'x12' Minimum with 6'0" Clearances on All Sides
 All Parking Stalls are 9'x12' Minimum with 6'0" Clearances on All Sides

ASSESSOR PARCEL MAPS:
 Parcel 1 314-002-004

LEGAL DESCRIPTION:
 PORTION OF THE NORTH 1/2 OF THE NE 1/4 OF
 SECTION 2, TOWNSHIP 4 SOUTH, RANGE 4 WEST,
 THOMAS BROTHERS
 Page: 141 of 147

PROJECT / CASE INFORMATION:
 Case Number: PPT180029

THE PROJECT IS NOT LOCATED WITHIN THE UNDESIRABLE AREAS OF THE RIVERSIDE COUNTY GENERAL PLAN AND THE SUBORDINATE MAPS.

Building ID	Site Area (Acres)	Site Area Net (Acres)	Building Area (SF)	Coverage (%)	Landscaping Required (SF)	Landscaping Provided (SF)	Landscaping %	Tree Density (Trees/acre)	Tree Density Provided	Tree Density %	Open Space Provided	Open Space %
Building 20	19.7000	18.7000	406,496	20.63%	138,255	267,241	22.47%	75	0	0%	0	0%
Destination Plaza	2.5510	2.4720	0	0.00%	0	0	0.00%	0	0	0%	0	0%
Total	21.2510	21.1720	406,496	20.63%	138,255	267,241	22.47%	75	0	0%	0	0%

Item	Per # of SF	Per # of SF	Per # of SF	Per # of SF
Site Area	19.7000	18.7000	406,496	20.63%
Building Area	0	0	0	0.00%
Landscaping	0	0	0	0.00%
Tree Density	0	0	0	0.00%

Maximum Amount of Office Allowed For 25% Parking Ratio: 1,800 SF

Source: City of Riverside Construction Company (05-02-2020)



T&B Planning, Inc.

occurring primarily along the north and east sides of Building 20, along with 30-foot fire access. Vehicular access to Building 20 would occur from two driveways along Old Oleander Avenue, with secondary access accommodated by a driveway extending from the Building 20 site and Harvill Avenue, in the northern portion of the Staging Area site.

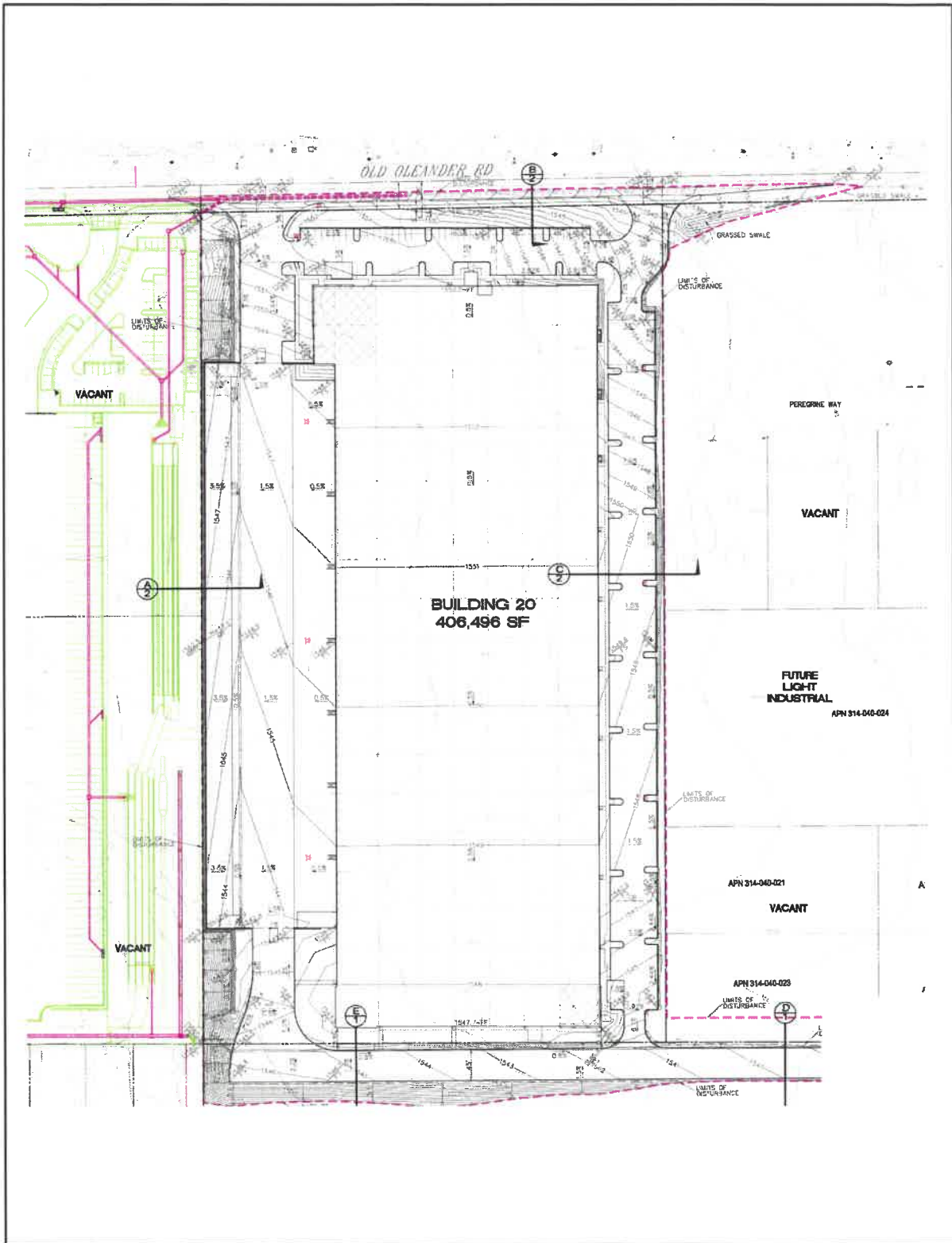
An approximately 2.5-acre detention/bio-retention basin is proposed west of Harvill Avenue, north of Markham Street, and east of Seaton Avenue. The detention basin/bio-retention basin primarily is proposed for detention/water quality purposes for the Building 20 site, but also would accommodate recreational uses including picnic tables along Seaton Avenue and an informal open play area. A turn-out for food trucks also is accommodated along Markham Street adjacent to the southern portion of the detention basin. The detention basin would extend to depths ranging from 1,517 feet amsl to 1,536 feet amsl, and would include 4:1 (horizontal:vertical) slopes along the perimeter. Flows from the detention basin would be conveyed southerly into an existing storm drain facility located within Markham Street following detention and water quality treatment.

B. Grading and Site Work

Figure 3-3, Figure 3-4, and Figure 3-5 depict the proposed grading plans for the Building 20, the detention basin, and the Staging Area sites, respectively. As shown, the Project site would be graded in a manner that largely approximates the site's existing topographic conditions. Table 3-1, *Building 20 and Staging Area Sites – Estimated Earthwork Quantities*, and Table 3-2, *Detention Basin/Bio-Retention Basin Site – Estimated Earthwork Quantities*, show the estimated earthwork quantities. As shown, grading of the Building 20 and Staging Area sites would require a total of 184,568 cubic yards (cy) of cut and 86,669 cy of fill, resulting in a total export of approximately 97,899 cy. Grading of the 2.5-acre detention basin/bio-retention basin site would require 19,060 cy of cut and 1,677 cy of fill, resulting in a total export of 17,383 cy. In total, the Project would require 203,628 cy of cut and 88,346 cy of fill, resulting in a total export of 115,282 cy. It is expected that earthwork material exported from the site primarily would be sent to a property located east of Harvill Avenue, north of Perry Street, and south of Commerce Center Drive, which is approved for development with a 373,368 s.f. high-cube transload short-term warehouse building pursuant to Plot Plan No. 180034 (herein, "Building 11"). The remainder of the materials would be exported to a property located at the northeast corner of Oleander Avenue and Decker Road, which is currently being entitled for development with 108,872 s.f. of warehouse uses pursuant to Plot Plan No. 180033 (herein, "Buildings 21 and 22"). The Building 11 site is located approximately 730 feet southeast of the detention basin site, while the site proposed for Buildings 21 and 22 is located approximately 296 feet northwest of the Project site.

Manufactured slopes and retaining walls are proposed to facilitate site grading. To the west of Building 20 and within the western portion of the proposed truck trailer parking area, retaining walls up to 17.5 feet are proposed, above which would be 2:1 manufactured slopes. To the north and south of the truck trailer parking area and along the western boundary of the Building 20 site would be 2:1 manufactured slopes measuring up to 14 feet in height. Several smaller 2:1 manufactured slopes are proposed along the eastern boundary of the Building 20 site. Within the northern portion of the Staging Area site, 3:1 manufactured slopes are proposed at a maximum height of 12 feet. 3:1 manufactured slopes also are

Plot Plan No. 180029 (Building 20)



Source(s): PBLA Engineering, Inc. (03-05-2020)

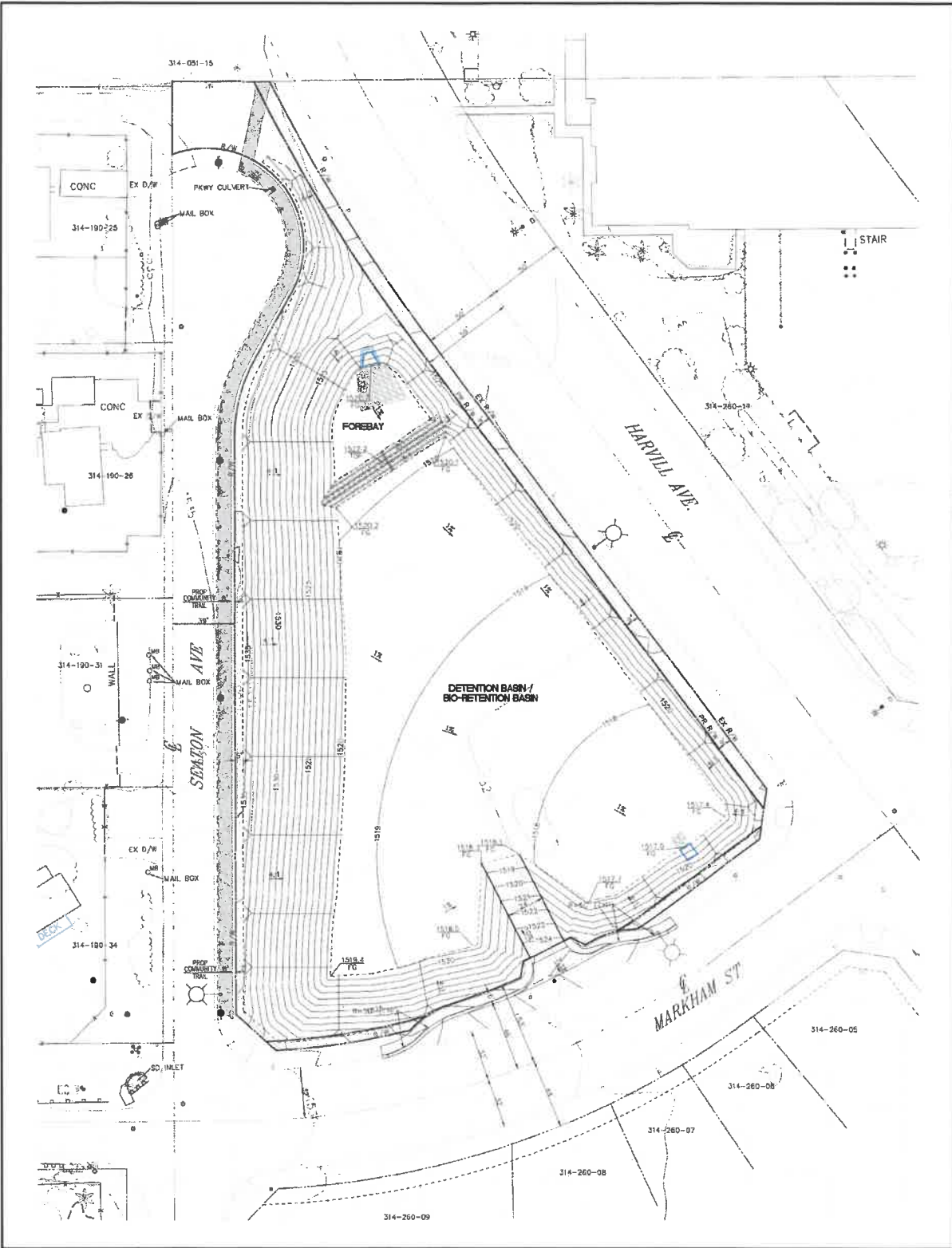
Figure 3-3



Not to Scale

Conceptual Grading Plan – Building 20 Site

Plot Plan No. 180029 (Building 20)



Source(s): PBLA Engineering, Inc. (03-04-2020)

Figure 3-4



Not to Scale

Conceptual Grading Plan – Detention Basin Site

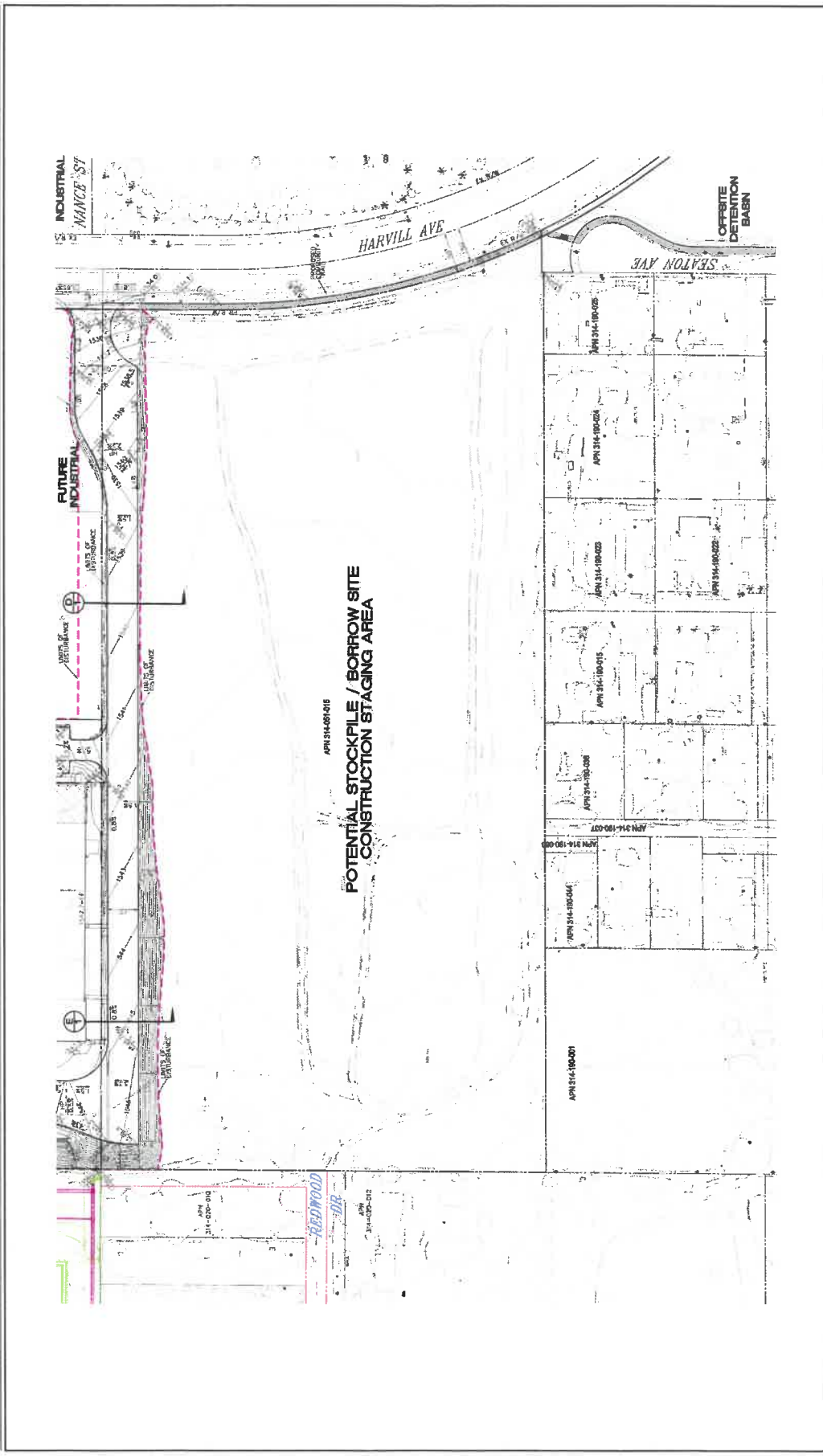


Figure 3-5

Conceptual Grading Plan – Staging Area Site



Table 3-1 Building 20 and Staging Area Sites – Estimated Earthwork Quantities

DESCRIPTION	CUT	FILL
RAW	101,550	11,291
3' BLD OX	46,831	46,831
2' PKG OX	20,668	20,668
4"/4.5"HD PAV	4,688	
3"/4" LD PAV	2,168	
6" BLG SLAB	7,528	
6.5" APRON	1,136	
SHRINK		7,879
TOTAL	184,568	86,669
	EXPORT =	97,899

Table 3-2 Detention Basin/Bio-Retention Basin Site – Estimated Earthwork Quantities

	CUT	FILL
RAW NUMBER	19,060 CY	1,677 CY
EXPORT	17,383 CY	

proposed along the north and south of the driveway entrance from Harvill Avenue. It should be noted that while grading depicted on Figure 3-5 is limited to the grading needed to accommodate the proposed access road from Harvill Avenue, for purposes of analysis herein it is assumed that a majority of the Staging Area site would be disturbed as part of stockpile, borrow site, and staging area activities during the construction of Building 20.

Additionally, the 2.5-acre detention basin/bio-retention basin is proposed with 4:1 slopes around the perimeter of the basin. The detention basin/bio-retention basin would extend to depths ranging from 1,517 feet amsl to 1,536 feet amsl. The detention basin would receive runoff from the Building 20 site and would convey flows in a generally northwest to southeast direction to the proposed inlet located at the southeast corner of the basin. Following detention and water quality treatment, flows would be conveyed into existing drainage facilities within Markham Street.

C. Circulation

Access to the Building 20 site primarily would be from two driveways along Old Oleander Road to the north, with secondary access provided by two driveways extending from an access road that would provide a connection between the Building 20 site and Harvill Avenue. The eastern driveway along Old Oleander Avenue would serve passenger vehicles only, while the western driveway along Old Oleander Road would provide access for both passenger vehicles and trucks. Along the proposed access road to Harvill Avenue, the western driveway would serve only truck traffic, while the eastern driveway would serve only passenger vehicle traffic.

As part of the Project, Old Oleander would be improved along the Building 20 site frontage to provide for an additional 28 feet of drive aisles and an 11-foot wide landscaped parkway with a six-foot wide curb-adjacent sidewalk. No right-of-way (ROW) dedications are required or proposed along Old Oleander Avenue. Although no development is proposed on the Staging Area site (aside from the access road and utility improvements), as part of the Project the Project Applicant would dedicate 9 feet of ROW along the Staging Area site's frontage with Harvill Avenue. While most improvements are currently in place, the Project Applicant would construct an 8-foot wide community trail along the Staging Area site's frontage with Harvill Avenue.

Additionally, the Project Applicant would dedicate an additional 9 feet of ROW along the detention basin site's frontage with Harvill Road, although no improvements to this portion of Harvill Road are proposed as roadway, curb, gutter, and sidewalks already are in place. Similarly, no improvements are proposed or required along the detention site's frontage with Markham Street as this segment is fully improved; however, the Project would accommodate a proposed truck turnout along Markham Street to serve as a parking area for food service trucks. Along the detention basin's frontage with Seaton Avenue, no additional ROW would be dedicated, although the Project Applicant would construct an 8-foot wide community trail that would connect to the 8-foot wide community trail along Harvill Avenue north of the detention basin site. Benches also are proposed along the detention basin site's frontage with Seaton Avenue.

D. Architectural Design

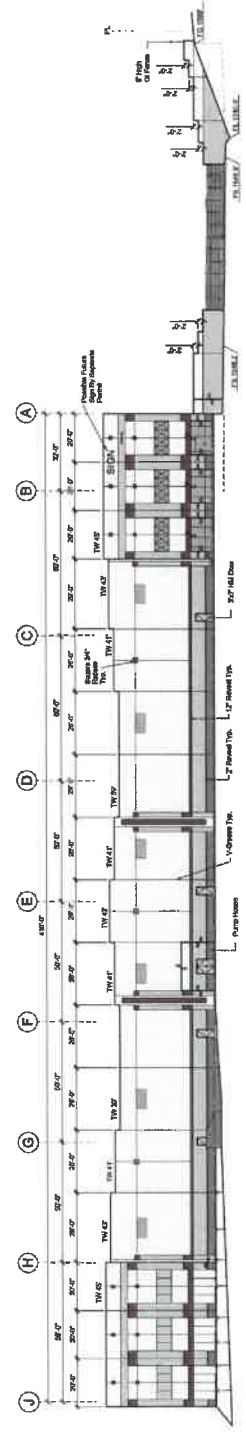
Proposed building elevations for Building 20 are depicted on Figure 3-6 and Figure 3-7. As shown on Figure 3-6 and Figure 3-7, Building 20 would have a variable roof line that measures between 39 feet in height to as tall as 45 feet in height at the northwest and southeast corners of the building, as measured from proposed grade. The northwest and southeast corners of the building would contain glazing (glass) elements with signage proposed above the main entrances into the building. The Building's western frontage would accommodate a total of 51 dock doors, which would be painted white. The truck docking areas would be set approximately 3.5 feet below the proposed grade to facilitate loading and unloading of trucks via the docking doors. Additionally, two roll up doors, which would be painted white to match the docking doors, are proposed on the north and south ends of the docking doors. Three-foot by seven-foot tall doors are proposed between the docking doors. Building 20 would be painted with a color palette of white, greys, and light grey, with burgundy accent colors particularly at the northwest and southeast corners of the building.

E. Landscaping

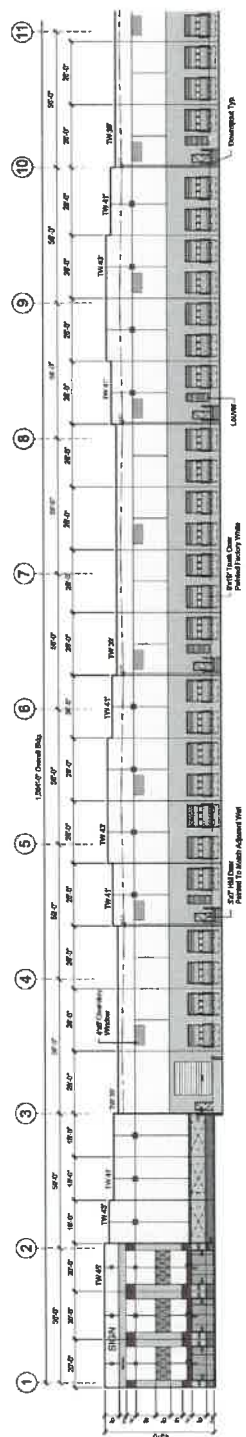
Figure 3-8, *Preliminary Landscape Plan – Building 20 Site*, depicts the Project's proposed landscape plan for the Building 20 site, while Figure 3-9, *Preliminary Landscape Plan – Detention Basin Site*, depicts the proposed landscape plan for the detention basin and the Staging Area site's frontage with Harvill Avenue. As shown on Figure 3-8, landscaping within the Building 20 site would consist of a combination of trees, shrubs, and groundcover. The Building 20 site's frontage with Old Oleander Avenue would be planted

COLOR LEGEND	
	SHERWIN WILLIAMS SW 7005 PURE WHITE
	SHERWIN WILLIAMS SW 7003 MONORIAL SILVER
	SHERWIN WILLIAMS WALL STREET
	SHERWIN WILLIAMS SW 7001 SCAMBLER
	GLAZING SOLAR COOL GRAY

Notes:
 Building is 7E+ Up Concrete Panels.
 Provide Roof Top Scaffolding of All A.C. Units Per County of Riverside Standards.
 Total Maximum Height is 45' Above Finished Floor.



NORTH ELEVATION



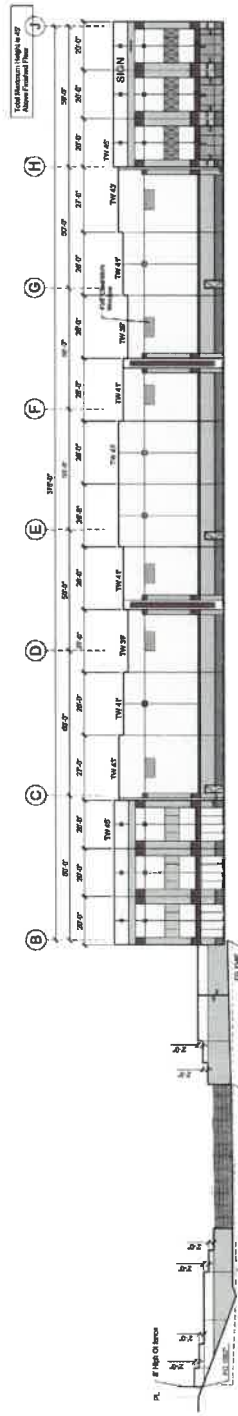
WEST ELEVATION



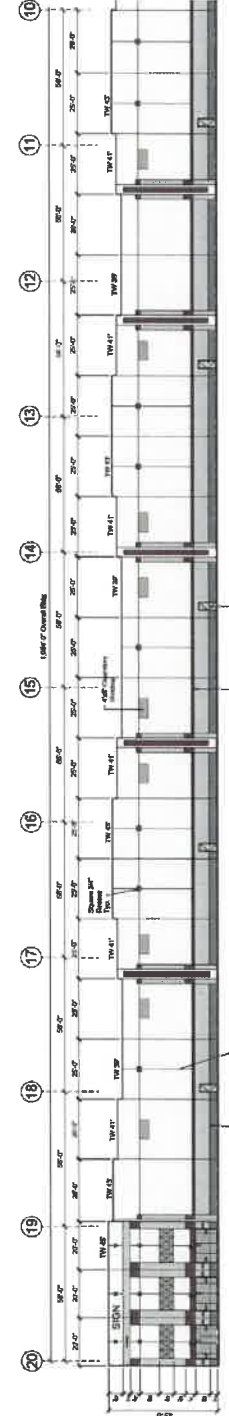
COLOR LEGEND

	SHERWIN WILLIAMS SW 7000 PURE WHITE
	SHERWIN WILLIAMS SW 7000 MONOGRAM SILVER
	SHERWIN WILLIAMS SW 7000 WALL STREET
	SHERWIN WILLIAMS SW 7000 COMBICOLOR
	GLAZING SOLAR COOL GRAY

Notes:
 Building is 7 1/2" Up Concrete Panels.
 Provide Roof Top Screening of All
 A.C. Units Per County of Riverside
 Standards.
 Total Maximum Height is 45'
 Above Finished Floor.



SOUTH ELEVATION



EAST ELEVATION

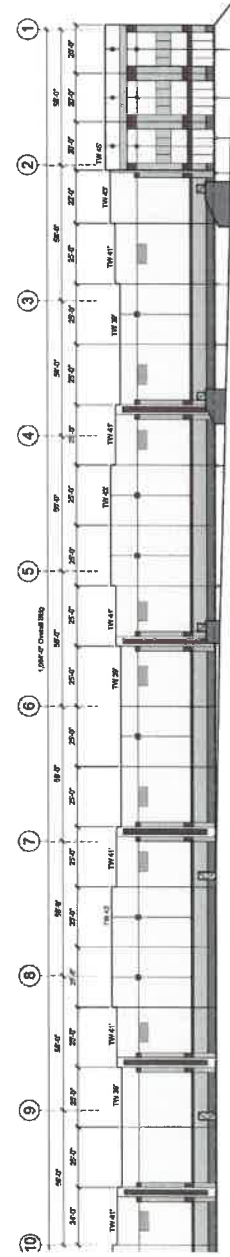


Figure 3-7



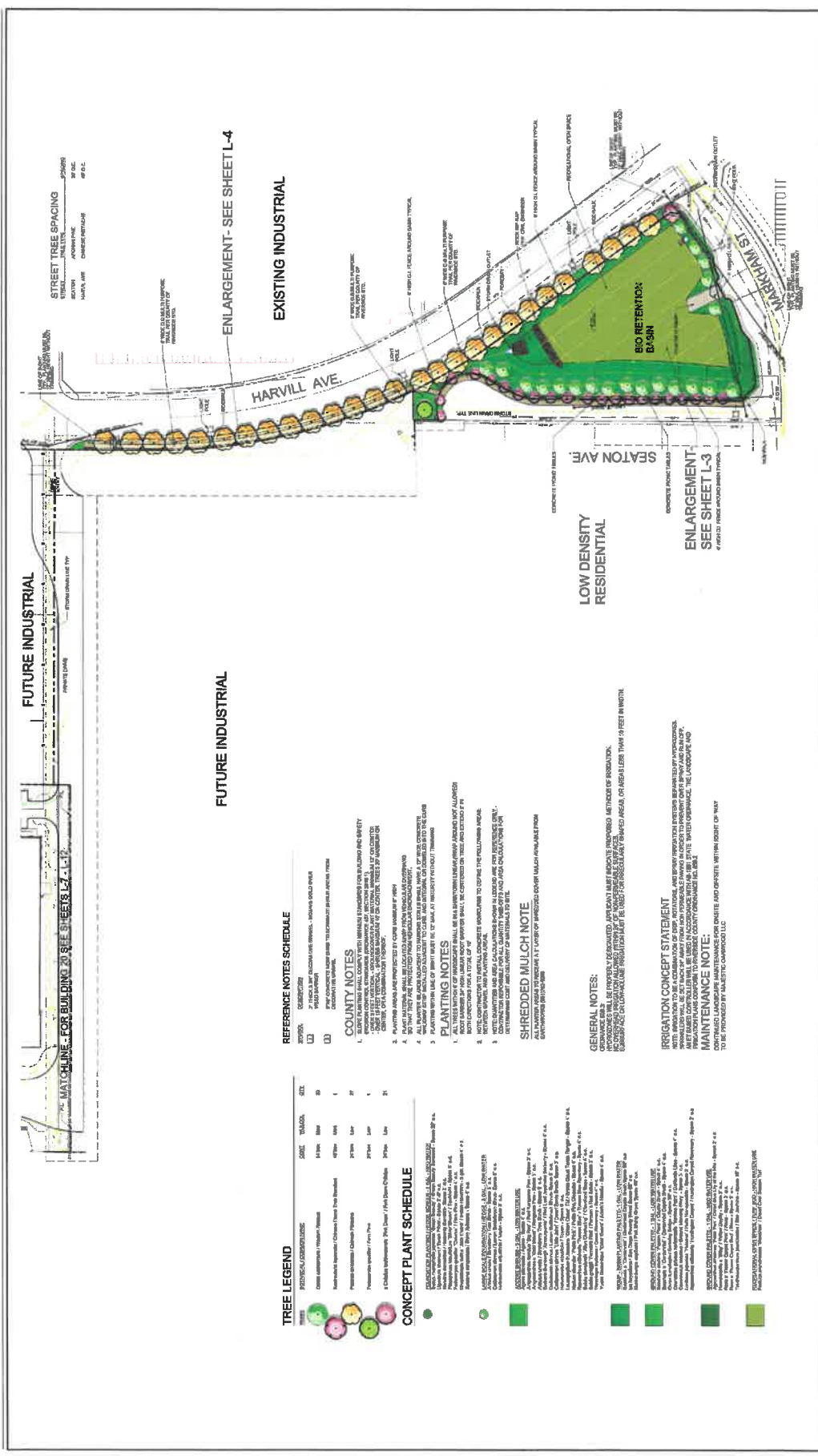


Figure 3-9

TREE LEGEND

TREE	SYMBOL	SIZE	QUANTITY
Green	Circle	18" DBH	1
Yellow	Square	18" DBH	1
Purple	Triangle	18" DBH	1
Pink	Diamond	18" DBH	1
Light Green	Star	18" DBH	1
Light Purple	Hexagon	18" DBH	1
Light Yellow	Octagon	18" DBH	1
Light Blue	Circle	18" DBH	1
Light Orange	Square	18" DBH	1
Light Green	Triangle	18" DBH	1
Light Purple	Diamond	18" DBH	1
Light Yellow	Star	18" DBH	1
Light Blue	Hexagon	18" DBH	1
Light Orange	Octagon	18" DBH	1

CONCEPT PLANT SCHEDULE

SYMBOL	DESCRIPTION	SIZE	QUANTITY
Green	Green	18" DBH	1
Yellow	Yellow	18" DBH	1
Purple	Purple	18" DBH	1
Pink	Pink	18" DBH	1
Light Green	Light Green	18" DBH	1
Light Purple	Light Purple	18" DBH	1
Light Yellow	Light Yellow	18" DBH	1
Light Blue	Light Blue	18" DBH	1
Light Orange	Light Orange	18" DBH	1
Light Green	Light Green	18" DBH	1
Light Purple	Light Purple	18" DBH	1
Light Yellow	Light Yellow	18" DBH	1
Light Blue	Light Blue	18" DBH	1
Light Orange	Light Orange	18" DBH	1

REFERENCE NOTES SCHEDULE

- 1. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING SCHEDULE.
- 2. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING SCHEDULE.
- 3. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING SCHEDULE.
- 4. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING SCHEDULE.
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- 10. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING SCHEDULE.

COUNTY NOTES

- 1. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING SCHEDULE.
- 2. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING SCHEDULE.
- 3. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING SCHEDULE.
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- 10. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING SCHEDULE.

PLANTING NOTES

- 1. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING SCHEDULE.
- 2. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING SCHEDULE.
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- 8. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING SCHEDULE.
- 9. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING SCHEDULE.
- 10. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING SCHEDULE.

SHREDDED MULCH NOTE

SHREDDED MULCH SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING SCHEDULE.

GENERAL NOTES

GENERAL NOTES SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING SCHEDULE.

IRRIGATION CONCEPT STATEMENT

IRRIGATION CONCEPT STATEMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING SCHEDULE.

MAINTENANCE NOTE

MAINTENANCE NOTE SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING SCHEDULE.

with Chinese flame tree (*Koelreuteria bipinnata*), African sumac (*Rhus lancea*), accent shrubs, and ground cover. Entrances to the Building 20 site from Old Oleander Avenue would be highlighted with thornless Palos Verde (*Cercidium* x 'Desert Museum'). The proposed access road to Harvill Avenue would be landscaped with Afghan pine trees (*Pinus eldarica*), while the southern driveways at the Building 20 site would be highlighted with thornless Palo Verde, Brisbane box trees (*Tristania conferta*), decorative shrubs, and groundcover. Parking areas within the Building 20 site would be landscaped with Chilean mesquite (*Prosopis chilensis*), shrubs, and ground cover, with Afghan pine trees along the western and eastern site boundaries. Fern pine trees (*Podocarpus gracillior*) are proposed around the proposed building, with thornless Palo Verde provided at the corners of the building.

As shown on Figure 3-9, the Project's frontage with Harvill Avenue adjacent to the detention basin and Staging Area sites would be planted with Chinese pistache trees and groundcover. Seaton Avenue would be planted with pink dawn chitalpa (*Chitalpa tashkentensis* 'Pink Dawn') and groundcover, with concrete picnic tables provided in the parkway. An African sumac tree would be planted adjacent to the proposed community trail connection between Seaton Avenue and Harvill Avenue. Within the detention basin, the western and southern portions of the basin would be planted with western redbud (*Cercus occidentalis*), while the slopes and the bottom of the basin would be planted with drought-resistant groundcover.

F. Walls and Fencing

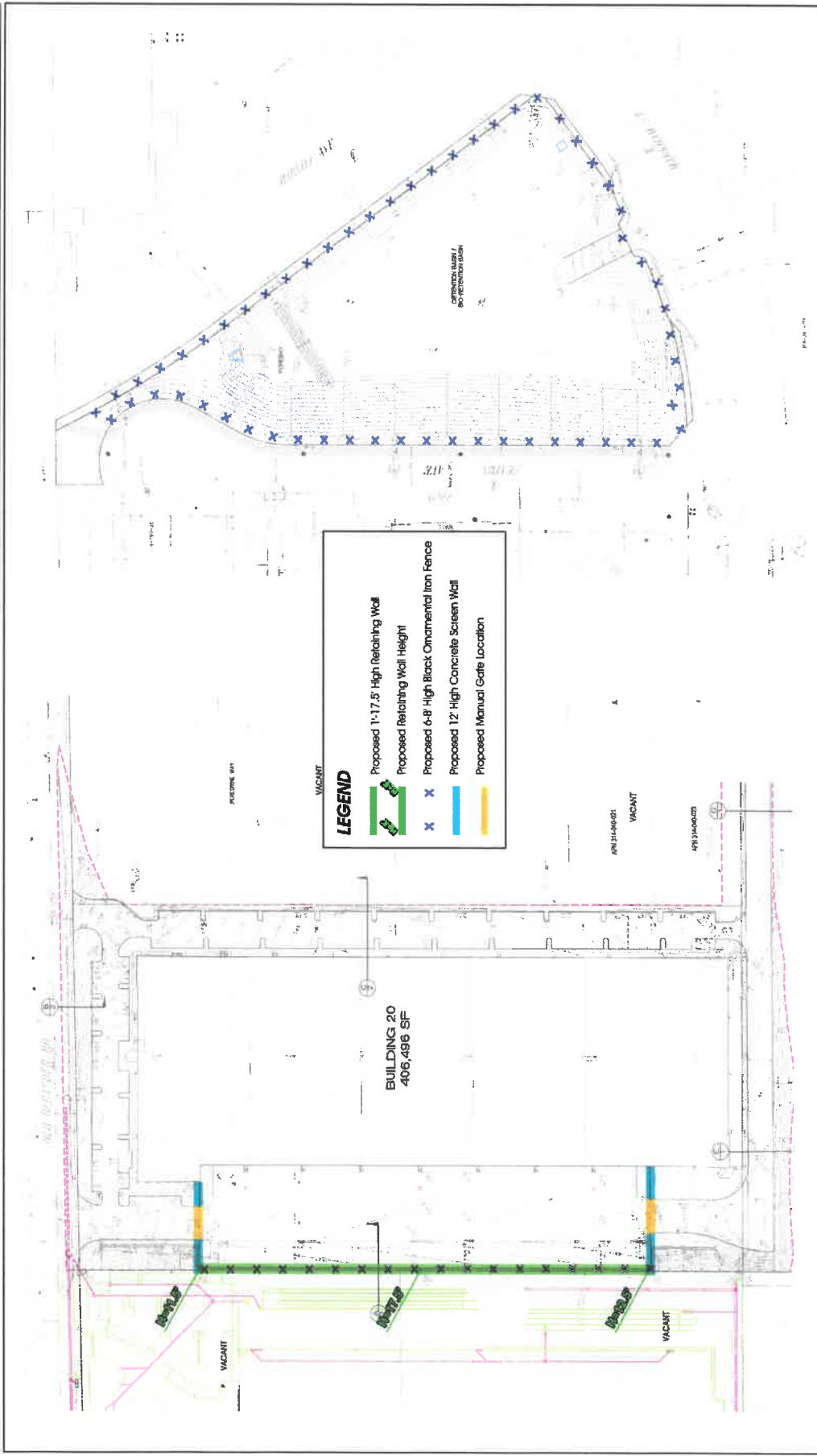
As shown on Figure 3-10, *Proposed Walls and Fencing*, screening walls and fencing are proposed for aesthetic and security purposes, while retaining walls are proposed to facilitate site grading. The truck court to the west of Building 20 would be screened by 12-foot tall concrete screen walls and a manual gate. In the western portion of the Building 20 truck court, retaining walls up to 17.5 feet are proposed, above which would be an eight-foot tall Ornamental Iron (O.I.) fence. Six-foot tall O.I. fencing also is proposed around the detention basin.

G. Water, Sewer, and Drainage

Proposed water, sewer, and drainage improvements proposed by the Project for Building 20, the Staging Area site, and the and detention basin site are depicted on Figure 3-11, Figure 3-12, and Figure 3-13, respectively. A description of the utility plan is provided below.

Water Service

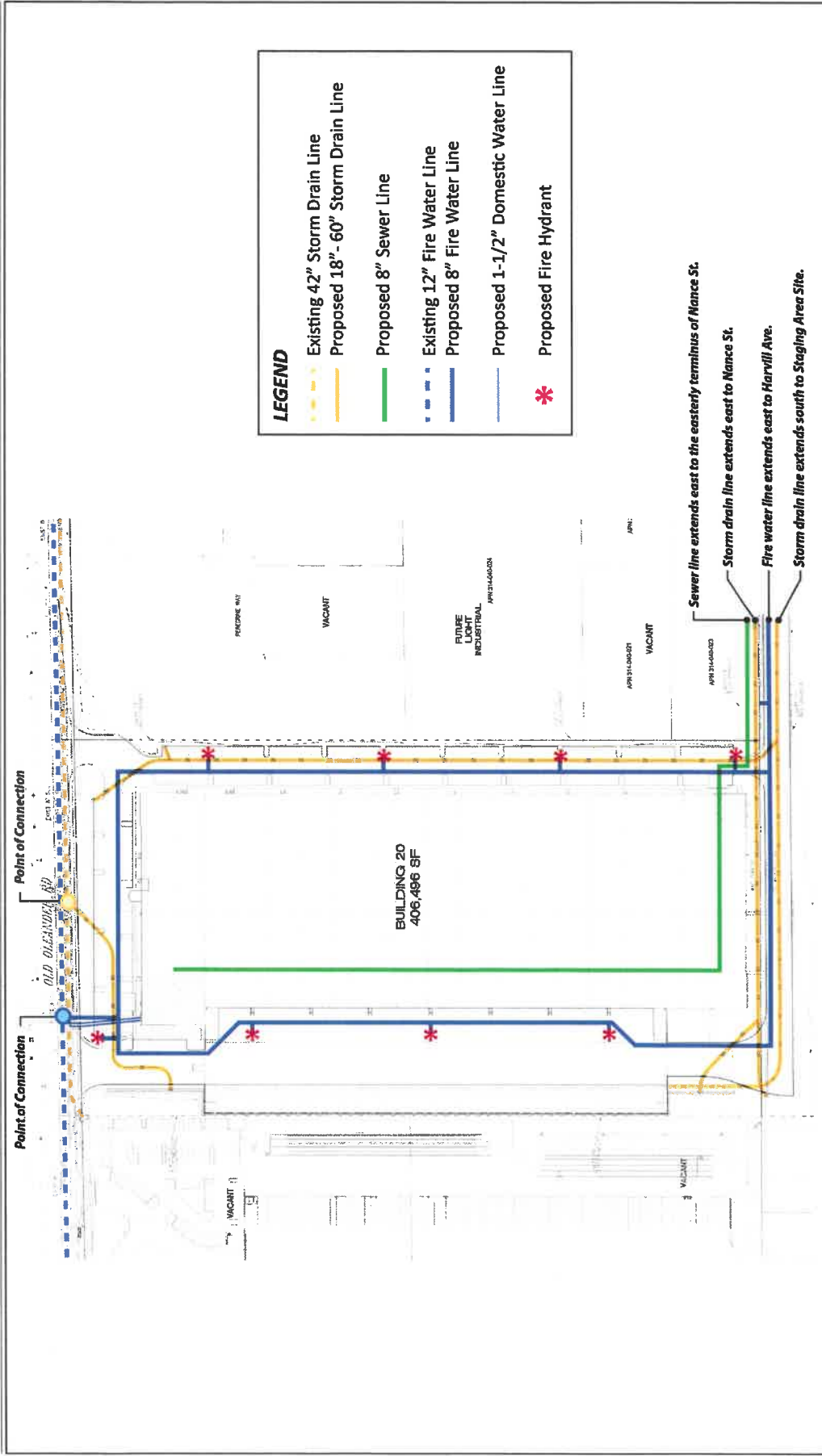
Potable water service to the Project site would be provided by Eastern Municipal Water District (EMWD), while reclaimed water is not available in the area. As shown on Figure 3-11, water service for Building 20 would be provided from an existing 12-inch water line within Old Oleander Road. In addition, 8-inch fire water mains would be constructed on site surrounding Building 20 to provide adequate water for fire protection purposes, and would be supplied via a connection to an existing 24-inch water main within the proposed access road between the Building 20 site and Harvill Avenue.



Sourcery: T&B Engineering, Inc. (03-05-2020)



Figure 3-10



Source(s): T&B Engineering, Inc. (01-05-2020)



T&B Planning, Inc.

Figure 3-11

Plot Plan No. 180029 (Building 20)

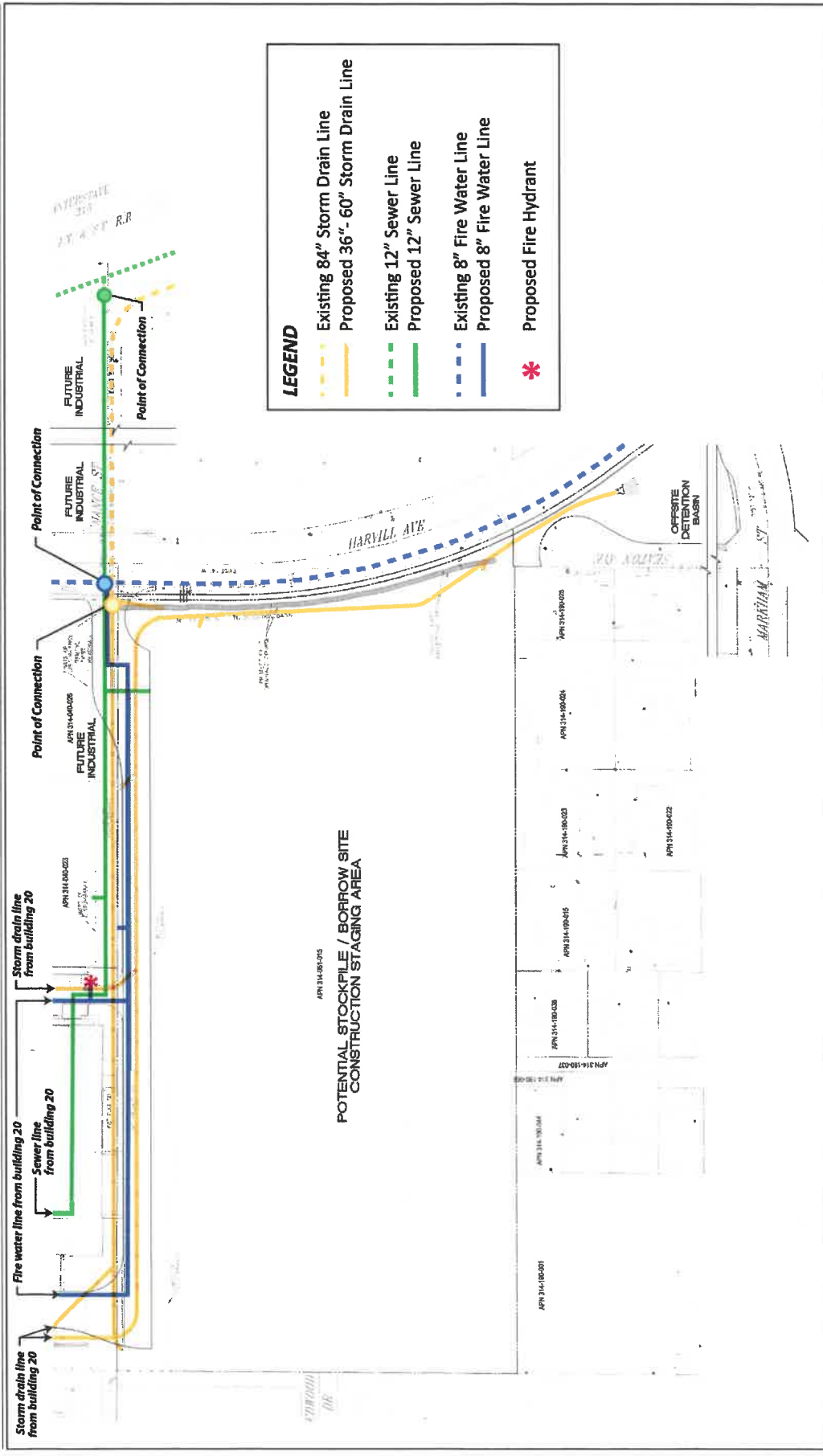
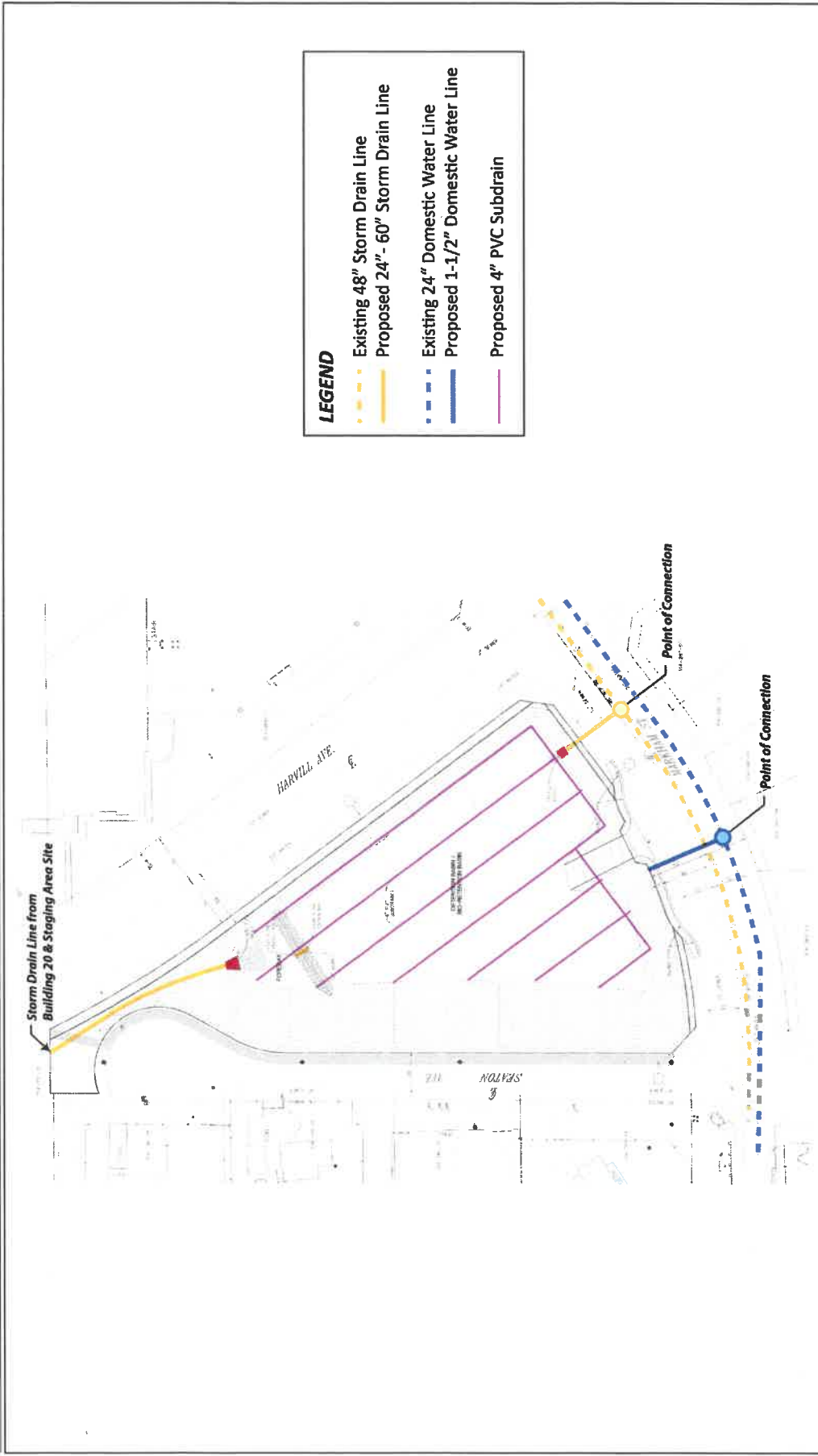


Figure 3-12



Source(s): P&I Engineering, Inc. (05-05-2020)



T&B Planning, Inc.

Sewer Service

Sewer service to the Project site also would be provided by the EMWD. As shown on Figure 3-11 and Figure 3-12, the Project proposes to construct 8-inch sewer lines extending from the northern portion of Building 20, which would extend south and then east within the proposed access road between the Building 20 site and Harvill Avenue. A 12-inch public sewer would be constructed east from the Project site across Harvill Avenue and easterly within Nance Street to an existing 12-inch sewer line located near the existing railroad tracks and I-215. Flows from the Project site ultimately would be conveyed to the EMWD's Perris Valley Water Reclamation Facility (PVRWRF), located approximately 8.4-miles southeast of the Project site.

Drainage

The Project's drainage system has been designed to convey off-site flows tributary to the site, while diverting runoff from the developed portions of the Building 20 site to the proposed detention basin. Off-site flows tributary to the northwest corner of the Building 20 site would be conveyed via a proposed on-site 24-inch storm drain to an existing 42-inch storm drain within Old Oleander Avenue. An 18-inch storm drain is proposed in the northeast corner of the Building 20 site, which would convey flows in the northeastern corner of the site to a proposed temporary grass swale that would be located off-site and adjacent to Old Oleander Avenue. A 36-inch storm drain is proposed in the southwest corner of the Building 20 site to collect runoff from off-site areas, which would be conveyed within the proposed access roadway via a proposed 60-inch storm drain to an existing 84-inch east-west oriented storm drain within Harvill Avenue via the proposed access roadway.

With respect to runoff generated on the Building 20 site, a 36-inch storm drain is proposed in the southwest portions of the Building 20 site, and would collect runoff from within the western portions of the Building 20 site. A 24-inch storm drain also is proposed to the east of Building 20. These on-site flows would be conveyed via a proposed 36-inch storm drain line within the access road between the Building 20 site and Harvill Avenue, which would direct flows to the east then south through the Staging Area site and towards the proposed detention basin. Following detention and water quality treatment, these flows would then be directed via an outlet structure and proposed 24-inch storm drain line to an existing 48-inch storm drain within Markham Street.

3.2 SCOPE OF ENVIRONMENTAL ANALYSIS

3.2.1 Construction Characteristics

A. *Proposed Physical Disturbance*

Implementation of the proposed Project would result in full disturbance of the 40.0-acre property. The Project also would result in frontage improvements to Old Oleander Avenue along the Building 20 site frontage. An 8-foot wide community trail would be constructed along the site's frontage with Harvill Avenue, and would connect to a proposed 8-foot wide community trail along the site's frontage with Seaton Avenue. A turnout for food trucks also is proposed along the detention basin site's frontage with Markham Street. In addition, a temporary grass swale would be constructed off-site at the northeast corner of the Building 20 site. A 24-inch storm drain pipe also would be constructed between the

Plot Plan No. 180029 (Building 20)

detention basin outflow and the existing 48-inch RCP storm drain line within Markham Street. The Project would result in additional off-site impacts along the northern edge of the proposed east-west access road near the proposed driveway at Harvill Avenue. In addition, the Project proposes to construct a 12-inch sewer line across Harvill Avenue and within the alignment of Nance Street towards an existing 12-inch sewer main located near the AT&SF railroad tracks.

3.2.2 Operational Characteristics

A. Overview of Operational Characteristics

At this time, the occupants of the proposed Project's buildings are unknown. This EIR Addendum assumes the proposed buildings would be operational 24 hours per day, 365 days per year, with exterior areas lit at night. Lighting would be subject to compliance with Riverside County Ordinance Nos. 655 and 915, which were adopted to prevent significant skyglow or lighting levels affecting other properties. The buildings are designed such that business operations would be conducted within the enclosed building, with the exception of traffic movement, parking, and the loading and unloading of tractor trailers at designated loading bays and trailer parking stalls. No refrigerated warehouse space is proposed as part of the Project.

B. Future Employment

Because users of the Project's buildings are not yet known, the number of jobs that the Project would generate cannot be precisely determined; therefore, for purposes of analysis, employment estimates have been calculated using data and average employment density factors utilized in the County of Riverside General Plan. The General Plan estimated that light industrial business would employ one (1) worker for every 1,030 s.f. of building area. Based on this employment generation rate, the Project is expected to create approximately 414 new, recurring jobs ($426,821 \text{ s.f.} \div 1,030 = 414$). (Riverside County, 2015, Appendix E, Table ES-5)

C. Future Traffic

As indicated in Table 3-3, *Project Trip Generation Summary*, buildout of the proposed Project is anticipated to result in a net total of 598 actual vehicle trip-ends per day with 33 AM peak hour trips and 42 PM peak hour trips. In comparison, the proposed Project is anticipated to generate a net total of 746 Passenger Car Equivalent (PCE) trip-ends per day, with 44 PCE AM peak hour trips and 53 PCE PM peak hour trips. (Urban Crossroads, 2020c, p. 49)

3.2.3 Related Environmental Review and Consultation Requirements

Riverside County has primary approval responsibility for the proposed Project. As such, the County is serving as the Lead Agency for this EIR Addendum pursuant to CEQA Guidelines § 15050. As indicated in subsection 1.4.6, the County's Planning Commission will consider the Project's requested Plot Plan application as part of a publicly-noticed hearing and will have the authority to approve, conditionally approve, or deny the proposed Project. Upon approval of the Project and approval of this EIR Addendum, the County would conduct administrative reviews and grant ministerial permits and approvals to

Table 3-3 Project Trip Generation Summary

Land Use	Quantity	Units ¹	AM Peak Hour			PM Peak Hour			Daily
			In	Out	Total	In	Out	Total	
Actual Vehicles									
Building 20: High-Cube Transload Warehouse	426.821	TSF							
Passenger Cars:			21	6	27	10	26	36	502
Truck Trips:									
2-axle:			1	0	1	0	1	1	16
3-axle:			1	0	1	0	1	1	20
4+-axle:			3	1	4	1	3	4	60
- Truck Trips			5	1	6	1	5	6	96
BUILDING 20 TOTAL TRIPS (Actual Vehicles)²			26	7	33	11	31	42	598
Passenger Car Equivalent (PCE)									
Building 20: High-Cube Transload Warehouse	426.821	TSF							
Passenger Cars:			21	6	27	10	26	36	502
Truck Trips:									
2-axle:			1	0	1	0	1	1	24
3-axle:			2	1	3	1	2	3	40
4+-axle:			10	3	13	4	9	13	180
- Truck Trips			13	4	17	5	12	17	244
BUILDING 20 TOTAL TRIPS (PCE)²			34	10	44	15	38	53	746

¹ TSF = thousand square feet

² TOTAL TRIPS = Passenger Cars + Truck Trips. PCE factors per SBCTA CMP: 2-axle = 1.5; 3-axle = 2.0; 4+-axle = 3.0. (Urban Crossroads, 2020c, Table 4-3)

implement the Project. At this time, no federal approvals or permits are anticipated to be necessary. The Project would require issuance of a 1602 Streambed Alteration agreement by the California Department of Fish and Wildlife (CDFW) for impacts of up to 0.12 acre (651 linear feet) of CDFW jurisdictional areas (none of which consists of vegetated riparian habitat). The Project also would require issuance of a Section 13260 Waste Discharge Order pursuant to the California Water Code by the Santa Ana Regional Water Quality Control Board (RWQCB) and CDFW, and the issuance of a National Pollutant Discharge Elimination System (NPDES) Permit by the RWQCB. Coverage under a NPDES Permit is required for all construction projects in the State that disturb more than one acre of land. Table 3-4, *Matrix of Project Approvals/Permits*, provides a summary of the agencies responsible for subsequent ministerial approvals associated with the Project. This EIR Addendum covers all federal, state, and local government approvals which may be needed to construct or implement the proposed Project, whether or not explicitly noted in Table 3-4.

Table 3-4 Matrix of Project Approvals/Permits

PUBLIC AGENCY	APPROVALS AND DECISIONS
RIVERSIDE COUNTY	
PROPOSED PROJECT – RIVERSIDE COUNTY DISCRETIONARY APPROVALS	
Riverside County Planning Director’s Hearing	<ul style="list-style-type: none"> • Approve, conditionally approve, or deny proposed Plot Plan No. 180029.
Subsequent Riverside County Discretionary and Ministerial Approvals	
Riverside County Building and Safety Department	<ul style="list-style-type: none"> • Issue Grading Permits. • Issue Building Permits. • Approve Roadway Frontage Improvements. • Issue Encroachment Permits. • Issue Conditional Use Permits, if required.
Other Agencies – Subsequent Approvals and Permits	
California Department of Fish and Wildlife (CDFW)	<ul style="list-style-type: none"> • Issuance of a Section 1602 Streambed Alteration Agreement • Issuance of a Section 13260 Waste Discharge Order
Santa Ana Regional Water Quality Control Board (RWQCB)	<ul style="list-style-type: none"> • Issuance of a Construction Activity General Construction Permit • Compliance with National Pollutant Discharge Elimination System (NPDES) Permit • Issuance of a Section 13260 Waste Discharge Order
Riverside County Flood Control & Water Conservation District (RCFCWCD)	<ul style="list-style-type: none"> • Approvals for construction of the proposed detention basin

4.0 Environmental Checklist

Environmental Assessment (EA)/CEQA Case Number: Case No. CEQ180110

Project Case Type(s) and Number(s): Plot Plan No. 180029

Lead Agency Contact Person: Tim Wheeler; (951) 955-6060

Lead Agency Address: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501

Applicant Contact Person: John Semcken

Telephone Number: (562) 948-4306

Applicant's Name: Majestic Realty Co.

Applicant's Address: 13191 Crossroads Parkway North, 6th Floor; City of Industry, CA 91746

Engineer's Name: Steve Levissee, PBLA Engineering, Inc.

Engineer's Address: 4790 Irvine Blvd, Suite 105-262; Irvine, CA 92620

4.1 PROJECT INFORMATION

A. Project Description: The Project Applicant proposes a Plot Plan (PP No. 180029) to allow for the construction of one high-cube transload short term warehouse building (herein, "Building 20") on an 18.2-acre site and a detention basin on a 2.5-acre site. The Project as evaluated herein also includes temporary grading export, stockpiling, and construction staging area activities on a 19.3-acre property located between the Building 20 site and the off-site detention basin (herein, "Staging Area"). Building 20 is proposed on an 18.2-acre site located west of Harvill Avenue, south of and abutting Old Oleander Avenue, and north of Redwood Drive, and would contain approximately 406,496 s.f. of building area; however, for purposes of analysis herein, it is assumed Building 20 would comprise up to 426,821 s.f. of building area in order to account for any minor changes to the building area as part of final design. Additionally, a detention basin is proposed on an approximately 2.5-acre site located west of Harvill Avenue, east of Seaton Avenue, and north of Markham Street, which would provide water quality treatment and detention for runoff from the Building 20 site. The Staging Area comprises 19.3 acres and is located between the Building 20 site and the proposed detention basin. The Staging Area would be used as a borrow site for grading operations, stockpiling, and as a staging area for construction equipment during the construction of Building 20. No buildings or other improvements are proposed on the Staging Area site, with exception of a proposed driveway providing access between Harvill Avenue and the Building 20 site and utility improvements. Please refer to Section 3.0 for a comprehensive description of the proposed Project evaluated herein.

B. Type of Project:

Site Specific Countywide Community Policy

C. Total Project Area: 40.0 Acres

Residential Acres: 0	Lots: 0	Units: 0	Projected No. of Residents: 0
Commercial Acres: 0	Lots: 0	Sq. Ft. of Bldg. Area: 0	Est. No. of Employees: 0
Industrial Acres: 18.2 acres	Lots: N/A	Sq. Ft. of Bldg. Area: 426,821 s.f.	Est. No. of Employees: 414

Other: Detention Basin (2.5 acres); Stockpile/Borrow Site/Staging Area (19.3 acres) **Lots:** N/A **Sq. Ft. of Bldg. Area:** N/A **Est. No. of Employees:** N/A

- D. Assessor's Parcel No(s):** 314-040-004, 314-051-015, 314-260-010, 314-260-011, and 314-260-012
- E. Street References:** West of and adjacent to Harvill Avenue, north of Markham Street, and south of Old Oleander Avenue.
- F. Section, Township & Range Description or reference/attach a Legal Description:** Sections 1 and 2, Township 4 South, Range 4 West, San Bernardino Baseline and Meridian.
- G. Brief description of the existing environmental setting of the project site and its surroundings:** Under existing conditions the 40.0-acre site is undeveloped and has been fully disturbed as part of grading activities that occurred in the early 1990s as part of "Oakwood Business Park" (CFD 88-8). The majority of the property consists of disturbed vegetation that is routinely disced for fire abatement purposes. Several existing informal dirt trails traverse the Project site.

The Project site is surrounded by improved roadways, including Harvill Avenue, Seaton Avenue, Markham Street, and Old Oleander Avenue. To the west of the Building 20 site are disturbed and undeveloped lands, while lands west of the Staging Area and the detention basin consist of rural residential development. Lands to the north of the Project site include existing light industrial buildings and disturbed and undeveloped lands that are planned for light industrial development. To the east of the Project site are an existing light industrial building and vacant and undeveloped lands that are planned for light industrial uses. Land to the south of the Building 20 site and Off-Site Staging Area includes rural residential land uses, while lands south of the detention basin site consist of disturbed and undeveloped lands that are planned for light industrial uses.

4.2 APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** The Project site is located within the Mead Valley Area Plan (MVAP) of the County of Riverside's General Plan, and is within the Majestic Freeway Business Center Specific Plan (MFBCSP, Specific Plan No. 341). The General Plan and MVAP designate the site for "Light Industrial (LI)" land uses, which allows for Industrial and related uses including warehousing/distribution, assembly and light manufacturing, repair facilities, and supporting retail uses (Riverside County, 2018, p. 11 and Figure 3). The Project site also is located within MFBCSP Planning Area 6 and a portion of Planning Area 5, which are designated by the MFBCSP for "Light Industrial" land uses. The Light Industrial land use designation of the MFBCSP is intended to provide for light manufacturing and warehouse/distribution uses that provide employment opportunities for area residents. (Webb, 2005, pp. III-4 and III-5)

2. **Circulation:** The proposed Project was reviewed for conformance with County Ordinance No. 461 by the Riverside County Transportation Department. Adequate circulation facilities exist and are proposed to serve the proposed Project. The proposed Project meets with all applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** No natural open space land is required to be preserved within the boundaries of this Project. The Project would be consistent with or otherwise would not conflict with the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). The proposed Project meets with all other applicable Multipurpose Open Space Element Policies.
4. **Safety:** The proposed Project allows for sufficient provision of emergency response services to the existing and future users of the Project through the Project's design. The proposed Project meets with all other applicable Safety Element policies.
5. **Noise:** The proposed Project meets with all applicable Noise Element policies. Consistent with the findings of EIR No. 466, the proposed Project would not exceed Riverside County noise standards.
6. **Housing:** No housing is proposed as part of the Project, the Project site is not planned for residential housing, and the Project would not displace any existing housing. There are no impacts to housing as a direct result of this Project.
7. **Air Quality:** EIR No. 466 determined that air quality impacts during construction would exceed the SCAQMD's construction significance thresholds for volatile organic compounds (VOCs) and nitrogen oxides (NO_x) and would therefore result in significant unavoidable impacts. EIR No. 466 also disclosed that operations associated with buildout of the MFBCSP would result in significant and unavoidable impacts due to emissions of VOCs, NO_x, carbon monoxide (CO), and PM₁₀. The proposed Project would be subject to the air quality mitigation measures identified by EIR No. 466, which address both construction-related and operational-related air quality emissions. The Project also would be subject to applicable SCAQMD requirements. Moreover, construction of the proposed Project would result in lower emission levels than disclosed by EIR No. 466 due to advancements in construction equipment technology and efficiency since EIR No. 466 was certified. Additionally, the Project would result in a substantial reduction in the amount of traffic generated by development on the site as compared to what was evaluated in EIR No. 466, which also would result in substantial reductions in operational air quality emissions as compared to what was evaluated in EIR No. 466. The proposed Project is consistent with or otherwise would not conflict with all applicable Air Quality Element policies.
8. **Healthy Communities:** A Project-specific Health Risk Assessment (HRA; *Technical Appendix A*) was prepared for the proposed Project, which determined that the Project would not result in any significant localized air quality impacts affecting nearby sensitive receptors (i.e., residential uses). The Project accommodates sidewalk connections and entails the installation of community trail segments along Seaton Avenue and Harvill Avenue, in conformance with the MVAP, which would encourage walking and physical activity. The Project site is not environmentally sensitive or subject to severe

Plot Plan No. 180029 (Building 20)

natural hazards. The Project also would provide for local jobs, which would assist the County in reducing the substantial out-of-county job commutes. The proposed Project is consistent with or otherwise would not conflict with all applicable policies of the Healthy Communities Element.

- B. General Plan Area Plan(s):** Mead Valley Area Plan (MVAP)
- C. Foundation Component(s):** Community Development
- D. Land Use Designation(s):** General Plan and MVAP: Light Industrial; MFBCSP: Light Industrial.
- E. Overlay(s), if any:** None.
- F. Policy Area(s), if any:** Mt. Palomar Night Time Lighting Policy Area.
- G. Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any:** Areas surrounding the Project site occur within the MVAP. Areas to the north and east of the Project site are within the "Community Development" Foundation Component, while areas to the west and south are within the "Community Development" and "Rural Community" Foundation Components. Areas to the north and east are designated for "Light Industrial" development, as are lands to the west of the Building 20 site. Lands to the west and south of the Staging Area site are designated for "Rural Community - Very Low Density Residential" and "Business Park" land uses. Lands to the west of the detention basin site are designated for "Rural Community - Very Low Density Residential" land uses. The Project site and surrounding areas are located within the Mt. Palomar Night Time Lighting Policy Area.
- H. Adopted Specific Plan Information**
 - 1. Name and Number of Specific Plan, if any:** Majestic Freeway Business Center Specific Plan (Specific Plan No. 341)
 - 2. Specific Plan Planning Area, and Policies, if any:** The Project site is located within Planning Area 5 and Planning area 6 of the Majestic Freeway Business Center Specific Plan (MFBCSP), Specific Plan No. 341 (SP 341). There are no policies in the MFBCSP that relate specifically to Planning Area 5 and Planning Area 6 beyond standard compliance with the development standards and design guidelines set forth by SP 341.
- I. Existing Zoning:** "I-P (Industrial Park)" and "M-SC (Manufacturing – Service Commercial)"
- J. Proposed Zoning, if any:** There are no changes proposed to the site's zoning classification.
- K. Adjacent and Surrounding Zoning:** North: I-P; East: "Manufacturing Heavy (M-H)" and "Manufacturing – Service Commercial (M-SC)"; South: I-P, M-SC, and "Rural Residential, 1-acre minimum lot size (R-R-1)"; and West: I-P, RR-1, and "Rural Residential (R-R)."

4.3 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below () would be potentially affected by this project, involving at least one impact that is a “New Significant Impact” or “More Severe Impact” as indicated by the checklist on the following pages.

- | | | |
|---|--|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Agriculture & Forest Resources | <input type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Tribal Cultural Resources |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Utilities/Service Systems |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Wildfire |
| <input type="checkbox"/> Energy | <input type="checkbox"/> Paleontological Resources | <input type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Geology/Soils | <input type="checkbox"/> Population/Housing | |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Public Services | |

4.4 DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED:

- I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.
- I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT (EIR)** is required.

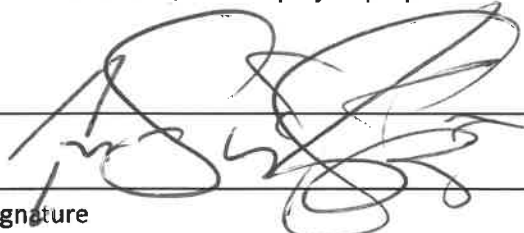
A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED:

- I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.
- I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are

necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.

- I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore, a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.

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



Signature

October 30, 2020

Date

Tim Wheeler
Printed Name

For Charissa Leach, Planning Director

5.0 Environmental Analysis

5.1 ENVIRONMENTAL ISSUES ASSESSMENT

In accordance with the California Environmental Quality Act (CEQA) (Public Resources Cod §§ 21000-21178.1), this Initial Study (IS) has been prepared to analyze the proposed Project to determine any potential significant impacts upon the environment beyond those disclosed in EIR No. 466 that would result from construction and implementation of the Project. In accordance with California Code of Regulations § 15063, this Initial Study is a preliminary analysis prepared by the Lead Agency, the County of Riverside, in consultation with other jurisdictional agencies, to determine whether a Negative Declaration, Mitigated Negative Declaration (MND), Environmental Impact Report (EIR), or Addendum to a previous EIR or MND is required for the proposed Project. The purpose of this Initial Study is to inform the decision makers, affected agencies, and the public of potential environmental impacts associated with implementation of the proposed Project.

5.1.1 Aesthetics

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
<i>Would the project:</i>				
I. Scenic Resources				
a. Have a substantial adverse effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Substantially damage scenic resources, including, but not limited to trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a) **Would the proposed Project have a substantial adverse effect upon a scenic highway corridor within which it is located?**

EIR No. 466 Finding: EIR No. 466 noted that at the time, the Majestic Freeway Business Center Specific Plan (MFBCSP) site was largely graded and vacant with streets, sidewalks, and gutters in place. While some rock outcroppings and eucalyptus trees in the southern portions were noted, EIR No. 466 determined that these features do not have scenic significance and that their removal would not comprise damage to scenic resources. The Initial Study and Notice of Preparation (IS/NOP) prepared for EIR No. 466 determined that Specific Plan No. 341 (SP 341) would have no impact upon scenic highways; thus, impacts to scenic highways were not studied in detail in EIR No. 466. (Webb, 2005, pp. IV-27 and IV-33)

No Substantial Change from Previous Analysis: Consistent with the conditions that existed at the time EIR No. 466 was certified, there are no officially-designated State scenic highways in the Project vicinity, nor are there any County-designated scenic highways. The nearest officially-designated State scenic highway is the portion of State Route 74 (SR-74) located east of the City of Hemet, which is approximately 23.4 miles southeast of the Project site. The nearest State-eligible scenic highway is State Route 74 (SR-74), located approximately 4.8 miles south of the Project site, while Interstate 215 (I-215), located 0.3 mile east of the Project site, is designated as a County-eligible scenic highway. (Caltrans, 2011; Riverside County, 2018, Figure 10) Due to distance and intervening topography and development, buildings proposed by the Project Applicant would not be visible from any segments of SR-74; thus, the Project would not result in any impacts to State scenic highways (Google Earth, 2018). Although the buildings proposed by the Project Applicant would be visible from nearby segments of I-215, I-215 is not officially designated as a scenic highway corridor. Moreover, the Project site is located in an area that is characterized by industrial uses along I-215 and between I-215 and the Project site; thus, the buildings proposed by the Project Applicant would appear as an extension of the existing development pattern in the area. Additionally, Riverside County reviewed the Project's design elements for conformance with the development standards and design guidelines prescribed by the MFBCSP, and determined that all Project components are consistent with the MFBCSP. A detailed analysis of the Project's consistency with the MFBCSP is provided in *Technical Appendix J* (T&B Planning, 2020). As the MFBCSP development standards and design guidelines were crafted to preclude aesthetically offensive conditions, the Project would not result in a significant adverse effect on views available from nearby segments of I-215. Accordingly, Project impacts to scenic highway corridors would be less than significant. Based on the foregoing analysis, the Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact as previously identified and analyzed in EIR No. 466.

- b) **Would the proposed Project substantially damage scenic resources, including, but not limited to trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?**
- c) **In non-urbanized areas, would the proposed Project substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points.) If the project is in an urbanized area,**

would the project conflict with applicable zoning and other regulations governing scenic quality?

EIR No. 466 Finding: EIR No. 466 noted that the MFBCSP site was largely graded and vacant with streets, sidewalks, and gutters in place. While some rock outcroppings and eucalyptus trees were noted as occurring in the southern portions of the MFBCSP site, EIR No. 466 determined that these features do not have scenic significance and that their removal would not comprise damage to scenic resources; thus, EIR No. 466 concluded that impacts to scenic resources would not occur. (Webb, 2005, p. IV-33)

With respect to scenic vistas and views open to the public, EIR No. 466 noted that the San Gabriel Mountains to the northwest, the San Bernardino Mountains to the north and northeast, and the San Jacinto Mountains to the east all are visible in the MFBCSP area. Lesser scenic features noted in EIR No. 466 include the Lakeview Mountains to the southeast, and the Bernasconi Hills around Lake Perris to the east. EIR No. 466 determined that views of these features are not limited to the MFBCSP site and that views of these resources are common in the area, and that buildout of the MFBCSP would not interfere with any views of these mountains from I-215 or properties north or south of the MFBCSP area. Due to the common availability of the views of the distant mountains from throughout the Perris Valley and the limited area within which these views will be obstructed by the MFBCSP, EIR No. 466 concluded that the MFBCSP would result in less-than-significant impacts to scenic vistas or views open to the public. (Webb, 2005, pp. IV-33 and IV-34)

EIR No. 466 noted that the site contained a lack of natural scenic characteristics due to previous grading, infrastructure construction, and the proximity of I-215. EIR No. 466 indicated that the new structures constructed as part of the MFBCSP could be considered aesthetically offensive due to their size and the fact that they are replacing a view which includes few structures. However, EIR No. 466 noted that all future development within MFBCSP would be subject to the development standards and design guidelines of SP 341, including architectural elements, setbacks, landscaping, and screen walls. As a consequence, EIR No. 466 concluded that impacts due to the creation of an aesthetically offensive site open to public view would be less than significant. (Webb, 2005, pp. IV-34 and IV-35)

No Substantial Change from Previous Analysis: As previously depicted on Figure 2-4, under existing conditions and consistent with the conditions that existed at the time EIR No. 466 was certified, the Project site has been largely disturbed by past grading activities. Implementation of the Project would convert a portion of the Project site from a largely undeveloped parcel of land to light industrial uses. Development of the Project site would be governed by SP No. 341 as well as proposed PP No. 180029, which contain site planning, architectural, and landscape architectural specifications to ensure that the site is developed in a manner that is not aesthetically offensive. Landscaping also is proposed throughout the Project site to soften the appearance of parking areas and the proposed light industrial buildings. The Project would not create an aesthetically offensive site open to public view. Furthermore, there are no prominent vistas available from the Project site, and views of regional components of the viewshed, such as the San Bernardino Mountains to the north, would continue to be available in the surrounding areas. Accordingly, implementation of the proposed Project would not substantially damage scenic resources, obstruct any prominent scenic vista or view open to the public, or result in the creation of an aesthetically offensive site open to public view, and impacts would be less than significant.

Additionally, the Project site is located in an urbanized area. The Project was reviewed by Riverside County for compliance with all development regulations, design guidelines, and other requirements of the MFBCSP, including requirements related to visual quality. As demonstrated in *Technical Appendix J*, the Project would not conflict with any MFBCSP policies related to visual quality (T&B Planning, 2020). The Project also was found to be consistent with all relevant goals and policies of the Riverside County General Plan related to visual quality. In addition, the Project would be consistent with County ordinance requirements related to visual quality, including Riverside County Ordinance No. 655 (Regulating Light Pollution) and Ordinance No. 915 (Regulating Outdoor Lighting). As such, the Project would not conflict with applicable zoning or other regulations governing scenic quality, and a less-than-significant impact would occur.

Based on the foregoing analysis, the Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
<i>Would the project:</i>				
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"/>

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

EIR No. 466 Finding: EIR No. 466 noted that the MFBCSP site is located within 45 miles of the Mt. Palomar Observatory, and therefore would be subject to Riverside County Ordinance No. 655. EIR No. 466 determined that adherence to the regulations set forth in Riverside County Ordinance No. 655 would allow future development within the MFBCSP to avoid interfering with nighttime astrological observations at the Mt. Palomar Observatory, and that the proper shielding of lighting and the use of lighting types as identified in Ordinance No. 655 would ensure that the future development within the MFBCSP would have a less-than-significant impact on activities at the Observatory. (Webb, 2005, p. IV-35)

No Substantial Change from Previous Analysis: Consistent with the findings of EIR No. 466, the Project site is located approximately 41.1 miles northwest of the Mount Palomar Observatory and has the potential to create lighting levels that could adversely affect the operation of this facility (Google Earth, 2018). As indicated by EIR No. 466, the proposed Project would be required to comply with Riverside County Ordinance No. 655, which was adopted to prevent significant lighting impacts that could affect

the nighttime use of the Mount Palomar Observatory. Due to the 41.1-mile distance between the Project site and the Mount Palomar Observatory, the Project would be subject to the provisions of Ordinance No. 655 pertaining to Zone B. Ordinance No. 655 encourages the use of low-pressure sodium lamps, and requires all nonexempt outdoor fixtures to be shielded to prevent sky glare. (Riverside County, 1988) Compliance with Ordinance No. 655 is mandatory and would be assured through future County review of building permit applications. With mandatory compliance to Ordinance No. 655, Project impacts to the Mount Palomar Observatory would be less than significant. Therefore, the Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
<i>Would the project:</i>				
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 type="checkbox"/>	<input checked="" type="checkbox"/>
b. Expose residential property to unacceptable light levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) **Would the proposed Project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?**

b) **Would the proposed Project expose residential property to unacceptable light levels?**

EIR No. 466 Finding: EIR No. 466 noted that development within the MFBCSP would be required to comply with Riverside County Ordinance No. 655, which limits light pollution emissions, thus reducing the amount of light that may interfere with residential uses. EIR No. 466 also indicated that the MFBCSP design guidelines require lot lighting to be located, where possible, on the buildings, thereby reducing the need for light poles located on the site perimeter. In addition, EIR No. 466 determined that the incidences of residential uses being immediately adjacent to the MFBCSP site were few. In areas where the uses do abut one another, EIR No. 466 noted that the zoning-required setbacks of 50 feet with required landscaping would reduce interference with residential uses. EIR No. 466 concluded that compliance with Ordinance No. 655 and the MFBCSP design guidelines would result in a less-than-significant effect upon nighttime views in the area and would prevent the exposure of residential uses to unacceptable light levels. (Webb, 2005, p. IV-35)

EIR No. 466 indicated that development within the MFBCSP would be required to comply with all regulations and guidelines pertaining to its proximity to March Air Reserve Base Airport (MARB), including requirements to avoid the creation of glare that could impede the vision of aircraft pilots. Additionally,

EIR No. 466 noted that the proposed building elevations would consist primarily of earth-tone colors with few windows. As such, EIR No. 466 concluded that impacts due to glare would be less than significant. (Webb, 2005, p. IV-35)

No Substantial Change from Previous Analysis: Under existing conditions, and consistent with the conditions that existed when EIR No. 466 was certified, the Project site is undeveloped and vacant, and contains no sources of artificial lighting. The Project Applicant proposes to develop the site with one high-cube transload short-term warehouse building, and would introduce new lighting elements on site to illuminate the parking areas, truck docking areas, and building entrances. Ordinance No. 915 requires that all outdoor luminaires (other than street lighting) must be located, adequately shielded, and directed such that no direct light falls outside the parcel of origin, or onto the public right-of-way. (Riverside County, 2012) With exception of roadway lighting, all lighting proposed by the Project Applicant would be required to comply with Riverside County Ordinance No. 915. Compliance with Ordinance No. 915 would be assured through future County review of building permit applications. Mandatory compliance with Ordinance No. 915 would ensure that Project-related lighting would not create a new source of substantial light or glare which could adversely affect day or nighttime views in the area. Additionally, street lighting as proposed along Harvill Avenue and Old Oleander Road would be subject to the requirements of Section 22 of Ordinance No. 461, which has been designed to preclude light and glare impacts associated with street lighting throughout the County.

Additionally, as part of the Project's Plot Plan, a photometric analysis was conducted to evaluate lighting levels associated with the proposed development. As shown on the photometric plan (refer to Sheet E1.11 and E1.12), Project lighting would not expose any residential properties to the south or west to adverse lighting effects. Because residential uses occur only to the south and west of the Project site, the Project would not expose residential properties to unacceptable light levels, and no impact would occur.

With respect to glare, a majority of Project building elements would consist of tilt-up concrete panels, although the main corners of the buildings would include glass elements. While window glazing has a potential to result in minor glare effects, such effects would not adversely affect daytime views of surrounding properties, including motorists along adjacent roadways, because the glass proposed by the Project Applicant would be low-reflective. Areas proposed for window glazing also would be limited, as shown on the Project's application materials. Furthermore, any potential glare effects would be reduced due to landscaping and perimeter walls. Thus, glare impacts from proposed building elements would be less than significant.

However, the Project's building roof designs would accommodate the installation of solar panels. Pursuant to conditions of approval imposed on the Project by the Riverside County Airport Land Use Commission (ALUC) (refer to the discussion under Thresholds 22a. through 22.d in subsection 5.1.9, and the Project's Conditions of Approval [COAs]), a solar glare study would be required with a performance standard to demonstrate that glare from the solar panels would not adversely affect aircraft operations at the March Air Reserve Base (MARB). The solar glare study would be subject to review and approval by the ALUC, which would preclude any significant glare impacts associated with the installation of solar

panels. There are no other components of the Project that would produce glare impacts during daytime or nighttime hours. Accordingly, a less-than-significant glare impact would occur.

Based on the foregoing analysis, the Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

5.1.2 Agriculture and Forest Resources

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
<i>Would the project:</i>				
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"/>

a) Would the proposed Project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

EIR No. 466 Finding: The IS/NOP for EIR No. 466 determined that most of the MFBCSP is identified as "Farmland of Local Importance." Small portions of the MFBCSP site were classified as "Urban" and "Built up Land" and "Other Land." As a consequence, the IS/NOP for EIR No. 466 concluded that buildout of the MFBCSP would not convert Prime Farmland, Unique Farmland, or Statewide Farmland into a

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nonagricultural land use and that impacts would be less than significant. This issue was not discussed in detail in EIR No. 466. (Webb, 2005, Appendix A, p. 9)

No Substantial Change from Previous Analysis: Consistent with the findings of the IS/NOP prepared for EIR No. 466, and according to mapping information from the California Department of Conservation (CDC) Farmland Mapping and Monitoring Program (FMMP), the Project site is classified as containing “Farmland of Local Importance.” Areas surrounding the Project site are classified as “Farmland of Local Importance” and “Urban and Built-Up Land.” (CDC, 2017) Thus, the Project site and surrounding areas do not contain any Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), and the Project therefore would have no potential to convert Farmland to non-agricultural use. As such, no impact to Farmland would occur as a result of the Project. Further, the Project would not develop or disturb any additional property that EIR No. 466 did not assume would be developed. Therefore, the Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

b) Would the proposed Project conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?

EIR No. 466 Finding: The IS/NOP prepared for EIR No. 466 determined that the areas proposed for development by the MFBCSP did not contain existing agricultural land uses. In addition, the parcels that comprise the MFBCSP site were not listed on the County Assessor's database as being subject to a Williamson Act Contract or being within an agricultural preserve. Therefore, the IS/NOP for EIR No. 466 concluded that no impacts to existing agricultural uses or Williamson Act contracts would occur, and this topic was not addressed in EIR No. 466. (Webb, 2005, Appendix A, p. 9)

No Substantial Change from Previous Analysis: As with the conditions that existed when the IS/NOP was prepared for EIR No. 466, the Project site is zoned for “I-P (Industrial Park)” and “M-SC (Manufacturing – Service Commercial)”; thus, the Project site is not zoned for agricultural use, and no agricultural uses occur on site under existing conditions. Areas to the north are zoned for I-P, while lands to the east are zoned for “Manufacturing Heavy (M-H)” and M-SC land uses. Areas to the south are zoned for I-P, M-SC, and “Rural Residential, 1-acre minimum lot size (R-R-1),” while lands to the west are zoned I-P, RR-1, and “Rural Residential (R-R).” Thus, none of the lands surrounding the Project site are zoned for agricultural use. Additionally, none of the properties located adjacent to the Project site are used for agricultural production. Thus, the Project would not conflict with existing agricultural zoning or existing agricultural use, and impacts would be less than significant.

According to mapping information available from the CDC, the Project site and surrounding areas are not subject to a Williamson Act contract. The nearest land subject to a Williamson Act Contract is located approximately 2.6 miles west of the Project site. Additionally, according to Riverside County GIS, the Project site and surrounding areas are not located within an existing County Agricultural Preserve. The nearest land subject to an Agricultural Preserve is the same as the nearest land subject to a Williamson Act Contract and occurs approximately 2.6 miles west of the Project site. (CDC, 2016; RCIT, 2020) As such,

the Project would result in no impacts to lands subject to a Williamson Act Contract or lands located within an Agricultural Preserve.

Based on the foregoing analysis, the Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

c) Would the proposed Project cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 “Right-to-Farm”)?

EIR No. 466 Finding: The IS/NOP prepared for EIR No. 466 determined that the MFBCSP site was located within 300 feet of agriculturally zoned property, which is located west of the southernmost portion of the MFBCSP area and west of Seaton Avenue. These properties were zoned A-1-1 (Light Agriculture with a 1-acre minimum lot size). The IS/NOP for EIR No. 466 noted that all future development within the MFBCSP area would be required to comply with Riverside County Ordinance No. 625 (Right-To-Farm), which would reduce potential impacts to less-than-significant levels. This issue was not addressed in EIR No. 466. (Webb, 2005, Appendix A, p. 9)

No Substantial Change from Previous Analysis: As noted above, and similar to the conditions that existed when the IS/NOP for EIR No. 466 was prepared, the Project site is not located on agriculturally-zoned property, and there are no agriculturally-zoned properties within 300 feet of the Project site. The nearest agriculturally-zoned property occurs approximately 915 feet southwest of the proposed detention basin site. (RCIT, 2020; Riverside County, 1994). As such, the Project would not cause development of non-agricultural uses within 300 feet of agriculturally-zoned property (Ordinance No. 625 “Right-to-Farm”) and no impact would occur. Therefore, the Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

d) Would the proposed Project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?

EIR No. 466 Finding: The IS/NOP prepared for EIR No. 466 found that development of the MFBCSP site would not require the extension of roadways that would facilitate further conversion of agricultural land in the region. The IS/NOP noted that no other changes are expected that would turn agricultural land into non-agricultural uses. As such, the IS/NOP found that no impacts would occur, and this topic was not addressed in EIR No. 466. (Webb, 2005, Appendix A, p. 9)

No Substantial Change from Previous Analysis: “Farmland” is defined in Section II.a of Appendix G to the State CEQA Guidelines to mean Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. As described under Threshold a), above, and consistent with the conditions that existed when the IS/NOP for EIR No. 466 was prepared, there are no areas of Farmland within the Project vicinity. As such, there are no components of the proposed Project that would result in changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use, and no impact would occur. Further, the Project would not develop or disturb any additional property that EIR

No. 466 did not assume would be developed. Therefore, the Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
<i>Would the project:</i>				
5. Forest				
a. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a) **Would the proposed Project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?**
- b) **Would the proposed Project result in the loss of forest land or conversion of forest land to non-forest use?**
- c) **Would the proposed Project involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?**

EIR No. 466 Finding: EIR No. 466 did not identify any conflicts with existing zoning for forest land, timberland, or timberland zoned as "Timberland Production." EIR No. 466 also did not identify any impacts associated with the loss of forest land or conversion of forest land to non-forest use. (Webb, 2005)

No Substantial Change from Previous Analysis: Consistent with the conditions that existed when EIR No. 466 was certified, no lands within the Project vicinity are zoned for forest land, timberland, or Timberland Production, nor are any lands within the Project vicinity used for timber production (Riverside County,

2016; Google Earth, 2018). The Project therefore would have no potential to conflict with timberland or forest land zoning designations, nor would the Project result in the loss of forest land or conversion of forest land to non-forest use. There are no components of the proposed Project that would result in changes to the existing environment which could result in the conversion of forest land to non-forest use. Thus, no impact to forest resources would occur. Therefore, the Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

5.1.3 Air Quality

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
<i>Would the project:</i>				
6. Air Quality Impacts				
a. Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Expose sensitive receptors which are located within one (1) mile of the project site to project substantial point source emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) Would the proposed Project conflict with or obstruct implementation of the applicable air quality plan?

EIR No. 466 Finding: EIR No. 466 found that because the MFBCSP would comply with the General Plan, the MFBCSP would not conflict with regional population projections and therefore would not exceed the growth forecasts of the AQMP. Impacts were determined to be less than significant. (Webb, 2005, pp. IV-54 and IV-55)

No Substantial Change from Previous Analysis: The proposed Project is located within the South Coast Air Basin (SCAB). The South Coast Air Quality Management District (SCAQMD) is principally responsible

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for air pollution control in the SCAB and has adopted a series of Air Quality Management Plans (AQMPs) to reduce air emissions in the Basin. Most recently, the SCAQMD Governing Board adopted the Final 2016 AQMP for the SCAB in March 2017. The 2016 AQMP incorporates scientific and technological information and planning assumptions, including the 2016 Regional Transportation Plan (RTP)/Sustainable Communities Strategy (SCS) and updated emission inventory methodologies for various source categories.

As discussed in more detail in subsection 5.1.18, the proposed Project would result in a substantial reduction in the amount of traffic generated by development of the site as compared to what was evaluated by EIR No. 466. Specifically, the Project would entail development of proposed Building 20 and a detention basin. EIR No. 466 anticipated that the Building 20 and detention basin sites would be developed with light industrial uses at a Floor Area Ratio (FAR) of 0.51 (6,215,500 s.f. ÷ 12,163,258.8 s.f. [279.23 acres] = 0.51). Thus, EIR No. 466 anticipated that the Building 20 and detention basin sites (20.7 acres combined) would be developed with up to 459,863 s.f. of light industrial building area (901,692 s.f. [20.7 acres] x 0.51 FAR = 459,863 s.f.). As such, the Project would result in the generation of 950 fewer vehicle trips (actual vehicles) as compared to what was assumed for the Project site by EIR No. 466. Additionally, the Project would result in the generation of 764 fewer truck trips (actual vehicles) as compared to what was evaluated and disclosed by EIR No. 466 for the Building 20 and detention basin sites. (Urban Crossroads, 2020c, Table 4-3) A majority of the Project's emissions would result from vehicular traffic, including both passenger vehicle and truck traffic. Thus, because the Project would result in a substantial reduction in the amount of traffic generated by the development of the Building 20 and detention basin sites as comprised to what was assumed by EIR No. 466, including a reduction in the number of truck trips, it can be concluded that the proposed Project would result in a substantial reduction in air quality emissions as compared to what was evaluated and disclosed by EIR No. 466. Accordingly, because EIR No. 466 determined that buildout of the MFBCSP would not conflict with the AQMP, and because the Project would result in a reduction in emissions as compared to what was evaluated in EIR No. 466, the Project would not conflict with the AQMP and impacts would be less than significant. Based on the foregoing analysis, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

b) Would the proposed Project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?

EIR No. 466 Finding: EIR No. 466 determined that construction-related emissions associated with buildout of the MFBCSP area would result in emissions of volatile organic compounds (VOCs) and nitrogen oxides (NO_x) that exceed the South Coast Air Quality Management District (SCAQMD) daily emission thresholds. EIR No. 466 also found that operational emissions associated with the MFBCSP would exceed the daily thresholds established by SCAQMD for VOCs, NO_x, carbon monoxide (CO), and PM₁₀. Although mitigation measures were imposed on the MFBCSP project, EIR No. 466 nonetheless concluded that impacts due to emissions of VOCs and NO_x during construction and emissions of VOCs, NO_x, CO, and PM₁₀ during long-term operation would be significant and unavoidable. (Webb, 2005, pp. IV-55 through IV-67)

EIR No. 466 noted that the South Coast Air Basin (SCAB) in which the MFBCSP is located was designated as a non-attainment area for ozone and PM₁₀ under state standards, and as a non-attainment area for ozone, carbon monoxide, PM_{2.5} and PM₁₀ under federal standards. EIR No. 466 found that long-term emissions of VOCs, NO_x, CO, and PM₁₀ would be above the applicable SCAQMD thresholds. Therefore, EIR No. 466 concluded that buildout of the MFBCSP would result in cumulatively significant impacts to air quality with respect to ozone, CO, and PM₁₀. Although mitigation measures were identified, EIR No. 466 concluded that impacts would be significant and unavoidable. (Webb, 2005. p. IV-70)

No Substantial Change from Previous Analysis: Construction characteristics associated with the proposed Project would be similar to what was assumed for the site by EIR No. 466, except that no building would be constructed on the detention basin site. Although the Project would require the export of approximately 115,282 cy, the soil materials would be exported to properties within the MFBCSP located within approximately 1,000 feet of the Project site. The import and export of soil materials was accounted for as part of EIR No. 466, as the MFBCSP provides that “[i]n order to achieve earthwork balance within any development phase, grading may encroach into an area of future development.” Thus, air quality emissions associated with Project construction would not be greater than what was assumed by EIR No. 466. Additionally, the Project would be subject to Mitigation Measures MM Air 1 through MM Air 3 from EIR No. 466, which would serve to reduce the Project’s construction-related air quality emissions. Moreover, due to advances in technology and more stringent regulations since EIR No. 466 was certified in 2005, there is substantial evidence that the Project’s construction-related emissions would be less than was disclosed by EIR No. 466. As shown in the California Emissions Estimator Model (CalEEMod) User’s Guide Version 2016.3.2, Section 4.3 “OFFROAD Equipment,” as the analysis year increases, emission factors for the same equipment pieces decrease due to the natural turnover of older equipment being replaced by newer less polluting equipment and subject to more modern regulatory requirements. Additionally, construction-related equipment would be subject to a variety of State regulations that would serve to reduce air quality emissions as compared to what was assumed by EIR No. 466. For example, Title 17 of the California Code of Regulations (Low Carbon Fuel Standard) required greenhouse gases in fuel sold in California to be 10% less by 2020, including NO_x. Additionally, the Project is required to comply with the provisions of SCAQMD Rule 113, *Table of Standards*, by requiring that all architectural coatings must consist of low VOCs (i.e., VOCs of less than 100 grams per liter [g/L]) unless otherwise specified in the SCAQMD *Table of Standards*. Nonetheless, and consistent with the findings of EIR No. 466, Project-related air quality impacts due to emissions of VOCs and NO_x during construction would be significant and unavoidable. Although the Project would result in reduced emissions of construction-related VOCs and NO_x as compared to what was evaluated and disclosed for the Project site by EIR No. 466, and although not required by CEQA, a new mitigation measure has been identified to further reduce emissions of VOCs and NO_x during construction (refer to Mitigation Measure MM Air 10). In addition, neither Riverside County nor the SCAQMD have a directly applicable mitigation fee program for collecting fees toward the regional mitigation of air pollutant emissions. In the absence of a mitigation fee program, Riverside County has imposed a Condition of Approval on the Project that will obligate the Project Applicant to make a voluntary fee payment to Riverside County, for the County’s use toward a to-be-determined project or program to improve air quality in the Mead Valley community.

With respect to long-term operational emissions, and as discussed in more detail in subsection 5.1.18, the Project would entail development of proposed Building 20 and a detention basin. EIR No. 466 anticipated that the Building 20 and detention basin sites would be developed with light industrial uses at a Floor Area Ratio (FAR) of 0.51 ($6,215,500 \text{ s.f.} \div 12,163,258.8 \text{ s.f.} [279.23 \text{ acres}] = 0.51$). Thus, EIR No. 466 anticipated that the Building 20 and detention basin sites (20.7 acres combined) would be developed with up to 459,863 s.f. of light industrial building area ($901,692 \text{ s.f.} [20.7 \text{ acres}] \times 0.51 \text{ FAR} = 459,863 \text{ s.f.}$), as compared to the 426,821 s.f. of building area proposed as part of the Project. Due to the reduced building area as well as more stringent regulations related to vehicle emissions as compared to what was in place when EIR No. 466 was certified, the proposed Project would result in a substantial reduction in the amount of traffic generated by the development of the site as compared to what was evaluated by EIR No. 466. Specifically, the Project would result in 950 fewer vehicle trips (actual vehicles) and 764 fewer truck trips per day (actual vehicles) as compared to what was assumed for the Project site by EIR No. 466, which is less than the amount of traffic anticipated for the Project site by EIR No. 466 (Urban Crossroads, 2020c, Table 4-3). A majority of the Project's operational emissions would result from vehicular traffic, including both passenger vehicle and truck traffic. Thus, due to the reduction in traffic and traffic-related air quality emissions associated with the proposed Project, the Project would result in reduced air quality impacts as compared to what was evaluated and disclosed by EIR No. 466. Additionally, the Project would be subject to compliance with MFBCSP EIR Mitigation Measures MM Air 2 through MM Air 9 to reduce operational emissions. Moreover, the Project would be subject to Title 17 of the California Code of Regulations (Low Carbon Fuel Standard), which requires a reduction in greenhouse gases in fuel sold in California to be 10% less by 2020, including NO_x . Additionally, SCAQMD Rule 113, *Table of Standards*, requires that all architectural coatings must consist of low VOCs (i.e., VOCs of less than 100 grams per liter [g/L]), which would serve to reduce the Project's VOC emissions associated with on-going architectural coatings. Additionally, in model year 2017, the average estimated real-world CO_2 emission rate for all new vehicles fell by 3 grams per mile (g/mi) to 357 g/mi, the lowest level ever measured. Fuel economy also increased to 24.9 mpg, achieving a record high. (EPA, n.d.) Nonetheless, and consistent with the findings of EIR No. 466, such regulatory requirements and technological advancements are not enough to reduce the Project's operational emissions to below a level of significance. Thus, and consistent with the conclusion reached by EIR No. 466, the proposed Project would result in significant and unavoidable impacts due to operational emissions of VOCs, NO_x , and PM_{10} . Although the Project's operational emissions of VOCs, NO_x , and PM_{10} would be less than was evaluated and disclosed for the Project site by EIR No. 466, and although not required by CEQA, additional mitigation measures have been identified to further reduce the Project's emissions of VOCs, NO_x , and PM_{10} (refer to Mitigation Measures MM Air 11 through MM Air 14). In addition, neither Riverside County nor the SCAQMD have a directly applicable mitigation fee program for collecting fees toward the regional mitigation of air pollutant emissions. In the absence of a mitigation fee program, Riverside County has imposed a Condition of Approval on the Project that will obligate the Project Applicant to make a voluntary fee payment to Riverside County, for the County's use toward a to-be-determined project or program to improve air quality in the Mead Valley community.

It should be noted that although EIR No. 466 disclosed that operational impacts due to CO emissions would be significant and unavoidable, due to improvements in regional air quality conditions, advances in technology, and increased regulatory requirements, it is highly unlikely that the Project as proposed would

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exceed the SCAQMD's Regional Threshold for CO. For example, the average on-road vehicular emissions of CO for delivery trucks is estimated to have decreased from 0.024 pounds per mile in 2007 to 0.009 pounds per mile in 2018 (AQMD, n.d.). Refer also to the analysis of Threshold 6.c), below.

Based on the foregoing analysis, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

c) Would the proposed Project expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?

EIR No. 466 Finding: The threshold of significance used by EIR No. 466 to determine whether the exposure to diesel PM would be considered significant was 10 excess cancer cases per one million people. EIR No. 466 found that operations of the MFBCSP would result in significant health risk impacts from diesel exhaust. EIR No. 466 Mitigation Measures MM Air 3 through MM Air 7 were identified and were found to reduce the incremental cancer risk to below 10 per one million people, thereby reducing impacts to less-than-significant levels. (Webb, 2005, pp. IV-70 through IV-82)

For non-cancer risks, EIR No. 466 utilized a chronic Reference Exposure Level (REL) threshold of $5 \mu\text{g}/\text{m}^3$, indicating that non-cancer health risks would be potentially significant when people are exposed to short-term diesel particulate matter concentrations greater than $5 \mu\text{g}/\text{m}^3$ and if the hazard index exceeds 1.0. The hazard index (used to quantify the significance of non-cancer health risks) for all receptors in both 2004 and 2012 were determined to be less than 0.04 (for all scenarios evaluated in EIR No. 466), which was less than 4 percent of the SCAQMD recommended threshold. As such, non-cancer risks were found to be less than significant. (Webb, 2005, pp. IV-83 and IV-84)

A CO "hot spot" analysis also was conducted as part of EIR No. 466. For all intersections modeled in the analysis, the CO emissions from traffic associated with the MFBCSP were found to be less than significant on both a direct and cumulatively-considerable basis. (Webb, 2005, pp. IV-63 through IV-66)

No Substantial Change from Previous Analysis: As discussed further in subsection 5.1.18, the Project would entail development of proposed Building 20 and a detention basin. EIR No. 466 anticipated that the Building 20 and detention basin sites would be developed with light industrial uses at a Floor Area Ratio (FAR) of 0.51 ($6,215,500 \text{ s.f.} \div 12,163,258.8 \text{ s.f.} [279.23 \text{ acres}] = 0.51$). Thus, EIR No. 466 anticipated that the Building 20 and detention basin sites (20.7 acres combined) would be developed with up to 459,863 s.f. of light industrial building area ($901,692 \text{ s.f.} [20.7 \text{ acres}] \times 0.51 \text{ FAR} = 459,863 \text{ s.f.}$), whereas the Project would entail development of up to 426,821 s.f. of building area. Due to the reduction in building area on site, the proposed Project would generate 950 fewer trip-ends per day (actual vehicles) and 764 fewer truck trips (actual vehicles) as compared to the traffic evaluated for the Project site by EIR No. 466. As a result of the substantial decrease in traffic as compared to what was assumed by EIR No. 466, this Initial Study clearly concludes that the Project would result in reduced localized impacts to nearby sensitive receptors as compared to what was evaluated and disclosed in EIR No. 466 for the Project site. Notwithstanding, the Project's potential to result in localized impacts associated with carbon monoxide

(CO) “hot spots,” cancer-related risk, and non-cancer related risks have been evaluated, and each is discussed below.

CO “Hot Spot” Analysis

An adverse carbon monoxide (CO) concentration, known as a “hot spot”, would occur if an exceedance of the state one-hour standard of 20 ppm or the eight-hour standard of 9 ppm were to occur. It has long been recognized that CO hot spots are caused by vehicular emissions, primarily when idling at congested intersections. EIR No. 466 determined that buildout of the MFBCSP, including the Project site, would result in less-than-significant impacts due to CO hot spots. As noted above, the Project would entail development of proposed Building 20 and a detention basin. EIR No. 466 anticipated that the Building 20 and detention basin sites would be developed with light industrial uses at a Floor Area Ratio (FAR) of 0.51 ($6,215,500 \text{ s.f.} \div 12,163,258.8 \text{ s.f. [279.23 acres]} = 0.51$). Thus, EIR No. 466 anticipated that the Building 20 and detention basin sites (20.7 acres combined) would be developed with up to 459,863 s.f. of light industrial building area ($901,692 \text{ s.f. [20.7 acres]} \times 0.51 \text{ FAR} = 459,863 \text{ s.f.}$), whereas under the Project the Building 20 and detention basin sites would be developed with a total of up to 426,821 s.f. of building area (on the Building 20 site, only). As shown in Table 5-19 in Subsection 5.1.18, the Project would result in 950 fewer vehicle trips per day (actual vehicles) as compared to the traffic evaluated by EIR No. 466 for the Project site. Thus, it is concluded that the Project’s potential to create or contribute to a CO hotspot would be substantially reduced in comparison to what was evaluated in EIR No. 466 for the Project site.

Additionally, at the time the SCAQMD published its 1993 Handbook, the SCAB was designated nonattainment under the California Ambient Air Quality Standards (AAQS) and National AAQS (NAAQS) for CO. In response, vehicle emissions standards have become increasingly stringent in the last twenty years. For example, the average on-road vehicular emissions of CO for delivery trucks is estimated to have decreased from 0.024 pounds per mile in 2007 to 0.009 pounds per mile in 2018 (AQMD, n.d.). With the turnover of older vehicles, introduction of cleaner fuels, and implementation of increasingly sophisticated and efficient emissions control technologies, CO concentration in the SCAB is now designated as attainment. In fact, since 2003 all areas of the SCAB have been below the federal standards for CO (35 ppm 1-hour and 9 ppm 8-hour), and all portions of the SCAB are currently well below the State CO standards (20 ppm 1-hour and 9.0 ppm 8-hour) (SCAQMD, 2017, pp. 2-38 and 2-39).

To establish a more accurate record of baseline CO concentrations affecting the SCAB, a CO “hot spot” analysis was conducted by SCAQMD in 2003 for four busy intersections in Los Angeles at the peak morning and afternoon time periods. This “hot spot” analysis did not predict any violation of CO standards. Based on the SCAQMD’s 2003 AQMP and the 1992 Federal Attainment Plan for Carbon Monoxide (1992 CO Plan), peak carbon monoxide concentrations in the SCAB were a result of unusual meteorological and topographical conditions and not a result of traffic volumes and congestion at a particular intersection. As evidence of this, for example, of the 8.4 ppm CO concentration measured at the Long Beach Blvd. and Imperial Hwy. intersection (highest CO generating intersection within the “hot spot” analysis), only 0.7 ppm was attributable to the traffic volumes and congestion at this intersection; the remaining 7.7 ppm were due to the ambient air measurements at the time the 2003 AQMP was prepared. (SCAQMD, 2003) Therefore, even if the traffic volumes for the proposed Project were double or even triple of the traffic

volumes generated at the Long Beach Blvd. and Imperial Hwy. intersection, coupled with the on-going improvements in ambient air quality, the Project would not be capable of resulting in a CO “hot spot” at any study area intersections.

Similar considerations also are employed by other Air Districts when evaluating potential CO concentration impacts. More specifically, the Bay Area Air Quality Management District (BAAQMD) concludes that under existing and future vehicle emission rates, a given project would have to increase traffic volumes at a single intersection by more than 44,000 vehicles per hour – or 24,000 vehicles per hour where vertical and/or horizontal air does not mix – in order to generate a significant CO impact (BAAQMD, 2010, p. 3-4). As noted in Table 5-19 in subsection 5.1.18, the Project would generate 598 trips per day (actual vehicles), including 33 a.m. peak hour trips and 42 p.m. peak hour trips, and would not produce the level of traffic necessary to create a significant CO impact.

The busiest intersection evaluated in SCAQMD’s 2003 AQMP was at Wilshire Blvd. and Veteran Ave., which had a daily traffic volume of approximately 100,000 vehicles per day and AM/PM traffic volumes of 8,062 vehicles per hour and 7,719 vehicles per hour respectively. The 2003 AQMP estimated that the 1-hour concentration for this intersection was 4.6 ppm; this indicates that, should the daily traffic volume increase four times to 400,000 vehicles per day, CO concentrations ($4.6 \text{ ppm} \times 4 = 18.4 \text{ ppm}$) would still not likely exceed the most stringent 1-hour CO standard (20.0 ppm).¹ (SCAQMD, 2003) At buildout of the Project, and as shown on Exhibit 7-1 of the Project’s Traffic Impact Analysis (TIA; *Technical Appendix H*), the highest average daily trips on a segment of road within the Project’s study area would be 15,300 daily trips along Harvill Avenue, north of Nance Street, which is far lower than the highest daily traffic volumes at Wilshire Blvd. and Veteran Ave. of 100,000 vehicles per day (Urban Crossroads, 2020c, Exhibit 7-1). Therefore, the proposed Project considered herein would not produce the volume of traffic required to generate a CO “hot spot” either in the context of the 2003 SCAQMD hot spot study, or based on representative BAAQMD CO threshold considerations. As such, and consistent with the findings of EIR No. 466, the Project would not result in or contribute to any CO “hot spots,” and impacts would be less than significant.

Diesel Mobile Health Risk Assessment

EIR No. 466 evaluated buildout of MFBCSP Planning Areas and did not evaluate specific buildings. Because building footprints are now proposed as part of the current Project, the County determined it was prudent to prepare a full Health Risk Assessment (HRA) to demonstrate that health risk impacts would remain below a level of significance, and there would be no new or increased significant impacts not already analyzed in EIR No. 466. Accordingly, an HRA was prepared by Urban Crossroads and is provided as *Technical Appendix A*. The purpose of the HRA is to evaluate Project-related impacts to sensitive receptors (i.e., residential, schools, etc.) and nearby workers as a result of heavy-duty diesel trucks accessing the site. (Urban Crossroads, 2020a, p. 3)

Pursuant to guidance from the SCAQMD, if a proposed project is expected to generate/attract heavy-duty diesel trucks, which emit diesel particulate matter (DPM), preparation of a mobile source HRA is

¹ Based on the ratio of the CO standard (20.0 ppm) and the modeled value (4.6 ppm).

necessary. The Project's mobile source HRA was prepared in accordance with the document, *Health Risk Assessment Guidance for Analyzing Cancer Risk from Mobile Source Diesel Idling Emissions for CEQA Air Quality Analysis*, and is composed of all relevant and appropriate procedures presented by the United States Environmental Protection Agency (EPA), California Environmental Protection Agency (CalEPA), and SCAQMD. Cancer risk is expressed in terms of expected incremental incidence per million population. The SCAQMD has established an incidence rate of ten (10) persons per million as the maximum acceptable incremental cancer risk due to DPM exposure. This threshold serves to determine whether or not a given project has a potentially significant development-specific and cumulative impact. Refer to the Project's HRA, provided as *Technical Appendix A*, for additional information. (Urban Crossroads, 2020a, p. 3)

The SCAQMD also has established non-carcinogenic risk parameters for use in HRAs. Noncarcinogenic risks are quantified by calculating a "hazard index," expressed as the ratio between the ambient pollutant concentration and its toxicity or Reference Exposure Level (REL). An REL is a concentration at or below which health effects are not likely to occur. A hazard index less of than one (1.0) means that adverse health effects are not expected. Within this analysis, noncarcinogenic exposures of less than 1.0 are considered less-than-significant. (Urban Crossroads, 2020a, p. 3)

Emissions Estimation

On-Site and Off-Site Truck Activity

Vehicle DPM emissions were calculated by Urban Crossroads by using emission factors for particulate matter less than 10µm in diameter (PM₁₀) generated with the 2017 version of the Emission FACTor model (EMFAC) developed by the California Air Resources Board (CARB). Refer to the Project's HRA (*Technical Appendix A*) for more information on EMFAC 2017. (Urban Crossroads, 2020a, p. 8)

For the proposed Project, annual average PM₁₀ emission factors were generated by running EMFAC 2017 in EMFAC Mode for vehicles in the SCAQMD jurisdiction. The vehicle travel speeds modeled for the Project are summarized below. (Urban Crossroads, 2020a, pp. 8-9)

- Idling – on-site loading/unloading and truck gate
- 5 miles per hour – on-site vehicle movement including driving and maneuvering
- 25 miles per hour – off-site vehicle movement including driving and maneuvering.

Calculated emission factors are shown at Table 5-1, *2020 Weighted Average DPM Emissions Factors*. As a conservative measure, a 2021 EMFAC 2017 run was conducted and a static 2021 emissions factor data set was used for a duration of 30 years. Use of 2021 emission factors would overstate potential impacts since this approach assumes that emission factors remain "static" and do not change over time due to fleet turnover or cleaner technology with lower emissions that would be incorporated after 2021. Additionally, based on EMFAC 2017, Light-Heavy-Duty Trucks consist of 47.72% diesel, Medium-Heavy-Duty Trucks consist of 82.28% diesel, and Heavy-Heavy-Duty Trucks consist of 96.13% diesel trucks and have been accounted for accordingly in the emissions factor generation. This methodology would tend to overstate Project impacts because it is reasonable to conclude that over time, emission factors would be reduced as new regulations and requirements are enacted to reduce diesel particulate matter

emissions. (Urban Crossroads, 2020a, p. 8) Per the Project’s Traffic Impact Analysis, the Project is expected to generate a total of approximately 598 trip-ends per day (actual vehicles) and includes 96 two-way truck trip-ends per day. (Urban Crossroads, 2020a, pp. 9-10)

Table 5-1 2020 Weighted Average DPM Emissions Factors

Speed	Weighted Average
0 (idling)	0.12090 (g/idle-hr)
5	0.09879 (g/s)
25	0.04041 (g/s)

(Urban Crossroads, 2020a, Table 2-1)

On-site truck idling exhaust emissions were calculated by applying the idle exhaust PM₁₀ emission factor (g/idle-hr) from EMFAC and the total truck trip over the total idle time (15 minutes), whereas CARB’s Diesel-Fueled Commercial Motor Vehicle Idling Regulation requires that all heavy-duty diesel truck operators (gross vehicle weight rating >10,000 lbs.) restrict idling to a maximum of five minutes. Refer to the Project’s HRA (*Technical Appendix A*) for details of the exhaust emission calculations. (Urban Crossroads, 2020a, pp. 9-10)

Each roadway in the Project’s study area was modeled as a line source (made up of multiple adjacent volume sources). The corresponding coordinates of each volume source are included in Appendix “2.1” to the Project’s HRA (*Technical Appendix A*). The DPM emission rate for each volume source was calculated by multiplying the emission factor (based on the average travel speed along the roadway) by the number of trips and the distance traveled along each roadway segment and dividing the result by the number of volume sources along that roadway, as illustrated on Table 5-2, *DPM Emissions from Project Trucks (2021 Analysis Year)*. The modeled emission sources are illustrated on Exhibit 2-A of the Project’s HRA. The modeled truck travel routes included in the HRA are based on the truck trip distributions (inbound and outbound) available from the Project’s Traffic Impact Analysis (“TIA”; *Technical Appendix H*). The modeled truck route is consistent with the trip distribution patterns identified in the Project’s TIA, is supported by substantial evidence, and was modeled to determine the potential impacts to sensitive receptors along the primary truck routes. The modeling domain is limited to the Project’s primary truck route and includes off-site sources in the study area for more than 1 mile. This modeling domain is more inclusive and conservative than using only a ¼ mile modeling domain which is the distance supported by several reputable studies which conclude that the greatest potential risks occur within a ¼ mile of the primary source of emissions (in the case of the Project, the primary source of emissions is the on-site idling and travel). Refer to the Project’s HRA for details of the exhaust emissions calculations. (Urban Crossroads, 2020a, p. 10)

Exposure Quantification

The analysis presented herein is based on the Project’s HRA (*Technical Appendix A*), which was conducted in accordance with the guidelines in the *Health Risk Assessment Guidance for Analyzing Cancer Risks from Mobile Source Diesel Idling Emissions for CEQA Air Quality Analysis*. SCAQMD recommends using the EPA’s

Table 5-2 DPM Emissions from Project Trucks (2021 Analysis Year)

Source	Truck Emission Rates					
	Trucks Per Day	VMT ^a (miles/day)	Truck Emission Rate ^b (grams/mile)	Truck Emission Rate ^b (grams/idle-hour)	Daily Truck Emissions ^c (grams/day)	Modeled Emission Rates (µg/sec/m)
On-Site Idling	48			0.1209	1.45	1.679E-05
On-Site Travel	96	21.79	0.0988		2.15	2.492E-05
Off-Site Travel Dwy 1 50% to Harvill Av.	48	12.02	0.0404		0.49	5.620E-06
Off-Site Travel 10% b/w Old Oleander and Dwy 3	10	2.30	0.0404		0.09	1.078E-06
Off-Site Travel 40% b/w Old Oleander and Dwy 3	38	9.20	0.0404		0.37	4.302E-06
Off-Site Travel 20% south on Harvill Av.	19	20.31	0.0404		0.82	9.501E-06
Off-Site Travel 80% N on Harvill Av.	77	21.58	0.0404		0.87	1.009E-05
Off-Site Travel 85% I-215 NB	62	15.28	0.0404		0.62	7.148E-06
Off-Site Travel 15% I-215 SB	14	2.67	0.0404		0.11	1.250E-06
Off-Site Travel Dwy 3 50% to Harvill Av.	48	10.62	0.0404		0.43	4.965E-06

^a Vehicle miles traveled are for modeled truck route only.

^b Emission rates determined using EMFAC 2017. Idle emission rates are expressed in grams per idle hour rather than grams per mile.

^c This column includes the total truck travel and truck idle emissions. For idle emissions this column includes emissions based on the assumption that each truck idles for 15 minutes.

(Urban Crossroads, 2020a, Table 2-2)

AERMOD model. For purposes of analysis, the Lakes AERMOD View (Version 9.8.3) was used to calculate annual average particulate concentrations associated with Project site operations. (Urban Crossroads, 2020a, p. 13)

The model offers additional flexibility by allowing the user to assign an initial release height and vertical dispersion parameters for mobile sources representative of a roadway. For the Project's HRA, the roadways were modeled as adjacent volume sources. Roadways were modeled using the EPA's haul route methodology for modeling of on-site and off-site truck movement. More specifically, the Haul Road Volume Source Calculator in Lakes AERMOD View was utilized to determine the release height parameters. Based on the US EPA methodology, the Project's modeled sources would result in a release height of 3.49 meters, and an initial lateral dimension of 4.0 meters, and an initial vertical dimension of 3.25 meters. Refer to the Project's HRA (*Technical Appendix A*) for additional information. (Urban Crossroads, 2020a, p. 13)

The Project's HRA evaluates the potential health risks to residential and worker locations over a period of 30 and 25 years of outdoor exposure, respectively. As such, even though this duration of exposure is unlikely to occur in practical terms (because the amount of time spent indoors), the Project's HRA assumes that a resident or worker would be exposed over a long period of time for 24 hours per day at the exterior of the structure where they reside and that a worker would be exposed for 12 hours per day at the property where they work, positioned on the property line closest to the Building 20 site. Any impacts to residents or workers located further away from the Project site than the modeled worker receptors would have a lesser impact than is disclosed in the Project's HRA at the Maximally Exposed Individual Resident (MEIR) or Maximally Exposed Individual Worker (MEIW) as diesel exhaust emission concentrations diminish with distance from the source. (Urban Crossroads, 2020a, p. 15)

Discrete variants for daily breathing rates, exposure frequency, and exposure duration were obtained from relevant distribution profiles presented in the 2015 OEHHA Guidelines. Tables 2-4 and 2-5 of the Project's HRA (*Technical Appendix A*) summarize the Exposure Parameters for Residents and Offsite Worker exposure scenarios based on 2015 OEHHA Guidelines. Appendix 2.2 to the Project's HRA includes the detailed risk calculation. (Urban Crossroads, 2020a, p. 15)

Carcinogenic Chemical Risk

Based on the SCAQMD Air Quality Significance Thresholds (April 2019), emissions of toxic air contaminants (TACs) are considered significant if an HRA shows an increased risk of greater than 10 in one million. Based on guidance from the SCAQMD in the document, *Health Risk Assessment Guidance for Analyzing Cancer Risks from Mobile Source Diesel Idling Emissions for CEQA Air Quality Analysis*, for purposes of analysis in the Project's HRA, 10 in one million was used as the cancer risk threshold for the proposed Project. (Urban Crossroads, 2020a, p. 16)

Excess cancer risks are estimated as the upper-bound incremental probability that an individual will develop cancer over a lifetime as a direct result of exposure to potential carcinogens over a specified exposure duration. The estimated risk is expressed as a unitless probability. The cancer risk attributed to a chemical is calculated by multiplying the chemical intake or dose at the human exchange boundaries

(e.g., lungs) by the chemical-specific cancer potency factor (CPF). A risk level of 10 in one million implies a likelihood that up to 10 people, out of one million equally exposed people, would contract cancer if exposed continuously (24 hours per day) to the levels of toxic air contaminants over a specified duration of time. As an example, the risk of dying from accidental drowning is 1,000 in a million which is 100 times more than the SCAQMD's threshold of 10 in one million, and the nearest comparison to 10 in one million is the 7 in one million lifetime chance that an individual would be struck by lightning. (Urban Crossroads, 2020a, p. 16)

Refer to subsection 2.4 of the Project's HRA (*Technical Appendix A*) for a discussion of the methodology and algorithm utilized to assess carcinogenic exposures.

Non-Carcinogenic Exposures

An evaluation of the potential non-carcinogenic effects of chronic exposures also was conducted. Adverse health effects are evaluated by comparing a compound's annual concentration with its toxicity factor or Reference Exposure Level (REL). The REL for diesel particulates was obtained from OEHHA for the analysis in the Project's HRA. The chronic REL for DPM was established by OEHHA as 5 µg/m³ (OEHHA Toxicity Criteria Database, <http://www.oehha.org/risk/chemicaldb/index.asp>). (Urban Crossroads, 2020a, p. 16)

Refer to subsection 2.5 of the Project's HRA (*Technical Appendix A*) for a discussion of the methodology used to calculate non-cancer hazard risks.

Potential Project-Related Toxic Air Pollutants from Construction Activities

During short-term construction activity, the Project will also result in some DPM which is a listed carcinogen and toxic air contaminant (TAC) in the State of California. The 2015 Office of Environmental Health Hazard Assessment (OEHHA) revised risk assessment guidelines suggest that construction projects as short as 2-6 months may warrant evaluation. Notwithstanding, based on the Project air quality consultant's (Urban Crossroads, Inc.) professional opinion, Urban Crossroads' experience in preparing health risk assessments for development projects, and long-standing regulatory guidance, given the size of the Project and the relatively small amount of construction equipment and relative short duration of construction activity, any DPM generated from construction activity would be negligible and not result in any significant health risks and no further evaluation is required. Also, several mitigation measures required by EIR No. 466 for construction-related air pollutant emissions also address the negligible construction-related DPM emissions, and although not required by CEQA, an additional mitigation measure has been identified to further reduce the Project's construction-related emissions (refer to Mitigation Measure MM Air 10). As such, impacts to sensitive receptors during short-term construction activities would be less than significant. (Urban Crossroads, 2020a, p. 18)

Potential Project-Related DPM Source Cancer and Non-Cancer Risks²

As required by the Friant Ranch legal decision (*Sierra Club v. County of Fresno (Friant Ranch, L.P.)* (2018) 6 Cal.5th 502, Case No. S219783), the following discussion relates the Project's air quality emissions to the level of health risk that could result from such emissions.

Residential Exposure Scenario

The residential land use with the greatest potential exposure to Project DPM source emissions is an existing residential home located at 22730 Redwood Drive, approximately 117 feet west of the Staging Area site (approximately 237 feet southwest of the Building 20 site). Although no development is proposed on the Staging Area site, a distance of 117 feet was used in the analysis to provide a conservative (i.e., "worst case") analysis of potential impacts. Since there are no private outdoor living areas (backyards) facing the Project site, the analysis uses the distance from the site to the residential building façade. At the MEIR, the maximum incremental cancer risk attributable to Project DPM source emissions is estimated at 0.95 in one million, which is less than the SCAQMD's significance threshold of 10 in one million. At this same location, non-cancer risks were estimated to be 0.00034, which would not exceed the applicable significance threshold of 1.0. Because all other modeled residential receptors are located at a greater distance, and DPM dissipates with distance from the source, all other residential receptors in the vicinity of the Project would be exposed to less emissions and therefore less risk than the MEIR identified herein. As such, the Project would not cause a significant human health or cancer risk to adjacent residences, and impacts would be less than significant. The nearest modeled receptors are illustrated on Exhibit 2-C of the Project's HRA (*Technical Appendix A*). (Urban Crossroads, 2020a, p. 18)

Worker Exposure Scenario

The worker receptor land use with the greatest potential exposure to Project DPM source emissions is potential future non-residential development immediately adjacent to the west of the Building 20 site. At the MEIW, the maximum incremental cancer risk impact at this location is 0.35 in one million which is less than the SCAQMD's threshold of 10 in one million. Maximum non-cancer risks at this same location were estimated to be 0.001, which would not exceed the applicable significance threshold of 1.0. Because all other modeled worker receptors are located at a greater distance than the scenario analyze herein, and DPM dissipates with distance from the source, all other worker receptors in the vicinity of the Project would be exposed to less emissions and therefore less risk than the MEIW identified herein. As such, the Project would not cause a significant human health or cancer risk to nearby workers, and impacts would be less than significant. The nearest modeled receptors are illustrated on Exhibit 2-C of the Project's HRA (*Technical Appendix A*). (Urban Crossroads, 2020a, pp. 18-19)

² SCAQMD guidance does not require assessment of the potential health risk to on-site workers. Excerpts from the document OEHHA Air Toxics Hot Spots Program Risk Assessment Guidelines—The Air Toxics Hot Spots Program Guidance Manual for Preparation of Health Risk Assessments (OEHHA 2003), also indicate that it is not necessary to examine the health effects to on-site workers unless required by RCRA (Resource Conservation and Recovery Act) / CERCLA (Comprehensive Environmental Response, Compensation, and Liability Act) or the worker resides on-site.

School Child Exposure Scenario

There are no schools located within a ¼ mile of the Project site. As such, there would be no significant impacts that would occur to any schools in the vicinity of the Project. Proximity to sources of toxics is critical to determining the impact. In traffic-related studies, the additional non-cancer health risk attributable to proximity was seen within 1,000 feet and was strongest within 300 feet. California freeway studies show about a 70-percent drop-off in particulate pollution levels at 500 feet. Based on CARB and SCAQMD emissions and modeling analyses, an 80-percent drop-off in pollutant concentrations is expected at approximately 1,000 feet from a distribution center. As such, the Project would not cause a significant human health or cancer risk to nearby school children, and impacts would be less than significant. (Urban Crossroads, 2020a, p. 19)

Summary of Impacts to Sensitive Receptors

As indicated in the preceding analysis, the Project would not result in or contribute to a CO “hot spot” or expose residents, workers, or school children to cancer or non-cancer risks that exceed the thresholds established by the SCAQMD. Additionally, Mitigation Measure MM Air 10 has been imposed to reduce DPM emission levels associated Project site operations and would further ensure the Project’s impacts due to DPM emissions would remain below a level of significance. The Project’s less-than-significant impacts to sensitive receptors are consistent with the findings of EIR No. 466. Based on the foregoing analysis, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

d) Would the proposed Project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

EIR No. 466 Finding: EIR No. 466 noted the potential for generation of objectionable odors from diesel equipment operation during construction and operation, paving, and architectural coating applications during construction. Odors generated during construction and grading were found to be short term and not result in a long-term odorous impact to the surrounding area. The wind rose prepared as part of the air quality study for EIR No. 466 indicated that the predominant wind direction was from the west-northwest direction. Recognizing the prevailing wind conditions, short-term duration, and quantity of emissions in the area, EIR No. 466 concluded that the MFBCSP would not expose substantial numbers of people to objectionable odors, and impacts were determined to be less than significant. (Webb, 2005, p. IV-84)

No Substantial Change from Previous Analysis: Consistent with the information provided in EIR No. 466, the Project would have the potential to result in air emissions leading to odors. Potential odor sources associated with the proposed Project may result from construction equipment exhaust and the application of asphalt and architectural coatings during construction activities, use of diesel equipment, and the temporary storage of typical solid waste (refuse) associated with the proposed Project’s long-term operational uses.

The Project would be subject to standard construction requirements, including the use of low-VOC architectural coatings as required by SCAQMD Rule 113, *Table of Standards*; compliance with low sulfur fuel requirements pursuant to SCAQMD Rule 431.2, *Low Sulfur Fuel*; and compliance with SCAQMD Rule 402, *Nuisance*, which requires that a person shall not discharge air contaminants or other materials that would cause health or safety hazards to any considerable number of persons or the public. Compliance with these standard construction requirements would minimize odor impacts from construction. The construction odor emissions would be temporary, short-term, and intermittent in nature and would cease upon completion of construction and is thus considered less than significant.

Potential sources of operational odors generated by the Project would include disposal of miscellaneous commercial refuse and the use of diesel equipment. All Project-generated refuse would be stored in covered containers and removed at regular intervals in compliance with the County's solid waste regulations, thereby precluding substantial generation of odors due to temporary holding of refuse on site. Moreover, mandatory compliance with SCAQMD Rule 402 would prevent occurrences of odor nuisances associated with Project site operations. Additionally, a new mitigation measure, Mitigation Measure MM Air 10, has been identified to reduce odor emissions associated with diesel-powered equipment by requiring on-site equipment to be powered by electricity, compressed natural gas, propane, or diesel-fueled engines that comply with the CARB/USEPA Tier IV Engine standards for off-road vehicles or better. Mandatory compliance with Mitigation Measure MM Air 10 would further reduce to below a level of significance potential impacts due to the use of equipment on site by prohibiting equipment types that have high levels of diesel emissions.

Accordingly, and consistent with the findings of EIR No. 466, Project odor-causing emissions impacts during near-term construction and long-term operational activities would be less than significant. Therefore, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

Project Requirements and EIR No. 466 Mitigation Compliance

EIR No. 466 identified several mitigation measures to address air quality impacts. These measures, which are listed below, would continue to apply to the proposed Project and would be enforced as part of the Project's conditions of approval. It should be noted that Mitigation Measure MM Air 1 has been modified to allow for on- or off-site equipment maintenance. In addition, Mitigation Measure MM Air 2 has been modified in order to ensure that the requirement is enforceable by Riverside County. Mitigation Measure MM Air 3 also has been updated to reflect current SCAQMD requirements for idling. Additionally, none of the proposed vehicular access points occur near residential uses; thus, the Project would fulfill the requirements of Mitigation Measure MM Air 4 to locate truck entries away from existing residences. In addition, because the Project site is not located in close proximity to residential uses and all truck traffic would utilize Old Oleander Avenue and Harvill Avenue to access I-215, Mitigation Measure MM Air 5 is not applicable to the proposed Project. Mitigation Measure MM Air 6 has been revised to clarify that the electrical hookups are required only for transport refrigeration units (TRUs). Although not legally required by CEQA, Mitigation Measure MM Air 10 has been added to further reduce construction-related emissions of VOCs and NO_x. Additionally, and although not legally required by CEQA, Mitigation Measures MM Air

11 through MM Air 13 have been added to further reduce the Project's operational emissions of VOCs, NO_x, and PM₁₀. Furthermore, although the Project's DPM impacts would be less than significant, Mitigation Measure MM Air 10 has been added to further reduce DPM emissions associated with site operations even though MM Air 10 is not legally required by CEQA. Although not required to address the Project's potential air quality impacts, Mitigation Measure MM Air 14 has been added to ensure Project compliance with Riverside County Board of Supervisors Policy F-3, "Good Neighbor' Policy for Logistics and Warehouse/Distribution Uses." None of these changes to the following mitigation measures are the result of the Project causing a new or increased significant impact not already identified and analyzed in EIR No. 466.

- MM Air 1** During construction, mobile construction equipment will be properly maintained at an offsite location prior to mobilization to the site, which includes proper tuning and timing of engines. Equipment maintenance records and equipment design specification data sheets shall be kept on-site during construction.
- MM Air 2:** Legible, durable, weather-proof signs shall be placed at all passenger vehicle parking areas prohibiting ~~Prohibit~~ all vehicles from idling in excess of thirty minutes, both on-site and off-site. Prior to the issuance of an occupancy permit, the County of Riverside shall conduct a site inspection to ensure that the signs are in place.
- MM Air 3:** To comply with the California Code of Regulations Title 13, Division 3, Chapter 1, Article 4.5, Section 2025, "Regulation to Reduce Emissions of Diesel Particulate Matter, Oxides of Nitrogen and Other Criteria Pollutants, from In-Use Heavy-Duty Diesel-Fueled Vehicles" and California Code of Regulations Title 13, Division 3, Chapter 10, Article 1, Section 2485, "Airborne Toxic Control Measure to Limit Diesel-Fueled Commercial Motor Vehicle Idling," legible, durable, weather-proof signs shall be placed at truck access gates, loading docks, and truck parking areas that identify applicable California Air Resources Board (CARB) anti-idling regulations. At a minimum, each sign shall include: 1) instructions for truck drivers to shut off engines when not in use; 2) instructions for drivers of diesel trucks to restrict idling to no more than five (5) minutes once the vehicle is stopped, the transmission is set to "neutral" or "park," and the parking brake is engaged; and 3) telephone numbers of the building facilities manager and the CARB to report violations. Prior to the issuance of an occupancy permit, the County of Riverside shall conduct a site inspection to ensure that the signs are in place. ~~Prohibit all diesel trucks from idling in excess of ten minutes, both on-site and offsite.~~
- MM Air 4:** Wherever practicable, main truck entries will not be located near existing residences.
- MM Air 5:** Signage will be installed directing heavy-duty trucks to identified truck routes that avoid residential areas within vicinity of the Project site.

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- MM Air 6:** Where transport refrigeration units (TRUs) are in use, electrical hookups will be installed at all loading and unloading stalls that accommodate TRUs in order to allow TRUs with electric standby capabilities to use them.
- MM Air 7:** As part of lease agreements, the proposed Project owner shall educate drivers/tenants on alternative clean fuels.
- MM Air 8:** Provide preferential parking spaces for carpools and vanpools. Those parking spaces dedicated for vanpool access shall have a minimum 7'2" vertical clearance.
- MM Air 9:** Local transit agencies shall be contacted to determine the feasibility of bus routing in the project area that can accommodate bus stops at the project access points. The project or the transit agency shall provide bus stop signage at the agreed upon bus stop locations.
- MM Air 10:** Prior to grading permit and building permit issuance, the County of Riverside shall verify that the following applicable notes are included on the grading plans and building plans. Project contractors shall be required to ensure compliance with these notes and permit periodic inspection of the construction site by County of Riverside staff or its designee to confirm compliance. These notes also shall be specified in bid documents issued to prospective construction contractors.
- a) All Heavy-Heavy Duty Haul Trucks (HHD) accessing the Project site during construction shall use year 2010 or newer engines to the extent such HHD are commercially available.
 - b) All scrapers, excavators, graders, and rubber-tired dozers shall be CARB Tier 3 compliant or better.
 - c) Construction contractors shall notify their workers about Riverside County's Rideshare Program.
 - d) Construction activities shall be suspended during Stage 2 Smog Alerts issued by the South Coast Air Quality Management District (SCAQMD).
 - e) Construction activities shall comply with South Coast Air Quality Management District (SCAQMD) Rule 403, "Fugitive Dust." Rule 403 requires implementation of best available dust control measures during construction activities that generate fugitive dust, such as earth moving, grading, and equipment travel on unpaved roads.
 - f) Architectural coating work shall comply with SCAQMD Rule 1113, "Architectural Coatings." Rule 1113 places limits on grams of VOC per liter of coating material and colorants (paint).
 - g) Street sweepers shall be certified by the SCAQMD as meeting SCAQMD Rule 1186.1 "Less Polluting Street Sweepers" sweeper certification procedures.

- MM Air 11:** The minimum number of automobile electric vehicle (EV) charging stations required by the California Code of Regulations Title 24 shall be provided. In addition, and to facilitate the possible future installation of infrastructure that would charge the batteries that power the motors of electric-powered trucks, the following shall be installed. 1) At Shell building permit, an electrical room(s) and/or exterior area(s) of the site shall be designated where future electrical panels would be located for the purpose of supplying power to on-site charging facilities for electric powered trucks. Conduit shall be installed from this designated area where the panel would be located to the on-site location where the charging facilities would be located where electric-powered trucks would park and connect to charging facilities to charge the batteries that power the motors of the electric-powered trucks. 2) At issuance of a building permit for Tenant Improvements, if the tenant is served by electric trucks, the electrical panel and charging units shall be installed, and the electrical wiring connections shall be made from the electrical panel to the charging units. If the tenant is not served by electric trucks, this requirement shall not apply.
- MM Air 12:** All owner users and future tenants shall participate in Riverside County's Rideshare Program. The purpose of this program is to encourage 2+ person occupancy vehicle trips and encourage other alternative modes of transportation. Carpooling opportunities and public transportation information shall be advertised to employees of the building tenant. Developer and all successors shall include the provisions of this obligation in all leases of the Project so that all tenants shall fulfill the terms and conditions of this County condition of approval.
- MM Air 13:** Developer and all successors shall include information in building sale and lease agreements that inform owner users and tenants about (1) the air quality benefits associated with water-based or low volatile organic compounds (VOC) cleaning products, and (2) the benefits of becoming SmartWay Shippers and SmartWay Carriers, which is federal EPA program that advances supply chain sustainability.
- MM Air 14:** All construction and operational activities associated with the proposed Project shall comply with Riverside County Board of Supervisors Policy F-3, "Good Neighbor' Policy for Logistics and Warehouse/Distribution Uses."

5.1.4 Biological Resources

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
<i>Would the project:</i>				
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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
c. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and 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 federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
through direct removal, filling, hydrological interruption, or other means?				
g. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) Would the proposed Project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?

EIR No. 466 Finding: EIR No. 466 disclosed that the MFBCSP area is not located within the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) criteria area. EIR No. 466 also disclosed that the MFBCSP area is not located within the MSHCP Narrow Endemic Plant Species Survey Area (NEPSSA), Criterial Area Species Survey Area (CASSA), Amphibian Species Survey Areas, or Mammal Species Survey Areas, although the MFBCSP area is located within the Burrowing Owl Survey Area. EIR No. 466 also noted that the MFBCSP site did not contain any wetlands or areas defined as riparian/riverine area or vernal pools. Additionally, EIR No. 466 noted that the urban/wildlands interface guidelines set forth in Section 6.1.4 of the MSHCP are not applicable to the MFBCSP site due to distance to the nearest area proposed for conservation by the MSHCP. Thus, and with exception of the burrowing owl (BUOW) and tricolored blackbird, EIR No. 466 concluded that the MFBCSP would be fully consistent with the MSHCP and determined impacts would be less than significant. (Webb, 2005, p. IV-117 through IV-119)

Focused surveys for the BUOW conducted for EIR No. 466 identified a total of 17 burrowing owls in four territories within the northern portion of the MFBCSP site and within a 500-foot “zone of influence” around the MFBCSP site. EIR No. 466 concluded that because of planned development in the area as well as numerous major roadway facilities, conservation within the MFBCSP site would not provide for the long-term conservation of the species. As such, EIR No 466 found that no conservation was required on site pursuant to MSHCP policies relating to the BUOW, and concluded impacts would be less than significant. (Webb, 2005, pp. IV-121 and IV-122)

Additionally, although EIR No. 466 identified potential impacts to the tricolored blackbird, EIR No. 466 concluded that this species was “Adequately Conserved” pursuant to the USFWS-approved Section 10(a)(1)(B) permit and CDFW Natural Community Conservation Planning permit issued in conjunction with the MSHCP. (Webb, 2005, p. IV-283)

EIR No. 466 also disclosed that the MFBCSP area is within the Fee Area Boundary of the Stephens’ Kangaroo Rat (SKR) Habitat Conservation Plan (HCP). EIR No. 466 also found that the project is required to pay mandatory fees pursuant to Riverside County Ordinance No. 663. (Webb, 2005, p. IV-122)

No Substantial Change from Previous Analysis: The Project would not develop or disturb any additional property that EIR No. 466 did not assume would be developed. Consistent with the conditions that existed at the time EIR No. 466 was certified, the Project site is not located within any MSHCP Criteria Cells, Cores, or Linkages, indicating the Project site is not targeted for conservation under the MSHCP (RCIT, 2020; GLA, 2020a, p. 58). Regardless, the Project is subject to mandatory payment of the MSHCP per-acre local development mitigation fee pursuant to Ordinance No. 810, and the Project would be required to comply with applicable MSHCP requirements for sites that are not identified for conservation by the MSHCP. An assessment of the Project's consistency with the requirements of the MSHCP is provided below.

Project Compliance with MSHCP Section 6.1.2

Volume 1, Section 6.1.2 of the MSHCP describes the process to protect species associated with riparian/riverine areas and vernal pools. The MSHCP requires focused surveys for sensitive riparian bird species when suitable habitat would be affected and surveys for sensitive fairy shrimp species when vernal pools or other suitable habitat would be affected. The MSHCP defines riparian/riverine areas as lands which contain habitat dominated by trees, shrubs, persistent emergent mosses and lichens, which occur close to or which depend upon soils moisture from a nearby fresh water source; or areas with freshwater flow during all or a portion of the year. The MSHCP defines vernal pools as seasonal wetlands that occur in depression areas that have wetlands indicators of all three parameters (soils, vegetation, and hydrology) during the wetter portion of the growing season but normally lack wetland indicators of hydrology and/or vegetation during the drier portion of the growing season. With the exception of wetlands created for the purpose of providing wetlands habitat or resulting from human actions to create open waters or from the alteration of natural stream courses, areas demonstrating characteristics as described above which are artificially created are not included in these definitions. (GLA, 2020a, p. 58)

The Project would impact 0.12 acre of MSHCP unvegetated riverine areas and would not impact any riparian vegetation. The unavoidable impacts to MSHCP riparian/riverine areas require a Determination of Biologically Equivalent or Superior Preservation (DBESP), such that with mitigation the Project would be biologically equivalent or superior to the current condition. In conformance with MSHCP Section 6.1.2, a DBESP has been prepared for the Project and is included as *Technical Appendix B1*. The DBESP has been reviewed and approved by Riverside County and the Wildlife Agencies, and specifies compensatory mitigation for impacts to 0.12 acre of MSHCP unvegetated riverine areas. Specifically, the Project Applicant would be required to purchase 0.12 acre of re-establishment credits (a 1:1 mitigation-to-impact ratio) from the Riverpark Mitigation Bank and to purchase 0.12 acre of rehabilitation credits (a 1:1 mitigation-to-impact ratio) from the Riverpark Mitigation Bank. Consistent with the findings of EIR No. 466, with implementation of mitigation for jurisdictional areas as specified by the DBESP, the Project would be fully consistent with Section 6.1.2 of the MSHCP. Additionally, no vernal or seasonal pools are present within the Project site and off-site impact areas, and no impact to vernal or seasonal pools would occur. (GLA, 2020a, p. 58)

Project Compliance with MSHCP Section 6.1.3

Volume 1, Section 6.1.3 of the MSHCP requires that within Narrow Endemic Plant Species Survey Areas (NEPSSA), site-specific focused surveys for Narrow Endemic Plant Species will be required for all public and private projects where appropriate soils and habitat are present. According to MSHCP Figure 6-1, the Project site is not located within the NEPSSA; thus, focused surveys are not required, and the Project has no potential to result in a conflict with MSHCP Section 6.1.3. (Riverside County, 2003, Figure 6-1; GLA, 2020a, p. 49)

Project Compliance with MSHCP Section 6.1.4

According to Section 6.1.4 of the MSHCP, the Urban/Wildlands Interface Guidelines are intended to address indirect effects (“edge effects”) associated with locating development in proximity to MSHCP conservation areas. As the MSHCP Conservation Area is assembled, development is expected to occur adjacent to the Conservation Area. Future development in proximity to the MSHCP Conservation Area may result in edge effects with the potential to adversely affect biological resources within the Conservation Area. To minimize such edge effects, the guidelines shall be implemented in conjunction with review of individual public and private development projects in proximity to the MSHCP Conservation Area and address the following: drainage; toxics; lighting; noise; invasive species; barriers; and grading/land development. The proposed Project does not occur adjacent to or near the MSHCP Conservation Area, and therefore the Urban/Wildland Interface Guidelines do not apply to the Project. As such, the Project has no potential to conflict with MSHCP Section 6.1.4.

Project Compliance with MSHCP Section 6.3.2

Volume I, Section 6.3.2 of the MSHCP identifies that in addition to the Narrow Endemic Plant Species addressed in Section 6.1.3 of the MSHCP, additional surveys may be needed for certain plant and animal species in conjunction with MSHCP implementation in order to achieve full coverage for these species. Within areas of suitable habitat, focused surveys are required if a Study Area occurs within a designated Criteria Area Plant Species Survey Area (CAPSSA), or special animal species survey area (i.e., burrowing owl, amphibians, and mammals). The proposed Project occurs within the burrowing owl survey area but does not occur within the amphibian or mammal survey areas, or within the CAPSSA. Focused burrowing owl surveys were conducted for the proposed Project, and no burrowing owls were detected. Pursuant to Riverside County standard conditions of approval, pre-construction burrowing owl surveys would be required within the 30 days of site disturbance in conjunction with MSHCP requirements. Thus, the proposed Project would be consistent with MSHCP Volume I, Section 6.3.2. (GLA, 2020a, p. 59)

As outlined above, the proposed Project would be consistent with the biological requirements of the MSHCP pertaining to the Project’s relationship to reserve assembly, Section 6.1.2 (Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools), Section 6.1.3 (Protection of Narrow Endemic Plant Species), Section 6.1.4 (Guidelines Pertaining to the Urban/Wildlands Interface), and Section 6.3.2 (Additional Survey Needs and Procedures). As such, the proposed Project would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan (GLA, 2020a, p. 59). As such, impacts due to a conflict

Plot Plan No. 180029 (Building 20)

with the MSHCP would not occur. Therefore, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

- b) Would the proposed Project have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?**
- c) Would the proposed Project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Wildlife Service?**

EIR No. 466 Finding: The 2004 biological report prepared for EIR No. 466 documented paniculate tarplant within the broader study area for that project. Paniculate tarplant is a California Native Plant Society (CNPS) Rank 4.2 species and is not covered by the MSHCP. Specifically, the 2004 report characterized the paniculate tarplant as occurring widely throughout the approximate 300-acre MFBCSP area. However, the 2004 report did not identify specifically where paniculate tarplant was documented in their study area, and so it was not clear whether paniculate tarplant was detected within the Project's study area.

Additionally, EIR No. 466 disclosed that one listed species (Stephens' kangaroo rat), one unlisted species (burrowing owl), and several other special status species were observed or found to have a high likelihood to occur within the MFBCSP boundaries. EIR No. 466 concluded that impacts to the SKR would be less than significant with payment of fees in accordance with the SKR HCP pursuant to Riverside County Ordinance No. 663. Potential impacts to the BUOW were determined to be potentially significant, but would be reduced to less-than-significant levels with the incorporation of mitigation. With respect to the remaining special status species that were observed or have a potential to occur within the MFBCSP boundaries, EIR No. 466 determined that impacts would be less than significant with compliance with the MSHCP. EIR No. 466 found that implementation of the MFBCSP could result in impacts to nesting birds protected by the Migratory Bird Treaty Act (MBTA), but concluded that these impacts would be reduced to less-than-significant levels with implementation of mitigation measures. (Webb, 2005, p. IV-122 through IV-125)

No Substantial Change from Previous Analysis: Consistent with the conditions that existed at the time EIR No. 466 was certified, properties within the MFBCSP area, including the Project site, were prepared for development as part of the "Oakwood Business Park" (CFD 88-8) with construction of roadways, infrastructure and rough grading of building pads. Although the Project site has been subject to disturbance and EIR No. 466 assumed it would be developed in the future, the Project consists of proposed Plot Plan No. 180029, which identifies a specific development plan for buildout of a portion of MFBCSP Planning Areas 5 and 6 that was not available at the time EIR No. 466 was certified. As such, Riverside County required an updated assessment of the Project's potential to result in impacts to sensitive plants and wildlife, the results of which are presented below. Refer to the Project's Biological Technical Report

(BTR), prepared by Glenn Lukos Associates (GLA) and provided as *Technical Appendix B1*, for a description of methodologies and existing Project site conditions.

Impacts to Special-Status Plants

According to the Biological Technical Report (BTR) prepared for the Project (*Technical Appendix B1*), the proposed Project would not impact special-status plants. The EIR No. 466 and the 2004 AMEC report biological report prepared for EIR No. 466 documented paniculate tarplant within the broader study area for that project. Paniculate tarplant is a CNPS Rank 4.2 species and is not covered by the MSHCP. Specifically, the reports characterized the paniculate tarplant as occurring widely throughout the approximate 300-acre survey area. However, the AMEC report did not identify specifically where paniculate tarplant was documented in their study area, and so it was not clear whether AMEC biologists detected paniculate tarplant within the study area covered by this report. Regardless, the paniculate tarplant has a blooming period from approximately April through November, and GLA biologists did not detect this species or any remnant part of it on site during the general and focused biological survey visits. As such, impacts to special-status plants would be less than significant. (GLA, 2020a, pp. 50-51)

Impacts to Special-Status Animals

Impacts to Listed Species

The proposed Project may result in the loss of habitat for Stephens Kangaroo Rat (SKR), Swainson's hawk, and tri-colored blackbird. Although not confirmed present, SKR, Swainson's hawk, and tri-colored blackbird have the potential to occur at the Study Area and if present to be impacted by the Project. (GLA, 2020a, p. 51)

- **Stephens Kangaroo Rat (SKR).** An estimated 39.07 acres of potential habitat for SKR (disturbed/non-native grassland and disturbed/ruderal) occurs within the study area. Impacts to SKR occupied habitat could be a potentially significant impact under CEQA; however, the proposed Project occurs within the SKR Fee Assessment Area. All projects located within Fee Assessment Area are required to pay the SKR fee, which mitigates any impacts to SKR to a less than significant level. (GLA, 2020a, p. 51)
- **Swainson's Hawk.** Development of the proposed Project would remove 39.07 acres of potential foraging habitat (disturbed/non-native grassland and disturbed/ruderal) for migrating Swainson's hawks during spring/fall and winter. Although this species is listed as Threatened by the state of California, the California Endangered Species Act (CESA) does not protect migrant habitat unless the habitat supports breeding/nesting, thus protection under CESA would not be triggered by the Project. Furthermore, the removal of this amount of potential foraging habitat would not be a significant impact under CEQA. The number of individual Swainson's hawks potentially affected would be very low. Regardless, the loss of foraging habitat for Swainson's hawk would be mitigated through compliance with the MSHCP and payment of MSHCP development fees. (GLA, 2020a, p. 51)

- **Tri-colored Blackbird.** An estimated 39.07 acres of potential foraging habitat (disturbed/nonnative grassland and disturbed ruderal) for the tri-colored blackbird occurs within the study area. The study area does not support suitable nesting habitat. As discussed in EIR No. 466, AMEC biologists in 2004 observed the tri-colored blackbird foraging within the overall 300-acre study area. The exact location within the Study area was not identified. GLA biologists did not detect the tri-colored blackbird on site during general biological surveys and the study area does not support suitable nesting habitat on site. This species is also a covered species under the MSHCP. As such, impacts to tri-colored blackbird would be less than significant. (GLA, 2020a, p. 51)

Impacts to Non-Listed Species

In addition to the listed species discussed above, the proposed Project would impact habitat for the following non-listed and/or special-status species that have potential to occur but that are covered by the MSHCP: 1) Reptiles: coastal whiptail, coast horned lizard, and red-diamond rattlesnake 2) Birds: burrowing owl, loggerhead shrike, northern harrier hawk (foraging role only), white-tailed kite; and 3) Mammals: Los Angeles pocket mouse, northwestern San Diego pocket mouse and San Diego black-tailed jackrabbit. The proposed Project would impact habitat for the following non-listed and/or special-status species that have potential to occur but that are not covered by the MSHCP: 1) Reptiles: California glossy snake, coast patch-nosed snake, and southern California legless lizard; and 2) Mammals: Dulzura pocket mouse. (GLA, 2020a, pp. 51-52)

- **Burrowing Owl.** No Burrowing owls or physical evidence of burrowing owls were detected in the Study Area during focused surveys conducted by GLA in 2019. However, pursuant to the 2006 MSHCP Burrowing Owl Survey Instructions, pre-construction owl surveys must be performed no more than 30 days prior to disturbance. If burrowing owls are detected during pre-construction surveys, then owls must be relocated from the site outside of the breeding season following accepted protocols, and subject to the approval of the Regional Conservation Authority (RCA), CDFW, and USFWS. The Project would be required to conduct pre-construction burrowing owl surveys pursuant to EIR No. 466 Mitigation Measure MM Bio 2, which would be enforced as part of the County's standard condition of approval for pre-construction burrowing owl surveys. Consistent with the finding of EIR No. 466, compliance with Mitigation Measure MM Bio 2 and the County's standard condition of approval would reduce impacts to the burrowing owl to less-than-significant levels. (GLA, 2020a, p. 52)
- **Other Non-Listed Species.** Proposed impacts to coastal whiptail, coast horned lizard, ferruginous hawk (foraging role only), loggerhead shrike (foraging role only), Los Angeles pocket mouse, northwestern San Diego pocket mouse, northern harrier (foraging role only), red diamond rattlesnake, San Diego black-tailed jackrabbit, and white-tailed kite, would be less than significant under CEQA. This is based on the number of individuals potentially affected, the species role in the Project area, and/or whether the species remains "common" to the region. Regardless, these species are designated as covered species under the MSHCP, and the loss of habitat for these species would be covered through the MSHCP and payment of development fees pursuant to Riverside County Ordinance No. 810. (GLA, 2020a, p. 52)

Impacts to Raptors

The Project would remove 39.07 acres of low-quality potential foraging habitat for raptors, including the red-tailed hawk, northern harrier, Swainson's hawk, and white-tailed kite, and the Project site does not support suitable nesting habitat on site. Due to the disturbed nature of the Project site and off-site improvement areas, general lack of small mammal and reptile activity, close proximity to human disturbance, and small size of low-quality suitable habitat, impacts to raptor foraging habitat and potential nesting habitat would be less than significant under CEQA. Additionally, the northern harrier, Swainson's hawk, and white-tailed kite are covered species under the MSHCP and the loss of foraging habitat for these species would be covered through the MSHCP and payment of its development fees pursuant to Riverside County Ordinance No. 810, and impacts would therefore be less than significant. (GLA, 2020a, p. 52)

Impacts to Critical Habitat

The site does not contain any critical habitat and is not designated as critical habitat by the United States Fish and Wildlife Service (USFWS). Therefore, the proposed Project would not impact lands designated as critical habitat by the USFWS. (GLA, 2020a, p. 53)

Impacts to Nesting Birds

The Project has the potential to impact active bird nests if vegetation is removed during the nesting season (February 1 to September 15). Impacts to nesting birds are prohibited by the Migratory Bird Treaty Act (MBTA) and California Fish and Game Code. However, this finding is consistent with EIR No. 466, which imposed Mitigation Measure MM Bio-1 to require pre-construction surveys and avoidance (as necessary) of active nests during the breeding season to ensure compliance with the MBTA and California Fish and Game Code requirements. Additionally, although impacts to native birds are prohibited by MBTA and similar provisions of California Fish and Game Code, impacts to native birds by the proposed Project would not be a significant impact under CEQA for biological reasons. The native birds with potential to nest on the Project site or off-site improvement areas would be those that are extremely common to the region and highly adapted to human landscapes (e.g., house finch, killdeer). The number of individuals potentially affected by the Project would not significantly affect regional, let alone local, populations of such species. Consistent with the findings of EIR No. 466, impacts to nesting birds protected by the MBTA would be less than significant, and would be further reduced with implementation of Mitigation Measure MM Bio-1. (GLA, 2020a, p. 53)

Impacts to Special-Status Animals

As indicated in the foregoing analysis, the Project would result in less-than-significant impacts to endangered, threatened, candidate, sensitive, and/or special status species with standard regulatory compliance (including payment of fees) and implementation of the mitigation measures specified by EIR No. 466. Therefore, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

- d) **Would the proposed Project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?**

EIR No. 466 Finding: The IS/NOP prepared for EIR No. 466 disclosed that the MFBCSP site was highly disturbed due to recent grading activities and therefore did not provide value in terms of wildlife corridors or wildlife nursery sites. EIR No. 466 did not address the issue of wildlife movement or native wildlife nursery sites. (Webb, 2005, Appendix A, p. 13)

No Substantial Change from Previous Analysis: Conditions in the Project area are similar to the conditions that existed at the time EIR No. 466 was certified in 2005, but since 2005 more development has occurred in the surrounding area, thereby indicating that wildlife movement through the area is more constrained than it was when EIR No. 466 was certified. As previously shown on Figure 2-4, the Project site is surrounded by disturbed and developed lands. Furthermore, the Project site does not occur within any MSHCP-identified habitat linkages or corridors. The MSHCP is intended, in part, to facilitate wildlife movement regionally throughout western Riverside County and the Project is fully consistent with the MSHCP requirements that apply to the Project site. As such, impacts to wildlife movement and wildlife nursery sites would be less than significant. Therefore, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466. (GLA, 2020a, p. 53)

- e) **Would the proposed Project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?**

EIR No. 466 Finding: EIR No. 466 found that the MFBCSP site was disturbed for many years and converted to nonnative grassland. Much of the vegetation was weedy with nonnative grasses such as Red Brome (*Bromus madritensis* ssp. *Rubens*) dominant over most of the MFBCSP site. EIR No. 466 disclosed that no other sensitive natural communities were found on the MFBCSP site and concluded that development of the MFBCSP would have no adverse effect on sensitive natural communities, although EIR No. 466 did acknowledge the potential for impacts to non-wetland jurisdictional waters, including riparian habitats. (Webb, 2005, pp. IV-126 and IV-127)

No Substantial Change from Previous Analysis: As previously indicated in Table 2-2, the Project contains the following vegetation/land use types: developed, disturbed, disturbed/non-native grassland, disturbed/ruderal, and ornamental. As shown in Table 5-3, *Summary of Vegetation/Land Use Impacts*, the Project would result in on- and off-site impacts to 0.16 acres of developed, 2.67 acres of disturbed, 36.22 acres of disturbed/non-native grassland, 2.85 acres of disturbed/ruderal, and 0.01 acre of ornamental vegetation/land use types. However, none of these vegetation/land use types are considered sensitive habitats and all constitute non-native vegetation. Additionally, none of the vegetation/land use types on the Project site or off-site improvement areas include riparian vegetation. As such, with payment of mandatory MSHCP fees pursuant to Riverside County Ordinance No. 810, the Project would not have a substantial adverse effect on any riparian habitat or other sensitive natural community, and impacts would be less than significant. Therefore, implementation of the proposed Project would not result in

any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466. (GLA, 2020a, p. 50)

Table 5-3 Summary of Vegetation/Land Use Impacts

Vegetation Type	Project site Impacts	Offsite Impacts	Study Area Impact Totals (Acres)
Developed	0.03	0.13	0.16
Disturbed	1.98	0.69	2.67
Disturbed/Non-Native Grassland	35.36	0.86	36.22
Disturbed/Ruderal	2.60	0.25	2.85
Ornamental	0.01	0	0.01
Total	39.98	1.93	41.91

(GLA, 2020a, Table 5-1)

- f) **Would the proposed Project have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?**

EIR No. 466 Finding: EIR No. 466 disclosed that because the USGS 7.5-minute quadrangle map depicted two “blue-line” streams on the MFBCSP site, a “Routine Wetland Delineation” was conducted to determine the presence and extent of jurisdictional wetlands and/or non-wetland Waters of the U.S. Initial surveys conducted as part of the jurisdictional delineation did not locate areas that met the typical criteria for jurisdictional wetlands. Soil test pits excavated failed the typical three-parameter test (presence of hydrophytic vegetation, hydric soils, and wetland hydrology). Two drainages and a depressional area that appeared to collect nuisance water were all tested but failed to meet the criteria for wetlands. According to EIR No. 466, mapped blue-line streams were difficult to reconcile in the field given that historic uses have fragmented, channelized, and damaged them. The two east to west oriented mapped blue-line streams and one unmapped depressional area were disarticulated from historic drainages within the MFBCSP area and extant drainages outside the MFBCSP area. EIR No. 466 determined that most of the historical drainages have been impacted or realigned as part of extensive improvements in the surrounding area, including Cajalco Expressway and other roadways in the area. EIR No. 466 identified a potential drainage area that likely qualifies as a Waters of the U.S. EIR No. 466 determined that if the “waters” are to be filled as part of future implementing development, prior to grading, the implementing development(s) would be required to obtain a Section 404 permit from the U.S. Army Corps of Engineers (Corps), a Section 401 Water Quality Certification from the Santa Ana Regional Water Quality Control Board (RWQCB), and a 1602 Streambed Alteration Agreement from the California Department of Fish and Wildlife (CDFW). By complying with regulatory requirements, including compensatory mitigation that is identified in the permits, EIR No. 466 concluded that the MFBCSP would have less-than-significant impacts to waters under federal and state jurisdiction. (Webb, 2005, pp. IV-126 and IV-127)

No Substantial Change from Previous Analysis: A jurisdictional delineation for the Project site was conducted by GLA, the results of which are provided as Appendix C to the Project’s BTR (*Technical Appendix B1*). As concluded therein, the Project site contains a roadside ditch constructed in, and

draining, wholly upland areas, which does not support a relatively permanent flow of water. The roadside ditch supports an ephemeral flow of water, such as after sizable precipitation events. The ditch begins at the southeast corner of the staging/stockpile property, and drains into a concrete-bottomed, concrete-sided culvert which is located offsite near the northeast corner of the property. The roadside ditch does not exhibit indicators of an Ordinary High Water Mark (OHWM) and are not regulated by the U.S. Army Corps of Engineers (Corps) under Section 404 of the Clean Water Act (CWA). As this feature is the only drainage-related feature within the Project, there are no Corps jurisdictional waters which would be regulated pursuant to Section 404 of the CWA within the Project site or off-site improvement areas. Thus, impacts to Corp jurisdictional areas and wetlands would not occur with implementation of the Project. (GLA, 2020a, pp. 45-46)

However, the above-described roadside ditch is subject to regulation by the RWQCB and CDFW. Areas of RWQCB and CDFW jurisdiction on site are depicted on Figure 5-1, *RWQCB Jurisdictional Delineation Map*, and Figure 5-2, *CDFW Jurisdictional Delineation Map*. Specifically, the Project site contains 0.07 acre (651 linear feet) of RWQCB jurisdiction, none of which consists of jurisdictional wetlands. Additionally, the Project site contains 0.12 acre of CDFW jurisdictional waters, all of which consists of non-riparian streambed. Implementation of the proposed Project would result in impacts to the 0.07-acre RWQCB jurisdictional areas and the 0.12 acre of CDFW jurisdictional waters on site, none of which consists of vegetated riparian habitat and all of which consists of non-riparian, concrete-lined roadside ditch. This roadside ditch does not support riparian vegetation (herbaceous or woody) and would support water flow only during and shortly after rainfall events. This feature does not provide habitat to plant or wildlife species beyond what the adjacent uplands provide. Although removal of this feature triggers Regional Board Waste Discharge and Fish and Game Code 1602 permitting/authorizations, the removal of up to 0.12 acre of this ephemeral, earthen-bottomed roadside ditch would not significantly impact water resources or associated biological resources in the vicinity or at a regional level. As such, and consistent with the findings of EIR No. 466, impacts to jurisdictional waters and wetlands would be less than significant. (GLA, 2020a, p. 46)

Consistent with the findings of EIR No. 466, the Project's impacts to 0.07-acre RWQCB jurisdictional areas and 0.12 acre of CDFW jurisdictional waters would require permits/agreements from the regulatory agencies, including a CDFW Section 1602 Streambed Alteration Agreement and notification to CDFW and the Regional Board in accordance with the Waste Discharge Requirements under Section 13260 of the CWC (the Porter-Cologne Water Quality Control Act). Compensatory mitigation would be required as part of the permitting process with the RWQCB and CDFW and would include the purchase of mitigation credits from the Riverpark Mitigation Bank (or other approved mitigation bank) at a minimum 1:1 (impact:mitigation) ratio. The requirement to obtain permits from the regulatory agencies has been included as part of the Project's conditions of approval.

Based on the foregoing analysis, and with completion of the RWQCB and CDFW permitting processes, the Project would not have a substantial adverse effect on federally-protected wetlands as defined by Section 404 of the Clean Water Act and impacts would be less than significant. Therefore, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.



Source(s): Chem Lotos Associates (04-14-2020)



T&B Planning, Inc.

Figure 5-1

RWQCB Jurisdictional Delineation Map



Source(s): Chem Labor Associates; (04-14-2020)



T&B Planning, Inc.

Figure 5-2

CDFW Jurisdictional Delineation Map

g) Would the proposed Project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

EIR No. 466 Finding: The IS/NOP prepared for EIR No. 466 indicated that the Mead Valley Area Plan of the General Plan has established policies to promote the retention of existing stands of Oak Trees, and found that the MFBCSP would not eliminate any stands of Oak Trees. The IS/NOP noted that no other policies had been established for the protection of biological resource protection that would be applicable to the MFBCSP. As such, the IS/NOP found that no impact would occur and this issue was not addressed in EIR No. 466. (Webb, 2005, Appendix A, p. 12)

No Substantial Change from Previous Analysis: Aside from the MSHCP, which is addressed above under Threshold a., the only local policies or ordinances protecting biological resources within the Project area are County Ordinance No. 559 (Regulating the Removal of Trees), the Stephens Kangaroo Rat Habitat Conservation Plan (SKR HCP), and the County's Oak Tree Management Guidelines. Ordinance No. 559 pertains to parcels or property located above 5,000 feet in elevation. As discussed above in Subsection 2.3.1, elevations on the Project site range from approximately 1,522 feet to 1,564 feet amsl. Therefore, because the Project site does not reach an elevation of 5,000 feet, Ordinance No. 559 is not applicable to the Project site and no impact would occur. The Project site is not targeted for conservation under the SKR HCP, and pursuant to Riverside County Ordinance No. 663, the Project Applicant would be required to contribute fees towards establishing and maintaining conservation areas for the SKR. With mandatory compliance to County Ordinance No. 663, the Project would not conflict with the SKR HCP. Additionally, under existing conditions, areas subject to impact as part of the Project do not contain any oak trees (Google Earth, 2018; GLA, 2019a). As such, the Project has no potential to result in a conflict with the County's Oak Tree Management Guidelines. Based on the foregoing analysis, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

Project Requirements and EIR No. 466 Mitigation Compliance

EIR No. 466 identified several mitigation measures to address impacts to biological resources. These measures, which are listed below, would continue to apply to the proposed Project and would be enforced as part of the Project's conditions of approval. It should be noted that minor revisions have been made to Mitigation Measure MM Bio 1 to reflect current regulatory requirements, and are not the result of any new or increased significant impact caused by the Project.

MM Bio 1: In order to avoid violation of the Migratory Bird Treaty Act (MBTA) and the California Fish and Game Code site-preparation activities (removal of trees and vegetation) shall be avoided, to the greatest extent possible, during the nesting season (February 1 to ~~August 31~~ September 15) of potentially occurring native and migratory bird species.

If site-preparation activities are to occur during the nesting/breeding season (February 1 through ~~July 31~~ September 15), a pre-activity field survey shall be conducted by a qualified biologist to determine if active nests of species protected by the Migratory Bird Treaty Act (MBTA) or the California Fish and Game Code are present in the construction zone or

within a buffer of 500 feet. If active nests are not located within the project area and appropriate buffer, construction may be conducted during the nesting/breeding season. However, if active nests are located during the pre-activity field survey, no grading or heavy equipment activity shall take place within 500 feet of an active listed species or raptor nest, 300 feet of another sensitive or protected (under MBTA or California Fish and Game Code) bird's nest (non-listed), or within 100 feet of sensitive or protected songbird nests until the end of the nesting/breeding season; unless a qualified biologist conducts a subsequent field survey and determines that these restrictions are no longer required for protection of nesting/breeding activities at previously identified active nests and authorizes grading and heavy equipment activity to proceed.

MM Bio 2: A pre-construction survey for resident burrowing owls will be conducted by a qualified biologist 30 days prior to commencement of grading and construction activities. If ground disturbing activities are delayed or suspended for more than 30 days after the preconstruction survey, the site shall be resurveyed for owls. The pre-construction survey and any relocation activity will be conducted in accordance with the requirements of the MSHCP. If active nests are located, they shall be avoided and outside of the breeding season the owls may be passively relocated. To adequately avoid active nests during the breeding season (February 1 through August 31), no grading or heavy equipment activity shall take place within 250 feet of an active nest.

If burrowing owls occupy the site and cannot be avoided, passive relocation shall be used to exclude owls from their burrows, as required by the Riverside County Environmental Programs Department. Relocation shall be conducted outside the breeding season or once the young are able to leave the nest and fly. Passive relocation is the exclusion of owls from their burrows (outside the breeding season or once the young are able to leave the nest and fly) by installing one-way doors in burrow entrances. These one-way doors allow the owl to exit the burrow, but not enter it. These doors should be left in place 48 hours to ensure owls have left the burrow. The project area should be monitored daily for one week to confirm owl use of burrows before excavating burrows in the impact area. Burrows should be excavated using hand tools and refilled to prevent reoccupation. Sections of flexible pipe should be inserted into the tunnels during excavation to maintain an escape route for any animals inside the burrow.

Project Specific Conditions of Approval

The following condition of approval has been imposed on the Project in order to ensure that appropriate permits are obtained from the regulatory agencies prior to impacts to on-site features that are subject to jurisdiction by the RWQCB and/or CDFW. It should be noted that EIR No. 466 disclosed the potential need to obtain regulatory agency permits. Moreover, and as discussed under the analysis of Threshold f., above, the Project would not result in substantial adverse impacts to State- or federally-protected wetlands as none of the jurisdictional areas on site comprise wetlands; as such, no mitigation is required under CEQA for the Project's impacts beyond what is required as part of the permitting process with the regulatory agencies.

- Prior to issuance of grading permits, the Project Applicant shall obtain the appropriate permits from the regulatory agencies, including a CDFW Section 1602 Streambed Alteration Agreement and notification to the CDFW and Regional Board in accordance with the Waste Discharge Requirements under Section 13260 of the CWC (the Porter-Cologne Water Quality Control Act). As part of the permitting process, it is expected that the regulatory agencies will require compensatory mitigation for permanent impacts to 0.07-acre of Regional Board jurisdiction, none of which consist of jurisdictional wetlands, and approximately 0.12 acre of CDFW jurisdiction, none of which consists of vegetated riparian habitat and all of which consists of non-riparian, earthen ditch, at a minimum 1:1 mitigation-to-impact ratio through the purchase of rehabilitation, re-establishment, and/or establishment mitigation credits at the Riverpark Mitigation Bank. In the event that compensatory mitigation credits are not available from the Riverpark Mitigation Bank at the time of proposed work commencement, the Project Applicant shall enter into an agreement to purchase rehabilitation credits from the Santa Ana River Watershed In-Lieu Fee Program (SARW-ILFP) at a 2:1 mitigation-to-impact ratio. The compensatory mitigation shall consist of the rehabilitation of riparian habitat within the Santa Ana River Watershed.

5.1.5 Cultural Resources

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
<i>Would the project:</i>				
8. Historic Resources				
a. Alter or destroy an historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a) **Would the proposed Project alter or destroy an historic site?**
- b) **Would the proposed Project cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?**

EIR No. 466 Finding: EIR No. 466 documented that cultural resource surveys occurred within the MFBCSP between April and June, 2004. The results of the analysis determined that no federal or state significant historical resources were located within the MFBCSP site. The only man-made features recorded within the MFBCSP area during the historic period were various roads, and no buildings or other development were evident. EIR No. 466 noted that the entire MFBCSP area remained vacant and undeveloped throughout the historic period and up to when EIR No. 466 was certified. Therefore, EIR No. 466 concluded

that potential impacts to historic resources were not expected and that impacts would be less than significant. (Webb, 2005, p. IV-134)

No Substantial Change from Previous Analysis: The Project would not develop or disturb any additional property that EIR No. 466 did not assume would be developed. Properties within the MFBCSP area, including the Project site, were prepared for development as part of the "Oakwood Business Park" (CFD 88-8) with construction of roadways, infrastructure, and rough grading of building pads. No historical resources have been discovered on the site since EIR No. 466 was prepared. Additionally, CRM Tech completed a cultural resources investigation for the Project site, which is included as Technical Appendix I. The study concludes that the entire Project site has been vacant and undeveloped since the 1940s, and no historical resources exist within or adjacent to the Project site, and thus the Project would not cause a substantial adverse change to any known historical resources. (CRM Tech, 2019, p. 4) Notwithstanding, in the unlikely circumstance that historical resources are encountered during construction of the proposed Project, then Mitigation Measure MM Cultural 1 from EIR No. 466 would apply. Mitigation Measure MM Cultural 1 requires that if any historical, cultural, or archaeological resources are encountered, then all work in the area must cease until the resource can be evaluated by a qualified archaeologist and an appropriate method of treatment of the resource has been identified. As such, and consistent with the finding of EIR No. 466, the Project’s impacts to historical resources would be less than significant with implementation of Mitigation Measure MM Cultural 1. Based on the foregoing analysis, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
<i>Would the project:</i>				
9. Archaeological Resources				
a. Alter or destroy an archeological site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Cause a substantial adverse change in the significance of an archeological resource as defined in California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a) Would the proposed Project alter or destroy an archeological site?
- b) Would the proposed Project cause a substantial adverse change in the significance of an archeological resource as defined in California Code of Regulations, Section 15064.5?

EIR No. 466 Finding: EIR No. 466 indicated that 15 archaeological sites were identified within the MFBCSP boundaries. A Phase II Archaeological Survey was conducted on the 15 sites, which were determined to consist of shallow grinding slicks on the surface of granitic boulder outcrops. EIR No. 466 noted that the general interpretation of this site type is that they are lightly used, temporary food processing sites from the Lake Prehistoric Period located away from the living/camping areas, with little information potential beyond what is observed on the surface and noted in the existing site records. EIR No. 466 determined that although development of the MFBCSP has the potential to alter or destroy these sites, the sites are considered to have been adequately documented by the Historical/Archaeological Resources Survey Report and the Archaeological Testing and Site Evaluations conducted in association with EIR No. 466 (refer to Appendix D to EIR No. 466). Based upon the findings of the cultural resource surveys and the documentation of the sites in the records of the Eastern Information Center, EIR No. 466 concluded that the alteration or destruction of these sites is considered to be below the level of significance. EIR No. 466 determined that prehistoric resources may be identified in buried context and impacted during buildout of the MFBCSP. This was disclosed as a potentially significant impact, which would be reduced to less-than-significant levels with the incorporation of EIR No. 466 Mitigation Measure MM Cultural 1. (Webb, 2005, pp. IV-134 through IV-137)

No Substantial Change from Previous Analysis: The Project would not develop or disturb any additional property that EIR No. 466 did not assume would be developed. Properties within the MFBCSP area, including the Project site, were prepared for development as part of the "Oakwood Business Park" (CFD 88-8) with construction of roadways, infrastructure, and rough grading of building pads. No archaeological resources have been discovered on-site since EIR No. 466 was certified. Thus, it is unlikely that any archaeological resources occur within the Project site. Additionally, CRM Tech completed a cultural resources investigation for the Project site, which is included as *Technical Appendix I*. As documented in *Technical Appendix I*, CRM Tech conducted a survey in 2004 that included the Project site. As a result of this investigation, two archaeological sites of prehistoric (i.e., Native American) origin were identified on site (CRM Tech, 2019, p. 1):

- Site 33-003500 (CA-RIV-3500): three bedrock milling features with a slick on each;
- Site 33-003501 (CA-RIV-3501): two bedrock milling features with a slick on each.

CRM Tech subsequently carried out a Phase II archaeological testing program on all 15 sites in the 275-acre MFBCSP area, including the above-listed sites. During the Phase II study, a total of two excavation units and six shovel test pits were hand-dug at 33-003500 and 33-003501, and no cultural materials were recovered from either site. At the completion of the testing program, both 33-003500 and 33-003501 were both determined not to qualify as "historical resources," as defined by CEQA. During field investigations conducted by CRM Tech in 2019, updated records searches, and a historical background search, no additional cultural resources were identified on the Project site. (CRM Tech, 2019, p. 1) As

such, the Project would not result in any impacts to any known archeological resource, as defined in Section 15064.5 of the California Code of Regulations, and impacts would be less than significant.

Notwithstanding, in the unlikely circumstance that archaeological resources are encountered during construction of the proposed Project, then Mitigation Measure MM Cultural 1 from EIR No. 466 would apply (as modified herein to reflect the standard County condition of approval [COA]). Mitigation Measure MM Cultural 1 requires that if any historical, cultural, or archaeological resources are encountered, then all work in the area must cease until the resource can be evaluated by a qualified archaeologist and an appropriate method of treatment of the resource has been identified, in coordination with the County Archaeologist and a Native American tribal representative (or other appropriate ethnic/cultural group representative). As such, and consistent with the finding of EIR No. 466, the Project's impacts to archaeological resources would be less than significant with implementation of Mitigation Measure MM Cultural 1. Based on the foregoing analysis, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

c) Would the proposed Project disturb any human remains, including those interred outside of formal cemeteries?

EIR No. 466 Finding: The IS/NOP prepared for EIR No. 466 indicated that buildout of the MFBCSP was not expected to disturb any human remains, including those interred outside of formal cemeteries. The IS/NOP concluded that due to the lack of formal cemeteries and informal family burial plots on the MFBCSP site, the MFBCSP would have no impact on human remains. The IS/NOP noted that standard County conditions of approval require work to stop and qualified archaeologists to be consulted in the unlikely event that unknown human remains are uncovered during construction or development activities. As such, the IS/NOP concluded that impacts would be less than significant, and this issue was not evaluated in EIR No. 466. (Webb, 2005, Appendix A, pp. 14 and 15)

No Substantial Change from Previous Analysis: The Project would not develop or disturb any additional property that EIR No. 466 did not assume would be developed. The Project site does not contain a cemetery and no known formal cemeteries are located within the immediate site vicinity. Nevertheless, the remote potential exists that human remains may be unearthed during grading and excavation activities associated with Project construction. EIR No. 466 Mitigation Measure MM Cultural 2 would apply, which requires the County coroner to be notified in the event human remains are discovered and also requires Native American consultation if appropriate. Additionally, in the event that human remains are discovered during Project grading or other ground disturbing activities, the Project would be required to comply with the applicable provisions of California Health and Safety Code §7050.5 as well as Public Resources Code §5097 et. seq. California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Pursuant to California Public Resources Code Section 5097.98(b), remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made by the Coroner. If the Coroner determines the remains to be Native American, the California Native American Heritage Commission (NAHC) must be contacted and the NAHC must then immediately notify the "most likely descendant(s)" of receiving notification of the discovery. The most likely descendant(s) shall then make

recommendations within 48 hours, and engage in consultations concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Consistent with the findings of EIR No. 466, and assuming mandatory compliance with state law and Mitigation Measure MM Cultural 2, implementation of the proposed Project would not result in any adverse impacts to any human remains. Based on the foregoing analysis, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

Project Requirements and EIR No. 466 Mitigation Compliance

EIR No. 466 identified mitigation measures to address impacts to cultural resources. These measures, which are listed below, would continue to apply to the proposed Project and would be enforced as part of the Project's conditions of approval. It should be noted that Mitigation Measure MM Cultural 1 has been updated to reflect the County's standard condition of approval for the discovery of previously unidentified cultural resources, and was not modified as the result of the Project causing any new or increased significant impacts. Mitigation Measure MM Cultural 2 has been revised to reflect the County's standard condition of approval for the discovery of human remains. These changes to match the County's standard conditions of approval are actually more protective of the environment with greater detail and clarity than the original mitigation measures. Additionally, EIR No. 466 Mitigation Measure MM Cultural 3, which requires tribal monitoring during grading activities within MFBCSP Planning Areas 6 and 7, would apply to grading activities on the Building 20 and Staging Area sites (both of which are located in MFBCSP Planning Area 6), but would not apply to the detention basin site as the detention basin site is located in MFBCSP Planning Area 5.

MM Cultural 1: If buried materials of potential historical, cultural or archaeological significance are accidentally discovered during any earth-moving operations associated with the proposed project, all work ground disturbance within 100 feet of the discovered cultural resources in that area should shall be halted or diverted. The Project Applicant shall contact the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be convened between the Project Applicant, the Project until a qualified Archaeologist, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss can evaluate the nature and significance of the finds. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc.) for the cultural resources. Resource evaluations shall be limited to non-destructive analysis. Further ground-disturbing activities shall not resume within the area of the discovery until the appropriate treatment has been accomplished. f the find is determined to be an historical or unique archaeological resource, as defined in Section 15064.5 of the California Code of Regulations (State CEQA Guidelines), avoidance or other appropriate measures shall be implemented

MM Cultural 2: In the event of the accidental discovery or recognition of any human remains during excavation/construction, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until the County Coroner has been contacted and any required investigation or required Native American consultation has been completed. The developer/permit holder or any successor of interest shall comply with State Health and Safety Code Section 7050.5.

MM Cultural 3: A qualified archeologist and a tribal monitor from the Pechanga Tribe shall be present during all grading activities in that portion of the Project site located east of Harvill Avenue and north of Markham Street (i.e., Planning Area 6 and Planning Area 7) involving the initial ground disturbance and excavation of this portion of the project site.

5.1.6 Energy

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
<i>Would the project:</i>				
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 type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with or obstruct a State or Local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a) **Would the proposed Project result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?**
- b) **Would the proposed Project conflict with a State or Local plan for renewable energy or energy conservation?**

EIR No. 466 Finding: The IS/NOP prepared for EIR No. 466 indicated that the MFBCSP would meet all requirements of Title 24 California Code of Regulations construction for energy savings, but indicated that there were no energy conservation plans associated with the MVAP which would affect the MFBCSP site. Therefore, the IS/NOP concluded that no impacts due to a conflict with energy conservation plans would occur and this issue was not addressed in EIR No. 466. (Webb, 2005, Appendix A, pp. 48 and 50)

No Substantial Change from Previous Analysis: EIR No. 466 evaluated various scenarios for development of Planning Area 5 of the MFBCSP, including a scenario in which all MFBCSP planning areas (including Planning Area 5) would be developed with warehouse/distribution uses. Under the warehouse/distribution scenario, EIR No. 466 assumed that the entire MFBCSP would be developed with up to 6,215,500 s.f. of warehouse/distribution uses on approximately 279.23 acres (excluding major roads). Thus, EIR No. 466 assumed that warehouse/distribution uses would be developed at an average Floor Area Ratio (FAR) of 0.51 (6,215,500 s.f. ÷ 12,163,258.8 s.f. [279.23 acres] = 0.51). It is likely that the Staging Area site would be developed in the future by others with light industrial land uses. Thus, excluding the Staging Area site, EIR No. 466 assumed that the Building 20 and detention basin sites, which encompass 20.7 acres (combined), would be developed with up to 459,863 s.f. of warehouse/distribution uses (901,692 s.f. [20.7 acres] x 0.51 = 459,863 s.f.). (Webb, 2005, Table IV-49)

Based on the energy consumption rates utilized in the County’s General Plan Update EIR (EIR No. 521), Table 5-4, *Comparison of Electricity Demand*, and Table 5-5, *Comparison of Natural Gas Demand*, show the amount of electricity and natural gas, respectively, that would be consumed under the warehouse/distribution scenario evaluated by EIR No. 466 as compared to the proposed Project. As shown, when compared to the warehouse/distribution scenario evaluated in EIR No. 466, the Project would result in a substantial reduction in the amount of electricity and natural gas consumed as compared to what was evaluated in EIR No. 466. (Riverside County, 2015, Table 5.5-O and Table 5.5-P)

Notwithstanding the fact that the Project would consume less electricity and natural gas than the warehouse/distribution scenario evaluated in EIR No. 466, provided below is an analysis of the proposed Project’s anticipated energy use which determines that the Project would not result in the wasteful, inefficient, or unnecessary consumption of energy during either construction or long-term operation, and also demonstrates that the Project would not conflict with a State or local plan for renewable energy or energy conservation.

Table 5-4 Comparison of Electricity Demand

Land Use	Development Intensity	Demand Factors	Annual Demand
<i>EIR No. 466 Electricity Demand for Building 20 and Detention Basin Sites (Warehouse Distribution Scenario)</i>			
Light Industrial	459,863 s.f. ¹	10.50 kWh/year/s.f.	4,828,562 kWh/year
<i>Proposed Project Electricity Demand (Building 20)</i>			
Light Industrial	426,821 s.f.	10.50 kWh/year/s.f.	4,481,621 kWh/year
Net Difference:	-33,042 s.f.	--	- 346,941 kWh/year

1. EIR No. 466 assumed that the MFBCSP would be developed with up to 6,215,500 s.f. of industrial uses on approximately 279.23 acres (excluding major roads), for an overall FAR of approximately 0.51. Thus, EIR No. 466 assumed the Building 20 and detention basin sites (20.7 acres total) would be developed with up to 459,863 s.f. of light industrial land uses (20.7 acres x 43,560 s.f./acre x 0.51 = 459,863 s.f.).

Notes: s.f. = square foot/feet; kWh = Kilowatt hours.

(Riverside County, 2015, Table 5.5-O; Webb, 2005, Table IV-49)

Table 5-5 Comparison of Natural Gas Demand

Land Use	Development Intensity	Demand Factors	Annual Demand
EIR No. 466 Natural Gas Demand for Building 20 and Detention Basin Sites (Warehouse Distribution Scenario)			
Light Industrial	459,863 s.f. ¹	27.6 cfy/s.f.	12,692,219 cfy
Proposed Project Natural Gas Demand			
Light Industrial	426,821 s.f.	27.6 cfy/s.f.	11,780,260 cfy
Net Difference:	- 33,042 s.f.	--	- 911,959 cfy

1. EIR No. 466 assumed that the MFBCSP would be developed with up to 6,215,500 s.f. of industrial uses on approximately 279.23 acres (excluding major roads), for an overall FAR of approximately 0.51. Thus, EIR No. 466 assumed the Building 20 and detention basin sites (20.7 acres total) would be developed with up to 459,863 s.f. of light industrial land uses (20.7 acres x 43,560 s.f./acre x 0.51 = 459,863 s.f.).

Notes: s.f. = square foot/feet; cfy = cubic feet per year.

(Riverside County, 2015, Table 5.5-P; Webb, 2005, Table IV-49)

Project-Related Energy Demands

Energy and Fuel Use for Project Construction

The Project's construction process would consume electrical energy and fuel. However, since EIR No. 466 was certified in 2005, federal, State, and regional regulations have become more stringent, thereby resulting in increased energy efficiency for construction vehicles and equipment as compared to what was assumed by EIR No. 466. Moreover, Project-related construction would represent a "single-event" electric energy and fuel demand and would not require on-going or permanent commitment of energy or diesel fuel resources for this purpose. Fuel consumed by construction equipment would be the primary energy resource expended over the course of Project-related construction. The aggregate fuel consumption rate for all equipment is estimated at 18.5 horsepower hours per gallon (hp-hr-gal.), obtained from the cited fuel consumption rate factors presented in Table D-24 of the Moyer guidelines (CARB, 2011, p. D-28). Construction workers would also consume fuel traveling to and from the site. An aggregated fuel economy of light duty automobiles (vehicle class within the California sub-area for a 2019 calendar year) are calculated to have a fuel efficiency of 28.17 miles per gallon (MPG).

Indirectly, construction energy efficiencies and energy conservation would be achieved through the use of bulk purchases, transport, and use of construction materials. The 2017 Integrated Energy Policy Report (IEPR) published by the California Energy Commission (CEC) shows that fuel efficiencies are improving for on and off-road vehicle engines due to more stringent government requirements. The amount of energy and fuel use anticipated by the Project's construction activities would be typical for the type of construction proposed because there are no aspects of the Project's proposed construction process that are unusual or energy-intensive, and Project construction equipment would conform to the applicable CARB emissions standards, which promote equipment fuel efficiencies. CCR Title 13, Title 13, Motor Vehicles, Section 2449(d)(3), *Idling*, limits idling times of construction vehicles to no more than 5 minutes, thereby precluding unnecessary and wasteful consumption of fuel due to unproductive idling of construction equipment. Enforcement of idling limitations is realized through periodic site inspections conducted by County building officials, and/or in response to citizen complaints. As supported by the preceding discussions, Project construction energy consumption would not be considered inefficient,

wasteful, or otherwise unnecessary, and would be less than the energy demands anticipated by EIR No. 466.

Energy Use for Project Operation

Transportation Energy Demands

Since EIR No. 466 was certified in 2005 there has been a substantial increase in regulations governing fuel efficiency in motor vehicles, thereby indicating that energy associated with the Project's transportation energy demands would be less than was assumed by EIR No. 466.

Energy that would be consumed by Project-generated traffic is a function of total vehicle miles traveled (VMT) and estimated vehicle fuel economies of vehicles accessing the Project site. Fuel would be provided by commercial vendors, which are required to comply with state and federal requirements regarding energy efficiency. Trip generation and VMT generated by up to 426,821 s.f. of high-cube transload short-term warehouse uses would be consistent with other light industrial uses similar in scale and configuration, because the Project does not propose uses or operations that would inherently result in excessive and wasteful vehicle trips and VMT, nor associated excess and wasteful vehicle energy consumption.

Additionally, and as discussed above, under the warehouse/distribution scenario evaluated in EIR No. 466, EIR No. 466 assumed that the Project site would be developed with warehouse/distribution uses at a Floor Area Ratio (FAR) of 0.51 ($6,215,500 \text{ s.f.} \div 12,163,258.8 \text{ s.f. [279.23 acres]} = 0.51$). Thus, EIR No. 466 anticipated that the Building 20 and detention basin sites (20.7 acres combined) would be developed with up to 459,863 s.f. of light industrial building area ($901,692 \text{ s.f. [20.7 acres]} \times 0.51 \text{ FAR} = 459,863 \text{ s.f.}$). The 426,821 s.f. of high-cube transload short-term warehouse building proposed by the Project Applicant would generate less traffic than the 459,863 s.f. of warehouse/distribution uses assumed for the Building 20 and detention basin sites by EIR No. 466. Specifically, based on the trip generation rates used in the Project's TIA (*Technical Appendix H*), development of the Project site with 459,863 s.f. of warehouse/distribution uses would generate 1,548 Average Daily Trips (ADT) in terms of actual vehicles, as compared to the 598 ADT that would be generated by the Project (Urban Crossroads, 2020c, Table 4-3). Thus, traffic associated with the Project would result in the consumption of substantially less fuel as compared to what was assumed by EIR No. 466 for the warehouse/distribution scenario. (Urban Crossroads, 2020c, Table 4-3).

Enhanced fuel economies realized pursuant to federal and State regulatory actions, and related transition of cars and trucks to alternative energy sources (e.g., electricity, natural gas, bio fuels, hydrogen cells) would likely decrease future gasoline fuel demands per VMT. The location of the Project proximate to regional and local roadway systems tends to reduce VMT within the region, acting to reduce regional vehicle energy demands. Project-related development also would include the establishment of eight-foot wide community trail segments along the Project's frontages with Seaton Avenue and Harvill Avenue, which would encourage pedestrian and transit access, thereby reducing VMT and associated energy consumption. As supported by the preceding discussions, the Project's transportation energy consumption would not be considered inefficient, wasteful, or otherwise unnecessary, and would be less than was assumed for the site by EIR No. 466.

Facility Energy Demands

Project implementation would result in the conversion of the Building 20 and detention basin sites from their existing condition to an industrial development that would include up to 426,821 s.f. of high-cube transload short-term warehouses uses and a 2.5-acre detention/bio-retention basin. This land use would increase the site's demand for energy. Specifically, the Project would consume energy for space and water heating, air conditioning, lighting, and operation of equipment and appliances. Table 5-4 and Table 5-5 (previously presented) provide an estimate of electricity and natural gas demands at Project buildout, respectively, as compared to the land uses evaluated for the Project site by EIR No. 466. As shown in Table 5-4 and Table 5-5, buildout of the Project is conservatively estimated to require approximately 4,481,621 kilowatt hours per year (kWh/year) of electricity and 11,780,260 cubic feet per year (cfy) of natural gas.

Energy use in buildings is divided into energy consumed by the built environment and energy consumed by uses that are independent of the construction of the building such as plug-in appliances. In California, the California Building Standards Code Title 24 governs energy consumed by the built environment, mechanical systems, and some types of fixed lighting. Non-building energy use, or "plug-in" energy use can be further subdivided by specific end-use (refrigeration, cooking, appliances, etc.).

For new development such as that proposed by the Project Applicant, compliance with California Building Standards Code Title 24 energy efficiency requirements (CALGreen) are considered demonstrable evidence of efficient use of energy. The proposed high-cube transload short-term warehousing building would be required to promote and provide for energy efficiencies beyond those required under other applicable federal or State of California standards and regulations, and in so doing would meet all California Building Standards Code 24 standards. Moreover, energy consumed by the Project is expected be comparable to other light industrial uses of similar scale and intensity that are constructed and operating in California, because the Project does not propose uses or operations that would inherently result in excessive and wasteful energy consumption. Furthermore, the Project would be conditioned to comply with Riverside County Climate Action Plan (CAP) Measure R2-CE1, *Clean Energy*. To demonstrate compliance with Measure R2-CE1, the Project Applicant would be required to show that 20 percent of the building's energy demand has been offset through on-site renewable energy production (including but not limited to solar), unless such offset is demonstrated by the Project Applicant to be infeasible. As indicated on the floor plans included as part of Plot Plan No. 180029, the roof for Building 20 is required to be designed to support future solar panels equal to 43% of the building area. As required by CAP Measure R2-CE1, the Project would be conditioned to demonstrate that the proposed solar panels would meet a minimum of 20 percent of the building's energy demand, or must demonstrate that it is infeasible to achieve a 20 percent offset. Because the Project would be subject to the CALGreen requirements and Riverside County CAP Measure R2-CE1, and because the Project Applicant does not propose operational characteristics that are substantially different from other similarly situated light industrial developments, the Project would not result in the inefficient, wasteful, or unnecessary consumption of energy. Furthermore, the Project would not cause or result in the need for additional energy facilities or energy delivery systems.

Project Consistency with Energy Conservation Plans and Regulations

Under existing conditions, there are no adopted State or local plans for renewable energy or energy efficiency in the Project area. Thus, the Project would have no potential to conflict with such plans, and no impact would occur. Additionally, and as discussed below, the Project would be consistent with or otherwise would not conflict with policies and requirements related to energy conservation.

Project Consistency with Intermodal Surface Transportation Efficiency Act (ISTEA) of 1991: The Intermodal Surface Transportation Efficiency Act of 1991 (ISTEA) promoted the development of intermodal transportation systems to maximize mobility as well as address national and local interests in air quality and energy. ISTEA contained factors that Metropolitan Planning Organizations (MPOs) were to address in developing transportation plans and programs, including some energy-related factors. To meet the new ISTEA requirements, MPOs adopted explicit policies defining the social, economic, energy, and environmental values guiding transportation decisions.

Transportation and access to the Project site is provided primarily by the local and regional roadway systems. The Project would not interfere with, nor otherwise obstruct intermodal transportation plans or projects that may be realized pursuant to the ISTEA because no intermodal facilities are planned on or through the Project site.

Project Consistency with the Transportation Equity Act for the 21st Century (TEA-21): The Transportation Equity Act for the 21st Century (TEA-21) was signed into law in 1998 and builds upon the initiatives established in the ISTEA legislation, discussed above. TEA-21 authorizes highway, highway safety, transit, and other efficient surface transportation programs. TEA-21 continues the program structure established for highways and transit under ISTEA, such as flexibility in the use of funds, emphasis on measures to improve the environment, and focus on a strong planning process as the foundation of good transportation decisions. TEA-21 also provides for investment in research and its application to maximize the performance of the transportation system through, for example, deployment of Intelligent Transportation Systems, to help improve operations and management of transportation systems and vehicle safety.

The Project site is located along major transportation corridors with proximate access to the Interstate freeway system via I-215. The site selected for the Project facilitates access, acts to reduce vehicle miles traveled, takes advantage of existing infrastructure systems, and promotes land use compatibilities through collocation of similar uses. This is because the Project site is located only 0.6 roadway mile from the I-215 on-and-off ramps, the Project area already is served with roadway and utilities infrastructure, and the Project site is located in an area planned for light industrial development as part of the General Plan and MFBCSP. As such, the Project supports the strong planning processes emphasized under TEA-21 by taking advantage of the regional and proximate transportation infrastructure. The Project is therefore consistent with, and would not otherwise interfere with, nor obstruct implementation of TEA-21.

Project Consistency with the California Integrated Energy Policy Report (Senate Bill 1389): Senate Bill 1389 (Bowen, Chapter 568, Statutes of 2002) requires the California Energy Commission to prepare a biennial integrated energy policy report that assesses major energy trends and issues facing the state's electricity,

natural gas, and transportation fuel sectors and provides policy recommendations to conserve resources; protect the environment; ensure reliable, secure, and diverse energy supplies; enhance the state's economy; and protect public health and safety (Public Resources Code § 25301a)]. The Energy Commission prepares these assessments and associated policy recommendations every two years, with updates in alternate years, as part of the Integrated Energy Policy Report.

The 2016 Integrated Energy Policy Report (2016 IEPR) was published in February 2017, and continues to work towards improving electricity, natural gas, and transportation fuel energy use in California. The 2016 IEPR focuses on a variety of topics such as including the environmental performance of the electricity generation system, landscape-scale planning, the response to the gas leak at the Aliso Canyon natural gas storage facility, transportation fuel supply reliability issues, updates on Southern California electricity reliability, methane leakage, climate adaptation activities for the energy sector, climate and sea level rise scenarios, and the California Energy Demand Forecast.

Electricity would be provided to the Project by Southern California Edison (SCE). SCE's Clean Power and Electrification Pathway (CPEP) white paper is an integrated approach to reduce GHG emissions and air pollution by taking action in three California economic sectors: electricity, transportation, and buildings. It builds on existing State programs and policies, and uses a combination of measures to produce the most cost-effective and feasible path forward among the options studied. By 2030, it calls for: 1) an electric grid supplied by 80 percent carbon-free energy; 2) more than 7 million electric vehicles on California roads; and 3) using electricity to power nearly one-third of space and water heaters, in increasingly energy-efficient buildings. These electrified technologies will use zero-emission resources like solar and wind to provide most of their power, and can in turn support the electric grid by balancing electricity demand with supply. Because all power supplied to the Project by SCE would be subject to the energy conservation and renewable energy requirements of the CPEP, the Project is inherently consistent with, would not otherwise interfere with, and would not obstruct implementation of, the goals presented in the 2016 IEPR. (SCE, 2017)

Project Consistency with State Energy Plan: The CEC is responsible for preparing the State Energy Plan, which identifies emerging trends related to energy supply, demand, conservation, public health and safety, and the maintenance of a healthy economy. The plan calls for the State to assist in the transformation of the transportation system to improve air quality, reduce congestion, and increase the efficient use of fuel supplies with the least environmental and energy costs. To further this policy, the plan identifies a number of strategies, including assistance to public agencies and fleet operators and encouragement of urban designs that reduce vehicle miles traveled and accommodate pedestrian and bicycle access.

The Project site is located along major transportation corridors with proximate access to the Interstate freeway system via I-215. The Project would facilitate access to and take advantage of existing infrastructure systems, namely I-215 and the interstate freeway system. The Project also would provide pedestrian and transit infrastructure to discourage vehicular travel by accommodating 8-foot wide multipurpose trail segments along the Project's frontages with Seaton Avenue and Harvill Avenue. The Project also would promote land use compatibility through the development of light industrial uses in

close proximity to similarly planned uses, including light industrial uses proposed throughout the MFBCSP area as well as existing light industrial uses located east of Harvill Avenue. The Project therefore supports the urban design principles identified under the State of California Energy Plan and is thus consistent with or would not otherwise interfere with implementation of the State of California Energy Plan.

Project Consistency with California Code Title 24, Part 6 (California Energy Code): California Code of Regulations Title 24 Part 6: California's Energy Efficiency Standards for Residential and Nonresidential Buildings, was first adopted in 1978 in response to a legislative mandate to reduce California's energy consumption. The standards are updated periodically to allow consideration and possible incorporation of new energy efficient technologies and methods. Energy efficient buildings require less electricity; therefore, increased energy efficiency reduces fossil fuel consumption and decreases GHG emissions.

The 2019 Title 24 standards requires solar photovoltaic systems for new homes, establish requirements for newly constructed healthcare facilities, encourage demand responsive technologies for residential buildings, and updated indoor and outdoor lighting requirements for nonresidential buildings. The CEC anticipates that single-family homes built with the 2019 standards will use approximately 7 percent less energy compared to the residential homes built under the 2016 standards. Additionally, after implementation of solar photovoltaic systems, homes built under the 2019 standards will use about 53 percent less energy than homes built under the 2016 standards. Nonresidential buildings will use approximately 30 percent less energy due to lighting upgrades.

The 2019 version of Title 24 was adopted by the California Energy Commission (CEC) and became effective on January 1, 2020 and is applicable to the Project. Compliance with the applicable Title 24 requirements is enforced through Riverside County Ordinance No. 457. Thus, Project consistency with Title 24 requirements would occur as part of the County's future review of building permit applications. Additionally, *Technical Appendix D* includes an extensive analysis of the Project's consistency with the County's Climate Action Plan (CAP), and identifies a number of requirements that would serve to reduce energy consumption associated with the future building on site. In addition, the Project has been designed to accommodate solar panels. As such, the Project is consistent with, would not interfere with, and would not obstruct implementation of Title 24.

Project Consistency with Pavley Fuel Efficiency Standards (AB 1493): AB 1493 is applicable to the Project because model year 2009-2016 passenger cars and light duty truck vehicles traveling to and from the Project site are required by law to comply with the legislation's fuel efficiency requirements. On this basis, the Project would not interfere with or otherwise obstruct implementation of AB 1493.

Project Consistency with California Renewable Portfolio Standards (SB 1078): Energy directly or indirectly supplied to the Project by electric corporations is required by law to comply with SB 1078. Thus, the Project would be consistent with SB 1078.

Conclusion

Based on the preceding analysis, the Project would not result in the inefficient, wasteful, or unnecessary consumption of energy. Additionally, the Project would not conflict with any adopted State or local plans

for renewable energy or energy efficiency. Impacts due to the Project’s energy demands would be less than significant. Implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

5.1.7 Geology and Soils

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
<i>Would the project:</i>				
11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazards 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) Would the proposed Project be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?

EIR No. 466 Finding: The IS/NOP for EIR No. 466 disclosed that MFBCSP site was located outside of an Alquist-Priolo earthquake fault zone or County fault hazard zone. The IS/NOP noted that the MFBCSP site is approximately 8.7 miles southwest of the San Jacinto Fault Zone and approximately 9.5 miles northeast of a County Fault Zone. Since there was no evidence that the MFBCSP site was located on, or in proximity to, a known fault, the IS/NOP concluded that impacts would be considered less than significant with incorporation of standard Uniform Building Code (UBC) and County requirements for construction, and incorporation of the recommendations from each building’s geotechnical report. The IS/NOP concluded that no impact would occur and this topic was not evaluated in EIR No. 466. (Webb, 2005, Appendix A, p. 16)

Given the MFBCSP’s location in Southern California, and the common occurrence of earthquake faults in the region, the IS/NOP prepared for EIR No. 466 disclosed that the MFBCSP site may experience strong seismic ground shaking from a local or regional earthquake of large magnitude. The IS/NOP noted that the MFBCSP site was located within a zone of very high (30 - 40% g) ground-shaking risk, as designated by the General Plan. Since the MFBCSP site was not located within a State Alquist-Priolo Fault Zone or a County Fault Hazard Zone, the IS/NOP found that the MFBCSP was not required to investigate the potential for and setback from ground rupture hazards. The IS/NOP indicated that the MFBCSP would follow engineering and design parameters in accordance with the most recent edition of the UBC and/or the Structural Engineers Association of California parameters, as required in standard County conditions

of approval. Therefore, the IS/NOP disclosed that ground-shaking events are expected to cause less than significant impacts to the project, and this topic was not evaluated in EIR No. 466. (Webb, 2005, Appendix A, p. 17)

No Substantial Change from Previous Analysis: Consistent with the findings of the IS/NOP prepared for EIR No. 466, the Project’s site-specific geotechnical evaluations (*Technical Appendices C1, C2, and C3*) indicate that the Project site and surrounding areas are not located within an Alquist-Priolo Earthquake Fault Zone, and there are no known active fault traces within the Project vicinity. The closest zoned fault to the site is the San Jacinto fault zone located approximately 9.5 miles northeast of the Building 20 site (Kleinfelder, 2018a, p. 9). Accordingly, there is no potential for the Project to expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death associated with earthquake fault zones. Additionally, the Project would not be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map, or based on other substantial evidence of a known fault. Based on the foregoing analysis, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
<i>Would the project:</i>				
12. Liquefaction Potential Zone				
a. Be subject to seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) Would the proposed Project be subject to seismic-related ground failure, including liquefaction?

EIR No. 466 Finding: The IS/NOP prepared for EIR No. 466 indicated that portions of the MFBCSP site were located within a zone of shallow groundwater with moderate to very high susceptibility to liquefaction. The IS/NOP noted that prior to approval of each plot plan, a site-specific geotechnical report shall be prepared, pursuant to County requirements, to identify hazards to the proposed development and recommendations on how to mitigate them. The IS/NOP also noted that after construction has commenced, the geotechnical engineer shall be called to the site in the event of a change in conditions, and to observe all grading operations. Since the MFBCSP would be designed and constructed in accordance with the latest version of the UBC, with incorporation of recommendations from the geotechnical report(s) required for each implementing Plot Plans, the IS/NOP concluded that impacts would be reduced to less-than-significant levels through future design measures. As such, this topic was not evaluated in EIR No. 466. (Webb, 2005, Appendix A, p. 17)

No Substantial Change from Previous Analysis: As anticipated by the IS/NOP prepared for EIR No. 466, site-specific geotechnical evaluations (*Technical Appendix C1, C2, and C3*) were required for the proposed Project to evaluate specific design elements as established by proposed Plot Plan No. 180029. According to the Project’s site-specific geotechnical evaluations, the site is not within a liquefaction hazard zone as mapped by the County of Riverside. The depth to groundwater in the general area of the Building 20 site grades is estimated to be approximately 27 and 29 feet bgs (Kleinfelder, 2018a, p. 6). The geotechnical investigation for the Building 20 site determined that based on characteristics of the soils and depth to groundwater, on-site soils have a very low potential for liquefaction during a design-level earthquake (Kleinfelder, 2018a, p. 10). Furthermore, the Project would be conditioned to comply with the recommendations of the site-specific geotechnical evaluations (*Technical Appendices C1 through C3*), which would further ensure that impacts due to liquefaction hazards would be less than significant. Based on the foregoing analysis, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
<i>Would the project:</i>				
13. Ground-shaking Zone				
a. Be subject to strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) Would the proposed Project be subject to strong seismic ground shaking?

EIR No. 466 Finding: Given the MFBCSP’s location in Southern California, and the common occurrence of earthquake faults in the region, the IS/NOP prepared for EIR No. 466 disclosed that the MFBCSP site may experience strong seismic ground shaking from a local or regional earthquake of large magnitude. The IS/NOP noted that the MFBCSP site was located within a zone of very high (30 - 40% g) ground-shaking risk, as designated by the General Plan that was adopted at the time. The IS/NOP indicated that the MFBCSP would follow engineering and design parameters in accordance with the most recent edition of the Universal Building Code (UBC) and/or the Structural Engineers Association of California parameters, as required in standard County conditions of approval. Therefore, the IS/NOP disclosed that ground-shaking events are expected to cause less-than-significant impacts to the project, and this topic was not evaluated in EIR No. 466. (Webb, 2005, Appendix A, p. 17)

No Substantial Change from Previous Analysis: Consistent with the findings of the IS/NOP prepared for EIR No. 466, and as indicated in the Project’s site-specific geotechnical evaluations (*Technical Appendix C1 through C3*), the Project site and surrounding areas are not located within an Alquist-Priolo Earthquake Fault Zone, and there are no known active fault traces within the Project vicinity. The closest zoned fault to the site is the San Jacinto fault zone located approximately 9.5 miles northeast of the Building 20 site. (Kleinfelder, 2018a, p. 9). However, the site is subject to strong ground motions caused by earthquakes

along nearby fault zones and other active regional faults. Section 1613 of the 2019 California Building Standards Code (CBSC) identifies design features required to be implemented to resist the effects of seismic ground motions. With mandatory compliance to the 2019 CBSC requirements, or the applicable building code at the time of Project construction, structures and persons on the Project site would not be exposed to substantial adverse ground-shaking effects. Accordingly, and consistent with the findings of EIR No. 466, impacts associated with strong seismic ground shaking would be less than significant. Based on the foregoing analysis, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
<i>Would the project:</i>				
I 4. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) **Would the proposed Project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards?**

EIR No. 466 Finding: The IS/NOP prepared for EIR No. 466 noted that there were no known or mapped geologic units or soils that are unstable or could become unstable as a result of the MFBCSP. The IS/NOP indicated that the General Plan's Safety Element in effect at the time identified no known or mapped geologic units that could potentially result in on- or off-site landslides, lateral spreading, and collapse or rockfall hazards. The IS/NOP also found that the MFBCSP site did not contain steep slopes (greater than 15%) or unstable slopes with a potential for rockslides or landslides. Therefore, the IS/NOP concluded that no impacts would occur associated with landslide risk, and this issue was not evaluated in EIR No. 466. (Webb, 2005, Appendix A, p. 18)

No Substantial Change from Previous Analysis: Consistent with the findings of the IS/NOP prepared for EIR No. 466, and as shown on MVAP Figure 15, *Slope Instability*, the Project site is not located within an area subject to risk of landslide or landslide hazards (Riverside County, 2018, Figure 15). The areas surrounding the Project site are relatively flat, and have no hillsides that may have the potential for landslide or rockfall hazards. Additionally, the geotechnical evaluation prepared for the Building 20 site (*Technical Appendix C1*) determined that the risk of landslides and other forms of mass wasting is considered very low (Kleinfelder, 2018a, p. 10). As such, the Project has no potential to cause or be

affected by landslide or rockfall hazards, and impacts would be less than significant. The geotechnical evaluation prepared for the Building 20 site also evaluates the potential for collapse and lateral spreading hazards on site, and identifies site-specific recommendations to preclude collapse or lateral spreading hazards that could adversely affect the future building on site. The Project would be conditioned to comply with the site-specific recommendations of the geotechnical evaluation prepared for the Building 20 site (*Technical Appendix C1*), which would reduce potential impacts to less-than-significant levels. Based on the foregoing analysis, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
<i>Would the project:</i>				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) Would the proposed Project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence?

EIR No. 466 Finding: The IS/NOP prepared for EIR No. 466 found that there were no known geologic units or soils that are or would become unstable and result in subsidence because of the MFBCSP. However, the IS/NOP noted that the General Plan's Safety Element indicated that the eastern portion of the MFBCSP site was at the edge of a susceptible ground subsidence area. The IS/NOP noted that standard County procedures require the preparation of site-specific geotechnical reports prior to grading to identify any specific requirements necessary to ameliorate potential subsidence hazards. The IS/NOP acknowledged that future development within the MFBCSP would be required to follow engineering and design parameters in accordance with the most recent edition of the UBC and/or Structural Engineers Association of California parameters as well as the sites-specific requirements set forth in the site-specific geotechnical reports required for implementing Plot Plans. Therefore, the IS/NOP concluded that the risk of subsidence hazards would be less than significant and this issue was not addressed in EIR No. 466. (Webb, 2005, Appendix A, pp. 18 and 19)

No Substantial Change from Previous Analysis: As anticipated by the IS/NOP prepared for EIR No. 466, because the Project Applicant proposes a site-specific development, site-specific geotechnical evaluations were prepared for the Project site (*Technical Appendix C1, C2 and C3*). The Project's geotechnical reports determined that dry seismically-induced settlement is calculated to be less than one inch, and incorporate recommendations to address settlement issues. The Project would be conditioned to comply with the

recommendations of the site-specific geotechnical studies prepared for the Project site (*Technical Appendices C1 through C3*). As such, impacts would be less than significant. (Kleinfelder, 2018a, p. 11; Kleinfelder, 2020, p. 9) Based on the foregoing analysis, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
<i>Would the project:</i>				
16. Other Geologic Hazards				
a. Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) Would the proposed Project be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?

EIR No. 466 Finding: The IS/NOP prepared for EIR No. 466 noted that the nearest large inland water body is Lake Perris located approximately 3.6 miles east of the MFBCSP site, which would not pose a threat to the MFBCSP area in the event of a large earthquake that could potentially induce a seiche in the lake. The IS/NOP indicated that there were no volcanoes in the MFBCSP vicinity. Since there are no steep slopes, the IS/NOP concluded that impacts from other geologic hazards would be less than significant. As such, this issue was not addressed in EIR No. 466. (Webb, 2005, Appendix A, p. 19)

No Substantial Change from Previous Analysis: Consistent with the conditions that existed at the time EIR No. 466 was certified, there are no active volcanoes in the Project region. Additionally, the Project vicinity consists of relatively flat topography, and there are no hillsides in the area that could subject the Project site to mudflow hazards. With respect to seiches, the nearest body of water to the Project site is the Perris Reservoir, located approximately 3.6 miles east of the site. According to Riverside County Environmental Impact Report No. 521, the Project site is not located within the inundation zone for the Perris Reservoir, indicating that the site also is not subject to hazards associated with seiches (Riverside County, 2015, Figure 4.11.2). Thus, no impact would occur. Therefore, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
<i>Would the project:</i>				
17. Slopes				
a. Change topography or ground surface relief features?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) Would the proposed Project change topography or ground surface relief features?

EIR No. 466 Finding: The IS/NOP prepared for EIR No. 466 indicated that the MFBCSP site was essentially level. The IS/NOP noted that limited grading may be required during construction to establish finished grades. However, the IS/NOP found that the scale of activity would be consistent with that for ongoing construction in the area. As such, the IS/NOP concluded that no impact would occur due to changes to topography and this issue was not addressed in EIR No. 466. (Webb, 2005, Appendix A, p. 20)

No Substantial Change from Previous Analysis: As anticipated by the IS/NOP prepared for EIR No. 466 and as previously depicted on Figure 3-3 through Figure 3-5, the Project generally would maintain the site’s existing topography, with some manufactured slopes adjacent to Harvill Avenue, Old Oleander Avenue, and around the proposed detention basin. With implementation of the proposed Project, and as shown on Figure 3-11 through Figure 3-13, the site would continue to drain towards the east and would be conveyed south to the proposed detention basin proposed south of the Staging Area site. As such, the Project would not result in substantial changes to the site’s topography or ground surface relief features, and impacts would be less than significant. Based on the foregoing analysis, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

b) Would the proposed Project create cut or fill slopes greater than 2:1 or higher than 10 feet?

EIR No. 466 Finding: The IS/NOP prepared for EIR No. 466 disclosed that buildout of the MFBCSP would not involve the formation of cut or fill slopes greater than 2:1 or higher than 10 feet. As such, the IS/NOP concluded that no impacts are expected and as a result this issue was not evaluated in EIR No. 466. (Webb, 2005, Appendix A, p. 20)

No Substantial Change from Previous Analysis: As previously depicted on Figure 3-3 through Figure 3-5, to the north and south of the truck trailer parking area and along the western boundary of the Building 20 site would be 2:1 manufactured slopes measuring up to 14 feet in height. Several smaller 2:1

manufactured slopes are proposed along the eastern boundary of the Building 20 site. Within the northern portion of the Staging Area site, 3:1 manufactured slopes are proposed at a maximum height of 12 feet. 3:1 manufactured slopes also are proposed along the north and south of the driveway entrance from Harvill Avenue. Although slopes proposed by the Project Applicant would exceed 10 feet in height, the site-specific geotechnical evaluations prepared for the Project site⁴ (*Technical Appendix C1 through C3*) identify recommendations to ensure that the Project’s slopes are grossly stable. The Project would be conditioned to comply with the recommendations of the geotechnical evaluations. Additionally, soils reports prepared by a registered geologist or certified geologist, civil engineer, or geotechnical engineer are required pursuant to Riverside County Ordinance No. 457 prior to rough grade or precise grade approval verifying the sub-grade and base of all paved areas. Compliance with the geotechnical evaluation recommendations and mandatory soils reports required for grading permits would preclude impacts associated with slopes that are taller than 10 feet in height. As such, impacts would be less than significant. Therefore, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

c) Would the proposed Project result in grading that affects or negates subsurface sewage disposal systems?

EIR No. 466 Finding: The IS/NOP prepared for EIR No. 466 indicated that septic systems were not located on the MFBCSP site. Therefore, the IS/NOP concluded that it is not expected that site grading would impact subsurface sewage systems. As a result, the IS/NOP concluded that impacts to subsurface sewage disposal systems would not occur and this issue was not evaluated in EIR No. 466. (Webb, 2005, Appendix A, p. 20)

No Substantial Change from Previous Analysis: The Project would not result in grading that affects or negates subsurface sewage disposal systems. With implementation of the proposed Project, sewer service would be provided proposed connections to an existing 12-inch sewer main located approximately 0.3 mile east of the Building 20 site, east of the easterly terminus of Nance Street. Accordingly, no impact would occur. Therefore, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
<i>Would the project:</i>				
18. Soils				
a. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
b. Be located on expansive soil, as defined in Section 1803.5.3 of the California Building Code (2019), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) Would the proposed Project result in substantial soil erosion or the loss of topsoil?

EIR No. 466 Finding: The IS/NOP prepared for EIR No. 466 disclosed that the MFBCSP area contains a total of 13 soil types that have low to moderate potential for erosion. The IS/NOP noted that the MFBCSP would be required to reduce or eliminate soil erosion sedimentation during construction activities by obtaining coverage under the Santa Ana RWQCB National Pollutant Discharge Elimination System (NPDES) permit for construction-related storm water discharges in the San Jacinto River Watershed. The IS/NOP explained that the permit requires that Best Management Practices (BMPs) be used to ensure that soil erosion due to wind or water does not occur during the construction phase. Therefore, the IS/NOP concluded that impacts would be less than significant and this topic was not addressed in EIR No. 466. (Webb, 2005, Appendix A, pp. 20 and 21)

No Substantial Change from Previous Analysis: Consistent with the information disclosed in EIR No. 466, proposed grading activities associated with the Project would temporarily expose underlying soils to water and air, which would increase erosion susceptibility while the soils are exposed. Exposed soils would be subject to erosion during rainfall events or high winds due to the removal of stabilizing vegetation and exposure of these erodible materials to wind and water.

As stated in EIR No. 466, pursuant to the requirements of the State Water Resources Control Board, the Project Applicant is required to obtain coverage under a National Pollutant Discharge Elimination System (NPDES) permit for construction activities. The NPDES permit is required for all projects that include construction activities, such as clearing, grading, and/or excavation that disturb at least one acre of total land area. Additionally, during grading and other construction activities involving soil exposure or the transport of earth materials, Riverside County Ordinance Nos. 457 and 460 would apply, which establish, in part, requirements for the control of dust and erosion during construction. As part of the requirements of Ordinance Nos. 457 and 460, the Project Applicant would be required to prepare an erosion control plan that would address construction fencing, sand bags, and other erosion-control features that would be implemented during the construction phases to reduce the site’s potential for soil erosion or the loss of topsoil. Requirements for the reduction of particulate matter in the air also would apply, pursuant to

SCAQMD Rule 403. Mandatory compliance with the Project's NPDES permit and applicable regulatory requirements would ensure that water and wind erosion impacts would be less than significant.

Following construction, wind and water erosion on the Project site would be minimized, as the areas disturbed during construction would be landscaped or covered with impervious surfaces. Only nominal areas of exposed soil, if any, would occur in the site's landscaped areas. The only potential for erosion effects to occur during Project operation would be indirect effects from storm water discharged from the property. All flows entering the on-site storm drainage system would be directed toward the detention basin planned in the southeastern portion of the site and would be conveyed to existing storm drains located in Markham Street via subsurface storm drain pipes following water quality treatment. The majority of flows from the Building 20 site would drain into the detention basin. As shown on Figure 3-3, on-site drainage would largely mimic existing conditions.

Based on the analysis presented in the Project's hydrology study (*Technical Appendix F1*), post-development runoff from the site and areas tributary to the site would decrease during 100-year (24-hour duration) storm events (i.e., from 135.6 cfs under existing conditions to 119.9 cfs under post-development conditions) (PBLA, 2020a, p. 4). Additionally, the Project area was previously improved as part of CFD 88-8 with storm water drainage infrastructure that was sized to accommodate future development within the area. Moreover, runoff from the Project site following detention and water quality treatment would be conveyed directly to existing drainage facilities downstream that have been designed to preclude or substantially avoid erosion hazards. As such, soil erosion and the loss of topsoil would not increase substantially as compared to existing conditions.

In addition, the Project Applicant is required to prepare and submit to the County for approval of a Project-specific Storm Water Pollution Prevention Plan (SWPPP) and Water Quality Management Plan (WQMP). The SWPPP and WQMP must identify and implement an effective combination of erosion control and sediment control measures (i.e., Best Management Practices) to reduce or eliminate discharge to surface water from storm water and non-storm water discharges. Adherence to the requirements noted in the Project's required WQMP (refer to *Technical Appendix F2*) and site-specific SWPPP would further ensure that potential erosion and sedimentation effects would be less than significant. As such, impacts due to substantial soil erosion or the loss of topsoil would be less than significant. Based on the foregoing analysis, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

b) Would the proposed Project be located on expansive soil, as defined in Section 1803.5.3 of the California Building Code (2019), creating substantial risks to life or property?

EIR No. 466 Finding: The IS/NOP prepared for EIR No. 466 noted that the MFBCSP site was located on soils in the Monserate-Arlington-Exeter Association, which exhibits well-drained soils on nearly-level to moderately steep topography. The IS/NOP indicated that these soils have a surface layer of sandy loam to loam and are shallow to deep to hardpan, and that this association does not contain expansive soils as defined in Table 18-1-B of the Uniform Building Code. The IS/NOP further noted that expansive soils are not typically associated with the MFBCSP vicinity. Therefore, the IS/NOP concluded that no impacts

related to expansive soils would occur, and this issue was not evaluated in EIR No. 466. (Webb, 2005, Appendix A, p. 21)

No Substantial Change from Previous Analysis: Consistent with the findings of the IS/NOP prepared for EIR No. 466, the Project's site-specific geotechnical evaluation (*Technical Appendix C1*) determined that soils on the Building 20 site have an expansion index (EI) test result of 0, which is considered to be a "very low" expansion potential. Based on these results, the Project's geotechnical consultant (Kleinfelder West, Inc.) determined that expansive soils would not adversely impact the design and construction of the proposed Project; thus, impacts would be less than significant. (Kleinfelder, 2018a, p. 26) Based on the foregoing analysis, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

c) Would the proposed Project have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

EIR No. 466 Finding: Although this issue was not evaluated in EIR No. 466 or in the IS/NOP prepared for EIR No. 466, the IS/NOP and EIR No. 466 contained enough information about the MFBCSP's proposed sewer plan that with the exercise of reasonable diligence, information about the MFBCSP's potential impacts due to septic systems or alternative waste water disposal systems was readily available to the public. Specifically, EIR No. 466 incorporates by reference the MFBCSP, which requires all future development within the MFBCSP to connect to Eastern Municipal Water District (EMWD) sewer facilities for wastewater treatment. Thus, there is no potential for the MFBCSP to result in or require the use of septic tanks or alternative waste water disposal systems and no impact would occur.

No Substantial Change from Previous Analysis: As anticipated by the IS/NOP prepared for EIR No. 466, the Project Applicant proposes to connect to the EMWD's sanitary sewer system via a proposed connection to an existing sewer main located approximately 0.3 mile east of the Building 20 site, east of the easterly terminus of Nance Street. The Project does not propose septic tanks or alternative waste water disposal systems, nor do any such facilities occur on site under existing conditions. As such, no impact would occur. Therefore, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
<i>Would the project:</i>				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) Would the proposed Project be impacted by or result in an increase in wind erosion and blowsand, either on or off site?

EIR No. 466 Finding: The IS/NOP prepared for EIR No. 466 indicated that the MFBCSP site had moderate potential for wind erosion, similar to most of Riverside County. However, the IS/NOP indicated that the MFBCSP site is not located within the boundaries of Riverside County's Agricultural Dust Control Area as established by Ordinance No. 484. Therefore, the IS/NOP concluded that impacts from wind erosion and blowsand on and off site would be less than significant. The IS/NOP further noted that during construction, which would be accessed by paved roadways, all grading would be required to use BMPs, including compliance with SCAQMD Rule 403, to prevent wind erosion. The IS/NOP indicated that the use of these BMPs would reduce to less than significant any wind erosion and/or blowsand impacts caused by development of the MFBCSP. Therefore, wind erosion and blowsand were not addressed in EIR No. 466. (Webb, 2005, Appendix A, pp. 22 and 23)

No Substantial Change from Previous Analysis: Construction characteristics associated with the proposed Project would be similar to what was assumed by the IS/NOP prepared for EIR No. 466. Proposed grading activities would expose underlying soils at the Project site, which would increase erosion susceptibility during grading and construction activities. Exposed soils would be subject to erosion due to the removal of stabilizing vegetation and exposure of these erodible materials to wind. Erosion by wind would be highest during periods of high wind speeds.

The Project site is considered to have a "moderate" susceptibility to wind erosion (Riverside County, 2019a, Figure S-8). During grading and other construction activities involving soil exposure or the transport of earth materials, significant short-term impacts associated with wind erosion would be precluded with mandatory compliance with the Project's SWPPP and Riverside County Ordinance No. 484, which establishes requirements for the control of blowing sand. In addition, the Project would be required to comply with SCAQMD Rule 403, which addresses the reduction of airborne particulate matter. With mandatory compliance to regulatory requirements, wind erosion impacts would be less than significant during construction and mitigation is not required.

Following construction, and consistent with the findings of the IS/NOP, wind erosion on the Project site would be negligible, as the disturbed areas would be landscaped or covered with impervious surfaces.

Therefore, implementation of the proposed Project would not significantly increase the risk of long-term wind erosion on- or off-site, and impacts would be less than significant.

Based on the foregoing analysis, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

5.1.8 Greenhouse Gas Emissions

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
<i>Would the project:</i>				
20. Greenhouse Gas Emissions				
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a) **Would the proposed Project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?**
- b) **Would the proposed Project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?**

EIR No. 466 Finding: Although EIR No. 466 did not address this subject, EIR No. 466 contained enough information about projected air quality emissions associated with the MFBCSP that with the exercise of reasonable diligence, information about the MFBCSP’s potential effect due to greenhouse gas (GHG) emissions was readily available to the public. See *Citizens for Responsible Equitable Environmental Development v. City of San Diego* (2011) 196 Cal.App.4th 515 where the court found the potential impact of GHGs on climate change alone did not require preparation of a supplemental EIR since such information has been available since before the original EIR had been certified.

No Substantial Change from Previous Analysis: As discussed in more detail in subsection 5.1.18, the proposed Project would result in a substantial reduction in the amount of traffic generated by development of the site as compared to what was evaluated by EIR No. 466. Specifically, the Project would result in the generation of 950 fewer vehicle trips (actual vehicles) as compared to the industrial land uses that were evaluated by EIR No. 466 for the Project site (Urban Crossroads, 2020c, Table 4-3). Because the majority of greenhouse gas (GHG) emissions associated with light industrial developments is the result of vehicular traffic, the Project’s level of GHG emissions would be reduced in comparison to the

project evaluated by EIR No. 466 (CARB, 2017; Riverside County, 2015, Figure 4.7.1). Additionally, and as documented in Section 4.7.3 of the Riverside County EIR No. 521, there have been numerous regulations adopted since EIR No. 466 was certified in 2005 that would result in reduced Project-related GHG emissions compared to the project evaluated by EIR No. 466, including AB 1493, which specifies fuel efficiency standards, and the California Building Standards Code Title 24 energy efficiency requirements (CALGreen), which impose more stringent energy efficiency requirements as compared to what was in effect when EIR No. 466 was certified. Notwithstanding the fact that the Project would result in reduced GHG impacts as compared to the project evaluated in EIR No. 466, the Project's proposed Plot Plan No. 180029 includes site-specific details regarding the proposed development that were not available when EIR No. 466 was certified. As such, and in order to supplement the information contained in EIR No. 466, a discussion and analysis of the Project's potential impacts associated with GHG emissions is presented below.

Background

Global Climate Change (GCC) is defined as the change in average meteorological conditions on the earth with respect to temperature, precipitation, and storms. Scientific evidence suggests that GCC is the result of increased concentrations of greenhouse gases in the earth's atmosphere, including carbon dioxide, methane, nitrous oxide, and fluorinated gases. Many scientists believe that this increased rate of climate change is the result of greenhouse gases resulting from human activity and industrialization over the past 200 years.

GCC refers to the change in average meteorological conditions on the earth with respect to temperature, wind patterns, precipitation, and storms. Global temperatures are regulated by naturally occurring atmospheric gases such as water vapor, CO₂ (carbon dioxide), N₂O (nitrous oxide), CH₄ (methane), hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride. These particular gases are important due to their residence time (duration they stay) in the atmosphere, which ranges from 10 years to more than 100 years. These gases allow solar radiation into the earth's atmosphere, but prevent radioactive heat from escaping, thus warming the earth's atmosphere. GCC can occur naturally as it has in the past with the previous ice ages.

An individual project like the proposed Project cannot generate enough greenhouse gas emissions to affect a discernible change in global climate. However, the proposed Project may participate in the potential for GCC by its incremental contribution of greenhouse gases combined with the cumulative increase of all other sources of greenhouse gases, which when taken together constitute potential influences on GCC.

Applicable GHG Regulations

Executive Order (EO) S-3-05 was issued by Governor Schwarzenegger in 2005 and documents GHG emission reduction goals, creates the Climate Action Team, and directs the Secretary of CalEPA to coordinate efforts with meeting the GHG reduction targets with the heads of other state agencies. EO S-3-05 goals for GHG emissions reductions include: reducing GHG emissions to 2000 levels by the year 2010;

Plot Plan No. 180029 (Building 20)

reducing GHG emissions to 1990 levels by the year 2020; and reducing GHG emissions to 80 percent below 1990 levels by 2050.

In response to EO S-3-05, in September 2006, Governor Schwarzenegger signed Assembly Bill 32 (AB 32), the California Climate Solutions Act of 2006. AB 32 requires California to reduce its GHG emissions to 1990 levels by 2020, which represents a reduction of approximately 15 percent below emissions expected under a “business as usual” scenario. Pursuant to AB 32, the CARB must adopt regulations to achieve the maximum technologically feasible and cost-effective GHG emission reductions. The full implementation of AB 32 will help mitigate risks associated with climate change, while improving energy efficiency, expanding the use of renewable energy resources, cleaner transportation, and reducing waste. (CARB, 2014)

On September 8, 2016, Governor Jerry Brown signed the Senate Bill (SB) 32 and its companion bill, Assembly Bill (AB) 197. SB 32 requires the state to reduce statewide GHG emissions to 40% below 1990 levels by 2030, a reduction target that was first introduced in Executive Order B-30-15. The new legislation builds upon the AB 32 goal of 1990 levels by 2020 and provides an intermediate goal to achieving S-3-05, which sets a statewide greenhouse gas reduction target of 80% below 1990 levels by 2050. (CA Legislative Info, n.d.)

On December 11, 2008, CARB adopted a Scoping Plan to reduce GHG emissions to 1990 levels. The Scoping Plan’s recommendations for reducing GHG emissions to 1990 levels by 2020 include emission reduction measures, including a cap-and-trade program linked to Western Climate Initiative partner jurisdictions, green building strategies, recycling, and waste-related measures, as well as Voluntary Early Actions and Reductions. In November 2017, CARB adopted the Second Update to the Scoping Plan, which identifies the State’s post-2020 reduction strategy. The Second Update reflects the 2030 target of a 40 percent reduction below 1990 levels, set by SB 32.

The County of Riverside adopted a Climate Action Plan (CAP) on December 8, 2015, which was most recently updated in November 2019 (“CAP Update”). The CAP Update is intended to ensure that development accommodated by the buildout of the General Plan supports the goals of AB 32 and SB 32, as well as the 2050 reduction target identified by Executive Order S-3-05. The County of Riverside plans to reduce community-wide emissions to 2,434,649 Metric Tons (MT) of Carbon Dioxide Equivalent (CO₂e) per year by 2030 and 562,730 MTCO₂e by 2050. In order to determine whether new development within the County is consistent with the CAP Update, the CAP Update includes Screening Tables (Appendix D to the CAP) to aid in measuring the reduction of GHG emissions attributable to certain design and construction measures incorporated into development projects. The CAP Update contains a menu of measures potentially applicable to discretionary development that include energy conservation, water use reduction, increased residential density or mixed uses, transportation management, and solid waste recycling. Individual sub-measures are assigned a point value within the overall screening table of GHG implementation measures. The point values are adjusted according to the intensity of action items with modest adoption/installation (those that reduce GHG emissions by modest amounts) worth the least number of points and greatly enhanced adoption/installation worth the most. Projects that garner at least 100 points are determined to be consistent with the reduction quantities anticipated in the County’s

GHG Technical Report (which was prepared by the County in support of the CAP Update), and consequently would be consistent with the CAP Update and the GHG reduction targets established by AB 32 and SB 32. (Riverside County, 2019b)

A number of additional policies and regulations addressing GHGs have been adopted by the State, including regulations to implement the GHG reduction target set forth by SB 32 for Year 2030. Please refer to Section 4.7.3 of the Riverside County EIR No. 521, for a detailed description of policies and regulations that have been adopted to reduce GHGs. EIR No. 521 is available for public review at the Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA.

Threshold of Significance for Evaluating Project Impacts due to GHGs

As discussed in the Newall Ranch decision, a lead agency may assess the significance of GHG emissions by determining a project's consistency with a local GHG reduction plan or CAP that qualifies under § 15183.5 of the CEQA Guidelines. See *Center for Biological Diversity v. California Dept. of Fish & Wildlife* (2017) 17 Cal. App. 5th 1245.

The County of Riverside's CAP Update, which complies with § 15183.5 of the CEQA Guidelines, was adopted specifically for the purpose of ensuring that the development accommodated by the buildout of the General Plan supports the goals of AB 32 and SB 32, as well as the 2050 reduction target established by Executive Order S-3-05. CARB adopted the State's strategy for achieving AB 32 targets in its Climate Change Scoping Plan (Scoping Plan) in 2008. In November 2017, CARB released the Final 2017 Scoping Plan Update, which identifies the State's post-2020 reduction strategy. The Final 2017 Scoping Plan Update reflects the 2030 target of a 40% reduction below 1990 levels, set by Executive Order B-30-15 and codified by SB 32. The County of Riverside CAP Update includes strategies that will achieve the 2030 reduction target set forth by SB 32 and outlined in the 2017 Scoping Plan Update. The CAP Update target is to reduce County emissions by the amount recommended in the Second Update to the Scoping Plan for local government of 40 percent below 1990 levels by 2030. Thus, projects that are consistent with the CAP Update also would be consistent with the GHG reduction targets set forth by AB 32 and SB 32.

As such, projects that achieve a total of 100 points or more pursuant to the County's CAP do not require quantification of project-specific GHG emissions and, consistent with CEQA Guidelines, such projects are considered to have a less-than-significant individual and cumulative impact due to GHG emissions.

Project Impacts due to GHGs

In conformance with the Riverside County CAP Update, the Project Applicant completed Screening Tables for GHG Implementation Measures for Commercial Development and Public Facilities, which is included as *Technical Appendix D* to this EIR Addendum. As indicated, the Project Applicant has committed to design features such that the Project could accommodate enough implementation measures to equal 106 points, which exceeds the CAP requirement to obtain a minimum of 100 points. It should be noted that while the measures identified in *Technical Appendix D* have been determined by the Project Applicant to be feasible, not all of the measures identified in *Technical Appendix D* would be implemented; however,

the County will impose a standard Condition of Approval requiring the Project to achieve a minimum of 100 points pursuant to the CAP screening tables as part of future building permit applications.

Furthermore, the Project would be conditioned to comply with CAP Measure R2-CE1, *Clean Energy*. To demonstrate compliance with Measure R2-CE1, the Project Applicant would be required to show that 20 percent of the building's energy demand has been offset through on-site renewable energy production (including but not limited to solar), unless such offset is demonstrated by the Project Applicant to be infeasible. As indicated on the floor plans included as part of Plot Plan No. 180029, the roof for Building 20 is required to be designed to support future solar panels equal to 43% of the building area. As required by CAP Measure R2-CE1, the Project would be conditioned to demonstrate that the proposed solar panels would meet a minimum of 20 percent of the building's energy demand, or must demonstrate that it is infeasible to achieve a 20 percent offset.

As such, with mandatory compliance with CAP Measure R2-CE1 in conjunction with the other measures that achieve a minimum of 100 points pursuant to Appendix D to the CAP Update, the Project would be consistent with the County's CAP Update, and as a result also would be consistent with the GHG reduction targets established by AB 32, SB 32, and the GHG reduction measures set forth in the CARB 2017 Scoping Plan Update. Accordingly, the Project would not generate GHGs, either directly or indirectly, that may have a significant impact on the environment. Additionally, the Project would not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of GHGs. As such, with mandatory compliance with the CAP Update, the Project's GHG emissions would be less-than-cumulatively considerable. Based on the foregoing analysis, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

Comparison of Project GHG Impacts to EIR No. 466

Although EIR No. 466 did not evaluate GHG impacts per se, EIR No. 466 contained sufficient information about projected air quality emissions associated with the MFBCSP that with the exercise of reasonable diligence, information about the MFBCSP's potential effect due to GHG emissions was readily available to the public. In comparison to the land uses and other assumptions about buildout of the MFBCSP utilized in EIR No. 466, the proposed Project would result in a substantial reduction in GHG emissions. Due to advancements in technology and more stringent regulations since 2005, the Project's GHG emissions associated with construction sources, mobile sources, area sources, and energy sources would be substantially less than what would have been disclosed by EIR No. 466 for the Project site. Moreover, and as shown in Table 5-19, EIR No. 466 assumed the Project site (i.e., MFBCSP Planning Area 2) would generate approximately 950 more vehicle trips (actual vehicles) than would be generated by the Project evaluated herein (Urban Crossroads, 2020c, Table 4-3). Because a majority of the GHG emissions associated with light industrial uses are the result of mobile sources, and because the Project would produce substantially less traffic than was analyzed by EIR No. 466, the Project as proposed would result in a substantial reduction in GHG emissions associated with the buildout of the Project site as compared to the land uses assumed by EIR No. 466. Accordingly, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

Project Requirements and EIR No. 466 Mitigation Compliance

EIR No. 466 Mitigation Measures

EIR No. 466 did not identify any measures specifically addressing GHG emissions, although the Project would be subject to EIR No. 466 Air Quality Mitigation Measures MM Air 1 through MM Air MM 14 (refer to subsection 5.1.3), several of which would reduce the Project's GHG emissions.

Project Specific Conditions of Approval

The following conditions of approval shall apply to ensure compliance with the Riverside County CAP, further demonstrating that implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466:

- Prior to building permit issuance, the Project Applicant shall demonstrate that appropriate building construction measures shall apply to achieve a minimum of 100 points per Appendix D to the 2019 Riverside County Climate Action Plan (CAP) Update. The conceptual measures anticipated for the Project are listed in the Project's Screening Table for GHG Implementation Measures for Commercial Development and Public Facilities (EIR Addendum *Technical Appendix D*). The conceptual measures may be replaced with other measures as listed in Technical Appendix D, as long as they are replaced at the same time with other measures that in total achieve a minimum of 100 points per Appendix D to the Riverside County Climate Action Plan Update.
- Prior to issuance of building permits, and in accordance with measure R2-CE1 of the County's Climate Action Plan Update, the proposed Project shall be required to offset its energy demand by 20 percent of the energy demand. This is anticipated to be accommodated through solar panels mounted on the building rooftops. The energy demand shall be determined at the initial building permit stage if the tenant/particular use is known at that time. If the tenant or particular use is not known at that time, this condition should be deferred to the tenant improvement building permit and to any subsequent tenant improvement permits as tenants may change. Utilizing the energy demand calculated, the appropriate amount of solar panels shall be included with the related building permits to ensure their installation and operation. As it relates to the initial building permit, the roof shall be designed to accommodate rooftop mounted solar panels.

5.1.9 Hazards and Hazardous Materials

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
<i>Would the project:</i>				
21. Hazards and Hazardous Materials				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) **Would the proposed Project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?**

b) **Would the proposed Project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?**

EIR No. 466 Finding: The IS/NOP prepared for EIR No. 466 disclosed that development of the industrial/business park land uses in the MFBCSP area would incrementally increase the use and disposal of substances such as cleaning products, fertilizers, pesticides, and standard office supplies, etc. The IS/NOP noted that proposed buildings would be used for light industrial and warehouse/distribution uses

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under the existing I-P, M-SC, and MM zoning. The IS/NOP indicated that the I-P, M-SC, and M-M zoning designations allowed certain land uses which might use hazardous materials. As noted in the IS/NOP, such uses, if ever proposed on the site in the future, would be subject to standard Department of Environmental Health policies and permitting procedures. However, the IS/NOP concluded that the MFBCSP would not involve transport, use or disposal of hazardous materials and determined that impacts would be less than significant. This issue was determined by the IS/NOP to be less than significant and was therefore not addressed in EIR No. 466. (Webb, 2005, Appendix A, pp. 23 and 24)

No Substantial Change from Previous Analysis: The Project entails the buildout of the Building 20 site with high-cube transload short-term warehouse uses, with a proposed detention basin in the southern portion of the Project site. The Project's proposed land uses are fully consistent with the land use assumptions made by EIR No. 466 for the Project site. As such, construction and operational characteristics of the proposed Project would be consistent with the assumptions made by EIR No. 466. Accordingly, and as discussed in further detail below, the Project has no greater potential for hazardous materials impacts due to existing site conditions, construction activities, and long-term Project operation as compared to the Project evaluated in EIR No. 466. Notwithstanding, because the Project consists of proposed Plot Plan No. 180029, which identifies site-specific development characteristics, an analysis of the Project's potential to result in impacts due to existing site conditions, construction activities, and operational activities is discussed below.

Historical Site Conditions

Since EIR No. 466 was certified in 2005, there have been no major changes to the Project site that could result in the presence of previously unknown hazardous materials. Thus, there would be no potential for increased impacts due hazardous materials within the Project site beyond what was evaluated and disclosed by the IS/NOP prepared for EIR No. 466.

Notwithstanding, Phase I Environmental Site Assessment (ESA) reports were prepared for the Project site by SCS Engineers, and are included as *Technical Appendices E1 through E3*. According to available historical sources and consistent with the findings of the IS/NOP prepared for EIR No. 466, the Project site has been undeveloped since at least the early 1900s, and possibly with some agricultural land in the 1950s. No hazardous substances/wastes were observed on the Project site during the site inspection conducted by SCS Engineers. Limited debris such as scattered trash was observed on the site; however, no obvious signs of disturbed soils or illicit dumping (e.g., soils, rubble, etc.) on the site was noted. No recognized environmental conditions (RECs) were noted by SCS Engineers during the site inspection or identified during the review of regulatory database and other historical records. While SCS Engineers noted that regulatory database information identified few known or suspected contamination sites in the area surrounding the Project site, based on the available information SCS Engineers found that it is unlikely that any of these sites have affected the environmental condition of the Project site. As such, and consistent with the conclusion reached by the IS/NOP prepared for EIR No. 466, impacts due to hazards associated with existing site conditions would be less than significant. (SCS Engineers, 2018a, p. 13; SCS Engineers, 2018b, p. 13; SCS Engineers, 2018c, p. 12)

Construction Activities

Construction activities would occur on the Project site in the same or similar manner as assumed by EIR No. 466. Heavy equipment (e.g., dozers, excavators, tractors) would be operated on the subject property during the demolition and construction phases of the Project. This heavy equipment would likely be fueled and maintained by petroleum-based substances such as diesel fuel, gasoline, oil, and hydraulic fluid, which is considered hazardous if improperly stored or handled. In addition, materials such as paints, adhesives, solvents, and other substances typically used in building construction would be located on the Project site during construction. Improper use, storage, or transportation of hazardous materials can result in accidental releases or spills, potentially posing health risks to workers, the public, and the environment. This is a standard risk on all construction sites, and there would be no greater risk for improper handling, transportation, or spills associated with the proposed Project than would occur on any other similar construction site, and the risk of such spills during construction would be no greater than was assumed by EIR No. 466 or its associated IS/NOP. Construction contractors would be required to comply with all applicable federal, State, and local laws and regulations regarding the transport, use, and storage of hazardous construction-related materials, including but not limited requirements imposed by the Environmental Protection Agency (EPA), California Department of Toxic Substances Control (DTSC), SCAQMD, and Santa Ana RWQCB. With mandatory compliance with applicable hazardous materials regulations, the Project would not create a significant hazard to the public or the environment through routine transport, use, or disposal of hazardous materials during the construction phase. Additionally, construction activities would not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. Impacts would be less than significant.

Operational Activities

Operational activities would occur on the Project site in the same or similar manner as assumed by EIR No. 466. Whereas EIR No. 466 assumed a range of occupant types, the Project Applicant proposes high-cube transload short-term warehouse use on the Building 20 site and a detention basin on the southern 2.5 acres of the Project site, in conformance with the range of uses allowed by the MFBCSP. The future occupant(s) of the Project's proposed building is unknown at the time of this assessment; however, Building 20 would be developed with up to 426,821 s.f. of high-cube transload short-term warehouse uses. Allowable occupant types would be governed by the site's underlying zoning classifications of I-P and M-SC (refer to subsection 2.2.2).

Although unlikely, it is possible that hazardous materials could be used during the course of a future occupant's daily operations. As noted in the IS/NOP prepared for EIR No. 466, uses that might use hazardous materials would be subject to standard Department of Environmental Health policies and permitting procedures. State and federal Community-Right-to-Know laws allow the public access to information about the amounts and types of chemicals in use at local businesses. Regulations also are in place that require businesses to plan and prepare for possible chemical emergencies. Any business that occupies the proposed building on the Project site and that handles hazardous materials (as defined in § 25500 of California Health and Safety Code, Division 20, Chapter 6.95) would require permits from the Riverside County Department of Environmental Health (DEH) in order to register the business as a hazardous materials handler. Such businesses also are required to comply with California's Hazardous

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Materials Release Response Plans and Inventory Law, which requires immediate reporting to the Riverside County Fire Department and the State Office of Emergency Services regarding any release or threatened release of a hazardous material, regardless of the amount handled by the business. In addition, any business handling at any one time, greater than 500 pounds of solid, 55 gallons of liquid, or 200 cubic feet of gaseous hazardous material, is required, under Assembly Bill 2185 (AB 2185), to file a Hazardous Materials Business Emergency Plan (HMBEP). A HMBEP is a written set of procedures and information created to help minimize the effects and extent of a release or threatened release of a hazardous material. The intent of the HMBEP is to satisfy federal and State Community Right-To-Know laws and to provide detailed information for use by emergency responders.

Consistent with the finding of the IS/NOP prepared for EIR No. 466, if businesses that use or store hazardous materials occupy the Project, the business owners and operators would be required to comply with all applicable federal, State, and local regulations to ensure proper use, storage, use, emission, and disposal of hazardous substances (as described above). With mandatory regulatory compliance, the Project is not expected to pose a significant hazard to the public or the environment through the routine transport, use, storage, emission, or disposal of hazardous materials, nor would the Project increase the potential for accident conditions which could result in the release of hazardous materials into the environment. Thus, and consistent with the conclusion reached in the IS/NOP, impacts would be less than significant and mitigation is not required.

Conclusion

As noted above, and consistent with the finding made by the IS/NOP prepared for EIR No. 466, with implementation of mandatory regulatory requirements and standard conditions of approval, the Project would result in less-than-significant impacts due to the routine transport, use, or disposal of hazardous materials, and less-than-significant impacts associated with reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. Based on the foregoing analysis, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

c) Would the proposed Project impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?

EIR No. 466 Finding: The IS/NOP prepared for EIR No. 466 indicated that the MFBCSP would not impair the implementation of, or physically interfere with, an emergency response plan and/or emergency evacuation plan. The IS/NOP noted that the MFBCSP would include adequate access for emergency response vehicles and personnel, as developed in consultation with County Fire personnel, and that the MFBCSP site is bounded on the north and south by freeway on-ramps. The IS/NOP concluded that no impacts would occur, and this issue was therefore not addressed in EIR No. 466. (Webb, 2005, Appendix A, p. 24)

No Substantial Change from Previous Analysis: The Project entails implementing development within Planning Areas 5 and 6 of the MFBCSP, and these planning areas (including the Project site) do not contain any emergency facilities nor do they serve as an emergency evacuation route. Under long-term

operational conditions, the proposed Project would be required to maintain adequate emergency access for emergency vehicles on-site as required by the County. Furthermore, as discussed in subsection 3.1, the Project does not propose nor require major roadway improvements that could interfere with traffic operations on roadways abutting the Project site; thus, the Project would not result in a substantial alteration to the design or capacity of any existing public road that would impair or interfere with the implementation of evacuation procedures. Because the Project would not interfere with an adopted emergency response or evacuation plan, no impact would occur. Therefore, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

d) Would the proposed Project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter (1/4) mile of an existing or proposed school?

EIR No. 466 Finding: The IS/NOP prepared for EIR No. 466 determined that no portions of the MFBCSP occur within a quarter-mile of a school site. Therefore, the IS/NOP concluded that no impact would occur and this issue was not evaluated in EIR No. 466. (Webb, 2005, Appendix A, p. 24)

No Substantial Change from Previous Analysis: Consistent with the findings of EIR No. 466, there are no existing or planned schools within one-quarter mile of the Project site. The nearest schools to the Project site are the Val Verde High School, located 0.5 mile east of the Project site and east of I-215, and a church that provides religious and educational services, which is located approximately 0.75 mile southwest of the Project site at the southwest corner of the intersection of Seaton Avenue and Alviso Drive. Accordingly, the Project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school and no impact would occur. Therefore, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

e) Would the proposed Project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

EIR No. 466 Finding: The IS/NOP prepared for EIR No. 466 noted that an environmental regulatory database search was performed for the MFBCSP site on April 6, 2004. This environmental regulatory database search reviewed all regulatory agency lists compiled pursuant to Government Code Section 65962.5, and revealed that the MFBCSP site is not located on a site which is included on the Cortese list of hazardous materials sites. Therefore, the IS/NOP concluded that no impact would occur and this issue was not addressed in EIR No. 466. (Webb, 2005, Appendix A, p. 24)

No Substantial Change from Previous Analysis: As disclosed in the IS/NOP prepared for EIR No. 466, the Project site is not listed on the Hazardous Waste and Substances Sites List produced by the Department of Toxic Substances Control (DTSC), which is referred to as "Envirostor." (DTSC, 2020) Additionally, the Project's Phase I ESAs, which were prepared to supplement the information contained in the IS/NOP,

included a review of federal, State, tribal, and local government databases to determine whether the Project site is identified as a hazardous materials site pursuant to Government Code Section 65962.5, which resulted in a determination that the Project site has no RECs and is not listed on any hazardous materials databases. (SCS Engineers, 2018b, pp. 8-11) Accordingly, and consistent with the findings of the IS/NOP, the Project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, and impacts would not occur. Therefore, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
<i>Would the project:</i>				
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 miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) Would the proposed Project result in an inconsistency with an Airport Master Plan?

EIR No. 466 Finding: EIR No. 466 disclosed that the MVSP site was located within Area II of the airport-influenced area (AIA) for the March Air Reserve Base (MARB) pursuant to the 1984 Riverside County Airport Land Use Plan (ALUP), and thus review by the Riverside County Airport Land Use Commission was required. EIR No. 466 determined that because MARB noise levels are less than 60 dB CNEL at the MFBCSP site, all uses within the MFBCSP were considered compatible with the exterior noise level guidelines set forth in the 1984 Riverside County Airport Land Use Plan and with the land use compatibility policies of the 1998 MARB Air Installation Compatible Use Zone (AICUZ) Study. EIR No. 466 noted that although the MFBCSP site occurred outside of the CNEL noise contours for March Air Reserve Base, the MFBCSP site was located beneath identified flight tracks for airplanes using the airfield at March Air Reserve Base,

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resulting in a potential for single-event noise levels to affect future land uses in the MFBCSP. However, EIR No. 466 determined that the industrial, warehouse, distribution, and commercial/retail land uses within the MFBCSP were not considered to be sensitive receivers and therefore the impacts from these single-event noise levels were determined to be below the level of significance. With respect to the Federal Aviation Regulations Part 77 imaginary surface, EIR No. 466 indicated that height limitations were not anticipated to pose a development constraint as all buildings would be below the Part 77 imaginary surface. With respect to airport safety, EIR No. 466 determined that the proposed land uses were permitted within Area II as described in the 1984 ALUP. EIR No. 466 also determined that the MFBCSP would be required to comply with all remaining land use compatibility criteria for Area II. Additionally, EIR No. 466 determined that the MFBCSP would not be located within a Clear Zone or within the Accident Potential Zones (APZs). Although impacts were determined to be less than significant, a mitigation measure was imposed on the MFBCSP requiring all street lights and other outdoor lighting shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky or above the horizontal plane. With implementation of the required mitigation, EIR No. 466 concluded impacts would be reduced to less-than-significant levels. (Webb, 2005, pp. IV-102 through IV-108)

No Substantial Change from Previous Analysis: Consistent with the finding of EIR No. 466, the Project site is located within the AIA of the MARB. Specifically, the Project site is located within Compatibility Zone C2 of the 2014 MARB Land Use Compatibility Plan (ALUCP), which updated and replaced the 1984 ALUP that was in effect at the time EIR No. 466 was certified. (ALUC, 2014, Map MA-1) Although EIR No. 466 evaluated a range of land uses allowed by the MFBCSP, EIR No. 466 did not evaluate specific buildings, as EIR No. 466 assumed that the characteristics of individual buildings would be identified as part of implementing developments within the MFBCSP. The currently-proposed Project is an implementing development that would result in the buildout of a portion of MFBCSP Planning Areas 5 and 6, and the Project's application materials identify specific building architecture, building locations, site elevations, building heights, and building footprints. Because the Project Applicant proposes a specific building (i.e., Building 20), the current Project required additional review by the Riverside County Airport Land Use Commission (ALUC) for consistency with the 2014 MARB ALUCP. As such, the Project was reviewed by the Riverside County ALUC on January 10, 2019, which found the proposed Project would be consistent with the 2014 March Air Reserve Base/Inland Port ALUCP subject to certain conditions. These conditions will be imposed on the proposed Project by Riverside County as Conditions of Approval (COAs), and are listed below. With mandatory compliance with the ALUC COAs, the Project would not result in an inconsistency with an Airport Master Plan and a less-than-significant impact would occur. Therefore, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

b) Would the proposed Project require review by the Airport Land Use Commission?

EIR No. 466 Finding: The IS/NOP prepared for EIR No. 466 noted that the MFBCSP would require review by the Airport Land Use Commission (ALUC) because it is located within the policy area of MARB. However, the IS/NOP concluded that review by ALUC is not considered a potentially significant environmental impact; thus, this topic was not evaluated in EIR No. 466. (Webb, 2005, Appendix A, p. 25)

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No Substantial Change from Previous Analysis: As discussed under Threshold a), the Project site is located within Compatibility Zone C2 of the 2014 MARB ALUCP, which updated and replaced the 1984 ALUP that was in effect at the time EIR No. 466 was certified. (ALUC, 2014, Map MA-1) Additionally, EIR No. 466 evaluated a range of land uses, but did not evaluate any specific building locations or configurations. The proposed Project involves a Plot Plan (Plot Plan No. 180029) that identifies one building (Building 20), implementation of which would result in the buildout of a portion of MFBCSP Planning Areas 5 and 6. The Project's application materials identify specific building architecture, building locations, site elevations, building heights, and building footprints. Because the Project Applicant proposes a specific building (i.e., Building 20), the current Project required additional review by the Riverside County ALUC for consistency with the 2014 MARB ALUCP. On January 10, 2019, the ALUC found the proposed Project would be consistent with the 2014 March Air Reserve Base/Inland Port ALUCP subject to certain conditions. These conditions will be imposed on the proposed Project by Riverside County as COAs, and are listed below. With mandatory compliance with the ALUC COAs, the Project would not conflict with any ALUCPs, including the MARB ALUCP, and a less-than-significant impact would occur. Therefore, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

- c) **Would the proposed Project be located within an airport land use plan or, where such a plan has not been adopted, within two (2) miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?**

EIR No. 466 Finding: EIR No. 466 disclosed that the MVSP site was located within Area II of the airport-influenced area (AIA) for the March Air Reserve Base (MARB) pursuant to the 1984 Riverside County Airport Land Use Plan (ALUP), and thus review by the Riverside County Airport Land Use Commission was required. With respect to the Federal Aviation Regulations Part 77 imaginary surface, EIR No. 466 indicated that height limitations were not anticipated to pose a development constraint as all buildings would be below the Part 77 imaginary surface. With respect to airport safety, EIR No. 466 determined that the proposed land uses were permitted within Area II as described in the 1984 ALUP. EIR No. 466 also determined that the MFBCSP would be required to comply with all remaining land use compatibility criteria for Area II. Additionally, EIR No. 466 determined that the MFBCSP would not be located within a Clear Zone or within the Accident Potential Zones (APZs). Although impacts were determined to be less than significant, a mitigation measure was imposed on the MFBCSP requiring all street lights and other outdoor lighting shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky or above the horizontal plane. With implementation of the required mitigation, EIR No. 466 concluded impacts would be reduced to less-than-significant levels. (Webb, 2005, pp. IV-102 through IV-108)

No Substantial Change from Previous Analysis: As indicated under the analysis of Thresholds a) and b), above, the Project site is located within Compatibility Zone C2 of the 2014 MARB ALUCP, which updated and replaced the 1984 ALUP that was in effect at the time EIR No. 466 was certified. (ALUC, 2014, Map MA-1) Additionally, EIR No. 466 evaluated a range of land uses, but did not evaluate any specific building locations or configurations. The proposed Project involves a Plot Plan (Plot Plan No. 180029) that identifies one building (Building 20), implementation of which would result in the buildout of a portion of MFBCSP Planning Areas 5 and 6. The Project's application materials identify specific building architecture,

building locations, site elevations, building heights, and building footprints. Because the Project Applicant proposes a specific building (i.e., Building 20), the current Project required additional review by the Riverside County ALUC for consistency with the 2014 MARB ALUCP. On January 10, 2019, the ALUC found the proposed Project would be consistent with the 2014 March Air Reserve Base/Inland Port ALUCP subject to certain conditions. With mandatory compliance with the ALUC COAs, which would be imposed by Riverside County as COAs for the proposed Project, the Project would not result in a safety hazards for people working in the Project area, and a less-than-significant impact would occur. Based on the foregoing analysis, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

d) Would the proposed Project be within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?

EIR No. 466 Finding: The IS/NOP prepared for EIR No. 466 determined that the MFBCSP area was not located within the vicinity of a private air strip and concluded that no impacts would occur. This topic was not addressed in EIR No. 466. (Webb, 2005, Appendix A, p. 25)

No Substantial Change from Previous Analysis: Consistent with the conditions that existed at the time EIR No. 466 was certified, there are no private airport facilities or heliports within the Project vicinity. As such, the Project would not result in a safety hazard for people residing or working in the project area associated with private airports or heliports, and no impact would occur. Therefore, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

Project Requirements and EIR No. 466 Mitigation Compliance

EIR No. 466 Mitigation Measures

EIR No. 466 included mitigation to address potential impacts to airport operations. This measure, which is listed below, would continue to apply to the proposed Project and would be enforced as part of the Project's conditions of approval.

MM Airport 1: All street lights and other outdoor lighting shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky or above the horizontal plane.

Project Specific Conditions of Approval

The following conditions of approval shall apply and reflect the conditions of approval listed in the ALUC's consistency determination letter, dated January 17, 2019, which determined that the proposed Project is consistent with the 2014 March Air Reserve Base/Inland Port ALUCP. The implementation of these conditions further demonstrate that implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

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- Any outdoor lighting installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
- The following uses/activities are not included in the proposed project and shall be prohibited at this site, in accordance with Note A on Table 4 of the Mead Valley Area Plan: (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator; (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport. (c) Any use which would generate smoke or water vapor or which would attract large 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.
- The following uses/activities are specifically prohibited at this location: trash transfer stations that are open on one or more sides; recycling centers containing putrescible wastes; construction and demolition debris facilities; wastewater management facilities; incinerators; noise-sensitive outdoor nonresidential uses; and hazards to flight. Children's schools are discouraged.
- The following uses/activities are not included in the proposed Project, but, if they were to be proposed through a subsequent use permit or plot plan, would require subsequent Airport Land Use Commission review: restaurants and other eating establishments; day care centers; health and exercise centers; churches, temples, or other uses primarily for religious worship; theaters.
- The following notice shall be given to all prospective purchasers of the property and tenants of the building, and shall be recorded as a deed notice:

"This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. See Business and Professions Code Section 11010(b)(13)(A)."

- The proposed noncontiguous detention basin on the site shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between 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.

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- March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air Base radio communications could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment inclusive of irrigation controllers, access gates, etc.
- Noise attenuation measures shall be incorporated into the design of the office areas of the structure, to the extent such measures are necessary to ensure that interior noise levels from aircraft operations are at or below 45 CNEL.
- This project has been evaluated for 406,496 square feet of manufacturing area. Any increase in building area or change in use other than for warehouse, office and manufacturing use will require an amended review by the Airport Land Use Commission.
- The Project does not propose rooftop solar panels at this time. However, if the Project were to propose solar rooftop panels in the future, the applicant/developer shall prepare a solar glare study that analyzes glare impacts, and this study shall be reviewed by the Airport Land Use Commission and March Air Reserve Base.
- The Federal Aviation Administration has conducted an aeronautical study of the proposed Project (Aeronautical Study Nos. 2018-AWP-17882-0E) and has determined that neither marking nor lighting of the structure(s) is necessary for aviation safety. However, if marking and/or lighting for aviation safety are accomplished on a voluntary basis, such marking and/or lighting (if any) shall be installed in accordance with FAA Advisory Circular 70/7 460-1 L Change 2 and shall be maintained in accordance therewith for the life of the project.
- The proposed buildings shall not exceed a height of 50 feet above ground level and a maximum elevation at top point of 1,603 feet above mean sea level.
- The maximum height and top point elevation specified above shall not be amended without further review by the Airport Land Use Commission and the Federal Aviation Administration; provided, however, that reduction in structure height or elevation shall not require further review by the Airport Land Use Commission.
- Temporary construction equipment used during actual construction of the structure(s) shall not exceed 50 feet in height and a maximum elevation of 1,603 feet above mean sea level, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.
- Within five (5) days after construction of any individual building reaches its greatest height, FAA Form 7460-2 (Part 11), Notice of Actual Construction or Alteration, shall be completed by the project proponent or his/her designee and e-filed with the Federal Aviation Administration. (Go to <https://oeaaa.faa.gov> for instructions.) This requirement is also applicable in the event the Project is abandoned or a decision is made not to construct the applicable structures(s).

5.1.10 Hydrology and Water Quality

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
<i>Would the project:</i>				
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 type="checkbox"/>	<input checked="" type="checkbox"/>
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Result in substantial erosion or siltation on-site or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
h. In flood hazard, tsunami, or seiche zones, would the proposed Project risk the release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i. Would the proposed Project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) Would the proposed Project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?

EIR No. 466 Finding: The IS/NOP prepared for EIR No. 466 indicated that the MFBCSP would ultimately discharge to the San Jacinto River, which terminates at Canyon Lake. At the time the IS/NOP was distributed for public review, Canyon Lake was listed on the Clean Water Act's Section 303(d) list, which indicated the lake is "impaired" for exceeding its water quality objectives for sediments, siltation, pathogens, and nutrients. The IS/NOP noted that the MFBCSP may introduce a new source of pollutants, such as sediment during construction, and fertilizers/pesticides after construction is complete. The IS/NOP also indicated that future development within the MFBCSP would be conditioned to comply with the requirements of the Regional Water Quality Control Board under Order No. 01-34 for construction-related activities in the San Jacinto Watershed. In addition, the IS/NOP noted that future development within the MFBCSP area would be required to comply with the requirements of Supplement A to the Riverside County Drainage Area Management Plan, and must be equipped with an effective combination of structural and non-structural post-construction BMPs. Therefore, the IS/NOP concluded that the MFBCSP would not exceed water quality objectives during or after construction, and determined that impacts would be less than significant. As a result, this topic was not evaluated in EIR No. 466. (Webb, 2005, Appendix A, pp. 26 and 27)

No Substantial Change from Previous Analysis: The Project consists of an implementing development within the MFBCSP and would result in the buildout of portions of MFBCSP Planning Areas 5 and 6. Consistent with the conditions that existed when EIR No. 466 was certified, the California Porter-Cologne Water Quality Control Act (§ 13000 ["Water Quality"] et seq., of the California Water Code), and the Federal Water Pollution Control Act Amendment of 1972 (also referred to as the Clean Water Act [CWA]) require that comprehensive water quality control plans be developed for all waters within the State of California. The Project site is located within the jurisdiction of the Santa Ana Regional Water Quality Control Board (RWQCB). At the time EIR No. 466 was certified in 2005, development within the Santa Ana RWQCB region was subject to the RWQCB's 1995 *Water Quality Control Plan for the Santa Ana River Basin* (Basin Plan). Since certification of EIR No. 466, the RWQCB has undertaken three updates to the Basin Plan, with the most recent update having been adopted in February 2016. Although this reflects a

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changed condition from what was evaluated by EIR No. 466, the revisions made to the Basin Plan reflected administrative changes that did not eliminate or reduce any requirements for water quality, and therefore the changes are not substantial. The RWQCB's 2016 Basin Plan is herein incorporated by reference and is available for public review at the Santa Ana RWQCB office located at 3737 Main Street, Suite 500, Riverside, CA 92501-3348. (RWQCB, 2019)

The CWA requires all states to conduct water quality assessments of their water resources to identify water bodies that do not meet water quality standards. Water bodies that do not meet water quality standards are placed on a list of impaired waters pursuant to the requirements of Section 303(d) of the CWA. The Project site resides within the Santa Ana Watershed. As noted above, at the time EIR No. 466 was certified, Canyon Lake was listed as impaired. Although the IS/NOP prepared for EIR No. 466 did not discuss Lake Elsinore, it is likely that Lake Elsinore also was listed as impaired in 2005. Based on the Project's Water Quality Management Plan (WQMP, *Technical Appendix F2*), receiving waters for the property's drainage include the Markham Street Storm Drain System, Perris Valley Storm Drain, San Jacinto River Reach 3 (upstream of Canyon Lake), Railroad Canyon/Canyon Lake, San Jacinto River Reach 1 (downstream of Canyon Lake), and Lake Elsinore. Receiving waters listed on the Section 303(d) list include Canyon Lake and Lake Elsinore. Consistent with the finding of the IS/NOP prepared for EIR No. 466, Canyon Lake is impaired by nutrients and pathogens, while Lake Elsinore is impaired by nutrients and low dissolved oxygen. The Markham Street Storm Drain System, Perris Valley Storm Drain, and San Jacinto River Reaches 1 and 3 are not listed as impaired. (PBLA, 2020b, p. 7)

A specific provision of the CWA applicable to the proposed Project is CWA Section 402, which authorizes the National Pollutant Discharge Elimination System (NPDES) permit program that covers point sources of pollution discharging to a water body. The NPDES program also requires operators of construction sites one acre or larger to prepare a Stormwater Pollution Prevention Plan (SWPPP) and obtain authorization to discharge stormwater under an NPDES construction stormwater permit. These requirements have not substantially changed since 2005.

Provided below is a discussion of the Project's potential to result in violations of water quality standards or waste discharge requirements during both construction and long-term operation.

Construction-Related Water Quality

Construction activities would occur on the same site and in the same or similar manner as assumed by EIR No. 466 and its associated IS/NOP. As with the project evaluated by EIR No. 466, construction of the proposed Project would involve clearing, grading, paving, utility installation, building construction, and landscaping activities, which would result in the generation of potential water quality pollutants such as silt, debris, chemicals, paints, and other solvents with the potential to adversely affect water quality. As such, short-term water quality impacts have the potential to occur during construction of the Project in the absence of any protective or avoidance measures.

Pursuant to the requirements of the Santa Ana RWQCB and the County of Riverside, and consistent with the requirements that were in effect when EIR No. 466 was certified in 2005, the Project Applicant would be required to obtain a NPDES Municipal Stormwater Permit for construction activities. The NPDES permit

is required for all projects that include construction activities, such as clearing, grading, and/or excavation that disturb at least one acre of total land area. In addition, and also consistent with the project evaluated by EIR No. 466, the Project would be required to comply with the RWQCB's Water Quality Control Plan for the Santa Ana River Basin ("Basin Plan"). Compliance with the NPDES permit and the Basin Plan involves the preparation and implementation of a SWPPP for construction-related activities, and these requirements also would have applied to new development at the time EIR No. 466 was certified in 2005. The SWPPP is required to specify the BMPs that the Project would be required to implement during construction activities to ensure that all potential pollutants of concern are prevented, minimized, and/or otherwise appropriately treated prior to being discharged from the subject property. As with the project evaluated in EIR No. 466, mandatory compliance with the SWPPP would ensure that the proposed Project does not violate any water quality standards or waste discharge requirements during construction activities. Therefore, with mandatory adherence to the future required SWPPP, water quality impacts associated with construction activities would be less than significant and no mitigation measures would be required.

Operational Water Quality Impacts

EIR No. 466 and the associated IS/NOP evaluated buildout of the MFBCSP area with a variety of light industrial and commercial land uses. The Project Applicant proposes a site-specific development plan to implement a portion of MFBCSP Planning Areas 5 and 6, and the Project's Plot Plan No. 180029 includes a proposed drainage system that would route first flush flows (i.e., the initial surface runoff during rain events) towards a proposed 2.5-acre detention basin in the southern portion of the Project site. Because the Project includes details regarding the proposed drainage system that were not included in the MFBCSP, a site-specific Water Quality Management Plan (WQMP) was required for the Project in order to confirm the conclusion of the IS/NOP prepared for EIR No. 466 that water quality impacts would be less than significant. The WQMP is contained in *Technical Appendix F2*, and is discussed below.

As noted above, receiving waters for the property's drainage are the Markham Street Storm Drain System, Perris Valley Storm Drain, San Jacinto River Reach 3 (upstream of Canyon Lake), Railroad Canyon/Canyon Lake, San Jacinto River Reach 1 (downstream of Canyon Lake), and Lake Elsinore. Canyon Lake is impaired by nutrients and pathogens, while Lake Elsinore is impaired by nutrients and low dissolved oxygen (PBLA, 2020b, p. 7). As also noted above, because the Project consists of a site-specific development, a WQMP was required for the Project and is included in *Technical Appendix F2*. According to the Project's WQMP, the Project's pollutants of concern include bacterial indicators, metals, nutrients, pathogens, toxic organic compounds, sediments, trash and debris, and oil and grease (PBLA, 2020b, p. 17). To meet NPDES requirements, the Project's proposed storm drain system is designed to route first flush runoff to a proposed 2.5-acre detention basin. The detention basin is designed to detain runoff and provide water quality treatment, which would be effective in reducing pollutants of concern in runoff leaving the Project site. As noted above, waters that are tributary to the Project site are impaired with nutrients, pathogens, and/or low dissolved oxygen. The proposed detention/bio-retention basin would be effective at treating bacterial indicators, metals, nutrients, pathogens, toxic organic compounds, sediments, trash and debris, and oil and grease, which also would reduce the potential for pollutants in runoff from the site that could contribute to low dissolved oxygen, nutrients, and pathogen impairments. As such, runoff from the

Project site would not contribute substantially to existing downstream impairments and the Project would not violate any water quality standards or waste discharge requirements. (PBLA, 2020b, pp. 7, 17)

Furthermore, the Project would be required to implement its WQMP, pursuant to the requirements of the applicable NPDES permit. The WQMP is a post-construction management program that ensures the on-going protection of the watershed basin by requiring structural and programmatic controls. The Project's Preliminary WQMP is included as *Technical Appendix F2*. The Preliminary WQMP identifies structural controls (including the proposed detention basin) and operational source control measures (including marking inlets, incorporation of landscape/outdoor pesticide restrictions, incorporating measures for refuse areas, loading dock requirements, and requirements to regularly sweep plazas, sidewalks, and parking lots). The structural and operational source control measures would minimize, prevent, and/or otherwise appropriately treat storm water runoff flows before they are discharged from the site. Mandatory compliance with the WQMP would ensure that the Project does not violate any water quality standards or waste discharge requirements during long-term operation.

Based on the foregoing analysis, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

b) Would the proposed Project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

EIR No. 466 Finding: The IS/NOP prepared for EIR No. 466 indicated that the Eastern Municipal Water District (EMWD) was the provider of domestic water to the MFBCSP area. The IS/NOP noted that overall, approximately 25% of EMWD's potable water demand was supplied by EMWD groundwater wells and approximately 75% was supplied by imported water from Metropolitan Water District (MWD) through its Colorado River Aqueduct and its connections to the State Water Project. The IS/NOP also indicated that the majority of the groundwater produced by EMWD came from its wells in the Hemet and San Jacinto area. As noted in the IS/NOP, in 2002, between 98% and 99% of the domestic water provided to the Mead Valley area came from State Project Water from northern California. Only 1 % of the water used in the entire Mead Valley area came from groundwater. The IS/NOP noted that the MFBCSP did not propose groundwater extraction wells and domestic water to serve the MFBCSP area was not expected to come from groundwater sources. As such, the IS/NOP determined that the MFBCSP would not substantially deplete groundwater supplies and concluded that impacts to groundwater supplies would be less than significant. As such, this issue was not evaluated in EIR No. 466. (Webb, 2005, Appendix A, pp. 26 and 28)

The IS/NOP also indicated that the northern portion of the MFBCSP site was located within the southwest corner of EMWD's Perris North groundwater subbasin and the southern portion of the MFBCSP site was located within the northwest corner of EMWD's Perris I groundwater subbasin. The IS/NOP noted that the area located immediately east of the MFBCSP area was identified as a non-water-bearing area. The IS/NOP determined that the MFBCSP would reduce the area of permeability on the site by approximately 85 percent, thereby decreasing the potential for groundwater recharge. However, the IS/NOP concluded that due to the MFBCSP's location at the edges of identified groundwater sub basins, minimal use of

groundwater to serve the area, and the MFBCSP's small size in relationship to the total size of the groundwater subbasins, there would not be a substantial effect upon groundwater recharge within these groundwater subbasins. Therefore, the IS/NOP determined that impacts would be less than significant, and this issue was not addressed in EIR No. 466. (Webb, 2005, Appendix A, pp. 26 and 28)

No Substantial Change from Previous Analysis: As anticipated by the IS/NOP prepared for EIR No. 466, no potable groundwater wells are proposed as part of the Project; therefore, the Project would not deplete groundwater supplies through direct extraction.

The Project would be served with potable water from the Eastern Municipal Water District (EMWD). Domestic water supplies from the EMWD are reliant on imported water from the Metropolitan Water District (MWD), recycled water, local groundwater production, and desalted groundwater (EMWD, 2016a, p. xii; EMWD, 2016b). To address water supplies and demand, the EMWD adopted an Urban Water Management Plan (UWMP) that forecasts water demands and supplies under normal, single-dry, and multiple-dry year conditions; assesses supply reliability; and describes methods of reducing demands under potential water shortages. EMWD's UWMP is based, in part on the General Plans and Specific Plans of the various jurisdictions within its service area for projecting future demand. The proposed Project is consistent with the site's existing General Plan and Specific Plan land use designations, and is also consistent with the site's underlying zoning designation. Moreover, the MFBCSP allows for development with up to 6,215,500 s.f. of industrial uses on approximately 279.23 acres (excluding major roads), for an overall FAR of approximately 0.51 ($6,215,500 \text{ s.f.} \div 12,163,258.8 \text{ s.f. [279.23 acres]} = 0.51$). The Project Applicant proposes to develop the Building 20 and detention basin sites with a 426,821 s.f. high-cube transload short-term warehouse building and a 2.5-acre detention basin/bio-retention basin, while the Staging Area site would remain undeveloped. Including both the 18.2-acre Building 20 site and the 2.5-acre detention basin site, the Project would result in an overall FAR of 0.47 ($426,821 \text{ s.f.} \div 901,692 \text{ s.f. [20.7 acres]} = 0.47$). Thus, due to the reduction in building area, the Project would result in a decrease in the amount of water demand generated on site as compared to what was assumed by the UWMP. As such, and consistent with the findings of the IS/NOP prepared for EIR No. 466, the proposed Project is fully accounted for by the UWMP. Because the UWMP demonstrates that the EMWD would have sufficient water supplies, including groundwater, to meet water demands within its district through 2040, it can therefore be concluded that the Project's demand for potable water would not result in the depletion of groundwater supplies. As such, Project impacts to groundwater supplies would be less than significant.

With respect to groundwater recharge, the Project Applicant proposes to develop the site in a manner generally consistent with what was assumed for the Project site by IS/NOP prepared for EIR No. 466. As with the project evaluated in EIR No. 466 and its associated IS/NOP, the proposed Project would increase impervious surface coverage on the site, which would in turn reduce the amount of direct infiltration of runoff into the ground. However, and consistent with the conditions that existed when EIR No. 466 was certified, the Project site abuts several improved roadways. All runoff from the Project site under existing conditions is conveyed to existing storm drainage facilities in the area, which ultimately convey runoff to natural drainage channels that allow for infiltration of water into the groundwater table. As with the project evaluated in the IS/NOP, with implementation of the proposed Project the site would continue to

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drain northerly and southerly to the proposed 2.5-acre detention basin located at the northeast corner of Markham Street and Seaton Avenue. The total amount of runoff and/or infiltration from the Project site would not change with implementation of the proposed Project. Thus, and consistent with the findings of the IS/NOP prepared for EIR No. 466, the proposed Project would not interfere substantially with groundwater recharge, and there would be no net deficit in aquifer water volumes or groundwater table levels as a result of the Project.

Based on the foregoing analysis, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

c) Would the proposed Project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or through the addition of impervious surfaces?

EIR No. 466 Finding: The IS/NOP prepared for EIR No. 466 indicated that the MFBCSP would be developed on a property that had an existing storm drain system, roads, sidewalks, and appurtenant infrastructure. The IS/NOP indicated that development as proposed by the MFBCSP would not alter the course of a stream or river because the overall contribution of runoff to the San Jacinto River would be insignificant. Although development of the MFBCSP would reduce the area of permeability on the site by approximately 85 percent, the IS/NOP determined that the increased runoff would be captured by and carried through the existing storm drain system which was designed to accommodate the ultimate storm water flows expected at build-out. As such, the IS/NOP concluded that buildout of the MFBCSP area would not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, and found that impacts would be less than significant. As such, this issue was not evaluated in EIR No. 466. (Webb, 2005, Appendix A, pp. 29 and 30)

EIR No. 466 also indicated that implementation of the MFBCSP would greatly increase the percent of impervious surfaces compared to the conditions that existed at the time. EIR No. 466 noted that runoff would be directed through a system of curbs, gutters, and storm drain systems into the Perris Valley Storm Drain and the San Jacinto River. EIR No. 466 indicated that reduced on-site infiltration would lead to increased volumes and/or velocities of storm flows entering natural, earthen drainages. EIR No. 466 determined that these increased flows could substantially increase channel erosion and sediment transport to downstream areas and alter the drainage pattern of the area and downstream facilities, such as Canyon Lake. The IS/NOP prepared for EIR No. 466 disclosed that future implementing projects within the MFBCSP would be required to develop and implement a Water Quality Management Plan (WQMP) to effectively keep post-development storm water flows/volumes to pre-development levels. EIR No. 466 provided examples of management measures that could be identified in a WQMP, which included use of pervious pavement, vegetated swales, infiltration basins, and velocity dissipation devices at storm drain outfall structures. By developing and implementing a WQMP, and with incorporation of EIR No. 466 Mitigation Measure MM Hydro 2, EIR No. 466 concluded that implementation of the MFBCSP would have less-than-significant impacts related to erosion and siltation. (Webb, 2005, p. IV-146)

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No Substantial Change from Previous Analysis: As previously depicted on Figure 3-3, Figure 3-4, and Figure 3-5, the Project generally would maintain the site's existing topography and would develop the Project site in a manner generally consistent with what was evaluated by the IS/NOP prepared for EIR No. 466. As with the project evaluated in the IS/NOP, with implementation of the proposed Project the Building 20 and Staging Area sites site would continue to drain in a west-to-east orientation towards Harvill, and would continue to be conveyed south towards existing drainage facilities within surrounding roadways following detention and water quality treatment within the proposed 2.5-acre detention/bio-retention basin. As such, the Project would not result in substantial changes to the site's existing drainage pattern. Additionally, and consistent with the Project evaluated in the IS/NOP, development of the Project site as proposed would minimize areas of pervious surface, and therefore would preclude the potential for increased erosion hazards within the Building 20 and detention basin sites, while the Staging Area site would be hydroseeded following completion of staging, borrow site, and stockpiling activities to preclude erosion impacts. Based on the analysis presented in the Project's hydrology study (*Technical Appendix F1*), which was prepared to evaluate the site-specific development components proposed by the Project Applicant, post-development runoff from the site would decrease during 100-year (24-hour duration) storm events (i.e., from 135.6 cfs under existing conditions to 119.9 cfs under post-development conditions) (PBLA, 2020a, p. 4). Additionally, the Project area was previously improved as part of CFD 88-8 with storm water drainage infrastructure that was sized to accommodate future development within the area. Moreover, runoff from the Project site following development would be conveyed directly to the proposed 2.5-acre detention basin in the southern portion of the Project site. As such, and consistent with the finding of the IS/NOP, the Project would not substantially alter the existing drainage pattern of the site or area through the addition of impervious surfaces, and impacts would be less than significant.

Based on the foregoing analysis, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

d) Would the proposed Project result in substantial erosion or siltation on- or off-site?

EIR No. 466 Finding: The IS/NOP prepared for EIR No. 466 indicated that implementation of the MFBCSP would involve grading, excavation, trenching, temporary stockpiling, and construction work in areas of relative flat terrain. The IS/NOP noted that the MFBCSP would result in the construction of additional impervious surfaces, which may result in increased runoff. The IS/NOP identified that short-term impacts may result during construction with some amounts of increased water erosion being generated on-site. The IS/NOP also indicated that construction activities would be subject to the Santa Ana RWQCB NPDES Permit for construction-related stormwater discharges in the San Jacinto River watershed. By following the standards pursuant to the NPDES Permit for construction activities, the IS/NOP concluded that the MFBCSP would have less-than-significant impacts to erosion and siltation either on or off-site. Therefore, this issue was not addressed in EIR No. 466. (Webb, 2005, Appendix A, p. 22)

EIR No. 466 also found that implementation of the MFBCSP would increase the percent of impervious surfaces compared to the conditions that existed at the time. EIR No. 466 noted that runoff would be directed through a system of curbs, gutters, and storm drain systems into the Perris Valley Storm Drain and the San Jacinto River. EIR No. 466 indicated that reduced on-site infiltration would lead to increased

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volumes and/or velocities of storm flows entering natural, earthen drainages. EIR No. 466 determined that these increased flows could substantially increase channel erosion and sediment transport to downstream areas, such as Canyon Lake. EIR No. 466 disclosed that future implementing projects within the MFBCSP would be required to develop and implement a Water Quality Management Plan (WQMP) to effectively keep post-development storm water flows/volumes to pre-development levels. EIR No. 466 provided examples of management measures that could be identified in a WQMP, which included use of pervious pavement, vegetated swales, infiltration basins, and velocity dissipation devices at storm drain outfall structures. By developing and implementing a WQMP, and with incorporation of EIR No. 466 Mitigation Measure MM Hydro 2, EIR No. 466 concluded that implementation of the MFBCSP would have less than significant impacts related to erosion and siltation. (Webb, 2005, p. IV-146)

No Substantial Change from Previous Analysis: Construction activities would occur on the same site in the same or similar manner as assumed by EIR No. 466 and its associated IS/NOP. Consistent with the project evaluated by the IS/NOP, the Project's proposed grading activities would temporarily expose underlying soils to water and air, which would increase erosion susceptibility while the soils are exposed. Exposed soils would be subject to erosion during rainfall events or high winds due to the removal of stabilizing vegetation and exposure of these erodible materials to wind and water. Erosion by water would be greatest during the first rainy season after grading and before the Project's structure foundations are established and paving and landscaping occur. Erosion by wind would be highest during periods of high wind speeds when soils are exposed. Consistent with the finding of the IS/NOP, and pursuant to the requirements of the State Water Resources Control Board (SWRCB), the Project Applicant is required to obtain a NPDES permit for construction activities. The NPDES permit, which also was required at the time EIR No. 466 was certified, is required for all projects that include construction activities, such as clearing, grading, and/or excavation that disturb at least one acre of total land area. Additionally, and similar to the project evaluated by the IS/NOP, during grading and other construction activities involving soil exposure or the transport of earth materials, Riverside County Ordinance No. 457 (Building Codes and Fees Ordinance), which establishes, in part, requirements for the control of dust and erosion during construction, would apply to the Project. As part of the requirements of Ordinance No. 457, the Project Applicant would be required to prepare an erosion control plan that would address construction fencing, sand bags, and other erosion-control features that would be implemented during the construction phase to reduce the site's potential for soil erosion or the loss of topsoil. Requirements for the reduction of particulate matter in the air also would apply, pursuant to SCAQMD Rule 403. Consistent with the finding of the IS/NOP, mandatory compliance with the Project's NPDES permit and these regulatory requirements would ensure that erosion impacts during construction activities would be less than significant.

As noted by EIR No. 466, following construction erosion on the Project site would be minimized, as the areas disturbed during construction would be landscaped or covered with impervious surfaces. Only nominal areas of exposed soil, if any, would occur in the landscaped areas on the Building 20 and detention basin sites, while the Staging Area site would be hydroseeded and revegetated following completion of staging, borrow site, and stockpiling activities. The only potential for erosion effects to occur during Project operation would be indirect effects from storm water discharged from the property. However, and consistent with the project evaluated by EIR No. 466, all runoff from the Building 20 site

would be conveyed via a proposed drainage system to the proposed 2.5-acre detention/bioretenion basin in the southern portions of the Project site. Following detention and water quality treatment, these flows would then be directed via an outlet structure and proposed 24-inch storm drain line to an existing 48-inch storm drain within Markham Street. Based on the analysis presented in the Project's hydrology study (*Technical Appendix F1*), post-development runoff from the Project site and areas tributary to the site would decrease during 100-year (24-hour duration) storm events (i.e., from 135.6 cfs under existing conditions to 119.9 cfs under post-development conditions) (PBLA, 2020a, p. 4). In addition, and similar to the conditions that existed when EIR No. 466 was certified, the Project area was previously improved as part of CFD 88-8 with storm water drainage infrastructure that was sized to accommodate future development within the area. Moreover, runoff from the Project site following detention and water quality treatment would be conveyed directly to existing drainage facilities downstream that have been designed to preclude or substantially avoid erosion hazards. Because the drainage associated with the Project would be fully controlled via the on-site drainage plan and would be conveyed directly to existing drainage facilities, the rate and amount of erosion would not increase substantially as compared to existing conditions. In addition, Mitigation Measures MM Hydro 1 through MM Hydro 4, identified in EIR No. 466 and included below, would continue to apply to the Project and would further reduce the Project's potential to result in wind or water-related erosion that could adversely affect the environment. Similar to the conclusion reached by EIR No. 466, Project-related impacts due to erosion-related hazards would be less than significant with mitigation.

Based on the foregoing analysis, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

e) Would the proposed Project substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?

EIR No. 466 Finding: The IS/NOP prepared for EIR No. 466 determined that after completion of the MFBCSP, the run-off coefficient (which is a measure of the rate of run-off) for the properties in the MFBCSP would approximately double because of the increase in impervious surfaces that restrict infiltration. The IS/NOP prepared for EIR No. 466 indicated that the MFBCSP would be developed on a property that had an existing storm drain system, roads, sidewalks and appurtenant infrastructure. Although development of the MFBCSP would reduce the area of permeability in the MFBCSP area by approximately 85 percent, the IS/NOP determined that the increased runoff would be captured by and carried through the existing storm drain system which was designed to accommodate the ultimate storm water flows expected at build-out. The IS/NOP indicated that this storm drain system would prevent the increased runoff from creating on-site or offsite flooding. Additionally, the IS/NOP noted that the MFBCSP site was not located in a 100-year flood zone. As such, the IS/NOP concluded that impacts would be less than significant and this issue was not evaluated in EIR No. 466. (Webb, 2005, Appendix A, pp. 29 and 30)

No Substantial Change from Previous Analysis: Consistent with the finding of the IS/NOP prepared for EIR No. 466, there are no portions of the Project site or surrounding areas that are located within a mapped 100-year flood hazard area. As previously depicted on Figure 3-3, Figure 3-4, and Figure 3-5, the Project generally would maintain the site's existing topography. As with the project evaluated by the

IS/NOP prepared for EIR No. 466, with implementation of the proposed Project, the Building 12 and Staging Area sites would continue to drain in a west-to-east orientation, with runoff being conveyed south to the proposed 2.5-acre detention/bio-retention basin located in the southern portion of the Project site. However, because the IS/NOP prepared for EIR No. 466 evaluated only proposed land uses and because the Project consists of a site-specific development, a hydrology study was required for the proposed Project and is included as *Technical Appendix F1*. Based on the analysis presented in the Project's hydrology study, although the total amount of runoff would not change as compared to existing conditions, the rate of post-development runoff from the site would decrease during 100-year (24-hour duration) storm events (i.e., from 135.6 cfs under existing conditions to 119.9 cfs under post-development conditions) (PBLA, 2020a, p. 4). In addition, and consistent with the conditions that existed at the time the IS/NOP was prepared, the Project area was previously improved as part of CFD 88-8 with storm water drainage infrastructure that was sized to accommodate future development within the area. Similar to the conclusion reached by the IS/NOP, runoff from the Project area would be conveyed via existing drainage infrastructure to the Perris Valley Storm Drain to the east, and would not have the potential to substantially increase flooding hazards downstream. As such, and consistent with the findings of the IS/NOP, the Project would not substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site and impacts would be less than significant. Based on the foregoing analysis, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

f) Would the proposed Project create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

EIR No. 466 Finding: The IS/NOP prepared for EIR No. 466 determined that after completion of the MFBCSP, the run-off coefficient (which is a measure of the rate of run-off) for the properties in the MFBCSP would approximately double because of the increase in impervious surfaces that restrict infiltration. EIR No. 466 determined that although impacts would be significant to downstream areas due to the current lack of flood control facilities, the master drainage plan that existed at the time was designed to properly convey storm water to the ultimate design of the Perris Valley Storm Drain Channel, and included interim drainage measures prior to buildout of the Area Drainage Plan. Additionally, EIR No. 466 identified Mitigation Measures MM Hydro 4 and MM Hydro 5 to further reduce impacts due to exceedance of the capacity of existing or planned stormwater drainage system. Therefore, with implementation of the Area Drainage Plan and Mitigation Measures MM Hydro 4 and MM Hydro 5, EIR No. 466 concluded that impacts due to exceeding the capacity of an existing or planned drainage system would be less than significant. (Webb, 2005, p. IV-147 and Appendix A, pp. 26 and 28)

EIR No. 466 determined that while increasing imperviousness may contribute to improvements in ground water quality, it could likewise result in negative impacts to surface water quality. EIR No. 466 found that buildout of the MFBCSP would add large amounts of impervious surfaces to the site, indicating that less water would percolate into the ground and more surface runoff will be generated. EIR No. 466 noted that paved areas and streets would collect dust, soil, and other impurities that would then be assimilated into surface runoff during rainfall events. EIR No. 466 indicated that pollutants such as oil and grease, heavy

metals, sediment, fertilizers, and pesticides can be expected to be present in surface water runoff once development within the MFBCSP occurs. However, EIR No. 466 noted that future implementing developments would be required to develop and implement a Water Quality Management Plan (WQMP) to effectively treat all pollutants expected to be generated by the future land use and for which downstream waters are impaired. By developing and implementing a WQMP, and by incorporating EIR No. 466 Mitigation Measures MM Hydro 2 and MM Hydro 3, EIR No. 466 concluded that buildout of the MFBCSP would have less-than-significant impacts related to new sources of polluted runoff. (Webb, 2005, p. IV-147)

No Substantial Change from Previous Analysis: Consistent with the conditions that existed at the time EIR No. 466 was certified, properties within the MFBCSP area, including the Project site, were prepared for development as part of the "Oakwood Business Park" (CFD 88-8) with construction of roadways, infrastructure, and rough grading of building pads. EIR No. 466 evaluated land uses as proposed by the MFBCSP, but did not evaluate site-specific development plans. The Project consists of Plot Plan No. 180029, which provides details regarding development of proposed Building 20 on 18.2 acres and the proposed detention basin on 2.5 acres. As such, a site-specific hydrology study was required for the Project and is included as *Technical Appendix F1*. The Project's hydrology study indicates that post-development runoff from the site would decrease during 100-year (24-hour duration) storm events (i.e., from 135.6 cubic feet per second [cfs] under existing conditions to 119.9 under post-development conditions) following water quality treatment and detention by the proposed detention basin (PBLA, 2020a, p. 4). Thus, whereas the IS/NOP indicated that peak runoff would approximately double, runoff under the Project would decrease by approximately 11.6%. Additionally, and consistent with the findings reached by EIR No. 466, drainage infrastructure installed in the surrounding area pursuant to CFD 88-8 was sized to accommodate future development within the CFD area, including development on the Project site. In addition, major drainage facilities as called for by the Area Drainage Plan were completed following certification of EIR No. 466. Thus, the Project's peak runoff was accounted for as part of the existing improvements and would be less than was assumed by the IS/NOP. As such, and consistent with the conclusion reached by the IS/NOP, the Project would not exceed the capacity of existing or planned stormwater drainage systems and impacts would be less than significant.

With respect to water quality, and consistent with the conditions that existed when EIR No. 466 was certified, receiving waters for the property's drainage are the Markham Street Storm Drain System, Perris Valley Storm Drain, San Jacinto River Reach 3 (upstream of Canyon Lake), Railroad Canyon/Canyon Lake, San Jacinto River Reach 1 (downstream of Canyon Lake), and Lake Elsinore. Canyon Lake is impaired by nutrients and pathogens, while Lake Elsinore is impaired by nutrients and low dissolved oxygen. (PBLA, 2020b, p. 7) Because the Project consists of a site-specific development that includes more detail than the land uses evaluated by EIR No. 466, a site-specific Water Quality Management Plan (WQMP) was required for the Project and is included as *Technical Appendix F2*. According to the WQMP, the Project's priority pollutants of concern include bacterial indicators, metals, nutrients, pathogens, toxic organic compounds, sediments, trash and debris, and oil and grease (PBLA, 2020b, p. 17). To meet NPDES requirements, and consistent with the assumptions made by EIR No. 466, the Project's proposed storm drain system is designed to route the first flush runoff generated on the Building 20 site to the proposed 2.5-acre detention/bio-retention basin. The detention/bio-retention basin has been designed to detain

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runoff and provide water quality treatment, which would be effective in reducing the pollutants of concern in runoff leaving the Project site. As noted above, waters that are tributary to the Project site are impaired with nutrients, pathogens, and low dissolved oxygen. Consistent with the conclusion reached by EIR No. 466, the proposed drainage plan, including the proposed detention/bio-retention basin, would ensure that runoff leaving the site is treated for pollutants of concern prior to discharge from the Project site. As such, the Project would not create substantial additional sources of polluted runoff.

Furthermore, and consistent with the assumptions made by EIR No. 466, the Project would be required to implement a WQMP during long-term operation, pursuant to the requirements of the applicable NPDES permit. The WQMP was prepared to evaluate the proposed Project and is a post-construction management program that ensures the on-going protection of the watershed basin by requiring structural and programmatic controls. The WQMP identifies structural controls (including the proposed detention basin) and operational source control measures (including marking inlets, incorporation of landscape/outdoor pesticide restrictions, incorporating measures for refuse areas, loading dock requirements, and requirements to regularly sweep plazas, sidewalks, and parking lots). The structural and operational source control measures would minimize, prevent, and/or otherwise appropriately treat storm water runoff flows before they are discharged from the site. Consistent with the conclusion reached by EIR No. 466, mandatory compliance with the WQMP would ensure that the Project does not create substantial additional sources of polluted runoff during long-term operation. Furthermore, the Project would be subject to EIR No. 466 Mitigation Measures MM Hydro 2 and MM Hydro 3, which EIR No. 466 found would further reduce the potential for impacts due to polluted runoff.

Based on the foregoing analysis, and consistent with the findings of EIR No. 466, the Project would not create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems, and would not provide substantial additional sources of polluted runoff. As such, impacts would be less than significant. Therefore, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

g) Would the proposed Project impede or redirect flood flows?

EIR No. 466 Finding: The IS/NOP prepared for EIR No. 466 determined that the MFBCSP site was not located in a Federal Emergency Management Agency (FEMA) designated 100-year flood zone. The IS/NOP indicated that after buildout of the MFBCSP, the amount of storm water run-off would increase, therefore incrementally increasing the overall discharge into the San Jacinto River and ultimately Canyon Lake. However, the IS/NOP determined that through utilization of existing storm water facilities development within the MFBCSP would not cause a significant increase in the amount of surface runoff and would not impede or redirect flood flows. This issue was not addressed in EIR No. 466. (Webb, 2005, Appendix A, pp. 29 and 30)

No Substantial Change from Previous Analysis: Consistent with the finding of the IS/NOP prepared for EIR No. 466, there are no portions of the Project site or surrounding areas that are located within a mapped 100-year flood hazard area. According to Flood Insurance Rate Map (FIRM) prepared by the Federal Emergency Management Agency, the Project site is located within "Zone X (Unshaded)," which

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encompasses areas determined to be outside the 0.2% annual chance floodplain. (FEMA, 2008) Because the Project site is not located within a mapped flood hazard area, the Project has no potential to impede or redirect flood flows. Additionally, post-development runoff from the site would decrease during 100-year (24-hour duration) storm events (i.e., from 135.6 cfs under existing conditions to 119.9 cfs under post-development conditions) following treatment and detention by the proposed detention/bioretention basin (PBLA, 2020a, p. 4). Consistent with the finding of the IS/NOP, drainage infrastructure installed in the surrounding area pursuant to CFD 88-8 was sized to accommodate future development within the CFD area, including the Project site. Thus, the Project's peak runoff was accounted for as part of the existing improvements. As such, and consistent with the conclusion reached by the IS/NOP, the Project would not impede or redirect flood flows either on site or downstream, and impacts would be less than significant. Therefore, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

h) In flood hazard, tsunami, or seiche zones, would the proposed Project risk the release of pollutants due to project inundation?

EIR No. 466 Finding: The IS/NOP prepared for EIR No. 466 indicated that the nearest dam to the MFBCSP site was the Perris Dam that holds back Lake Perris, located approximately 4.5 miles east. The IS/NOP noted that although the dam faces in the direction of the MFBCSP site, the MFBCSP site was not located within a dam inundation area. Impacts were concluded to be less than significant in the IS/NOP, and this topic was not evaluated in EIR No. 466. Impacts associated with tsunamis and seiches were not evaluated in the IS/NOP; however, the IS/NOP and EIR No. 466 contained enough information about the MFBCSP that with the exercise of reasonable diligence, information about the MFBCSP's potential to be impacted by tsunamis or seiches was readily available. (Webb, 2005, Appendix A, pp. 29 and 30)

No Substantial Change from Previous Analysis: As with the conditions that existed when the IS/NOP was prepared for EIR No. 466, the Project site is located approximately 36 miles northeast of the Pacific Ocean; thus, the Project site is not subject to hazards associated with tsunamis, nor are there any components of the Project that could contribute to tsunami-related hazards. According to the FIRM prepared by FEMA, the Project site is located within flood hazard "Zone X (Unshaded)," which encompasses areas determined to be outside the 0.2% annual chance floodplain. (FEMA, 2008) As such, and consistent with the finding reached by the IS/NOP, the Project site would not be subject to inundation during flood events. The Project site is located approximately 3.8 miles west of the Lake Perris Dam. According to MVAP Figure 11 (Special Flood Hazard Areas), the Project site is not located within any dam inundation areas or special flood hazard areas, including inundation areas associated with the Perris Dam (Riverside County, 2018, Figure 11). As such, and consistent with the findings reached by the IS/NOP, it is concluded that due to distance and intervening topography, the Project site would not be subject to seiche hazards. As such, the Project site would not be subject to inundation that could result in the release of pollutants from the Project site, and no impact would occur. Therefore, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

i) Would the proposed Project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

EIR No. 466 Finding: The IS/NOP indicated that future development within the MFBCSP would be conditioned to comply with the requirements of the Regional Water Quality Control Board under Order No. 01-34 for construction-related activities in the San Jacinto Watershed. In addition, the IS/NOP noted that future development within the MFBCSP area would be required to comply with the requirements of Supplement A to the Riverside County Drainage Area Management Plan, and must be equipped with an effective combination of structural and non-structural post-construction BMPs. Therefore, the IS/NOP concluded that the MFBCSP would not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan and determined that impacts would be less than significant. As a result, this topic was not evaluated in EIR No. 466. (Webb, 2005, Appendix A, pp. 26 and 27)

No Substantial Change from Previous Analysis: Similar to the conditions that existed when the IS/NOP was prepared for EIR No. 466, the Project site is located within the jurisdiction of the Santa Ana RWQCB. Water quality information for the Santa Ana River watershed is contained in the Santa Ana Region Basin Plan (as most recently updated in June 2019), which also was in effect at the time the IS/NOP was circulated for public review (RWQCB, 2019). In addition, the Project site is located within the West San Jacinto Groundwater Management Area, and is therefore subject to the EMWD's "Groundwater Management Plan – West San Jacinto Groundwater Basin" (EMWD, 1995; EMWD, 2018). The Project's consistency with each is discussed below.

Santa Ana Region Basin Plan

The California Porter-Cologne Water Quality Control Act (§ 13000 ("Water Quality") et seq., of the California Water Code), and the Federal Water Pollution Control Act Amendment of 1972 (also referred to as the Clean Water Act (CWA)) require that comprehensive water quality control plans be developed for all waters within the State of California. Similar to the conditions that existed when the IS/NOP for EIR No. 466 was prepared, the Project site is located within the jurisdiction of the Santa Ana RWQCB. Water quality information for the Santa Ana River watershed is contained in the Santa Ana Region Basin Plan (as most recently updated in June 2019). This document, which also was in effect when EIR No. 466 was certified, is herein incorporated by reference and is available for public review at the Santa Ana RWQCB office located at 3737 Main Street, Suite 500, Riverside, CA 92501-3348. (RWQCB, 2019)

The CWA requires all states to conduct water quality assessments of their water resources to identify water bodies that do not meet water quality standards. Water bodies that do not meet water quality standards are placed on a list of impaired waters pursuant to the requirements of Section 303(d) of the CWA. As noted by the IS/NOP and the Project's WQMP, the Project site resides within the Santa Ana Watershed and receiving waters for the property's drainage are the Markham Street Storm Drain System, Perris Valley Storm Drain, San Jacinto River Reach 3 (upstream of Canyon Lake), Railroad Canyon/Canyon Lake, San Jacinto River Reach 1 (downstream of Canyon Lake), and Lake Elsinore. Receiving waters listed on the Section 303(d) list include Canyon Lake and Lake Elsinore, and both of these bodies of water were impaired when the IS/NOP was prepared for EIR No. 466. Canyon Lake is currently impaired by nutrients

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and pathogens, while the IS/NOP noted that at the time Canyon Lake was impaired for exceeding its water quality objectives for sediments, siltation, pathogens, and nutrients. Although not specifically addressed by the IS/NOP, Lake Elsinore currently is impaired by nutrients and low dissolved oxygen. The Markham Street Storm Drain System, Perris Valley Storm Drain, and the San Jacinto River Reaches 1 and 3 currently are not listed as impaired. (PBLA, 2020b, p. 7)

As noted by the IS/NOP prepared for EIR No. 466, specific provision of the CWA applicable to the proposed Project is CWA Section 402, which authorizes the National Pollutant Discharge Elimination System (NPDES) permit program that covers point sources of pollution discharging to a water body. The NPDES program also requires operators of construction sites one acre or larger to prepare a Stormwater Pollution Prevention Plan (SWPPP) and obtain authorization to discharge stormwater under an NPDES construction stormwater permit.

Provided below is a discussion of the Project's potential to conflict with the Santa Ana Region Basin Plan during both construction and long-term operation.

Construction-Related Water Quality

Construction activities would occur on the same site and in the same or similar manner as assumed by EIR No. 466 and its associated IS/NOP. As with the project evaluated by EIR No. 466 and the IS/NOP, construction of the proposed Project would involve clearing, grading, paving, utility installation, building construction, and landscaping activities, which would result in the generation of potential water quality pollutants such as silt, debris, chemicals, paints, and other solvents with the potential to adversely affect water quality. As such, short-term water quality impacts have the potential to occur during construction of the Project in the absence of any protective or avoidance measures.

Pursuant to the requirements of the Santa Ana RWQCB and the County of Riverside, the Project would be required to obtain a NPDES Municipal Stormwater Permit for construction activities. The NPDES permit is required for all projects that include construction activities, such as clearing, grading, and/or excavation that disturb at least one acre of total land area. In addition, the Project would be required to comply with the RWQCB's Water Quality Control Plan for the Santa Ana River Basin ("Basin Plan"). Compliance with the NPDES permit and the Basin Plan involves the preparation and implementation of a SWPPP for construction-related activities, and these requirements also would have applied to new development at the time the IS/NOP was prepared for EIR No. 466. The SWPPP is required to specify the Best Management Practices (BMPs) that the Project would be required to implement during construction activities to ensure that all potential pollutants of concern are prevented, minimized, and/or otherwise appropriately treated prior to being discharged from the subject property. As with the project evaluated by the IS/NOP and EIR No. 466, mandatory compliance with the SWPPP would ensure that the proposed Project does not violate any water quality standards or waste discharge requirements during construction activities. Therefore, with mandatory adherence to the future required SWPPP, runoff associated with Project-related construction activities would not conflict with the Santa Ana Region Basin Plan requirements, and impacts would be less than significant.

Operational Water Quality Impacts

EIR No. 466 and the associated IS/NOP evaluated buildout of the MFBCSP area with a variety of light industrial and commercial land uses. The Project consists of an implementing development within the MFBCSP and proposes a site-specific development that includes a proposed drainage system that would route first flush flows towards the proposed 2.5-acre detention/bio-retention basin in the southern portions of the Project site. Because the Project includes details regarding the proposed drainage system that were not included in the MFBCSP, a site-specific WQMP was required for the Project in order to confirm the conclusion of the IS/NOP prepared for EIR No. 466 that water quality impacts would be less than significant. The WQMP is contained in *Technical Appendix F2*, and is discussed below.

As noted above, receiving waters for the property's drainage are the Markham Street Storm Drain System, Perris Valley Storm Drain, San Jacinto River Reach 3 (upstream of Canyon Lake), Railroad Canyon/Canyon Lake, San Jacinto River Reach 1 (downstream of Canyon Lake), and Lake Elsinore. Canyon Lake is impaired by nutrients and pathogens, while Lake Elsinore is impaired by nutrients and low dissolved oxygen. (PBLA, 2020b, p. 7) As noted above, because the Project consists of a site-specific development, a WQMP was required for the Project and is included in *Technical Appendix F2*. According to the Project's Water Quality Management Plan (WQMP; *Technical Appendix F2*), the Project's pollutants of concern include bacterial indicators, metals, nutrients, pathogens, toxic organic compounds, sediments, trash and debris, and oil and grease (PBLA, 2020b, p. 17). To meet NPDES requirements, the Project's proposed storm drain system is designed to route first flush runoff to the proposed 2.5-acre detention/bio-retention basin. The detention basin has been designed to detain runoff and provide water quality treatment, which would be effective in reducing pollutants of concern in runoff leaving the Project site. As noted above, waters that are tributary to the Project site are impaired with nutrients, pathogens, and/or low dissolved oxygen. The proposed detention basin would be effective at treating bacterial indicators, metals, nutrients, pathogens, toxic organic compounds, sediments, trash and debris, and oil and grease, which in turn would reduce the potential for low dissolved oxygen, nutrients, and pathogens in runoff from the site. Runoff from the Project site would not contribute substantially to existing downstream impairments and the Project therefore would not conflict with the Santa Ana Region Basin Plan; thus, impacts would be less than significant.

Furthermore, the Project would be required to implement a WQMP, pursuant to the requirements of the applicable NPDES permit. The WQMP is a post-construction management program that ensures the on-going protection of the watershed basin by requiring structural and programmatic controls. The Project's Preliminary WQMP is included as *Technical Appendix F2*. The Preliminary WQMP identifies structural controls (including the proposed detention basin) and operational source control measures (including marking inlets, incorporation of landscape/outdoor pesticide restrictions, incorporating measures for refuse areas, loading dock requirements, and requirements to regularly sweep plazas, sidewalks, and parking lots). The structural and operational source control measures would minimize, prevent, and/or otherwise appropriately treat storm water runoff flows before they are discharged from the site. Consistent with the conclusion reached by the IS/NOP prepared for EIR No. 466, mandatory compliance with the WQMP would ensure that the Project does not conflict with the Santa Ana Region Basin Plan, and impacts would be less than significant.

Groundwater Management Plan – West San Jacinto Groundwater Basin

The EMWD adopted the *Groundwater Management Plan – West San Jacinto Groundwater Basin* (GMP) on June 8, 1995, and the GMP was in effect at the time EIR No. 466 was certified. The GMP was not addressed by the IS/NOP or EIR No. 466, both of which evaluated buildout of the MFBCSP area with light industrial and commercial land uses. The Project consists of an implementing development within the MFBCSP area, is fully consistent with the land uses assumed by EIR No. 466 for the site, and identifies a site-specific development plan as part of proposed Plot Plan No. 180029. Accordingly, due to the additional detail available as part of the proposed Project, an analysis of the Project's consistency with the GMP is provided below.

The GMP is intended to manage the San Jacinto Groundwater Basin (SJGB) in a manner that would supplement EMWD's water supplies, thereby increasing the amount of locally-available water and reducing the amount of water that needs to be imported through MWD. The GMP covers approximately 256-square miles (over 164,200 acres) and has been divided into six (6) groundwater management zones. The Project site is located at the western edge of the Perris North Groundwater Management Zone (GMZ). (EMWD, 1995; EMWD, 2018, Figure 7-2)

EMWD adopted the Management Plan in June 1995 in accordance with Assembly Bill 3030 (AB 3030) enacted in 1992, which is now codified in the California Water Code Sections 10750 through 10755. The Management Plan is intended to protect the vested interests of existing groundwater producers while providing a planning framework for new water supply projects for the benefit of groundwater producers and the public. The Management Plan goals include: (EMWD, 2018, p. 6)

- Establishment of a Groundwater Basin Manager
- Monitoring of Groundwater Production
- Monitoring of Groundwater Level and Quality
- Development of Well Construction Policies
- Development of a Well Abandonment and Destruction Program
- Monitoring of Well Construction, Abandonment, and Destruction
- Groundwater Quality Protection
- Exchange of Agricultural and Other Non-potable Groundwater Production to Municipal Use
- Maximize Yield Augmentation with Local Resources – Local Runoff and Reclaimed Water
- Maximize Conjunctive Use
- Groundwater Treatment

There are no existing groundwater wells on the Project site, and no groundwater wells are proposed as part of the Project. As such, the Project would not directly extract groundwater, but would instead obtain potable water from the EMWD, which relies in part on groundwater resources. Accordingly, the Project only would have the potential to conflict with the West San Jacinto GMP if the Project were to obstruct infiltration of runoff into the groundwater basin, or if the Project were to contribute to or exacerbate existing water quality problems within the basin.

As noted above under the discussion of the Project's consistency with the Santa Ana Region Basin Plan, the Project Applicant would be required to obtain a NPDES Municipal Stormwater Permit for construction activities. The NPDES permit is required for all projects that include construction activities, such as clearing, grading, and/or excavation that disturb at least one acre of total land area. Compliance with the NPDES permit and the Basin Plan involves the preparation and implementation of a SWPPP for construction-related activities. The SWPPP is required to specify the BMPs that the Project would be required to implement during construction activities to ensure that all potential pollutants of concern are prevented, minimized, and/or otherwise appropriately treated prior to being discharged from the subject property. Mandatory compliance with the SWPPP would ensure that construction of the proposed Project does result in polluted runoff that could adversely affect water quality within the SJGB. Additionally, the total amount of runoff from the Project site during construction would not change substantially in relation to existing conditions, thereby allowing for infiltration into the SJGB. Accordingly, during construction the Project would not conflict with the West San Jacinto GMP, and a less-than-significant impact would occur.

Following construction activities, infiltration on the Building 20 site largely would be precluded and would be limited to landscaped areas, as remaining areas of the Building 20 site would be covered with impervious surfaces (i.e., buildings, drive aisles, etc.). However, under existing conditions all runoff generated on and tributary to the Project site is conveyed directly into existing storm drainage facilities within adjacent roadways. While a nominal amount of groundwater recharge may occur under existing conditions, the majority of runoff is conveyed to downstream facilities, which ultimately include unlined drainage channels and bodies of water (i.e., Canyon Lake and Lake Elsinore) wherein groundwater recharge occurs. These conditions would not substantially change under the proposed Project. That is, all runoff generated on the site would be conveyed to a water quality basin for treatment, and would discharge into existing drainage facilities within adjacent roadways. Groundwater recharge would continue to occur downstream, as it does under existing conditions. Furthermore, under long-term operating conditions, all runoff generated on the Project site would be treated by the proposed 2.5-acre bioretention basin. The bioretention basin is designed to treat the Project's pollutants of concern, which include bacterial indicators and nutrients (PBLA, 2020b, p. 17). Thus, with implementation of the proposed Project, Project-related runoff would not contribute to or exacerbate existing water quality impairments within the West San Jacinto GMP area. As such, the Project would not conflict with the West San Jacinto GMP, and impacts would be less than significant.

Conclusion

Based on the preceding analysis, the Project would not conflict with the San Jacinto River Basin Plan or the West San Jacinto GMP. Accordingly, the Project would not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan, and impacts would be less than significant. Based on the foregoing analysis, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

Project Requirements and EIR No. 466 Mitigation Compliance

EIR No. 466 identified several mitigation measures to address impacts to hydrology and water quality. These measures, which are listed below, would continue to apply to the proposed Project and would be enforced as part of the Project's conditions of approval. It should be noted that the proposed Project includes a proposed 2.5-acre detention basin in the southern portion of the Project site, and thus the Project would implement the requirements specified by EIR No. 466 Mitigation Measure MM Hydro 4.

MM Hydro 1: In order to mitigate impacts related to water quality resulting from construction of the Majestic Freeway Business Center, the project proponent or their developer shall obtain coverage under the appropriate NPDES Construction Permit for Activities in the San Jacinto watershed through the Santa Ana Regional Water Quality Control Board prior to obtaining the grading permit. Each development within the project area will warrant its own coverage under the Construction Permit, unless otherwise determined by the Santa Ana Regional Water Quality Control Board.

MM Hydro 2: In order to mitigate impacts related to pollutant loading to receiving waters and/or increased erosion/siltation resulting from Specific Plan implementation, individual project proponents shall develop and implement a Water Quality Management Plan (WQMP). The WQMP will contain measures that will effectively treat all pollutants of concern and hydrologic conditions of concern, consistent with the County's approved WQMP developed in compliance with their MS4 permit.

MM Hydro 3: To mitigate impacts related to water quality following development, individual project proponents will determine if coverage under the State's General Permit for Industrial Activities is necessary. This permit requires implementation of a SWPPP for certain types of industrial activities. The future building occupants of the structures proposed in this document may warrant coverage under the General Permit for Industrial Activities. Therefore, prior to issuance of the certificate of occupancy, building occupants shall determine whether or not coverage under the Industrial permit is warranted for their operations.

MM Hydro 4: To mitigate impacts related to exceedance of capacity of storm drain facilities, individual project proponents will be conditioned to construct a "fair share" of on-site storm drain infrastructure or to demonstrate that existing on-site facilities can effectively accommodate storm flows for the 100-year event.

5.1.11 Land Use and Planning

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
<i>Would the project:</i>				
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 type="checkbox"/>	<input checked="" type="checkbox"/>
b. Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) **Would the proposed Project cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?**

EIR No. 466 Finding: As indicated in Table IV-1 of EIR No. 466, EIR No. 466 determined that the MFBCSP would be fully consistent with, or otherwise would not conflict with, all applicable policies of the General Plan. As such, impacts were determined to be less than significant. (Webb, 2005, pp. IV-7 through IV-24)

No Substantial Change from Previous Analysis: The Building 20 and Staging Area sites are located within MFBCSP Planning Area 6, while the proposed 2.5-acre detention basin in the southern portion of the Project site is located within MFBCSP Planning Area 5. The Project site also is located in the MVAP portion of the Riverside County General Plan. The MFBCSP designates Planning Areas 5 and 6 for “Light Industrial” land uses. Proposed Building 12, which would consist of 426,821 s.f. of high-cube transload short-term warehouse uses, as well as the proposed detention basin, are fully consistent with the “Light Industrial” land use designation applied to MFBCSP Planning Areas 5 and 6. Additionally, a site-specific analysis of the Project’s consistency with the policies and requirements of the MFBCSP was conducted by T&B Planning, the results of which are provided as *Technical Appendix J*. As indicated in *Technical Appendix J*, the Project is consistent with or otherwise would not conflict with the policies and requirements of the MFBCSP, including policies and requirements adopted for the purpose of avoiding or mitigating an environmental effect.

Additionally, as part of its review of the proposed Project, Riverside County evaluated the Project for consistency with applicable General Plan and MVAP policies, and concluded that the Project would be consistent with or otherwise would not conflict with the General Plan or MVAP. Moreover, the Project is fully consistent with the land use designations and requirements of the General Plan and MVAP. Thus,

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the Project would not conflict with any General Plan or MVAP policies that were adopted for the purpose of avoiding or mitigating an environmental effect.

Based on the foregoing analysis, the Project would not conflict with the land use designations and policies of the General Plan, MVAP, or MFBCSP, including policies and requirements adopted for the purpose of avoiding or mitigating an environmental effect, and no impact would occur. Therefore, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

b) Would the proposed Project disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?

EIR No. 466 Finding: The IS/NOP prepared for EIR No. 466 indicated that proposed development was located along the alignment of Interstate 215, between Cajalco Expressway and Nandina Avenue. The IS/NOP noted that the MFBCSP site was located within the Mead Valley community which extends west from Interstate 215. Property on the east side of Interstate 215 was located within the City of Perris. The IS/NOP indicated that the MFBCSP site was located at the eastern edge of Mead Valley. Although the MFBCSP is not contiguous in shape, the IS/NOP determined that parcels east of Decker Road and Seaton Avenue, and west of Interstate 215 that are not a part of this MFBCSP area were also designated for industrial business park uses. Since the MFBCSP site was located at the edge of the Mead Valley community and within an area designated for industrial and business park uses, the IS/NOP concluded that the MFBCSP would not divide and would not disrupt the physical arrangement of the Mead Valley community. Impacts were determined to be less than significant and this issue was not evaluated in EIR No. 466. (Webb, 2005, Appendix A, pp. 31 and 33)

No Substantial Change from Previous Analysis: Consistent with the findings of the IS/NOP prepared for EIR No. 466, the Project site is located at the eastern edge of the Mead Valley community. Since certification of EIR No. 466, there have been no new residential developments beyond the existing residential community generally located west and south of the Staging Area site. Areas to the east, north, and southeast in the vicinity of the Project site are generally developed with or planned for light industrial land uses. There are no existing or proposed residential uses to the west, north, east, or south of the Building 20 site, no development (other than near-term grading, stockpiling, and construction equipment staging areas) is proposed on the Staging Area site, and the detention basin site would be developed with only a detention/bio-retention basin. As such, development of the Building 20 site with up to 426,821 s.f. of high-cube transload short-term warehouse uses would have no potential to divide the physical arrangement of an established community. Accordingly, no impact would occur. Therefore, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

5.1.12 Mineral Resources

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
<i>Would the project:</i>				
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"/>

a) Would the proposed Project result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?

EIR No. 466 Finding: The IS/NOP prepared for EIR No. 466 noted that the General Plan's Multipurpose Open Space Element identified most of western Riverside County, where there are no known mineral resources, as being within Mineral Resources Zone No. 3 (Figure OS-5). The IS/NOP determined that the MFBCSP site was located within this Mineral Resources Zone (MRZ-3). The IS/NOP defined MRZ-3 as areas where the available geologic information indicates that mineral deposits are likely to exist; however, the significance of the deposit is undetermined. Because the MFBCSP site contains no known mineral resources, the IS/NOP concluded that no impact would occur and this issue was not addressed in EIR No. 466. (Webb, 2005, Appendix A, pp. 33 and 34)

No Substantial Change from Previous Analysis: Consistent with the findings of the IS/NOP prepared for EIR No. 466, and according to mapping information available from the California Geological Survey, the Project site is classified as Mineral Resources Zone 3 (MRZ-3), which is defined as "areas containing known or inferred mineral occurrences of undetermined mineral resource significance" (CGS, 2008). Accordingly, and consistent with the conclusion reached by the IS/NOP, implementation of the proposed Project would not result in the loss of availability of a known mineral resource, and there would be no Project impacts. Therefore, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

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- b) Would the proposed Project result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?**

EIR No. 466 Finding: The IS/NOP prepared for EIR No. 466 indicated that there were no identified mineral resource sites within proximity of the MFBCSP site. Therefore, the IS/NOP concluded that no impacts to mineral resources would occur and this topic was not evaluated in EIR No. 466. (Webb, 2005, Appendix A, pp. 33 and 34)

No Substantial Change from Previous Analysis: Consistent with the finding of the IS/NOP prepared for EIR No. 466, there are no mineral resource sites within proximity of the Project site. The Riverside County General Plan, MVAP, and MFBCSP do not designate the Project site as a locally-important mineral resource recovery site (Riverside County, 2019a; Riverside County, 2018; Webb, 2005). As such, and consistent with the findings of the IS/NOP, the Project would not result in the loss of availability of a locally-important mineral resource recovery site, and no impact would occur. Therefore, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

- c) Would the proposed Project be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?**

EIR No. 466 Finding: The IS/NOP prepared for EIR No. 466 indicated that the MFBCSP site was not located in an area of proposed, existing, or abandoned quarries or mines; therefore, the IS/NOP concluded that the MFBCSP would not expose people or property in the project area to these hazards and that no impacts would occur. This topic was not addressed in EIR No. 466. (Webb, 2005, Appendix A, pp. 33 and 34)

No Substantial Change from Previous Analysis: Consistent with the findings of the IS/NOP prepared for EIR No. 466, the Project site is not located in an area of proposed, existing, or abandoned quarries or mines. A materials recovery site occurs approximately 0.6-mile west of the Project site. Additionally, there is a potential mine being considered for a property located approximately 1.6 mile south of the Project site. (Google Earth, 2018) However, due to distance between the Project site and these existing/potential mining sites, the Project would not have the potential to expose future site workers to hazards from these mines. There would be no potential for future impacts to the proposed building resulting from mining activities occurring more than 0.5 mile from the Project site. Furthermore, the high-cube transload short-term warehouse uses proposed by the Project Applicant would not be considered incompatible with mining activities. As such, and consistent with the findings of EIR No. 466, the Project would not expose people or property in the Project area to hazards associated with quarries and mines no impacts would occur. Therefore, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

5.1.13 Noise

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
<i>Would the project result in:</i>				
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 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 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"/>

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

EIR No. 466 Finding: EIR No. 466 disclosed that the MFBCSP site was located outside of March Air Reserve Base’s 60 dB CNEL noise contours, as depicted in the 1998 MARB AICUZ Study. EIR No. 466 noted that Section A.7 of the Appendices to the AICUZ Study stated that “most industrial/manufacturing uses are compatible in the airfield environs” and that the “commercial/retail trade and personal and business services are compatible without restriction up to DNL [Day-Night Average A-Weighted Sound Level] 70 dB.” Because MARB noise levels were projected to be less than 60 dB CNEL at the MFBCSP site, EIR No. 466 determined that all uses within the Specific Plan would be compatible with the exterior noise level guidelines set forth in the 1984 Riverside County Airport Land Use Plan and with the land use compatibility policies of the 1998 MARB AICUZ Study. Although the MFBCSP site fell outside of the CNEL noise contours for March Air Reserve Base, EIR No. 466 noted that the MFBCSP site was located beneath identified flight tracks for airplanes using the airfield at March Air Reserve Base; thus, EIR No. 466 disclosed that there was a potential for single-event noise levels to affect future land uses in the MFBCSP area. However, EIR No. 466 concluded that the industrial, warehouse and distribution, and commercial/retail land uses allowed by the MFBCSP are not considered to be sensitive receivers and therefore the impacts from these single-event noise levels were determined to be less than significant. (Webb, 2005, p. IV-103)

No Substantial Change from Previous Analysis: The Project Applicant proposes up to 426,821 s.f. of high-cube transload short-term warehouse uses. The land uses proposed by the Project Applicant are fully consistent with the land uses assumed for the site by EIR No. 466, which EIR No. 466 found would not be

exposed to significant noise impacts due to airport operations at the March Joint Air Reserve Base. Moreover, according to Figure 4.15.20 of EIR No. 521, which was prepared for the County’s 2015 General Plan Update, the Project site occurs outside of the 60 dBA CNEL contour for the March Joint Air Reserve Base (Riverside County, 2015, Figure 4.15.20; Urban Crossroads, 2020b, p. 25). According to Table N-1 of the County General Plan, and consistent with the findings of EIR No. 466, industrial uses such as those proposed by the Project Applicant are considered “Normally Acceptable” in terms of noise compatibility at noise levels up to 75 dBA CNEL (Riverside County, 2019a, Table N-1). Therefore, the Project would not expose people residing or working in the Project area to excessive noise levels associated with airport operations, and impacts would be less than significant. Therefore, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

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

EIR No. 466 Finding: The IS/NOP prepared for EIR No. 466 found that the MFBCSP site was not within the vicinity of a private airstrip and no impact would occur. As such, this topic was not evaluated in EIR No. 466. (Webb, 2005, Appendix A, p. 35)

No Substantial Change from Previous Analysis: Consistent with the findings of the IS/NOP prepared for EIR No. 466, the Project site is not located within the vicinity of a private airstrip. The nearest private airstrip to the Project site is the Perris Valley Airport, located approximately 6.0 miles southeast of the Project site. According to the Land Use Compatibility Plan for the Perris Valley Airport, the Project site is located well outside of the 60 dB CNEL contour for this airport, which, according to General Plan Table N-1, indicates that the Project would be “Normally Compatible” with airport-related noise from this facility (ALUC, 2011, Figure PV-3; Riverside County, 2019a, Table N-1). Accordingly, the Project would not expose people residing or working in the project area to excessive noise levels associated with private airport noise, and there would be no impact. Therefore, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
<i>Would the project:</i>				
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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
ordinance, or applicable standards of other agencies?				
b. Generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) **Would the proposed Project cause generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan, noise ordinance, or applicable standards of other agencies?**

EIR No. 466 Finding: EIR No. 466 indicated that construction noise would result in a temporary change in ambient noise levels. EIR No. 466 disclosed that noise generated by construction equipment, including trucks, graders, bulldozers, concrete mixers, and portable generators, can reach significant levels ranging from 70 dBA to 105 dBA and could adversely affect sensitive receptors in the area. As discussed in EIR No. 466, impacts from construction noise are considered short-term impacts since noise would cease upon completion of construction activity. Nonetheless, EIR No. 466 determined that construction-related noise impacts would be potentially significant prior to mitigation. With implementation of Mitigation Measures MM Noise 1 through MM Noise 4 from EIR No. 466 and with mandatory compliance with Riverside County Ordinance No. 457, EIR No. 466 concluded that construction-related noise affecting sensitive receptors would be reduced to less-than-significant levels. (Webb, 2005, pp. IV-161, IV-162, IV-166, and IV-167)

EIR No. 466 also indicated that the MFBCSP would contribute long-term noise to the existing environment through the addition of traffic on local streets. Based on a noise impact analysis prepared for EIR No. 466, it was determined that the MFBCSP would result in substantial noise increases (i.e., 3 dBA or more increase) on nearby roadways and impacts were identified as potentially significant. EIR No. 466 concluded that traffic-related noise associated with the MFBCSP would be significant and unavoidable. EIR No. 466 also noted that noise levels affecting the MFBCSP site would not exceed 74.9 dBA CNEL, and concluded that the MFBCSP would therefore be compatible with existing and projected noise levels. (Webb, 2005, pp. IV-161 and IV-165)

EIR No. 466 also evaluated the MFBCSP’s potential for operational noise impacts, and found that daytime operational noise would not be significant if a barrier shields the visibility of the (loading) activity from any ground-floor observers. EIR No. 466 noted that activities that occur at the rear of buildings, with no direct “line-of-sight” to residences, and not directly adjacent to the noise-sensitive land uses, would be shielded by the building itself. However, EIR No. 466 found that the nuisance factor from nighttime dock operations would be potentially significant prior to mitigation, and that daytime operational noise would be potentially significant in the absence of noise barriers. EIR No. 466 identified Mitigation Measure MM Noise 5, which requires an 8-foot high separation wall between on-site activities and existing off-site

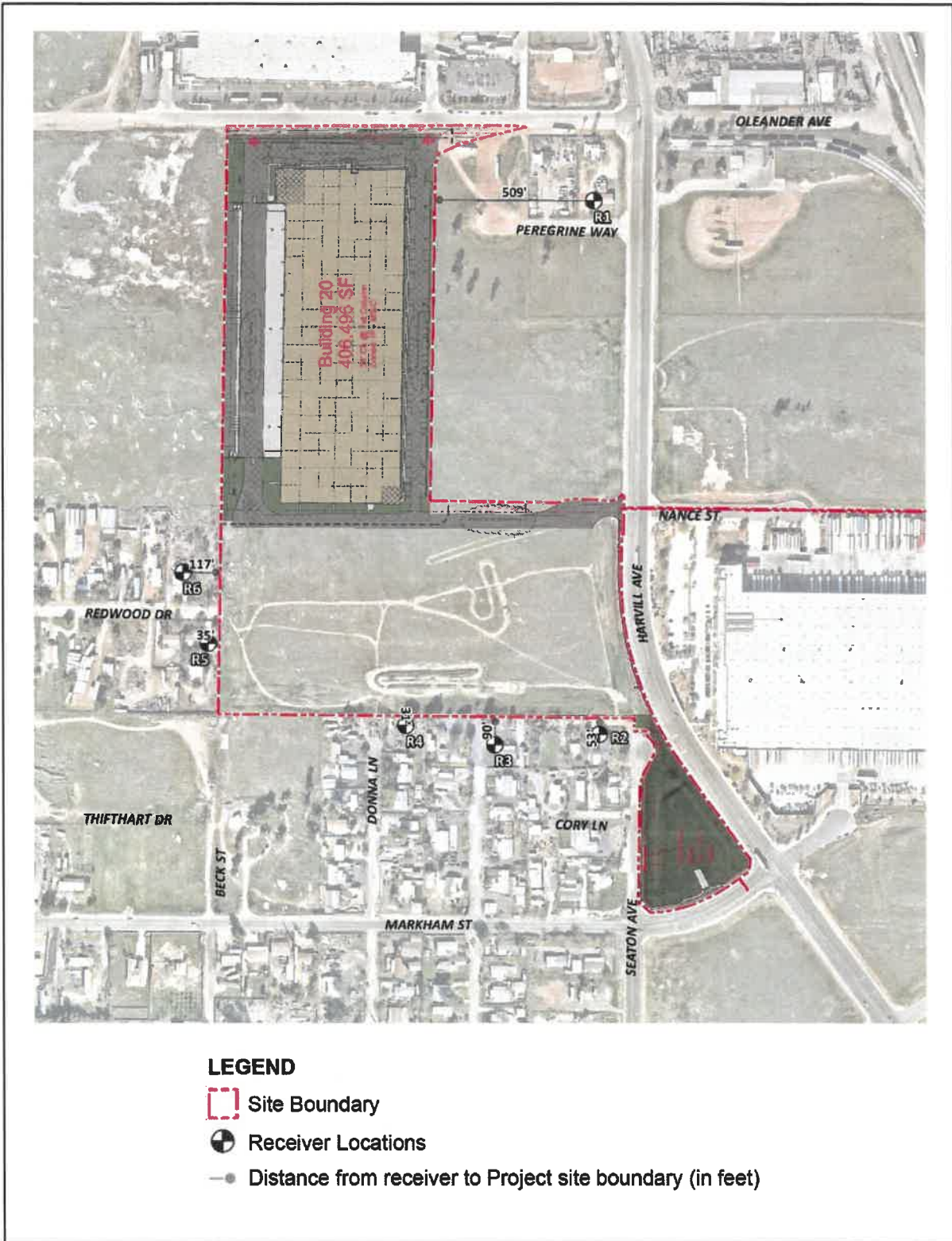
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residential uses if daytime trucking activities occur within 200 feet of the property line. Mitigation Measure MM Noise 5 also requires a 12-foot barrier between loading dock areas and residential uses within 300 feet of the loading dock areas if loading dock materials handling activities are conducted during nighttime hours (10:00 pm to 7:00 am), and further requires that if nighttime trucking activities are conducted simultaneously with the operation of the loading dock, the 12-foot high barrier shall be required if such combination activities occur within 600 feet of an existing residence. EIR No. 466 also identified Mitigation Measure MM Noise 6, which limits nighttime operational activities associated with loading/unloading and truck movement within close proximity of nearby residential uses. With implementation of the required mitigation, EIR No. 466 concluded that operational noise would be less than significant. (Webb, 2005, pp. IV-165 through IV-167)

No Substantial Change from Previous Analysis: The Project would result in the buildout of portions of MFBCSP Planning Areas 5 and 6, and the Project is fully consistent with the "Light Industrial" land use designation applied to the Project site by the MFBCSP. Although EIR No. 466 evaluated a range of land uses allowed by the MFBCSP, EIR No. 466 did not evaluate specific buildings, as EIR No. 466 assumed that the characteristics of individual buildings would be identified as part of implementing developments within the MFBCSP. The currently-proposed Project is an implementing development that would result in the development of up to 426,821 s.f. of high-cube transload short-term warehouse uses on 18.2 acres within MFBCSP Planning Area 6; near-term borrow site, staging, and stockpiling activities within the 19.3-acre Staging Area site, which also is located within MFBCSP Planning Area 6; and a 2.5-acre detention basin located within MFBCSP Planning Area 5. The Project's application materials identify specific building elements, including building area and location, setbacks, walls/fencing, and site access. In order to evaluate the Project's site-specific elements, a Noise Impact Analysis (NIA) was required for the Project and is provided as *Technical Appendix G*. The Project's NIA includes a detailed analysis of the Project's potential to result in a substantial temporary and/or permanent increase in ambient noise levels, and was prepared in part to demonstrate that the Project's anticipated noise impacts would be within the scope of analysis of EIR No. 466. Refer to the NIA for a detailed description of noise fundamentals, applicable regulatory requirements, the existing noise environment, and the methods and procedures used to evaluate the Project's noise impacts. As explained below, the noise that would be generated by the Project is fully analyzed in and covered by the analysis of noise impacts set forth in EIR No. 466. Provided below is a summary of the results of the analysis for construction and long-term operation of the Project.

Sensitive Receptors

To assess the potential for long-term operational and short-term construction noise impacts, sensitive receiver locations, as shown on Figure 5-3, *Sensitive Receiver Locations*, were identified as representative locations for analysis. Sensitive receivers are generally defined as locations where people reside or where the presence of unwanted sound could otherwise adversely affect the use of the land. Noise-sensitive land uses are generally considered to include schools, hospitals, single-family dwellings, mobile home parks, churches, libraries, and recreation areas. Moderately noise-sensitive land uses typically include multi-family dwellings, hotels, motels, dormitories, outpatient clinics, cemeteries, golf courses, country clubs, athletic/tennis clubs, and equestrian clubs. Land uses that are considered relatively insensitive to noise include business, commercial, and professional developments. Land uses that are typically not



Source(s): Urban Crossroads (04-23-2020)

Figure 5-3



Not to Scale

Sensitive Receiver Locations

affected by noise include: industrial, manufacturing, utilities, agriculture, undeveloped land, parking lots, warehousing, liquid and solid waste facilities, salvage yards, and transit terminals. (Urban Crossroads, 2020b, p. 47)

Construction-Related Impacts

Consistent with the findings of EIR No. 466, the Project has the potential to cause temporary or periodic increases in ambient noise levels during construction activities. Construction characteristics associated with the proposed Project would not be materially different from what was evaluated and disclosed by EIR No. 466. EIR No. 466 disclosed that construction-related noise impacts would be potentially significant, but would be reduced to less-than-significant levels with implementation of Mitigation Measures MM Noise 1 through MM Noise 4. Notwithstanding, the Project's NIA (*Technical Appendix G*) includes an assessment of potential noise impacts that could affect sensitive receptors during construction activities. Figure 5-4, *Construction Noise Source Locations*, depicts the construction noise source locations in relation to the nearby sensitive receiver locations that were evaluated as part of the analysis. The results of the analysis are presented below. (Urban Crossroads, 2020b, p. 61)

Threshold of Significance

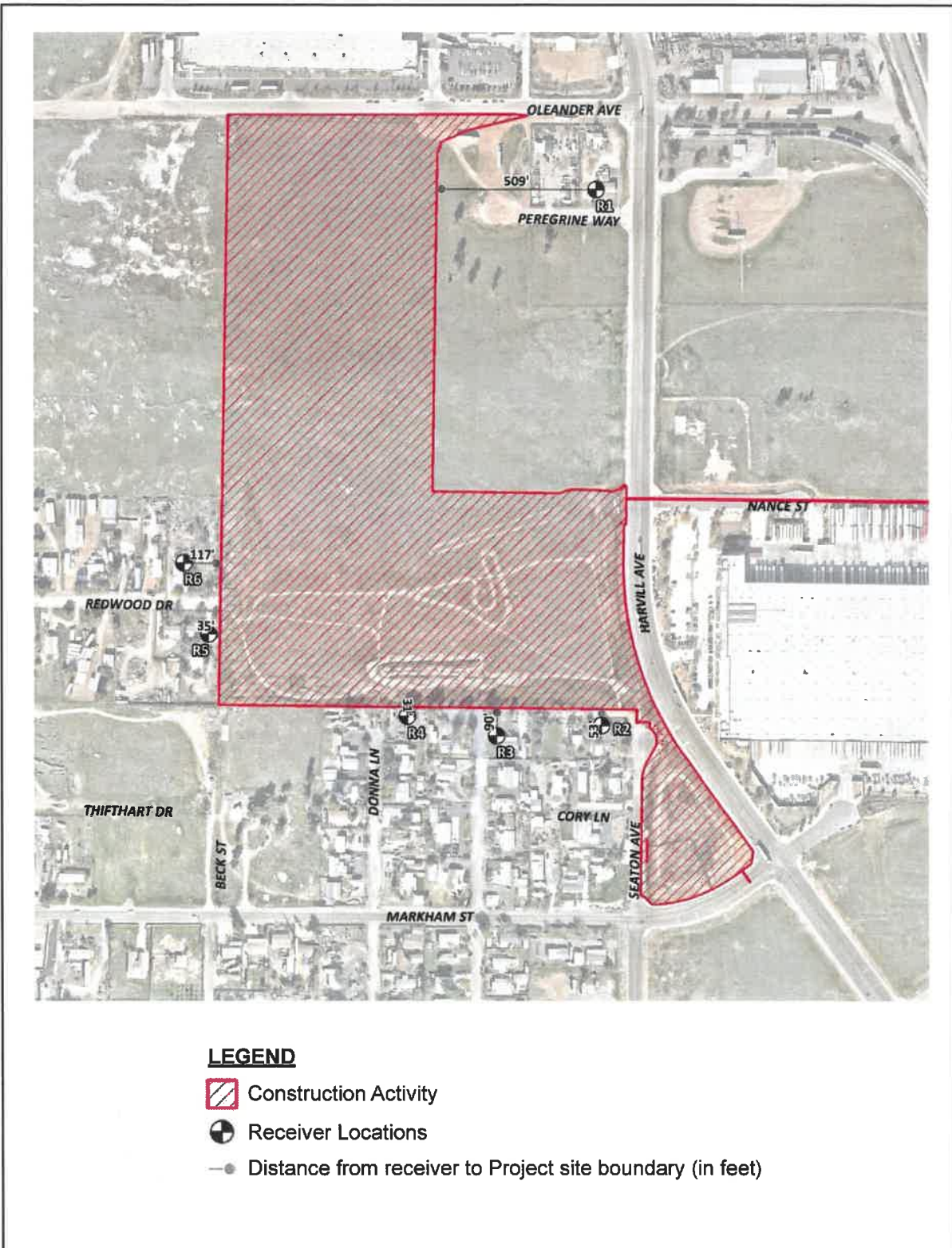
Based on the National Institute for Occupational Safety and Health (NIOSH) publication, *Criteria for Recommended Standard: Occupational Noise Exposure*, noise impacts due to Project-related construction activities would be potentially significant if Project-related construction activities create noise levels which exceed the 85 dBA Leq acceptable noise level threshold at the nearby sensitive receiver locations (NIOSH, 1998, p. 1). Refer to Section 4 of the Project's NIA (*Technical Appendix G*) for a discussion of how thresholds of significance were selected for analysis.

Construction Noise Levels

Noise generated by the Project's construction equipment would include a combination of trucks, power tools, concrete mixers, and portable generators that when combined can reach high levels. The number and mix of construction equipment are expected to occur in the following stages, based on similar projects in the County of Riverside: site preparation; grading; building construction; paving; and architectural coating. (Urban Crossroads, 2020b, p. 61)

The construction noise analysis provided in the Project's NIA was prepared using reference noise level measurements taken by Urban Crossroads to describe the typical construction activity noise levels for each stage of Project construction. The construction reference noise level measurements represent a list of typical construction activity noise levels. Noise levels generated by heavy construction equipment can range from approximately 68 dBA to more than 80 dBA when measured at 50 feet. However, these noise levels diminish with distance from the construction site at a rate of 6 dBA per doubling of distance. For example, a noise level of 80 dBA measured at 50 feet from the noise source to the receiver would be reduced to 74 dBA at 100 feet from the source to the receiver, and would be further reduced to 68 dBA at 200 feet from the source to the receiver. (Urban Crossroads, 2020b, p. 61)

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Source(s): Urban Crossroads (04-23-2020)

Figure 5-4



Not to Scale

Construction Noise Source Locations

Construction Reference Noise Levels

To describe the Project construction noise levels, measurements were collected for similar activities at several construction sites by Urban Crossroads. Table 5-6, *Construction Reference Noise Levels*, provides a summary of the construction reference noise level measurements. Because the reference noise levels were collected at varying distances of 30 feet and 50 feet, all construction noise level measurements presented on Table 5-6 have been adjusted for consistency to describe a uniform reference distance of 50 feet. (Urban Crossroads, 2020b, p. 61)

Table 5-6 Construction Reference Noise Levels

Construction Stage	Reference Construction Activity ¹	Reference Noise Level @ 50 Feet (dBA Leq)	Highest Reference Noise Level (dBA Leq)
Site Preparation	Scraper, Water Truck, & Dozer Activity	75.3	75.3
	Backhoe	64.2	
	Water Truck Pass-By & Backup Alarm	71.9	
Grading	Rough Grading Activities	73.5	73.5
	Water Truck Pass-By & Backup Alarm	71.9	
	Construction Vehicle Maintenance Activities	67.5	
Building Construction	Foundation Trenching	68.2	71.6
	Framing	62.3	
	Concrete Mixer Backup Alarms & Air Brakes	71.6	
Paving	Concrete Mixer Truck Movements	71.2	71.2
	Concrete Paver Activities	65.6	
	Concrete Mixer Pour & Paving Activities	65.9	
Architectural Coating	Air Compressors	65.2	65.2
	Generator	64.9	
	Crane	62.3	

¹ Reference construction noise level measurements taken by Urban Crossroads, Inc.

(Urban Crossroads, 2020b, Table 10-1)

Construction Noise Analysis

Using the reference construction equipment noise levels, calculations of the Project construction noise level impacts at the nearby sensitive receiver locations were conducted. To assess the worst-case construction noise levels, the Project construction noise analysis relies on the highest noise level impacts when the equipment with the highest reference noise level is operating at the closest point from the edge of primary construction activity (Project site boundary) to each receiver location. As shown on Table 5-7, *Unmitigated Construction Equipment Noise Level Summary*, the construction noise levels are expected to range from 70.3 to 76.8 dBA Leq at the nearby receiver locations. Appendix 10.1 to the Project's NIA (*Technical Appendix G*) includes the detailed CadnaA construction noise model inputs. (Urban Crossroads, 2020b, p. 63)

Table 5-7 Unmitigated Construction Equipment Noise Level Summary

Receiver Location ¹	Construction Noise Levels (dBA L _{eq})					
	Site Preparation	Grading	Building Construction	Paving	Architectural Coating	Highest Levels ²
R1	70.3	68.5	66.6	66.2	60.2	70.3
R2	75.6	73.8	71.9	71.5	65.5	75.6
R3	75.0	73.2	71.3	70.9	64.9	75.0
R4	76.8	75.0	73.1	72.7	66.7	76.8
R5	76.3	74.5	72.6	72.2	66.2	76.3
R6	74.4	72.6	70.7	70.3	64.3	74.4

- Noise receiver locations are shown on Figure 5-4.
- Construction noise level calculations based on distance from the project site boundaries (construction activity area) to nearby receiver locations. CadnaA construction noise model inputs are included in Appendix 10.1 to the Project's NIA (*Technical Appendix G*).
(Urban Crossroads, 2020b, Table 10-2)

Construction Noise Level Compliance

To evaluate whether the Project would generate potentially significant short-term noise levels at nearby receiver locations during Project construction, the NIOSH noise level threshold of 85 dBA Leq is used as acceptable thresholds to assess construction noise level impacts. The construction noise analysis shows that the nearby receiver locations would satisfy the 85 dBA Leq significance threshold during Project construction activities as shown on Table 5-8, *Construction Equipment Noise Level Compliance*. Therefore, the noise impacts due to Project construction noise are considered less than significant at all receiver locations. Accordingly, the Project would not cause a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the Project, and impacts would be less than significant. Based on the foregoing analysis, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466. (Urban Crossroads, 2020b, p. 64)

Long-Term Operation-Related Impacts

The Project Applicant proposes Plot Plan No. 180029, which would entail development of the Building 20 site with up to 426,821 s.f. of high-cube transload short-term warehouse uses and a detention basin on 2.5 acres in the southern portion of the Project site. The Staging Area site would not be developed as part of the Project, and thus would not generate any increased noise levels under long-term conditions beyond what occurs under existing conditions. The land uses proposed by the Project Applicant are fully consistent with the "Light Industrial" land use designation applied to the site by the MFBCSP and are consistent with the land use assumptions made by EIR No. 466 for the MFBCSP area. As such, operational characteristics of the proposed Project, and by extension operational noise associated with the proposed Project, would be fully consistent with what was evaluated for the site by EIR No. 466. Notwithstanding, because the Project's proposed Plot Plan No. 180029 provides more details regarding ultimate site development, the Project's NIA includes an evaluation of the Project's potential operational noise

impacts. Figure 5-5, *Operational Noise Source Locations*, identifies the representative receiver locations and noise source locations used to assess the operational noise levels. (Urban Crossroads, 2020b, p. 61)

Table 5-8 Construction Equipment Noise Level Compliance

Receiver Location ¹	Construction Noise Levels (dBA Leq)		
	Highest Construction Noise Levels ²	Threshold ³	Threshold Exceeded? ⁴
R1	70.3	85	No
R2	75.6	85	No
R3	75.0	85	No
R4	76.8	85	No
R5	76.3	85	No
R6	74.4	85	No

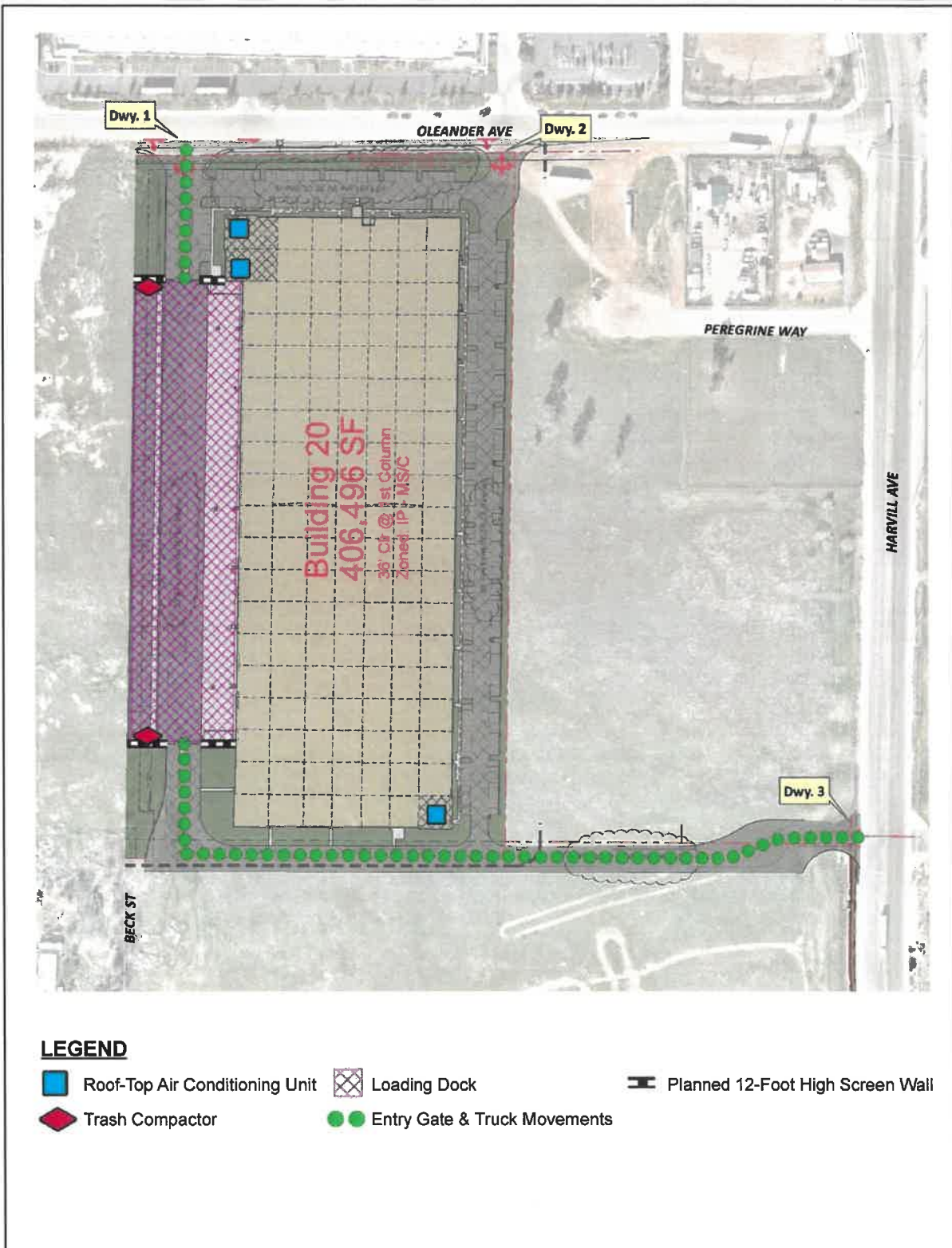
- Noise receiver locations are shown on Figure 5-4.
- Highest construction noise level calculations based on distance from the construction noise source activity to nearby receiver locations as shown on Table 5-7.
- Construction noise thresholds as shown on Table 4-2 of the Project's NIA (*Technical Appendix G*) and as summarized above.
- Do the estimated Project construction noise levels satisfy the construction noise level threshold? (Urban Crossroads, 2020b, Table 10-9)

Thresholds of Significance – Operational Noise

Noise impacts would be considered significant if any of the following would occur as a direct result of the proposed Project. Refer to Section 4 of the Project's NIA (*Technical Appendix G*) for a discussion of why thresholds of significance were selected for analysis. (Urban Crossroads, 2020b, p. 28)

- If Project-related operational (stationary-source) noise levels exceed the exterior 55 dBA Leq daytime or 45 dBA Leq nighttime noise level standards at nearby sensitive receiver locations (per County of Riverside General Plan Noise Element, Table N-2).
- If the existing ambient noise levels at the nearby noise-sensitive receivers near the Project site:
 - are less than 60 dBA Leq and the Project creates a readily perceptible 5 dBA Leq or greater Project-related noise level increase; or
 - range from 60 to 65 dBA Leq and the Project creates a barely perceptible 3 dBA Leq or greater Project-related noise level increase; or
 - already exceed 65 dBA Leq and the Project creates a community noise level impact of greater than 1.5 dBA Leq (per FICON, 1992).

Plot Plan No. 180029 (Building 20)



Source(s): Urban Crossroads (04-23-2020)

Figure 5-5



Not to Scale

Operational Noise Source Locations

Operational Noise Sources

The future tenant(s) of the proposed Project is currently unknown. Therefore, the analysis included herein is intended to describe noise level impacts associated with the expected typical of daytime and nighttime activities at the Project site. To present the potential worst-case noise conditions, the analysis assumes the Project would be operational 24 hours per day, seven days per week. Consistent with similar warehouse uses, the Project business operations would primarily be conducted within the enclosed buildings, except for traffic movement, parking, as well as loading and unloading of trucks at designated loading bays. The on-site Project-related noise sources are expected to include: loading dock activity, entry gate & truck movements, roof-top air conditioning units, and trash enclosure activity. (Urban Crossroads, 2020b, p. 51)

Reference Noise Levels

To estimate the Project operational noise impacts, reference noise level measurements were collected by Urban Crossroads from similar types of activities to represent the noise levels expected with the development of the proposed Project. Table 5-9, *Reference Noise Level Measurements*, shows the estimated reference noise levels for each noise source associated with Project operations. It is important to note that the projected noise levels shown in Table 5-9 assume the worst-case noise environment with the idling trucks, delivery truck activities, backup alarms, as well as loading and unloading of dry goods, roof-top air conditioning units, and parking lot vehicle movements all operating simultaneously. These noise level impacts would likely vary throughout the day. Refer to Section 9.2 of the Project's NIA (*Technical Appendix G*) for a description of the reference noise levels used as inputs in Table 5-9. (Urban Crossroads, 2020b, p. 51)

Project Operational Noise Levels

Using the reference noise levels to represent the proposed Project operations that include loading dock activity, entry gate & truck movements, roof-top air conditioning units, and trash enclosure activity, Urban Crossroads calculated the operational source noise levels that are expected to be generated at the Project site and the Project-related noise level increases that would be experienced at each of the sensitive receiver locations. Table 5-10, *Daytime Project Operational Noise Levels*, shows the Project operational noise levels during the daytime hours of 7:00 a.m. to 10:00 p.m. The daytime hourly noise levels at the off-site receiver locations are expected to range from 32.7 to 45.0 dBA Leq. (Urban Crossroads, 2020b, p. 56)

Table 5-11, *Nighttime Project Operational Noise Levels*, shows the Project operational noise levels during the nighttime hours of 10:00 p.m. to 7:00 a.m. The nighttime hourly noise levels at the off-site receiver locations are expected to range from 28.8 to 44.4 dBA Leq. The differences between the daytime and nighttime noise levels is largely related to the duration of noise activity (Table 5-9).

To demonstrate compliance with local noise regulations, the Project-only operational noise levels are evaluated against exterior noise level thresholds based on the County of Riverside exterior noise level standards at nearby noise-sensitive receiver locations. Table 5-12, *Operational Noise Level Compliance*, shows the operational noise levels associated with the proposed Project would satisfy the County of

Riverside 55 dBA Leq daytime and 45 dBA Leq nighttime exterior noise level standards at all nearby receiver locations. Therefore, the operational noise impacts are considered less than significant at the nearby noise-sensitive receiver locations. (Urban Crossroads, 2020b, p. 57)

Table 5-9 Reference Noise Level Measurements

Noise Source	Duration (hh:mm:ss)	Ref. Distance (Feet)	Noise Source Height (Feet)	Min./Hour ⁵		Reference Noise Level (dBA Leq)		Sound Power Level (dBA) ⁶
				Day	Night	@ Ref. Dist.	@ 50 Feet	
Loading Dock Activity ¹	00:15:00	30'	8'	60	60	67.2	62.8	103.4
Entry Gate & Truck Movements ²	00:15:00	20'	8'	7	7	64.0	58.0	89.7
Roof-Top Air Conditioning Units ³	96:00:00	5'	5'	39	28	77.2	57.2	88.9
Trash Enclosure Activity ⁴	00:00:32	5'	5'	5	5	77.3	57.3	94.0

- As measured by Urban Crossroads, Inc. at the Motivational Fulfillment & Logistics Services distribution facility in the City of Chino.
- As measured by Urban Crossroads, Inc. at the Nature's Best Distribution Facility in the City of Chino.
- As measured by Urban Crossroads, Inc. at the Santee Walmart located at 170 Town Center Parkway.
- As measured by Urban Crossroads, Inc. at a commercial and office park trash enclosure in the City of Costa Mesa.
- Anticipated duration (minutes within the hour) of noise activity during typical hourly conditions expected at the Project site. "Day" = 7:00 a.m. to 10:00 p.m.; "Night" = 10:00 p.m. to 7:00 a.m.
- Sound power level represents the total amount of acoustical energy (noise level) produced by a sound source independent of distance or surroundings. Sound power levels calculated using the CadnaA noise model at the reference distance to the noise source. Numbers may vary due to size differences between point and area noise sources.
- Entry Gate & Truck Movements are calculate based on the number of events by time of day (See Table 9-2 of the Project's NIA, included as *Technical Appendix G*). (Urban Crossroads, 2020b, Table 9-1)

Table 5-10 Daytime Project Operational Noise Levels

Noise Source ^{1,2}	Operational Noise Levels by Receiver Location (dBA Leq)					
	R1	R2	R3	R4	R5	R6
Loading Dock Activity	24.1	21.5	26.1	30.0	44.2	43.4
Entry Gate & Truck Movements	32.3	30.5	32.3	30.6	32.2	35.0
Roof-Top Air Conditioning Units	29.7	27.7	29.9	28.3	28.5	27.9
Trash Enclosure Activity	17.1	14.9	19.1	18.2	35.0	31.2
Total (All Noise Sources)	34.7	32.7	35.0	34.6	45.0	44.3

- See Figure 5-5 for the noise source locations.
- CadnaA noise model calculations are included in Appendix 9.1 of the Project's NIA (*Technical Appendix G*). (Urban Crossroads, 2020b, Table 9-3)

Table 5-11 Nighttime Project Operational Noise Levels

Noise Source ^{1,2}	Operational Noise Levels by Receiver Location (dBA Leq)					
	R1	R2	R3	R4	R5	R6
Loading Dock Activity	24.1	21.5	26.1	30.0	44.2	43.4
Entry Gate & Truck Movements	26.3	24.5	26.3	24.6	26.2	29.0
Roof-Top Air Conditioning Units	27.3	25.3	27.5	25.9	26.1	25.5
Trash Enclosure Activity	8.5	5.7	14.2	12.9	25.0	22.1
Total (All Noise Sources)	30.9	28.8	31.5	32.3	44.4	43.7

1. See Figure 5-5 for the noise source locations.

2. CadnaA noise model calculations are included in Appendix 9.1 of the Project's NIA (*Technical Appendix G*). (Urban Crossroads, 2020b, Table 9-4)

Table 5-12 Operational Noise Level Compliance

Receiver Location ¹	Project Operational Noise Levels (dBA Leq) ²		Noise Level Standards (dBA Leq) ³		Noise Level Standards Exceeded? ⁴	
	Daytime	Nighttime	Daytime	Nighttime	Daytime	Nighttime
R1	34.7	30.9	55	45	No	No
R2	32.7	28.8	55	45	No	No
R3	35.0	31.5	55	45	No	No
R4	34.6	32.3	55	45	No	No
R5	45.0	44.4	55	45	No	No
R6	44.3	43.7	55	45	No	No

1. See Figure 5-3 for the receiver locations.

2. Proposed Project operational noise levels as shown on Table 5-10 and Table 5-11.

3. Exterior noise level standards for residential land use, as described above.

4. Do the estimated Project operational noise source activities exceed the noise level standards?

"Daytime" = 7:00 a.m. to 10:00 p.m.; "Nighttime" = 10:00 p.m. to 7:00 a.m.

(Urban Crossroads, 2020b, Table 9-5)

Project Operational Ambient Noise Level Increases

To describe the Project operational noise level contributions, the Project operational noise levels are combined with the existing ambient noise levels measurements for the nearby receiver locations potentially impacted by Project operational noise sources. Refer to Subsection 9.6 the Project's NIA (*Technical Appendix G*) for a discussion of how operational noise contributions were calculated. Noise levels that would be experienced at receiver locations when Project-source noise is added to the daytime and nighttime ambient conditions are presented on Table 5-13, *Project Daytime Noise Level Contributions*, and Table 5-14, *Project Nighttime Noise Level Contributions*, respectively. (Urban Crossroads, 2020b, p. 57)

Table 5-13 Project Daytime Noise Level Contributions

Receiver Location ¹	Total Project Operational Noise Level ²	Measurement Location ³	Reference Ambient Noise Levels ⁴	Combined Project and Ambient ⁵	Project Increase ⁶	Increase Criteria ⁷	Increase Criteria Exceeded?
R1	34.7	L1	63.1	63.1	0.0	3.0	No
R2	32.7	L2	62.8	62.8	0.0	3.0	No
R3	35.0	L3	65.4	65.4	0.0	1.5	No
R4	34.6	L4	58.8	58.8	0.0	5.0	No
R5	45.0	L5	56.7	57.0	0.3	5.0	No
R6	44.3	L5	56.7	56.9	0.2	5.0	No

1. See Figure 5-3 for the sensitive receiver locations.
2. Total Project operational noise levels as shown on Table 5-10.
3. Reference noise level measurement locations as shown on Exhibit 5-A of the Project's NIA (*Technical Appendix G*).
4. Observed daytime ambient noise levels as shown on Table 5-1 of the Project's NIA (*Technical Appendix G*).
5. Represents the combined ambient conditions plus the Project activities.
6. The noise level increase expected with the addition of the proposed Project activities.
7. Significance Criteria as described above.
(Urban Crossroads, 2020b, Table 9-6)

Table 5-14 Project Nighttime Noise Level Contributions

Receiver Location ¹	Total Project Operational Noise Level ²	Measurement Location ³	Reference Ambient Noise Levels ⁴	Combined Project and Ambient ⁵	Project Increase ⁶	Increase Criteria ⁷	Increase Criteria Exceeded?
R1	30.9	L1	60.9	60.9	0.0	3.0	No
R2	28.8	L2	60.2	60.2	0.0	3.0	No
R3	31.5	L3	60.9	60.9	0.0	3.0	No
R4	32.3	L4	56.1	56.1	0.0	5.0	No
R5	44.4	L5	57.7	57.9	0.2	5.0	No
R6	43.7	L5	57.7	57.9	0.2	5.0	No

1. See Figure 5-3 for the sensitive receiver locations.
2. Total Project operational noise levels as shown on Table 5-11.
3. Reference noise level measurement locations as shown on Exhibit 5-A of the Project's NIA (*Technical Appendix G*).
4. Observed nighttime ambient noise levels as shown on Table 5-1 of the Project's NIA (*Technical Appendix G*).
5. Represents the combined ambient conditions plus the Project activities.
6. The noise level increase expected with the addition of the proposed Project activities.
7. Significance Criteria as described above.
(Urban Crossroads, 2020b, Table 9-6)

As indicated on Table 5-13 and Table 5-14, the Project would generate an unmitigated daytime operational noise level increase of up to 0.3 dBA Leq and an unmitigated nighttime operational noise level increase of up to 0.2 dBA Leq at the nearby receiver locations. Because the Project-related operational noise level contributions would be below the thresholds of significance (i.e., 3.0 or 5.0 dBA Leq), the increases at the sensitive receiver locations would be less than significant based on the criteria identified

herein. On this basis, Project operational stationary-source noise would not result in a substantial permanent increase in ambient noise levels in the Project vicinity above levels existing without the Project, and impacts in these regards will be less than significant. (Urban Crossroads, 2020b, pp. 57-58)

Conclusion – Operational Noise Impacts

The Project would implement land uses anticipated for MFBCSP Planning Areas 5 and 6 by EIR No. 466, and would therefore result in similar operational-related noise as was assumed for buildout of the Project site by EIR No. 466. As demonstrated herein and in the Project's NIA (*Technical Appendix G*), the Project would not expose nearby sensitive receptors to noise level increases greater than the thresholds of significance (i.e., 3.0 or 5.0 dBA Leq). As such, Project operational-related noise impacts would be less than significant. Based on the foregoing analysis, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

Traffic-Related Noise Impacts

The Project would entail the buildout of portions of MFBCSP Planning Areas 5 and 6 with up to 426,821 s.f. of high-cube fulfillment center warehouse uses and a 2.5-acre detention basin, while no development is proposed on the Staging Area site. Land uses proposed by the Project Applicant are consistent with the MFBCSP and the land uses anticipated for the Project site by EIR No. 466, and as discussed above, EIR No. 466 assumed that significantly more traffic would be generated by the development of the Project site than would be generated by the proposed Project. EIR No. 466 concluded that traffic noise affecting future uses on site would be less than significant. Consistent with the finding of EIR No. 466, and as shown in NIA Table 7-9, *EAC with Project Traffic Noise Impacts* (included herein as Table 5-17), the future uses on site would be exposed to noise levels up to 74.0 dBA. According to Table N-1 of the County General Plan, industrial uses such as those proposed by the Project Applicant are considered "Normally Acceptable" in terms of noise compatibility at noise levels up to 75 dBA CNEL, and are considered "Conditionally Acceptable" at noise levels ranging from 70 dBA CNEL to 80 dBA CNEL (Riverside County, 2019a, Table N-1). As such, the Project would not be subject to excessive noise associated with highways and impacts would be less than significant.

With respect to noise from Project-related traffic, and as shown in Table 5-19 in Subsection 5.1.18, the Project would result in 950 fewer vehicle trips per day (actual vehicles) as compared to the traffic evaluated by EIR No. 466 for the Building 20 and detention basin sites (the detention basin site was assumed by EIR No. 466 to be developed with light industrial uses at a 0.51 FAR). As such, the Project would result in a substantial reduction in traffic-related noise as compared to what was evaluated and disclosed for the Building 20 and detention basin sites by EIR No. 466. Notwithstanding, EIR No. 466 evaluated noise impacts based on the range of land uses allowed by the MFBCSP. The Project Applicant proposes Plot Plan No. 180029, which consists of a site-specific plan for development of the 18.2-acre Building 20 site that entails development of up to 426,821 s.f. of high-cube transload short-term warehouse uses and development of the southern portions of the Project site with a 2.5-acre detention/water quality basin. Because the Project Applicant proposes site-specific development, the

Project's NIA (*Technical Appendix G*) includes an evaluation of the Project's potential to result in significant impacts due to transportation-related noise, the results of which are discussed below.

Thresholds of Significance for Traffic-Related Noise

Noise impacts would be considered significant if any of the following occur as a direct result of the proposed development. Refer to Section 4 of the Project's NIA (*Technical Appendix G*) for a discussion of how thresholds of significance were selected for analysis. (Urban Crossroads, 2020b, p. 27)

- When the noise levels at existing and future noise-sensitive land uses (e.g. residential, etc.):
 - are less than 60 dBA CNEL and the Project creates a readily perceptible 5 dBA CNEL or greater Project-related noise level increase; or
 - range from 60 to 65 dBA CNEL and the Project creates a barely perceptible 3 dBA CNEL or greater Project-related noise level increase; or
 - already exceed 65 dBA CNEL, and the Project creates a community noise level impact of greater than 1.5 dBA CNEL (FICON, 1992).

- When the noise levels at existing and future non-noise-sensitive land uses (e.g., office, commercial, industrial):
 - are less than the County of Riverside General Plan Noise Element, Table N-1, normally acceptable 70 dBA CNEL and the Project creates a readily perceptible 5 dBA CNEL or greater Project related noise level increase; or
 - are greater than the County of Riverside General Plan Noise Element, Table N-1, normally acceptable 70 dBA CNEL and the Project creates a barely perceptible 3 dBA CNEL or greater Project noise level increase.

Noise Contours

To assess the off-site transportation Community Noise Equivalent Level (CNEL) noise impacts associated with the proposed Project, noise contours were developed based on the Project's Traffic Impact Analysis (*Technical Appendix H*). Noise contour boundaries represent the equal levels of noise exposure and are measured in CNEL from the center of the roadway. The traffic noise impact analysis includes an analysis of impacts under each scenario evaluated in the Traffic Study, including Existing, Existing plus Ambient Growth (EA) (2020), and Existing plus Ambient plus Cumulative (EAC) (2020). (Urban Crossroads, 2020b, p. 41)

Noise contours were used to assess the Project's incremental 24-hour dBA CNEL traffic-related noise impacts at land uses adjacent to roadways conveying Project traffic. The noise contours represent the distance to noise levels of a constant value and are measured from the center of the roadway for the 70, 65, and 60 dBA noise levels. The noise contours do not consider the effect of any existing noise barriers or topography that may attenuate ambient noise levels. In addition, because the noise contours reflect modeling of vehicular noise on area roadways, they appropriately do not reflect noise contributions from the surrounding stationary noise sources within the Project study area. Tables 7-1 through 7-6 of the Project's NIA (*Technical Appendix G*) present a summary of the exterior dBA CNEL traffic noise levels,

without barrier attenuation. Appendix 7.1 to the NIA includes a summary of the traffic noise level contours for each of the traffic scenarios. (Urban Crossroads, 2020b, p. 43)

Existing Conditions Project Traffic Noise Level Contributions

An analysis of existing traffic noise levels plus traffic noise generated by the proposed Project has been conducted. However, the analysis of existing traffic noise levels plus traffic noise generated by the proposed Project scenario would not actually occur since the Project would not be fully constructed and operational until Year 2021 cumulative conditions. Thus, the information related to the Project’s impacts compared to existing conditions is provided for informational purposes only, as the Project’s traffic-related noise impacts are instead based on the EA (2021) and EAC (2021) scenarios. (Urban Crossroads, 2020b, p. 43)

NIA Table 7-1 (refer to *Technical Appendix G*) shows the Existing without Project conditions CNEL noise levels, which are expected to range from 60.3 to 72.8 dBA CNEL, without accounting for any noise attenuation features such as noise barriers or topography. Table 7-2 of the NIA shows the Existing with Project conditions would range from 62.4 to 73.0 dBA CNEL. Table 5-15, *Existing 2020 with Project Traffic Noise Level Increases*, shows that the Project off-site traffic noise level increases would range from 0.1 to 2.2 dBA CNEL. Although the Project-related level of noise increase would be below the level of significance for each study segment, the analysis of impacts under Existing (2018) conditions is provided for information purposes only, as this scenario would not actually occur because the Project would not generate traffic prior to 2021. (Urban Crossroads, 2020b, p. 50)

Table 5-15 Existing 2020 with Project Traffic Noise Level Increases

ID	Road	Segment	Receiving Land Use ²	CNEL at Receiving Land Use (dBA) ²			Noise-Sensitive Land Use?	Incremental Noise Level Increase Threshold ³	
				No Project	With Project	Project Addition		Limit	Exceeded?
1	Harvill Av.	s/o Old Oleander Av.	Light Industrial (Residential)	72.8	73.0	0.2	Yes	1.5	No
2	Harvill Av.	s/o America's Tire Dr.	Light Industrial (Residential)	72.8	72.8	0.1	Yes	1.5	No
3	Old Oleander Av.	e/o Dwy. 1	Light Industrial	60.3	62.4	2.0	No	5.0	No
4	Old Oleander Av.	w/o Harvill Av.	Light Industrial	60.3	62.5	2.2	No	5.0	No

1. Mead Valley Area Plan, Land Use Plan, Figure 3 and Nearmap aerial imagery.
2. The CNEL is calculated at the boundary of the right-of-way of each roadway and the property line of the receiving land use.
3. Does the Project create an incremental noise level increase exceeding the significance criteria identified herein? (Urban Crossroads, 2020b, Table 7-7)

Existing Plus Ambient (2021) Conditions Project Traffic Noise Levels

Table 7-3 of the Project’s NIA (refer to *Technical Appendix G*) presents the Existing plus Ambient Growth (EA) without Project conditions CNEL noise levels. The EA without Project exterior noise levels are expected to range from 59.6 to 72.9 dBA CNEL, without accounting for any noise attenuation features such as noise barriers or topography. Table 7-4 of the NIA shows the EA with Project conditions would range from 62.2 to 73.1 dBA CNEL. Table 5-16, *EA 2021 With Project Traffic Noise Impacts*, shows that the Project off-site traffic noise level increases would range from 0.1 to 2.5 dBA CNEL. Based on the

significance criteria identified herein, which is based on the existing (without Project) ambient noise levels and the affected land use type, both noise sensitive and non-sensitive land uses adjacent to the study area roadway segments would experience less-than-significant noise level impacts due to unmitigated Project-related traffic noise levels under EA (2021) conditions. (Urban Crossroads, 2020b, p. 44)

Table 5-16 EA 2021 With Project Traffic Noise Impacts

ID	Road	Segment	Receiving Land Use ¹	CNEL at Receiving Land Use (dBA) ²			Noise-Sensitive Land Use?	Incremental Noise Level Increase Threshold ³	
				No Project	With Project	Project Addition		Limit	Exceeded?
1	Harvill Av.	s/o Old Oleander Av.	Light Industrial (Residential)	72.9	73.1	0.2	Yes	1.5	No
2	Harvill Av.	s/o America's Tire Dr.	Light Industrial (Residential)	72.9	72.9	0.1	Yes	1.5	No
3	Old Oleander Av.	e/o Dwy. 1	Light Industrial	60.8	62.7	1.9	No	5.0	No
4	Old Oleander Av.	w/o Harvill Av.	Light Industrial	59.6	62.2	2.5	No	5.0	No

1. Mead Valley Area Plan, Land Use Plan, Figure 3 and Nearmap aerial imagery.
2. The CNEL is calculated at the boundary of the right-of-way of each roadway and the property line of the receiving land use.
3. Does the Project create an incremental noise level increase exceeding the significance criteria identified herein? (Urban Crossroads, 2020b, Table 7-8)

Existing Plus Ambient Plus Cumulative (2021) Conditions Project Traffic Noise Levels

Table 7-5 of the Project’s NIA (refer to *Technical Appendix G*) presents the Existing plus Ambient Growth plus Cumulative (EAC) without Project conditions CNEL noise levels. The EAC without Project exterior noise levels are expected to range from 68.3 to 74.0 dBA CNEL, without accounting for any noise attenuation features such as noise barriers or topography. NIA Table 7-6 shows the EAC with Project conditions would range from 68.8 to 74.2 dBA CNEL. Table 5-17, *EAC 2021 With Project Traffic Noise Impacts*, shows that the Project off-site traffic noise level increases would range from 0.1 to 0.4 dBA CNEL. Based on the significance criteria identified herein, which is based on the existing (without Project) ambient noise levels and the affected land use type, both noise sensitive and non-sensitive land uses adjacent to the study area roadway segments would experience less-than-significant noise-level impacts due to unmitigated Project-related traffic noise levels under EAC (2021) conditions. (Urban Crossroads, 2020b, p. 44)

Conclusion – Traffic-Related Noise Impacts

Although EIR No. 466 concluded that traffic-related noise associated with the MFBCSP would be significant and unavoidable, the preceding analysis demonstrates that the Project would expose sensitive receptors located along study area roadway segments to Project-related noise level increases below the significance criteria identified herein under all analysis scenarios. Based on the criteria presented herein, the Project’s traffic-related noise impacts at the Project level would represent a less-than-significant impact for which no mitigation is required. Although the Project may ultimately contribute to the significant traffic-related noise impacts identified by EIR No. 466 with buildout of the MFBCSP area, the Project would result in 950 fewer vehicle trips per day (actual vehicles) as compared to the traffic evaluated by EIR No. 466 for the Building 20 and detention basin sites (refer to as Table 5-19 in Subsection 5.1.18). Thus, the Project’s contribution to the significant and unavoidable traffic-related noise impacts identified by EIR No. 466

would be reduced in comparison to what was evaluated and disclosed by EIR No. 466. Additionally, the light industrial land uses proposed by the Project Applicant would be fully compatible with noise levels affecting the Project site, which would be less than 75 dBA CNEL, and on-site traffic-related noise impacts would be less than significant. Based on the foregoing analysis, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

Table 5-17 EAC 2021 With Project Traffic Noise Impacts

ID	Road	Segment	Receiving Land Use ¹	CNEL at Receiving Land Use (dBA) ²			Noise-Sensitive Land Use?	Incremental Noise Level Increase Threshold ³	
				No Project	With Project	Project Addition		Limit	Exceeded?
1	Harvill Av.	s/o Old Oleander Av.	Light Industrial (Residential)	74.0	74.2	0.1	Yes	1.5	No
2	Harvill Av.	s/o America's Tire Dr.	Light Industrial (Residential)	74.0	74.1	0.1	Yes	1.5	No
3	Old Oleander Av.	e/o Dwy. 1	Light Industrial	68.5	68.9	0.4	No	5.0	No
4	Old Oleander Av.	w/o Harvill Av.	Light Industrial	68.3	68.8	0.4	No	5.0	No

1. Mead Valley Area Plan, Land Use Plan, Figure 3 and Nearmap aerial imagery.
2. The CNEL is calculated at the boundary of the right-of-way of each roadway and the property line of the receiving land use.
3. Does the Project create an incremental noise level increase exceeding the significance criteria identified herein? (Urban Crossroads, 2020b, Table 7-9)

Conclusion

Construction and operational characteristics associated with the proposed Project generally would be consistent with what was assumed for the Project site, while the Project would result in 950 fewer vehicle trips per day (actual vehicles) as compared to the traffic evaluated by EIR No. 466 for the Building 20 and detention basin sites. As such, Project-related noise impacts would be consistent with, or reduced, in comparison to the conclusions reached by EIR No. 466. As demonstrated in the Project-specific analysis provided herein, the Project would not expose any sensitive receptors to transportation-related noise increases that exceed the identified significance thresholds, and therefore would not result in a significant impact due to transportation-related noise increases. Furthermore, operational noises associated with the Project would not expose any residential properties to noise levels exceeding 55 dBA Leq (daytime) or 45 dBA Leq (nighttime). Additionally, the analysis provided herein demonstrates that when combined with existing ambient noise sources in the area, the Project would not result in significant operational noise impacts affecting sensitive receptors, as the Project noise increase over ambient levels would be 0.3 dBA or less (daytime) and 0.2 dBA or less (nighttime). As evaluated herein, the highest construction noise levels at the potentially impacted receiver locations are expected to approach 76.8 dBA Leq and would satisfy the NIOSH 85 dBA Leq significance threshold during temporary Project construction activities. Accordingly, the Project would not cause exposure of persons to temporary or permanent increase in the ambient noise level in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies, and impacts would be less than significant. Based on the foregoing analysis, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

b) Would the proposed Project cause generation of excessive ground-borne vibration or ground-borne noise levels?

EIR No. 466 Finding: The IS/NOP prepared for EIR No. 466 determined that operational activities associated with the MFBCSP would not generate excessive groundborne vibrations or groundborne noise levels during normal operations. EIR No. 466 noted that groundborne vibrations may be generated infrequently by use of heavy construction machinery; however, EIR No. 466 determined that this type of noise would be temporary and infrequent, and would be considered less-than-significant adverse impact. As such, this issue was not addressed in EIR No. 466.

No Substantial Change from Previous Analysis: The Project Applicant proposes Plot Plan No. 180029, which would entail development of a 426,821 s.f. high-cube transload short-term warehouse building (Building 20) on 18.2 acres, a detention basin on 2.5 acres, and a 19.3-acre site (Staging Area) that would be used for near-term construction staging, borrow site, and stockpiling activities during the construction of Building 20. Implementation of Plot Plan No. 180029 would result in the buildout of portions of MFBCSP Planning Areas 5 and 6. Land uses proposed by the Project Applicant are fully consistent with the “Light Industrial” land use designations applied to the site by the MFBCSP and are consistent with the land use assumptions made by EIR No. 466 for MFBCSP the Project site. As such, the Project’s operational- and construction-related characteristics would be within the scope of analysis of EIR No. 466, which concluded that groundborne vibration and noise impacts would be less than significant. Notwithstanding, the Project Applicant is proposing Plot Plan No. 180029, which identifies specific development characteristics that were not available at the time EIR No. 466 was certified. As such, and in order to confirm the findings of EIR No. 466 with respect to groundborne noise and vibration, a noise and vibration analysis was included in the Project’s NIA (*Technical Appendix G*), the results of which are presented below for both construction and operational activities.

Threshold of Significant - Vibration

The County of Riverside does not have vibration standards for temporary construction, but the County’s General Plan Noise Element does contain the human reaction to typical vibration levels. Vibration levels with peak particle velocity of 0.0787 inches per second are considered readily perceptible and above 0.1968 in/sec are considered annoying to people in buildings. Further, County of Riverside General Plan Policy N 16.3 identifies a motion velocity perception threshold for vibration due to passing trains of 0.01 inches per second (in/sec) over the range of one to 100 Hz, which is used herein to assess potential impacts due to Project construction vibration levels. (Urban Crossroads, 2020b, p. 22) Accordingly, for purposes of analysis herein, Project impacts due to groundborne noise or vibration would be potentially significant during Project construction or long-term operation if:

- Short-term Project-generated construction vibration levels exceed the County of Riverside vibration standard of 0.01 in/sec Root Mean Square (RMS) at sensitive receiver locations (County of Riverside General Plan Noise Element, Policy N 16.3). (Urban Crossroads, 2020b, p. 28)

- Project-generated operational vibration levels exceed the County of Riverside acceptable vibration standard of 0.01 in/sec RMS at sensitive receiver locations (County of Riverside General Plan, Policy N 16.3). (Urban Crossroads, 2020b, p. 28)

Construction Vibration Impacts

Construction activity can result in varying degrees of ground vibration, depending on the equipment and methods used, distance to the affected structures and soil type. It is expected that ground-borne vibration from Project construction activities would cause only intermittent, localized intrusion, consistent with the finding of EIR No. 466. The proposed Project's construction activities most likely to cause vibration impacts are: (Urban Crossroads, 2020b, p. 65)

- **Heavy Construction Equipment:** Although all heavy mobile construction equipment has the potential of causing at least some perceptible vibration while operating close to buildings, the vibration is usually short-term and is not of sufficient magnitude to cause building damage.
- **Trucks:** Trucks hauling building materials to construction sites can be sources of vibration intrusion if the haul routes pass through residential neighborhoods on streets with bumps or potholes. Repairing the bumps and potholes generally eliminates the problem.

The following Project Design Feature, which would be imposed as a condition of approval for the Project, would prohibit loaded trucks greater than 80,000 pounds, all heavy mobile equipment greater than 80,000 pounds, and jack hammers within 90 feet of nearby occupied habitable residential structures. Instead, small rubber-tired or alternative equipment, as well as soil compaction equipment such as soil compaction stompers that do not produce high levels of vibration, can be used within 90 feet of habitable residential structures during Project construction. The analysis herein assumes implementation of this Project Design Feature, which is listed below and was identified to avoid potential groundborne-related vibration or noise impacts.

- **Project Design Feature:** Loaded trucks greater than 80,000 pounds, all heavy mobile equipment greater than 80,000 pounds, and jack hammers are prohibited from use during Project construction activities within 90 feet of occupied, habitable residential structures. Instead, small rubber-tired or alternative equipment, as well as soil compaction equipment such as soil compaction stompers that do not produce high levels of vibration can be used within 90 feet of habitable residential structures during Project construction to reduce vibration effects on the structures and their occupants. The Project's construction contractors shall be responsible for enforcing this requirement, which shall be specified in bid documents issued to prospective construction contractors. The Project construction contractors shall permit inspections by Riverside County to verify compliance with this measure.

Ground-borne vibration levels resulting from construction activities occurring within the Project site were estimated by data published by the Federal Transit Administration (FTA). Construction activities that would have the potential to generate low levels of ground-borne vibration within the Project site include

grading. Using the vibration source level of construction equipment provided on Table 6-8 of the Project's NIA (*Technical Appendix G*) and the construction vibration assessment methodology published by the FTA, it is possible to estimate the Project vibration impacts. Table 5-18, *Project Construction Vibration Levels*, presents the expected Project related vibration levels at the nearby receiver locations. (Urban Crossroads, 2020b, p. 79)

Table 5-18 Project Construction Vibration Levels

Receiver ¹	Distance to Const. Activity (Feet)	Receiver Levels (in/sec) RMS ²					Threshold (in/sec) RMS ⁴	Threshold Exceeded? ⁵
		Small Bulldozer	Jack-hammer	Loaded Trucks	Large Bulldozer	Peak Vibration		
R1	509'	0.000	0.000	0.001	0.001	0.001	0.01	No
R2	90'	0.000	0.004	0.008	0.009	0.009	0.01	No
R3	90'	0.000	0.004	0.008	0.009	0.009	0.01	No
R4	90'	0.000	0.004	0.008	0.009	0.009	0.01	No
R5	90'	0.000	0.004	0.008	0.009	0.009	0.01	No
R6	117'	0.000	0.002	0.005	0.006	0.006	0.01	No

1. Receiver locations are shown on Exhibit 10-A of the Project's NIA (*Technical Appendix G*).
2. Based on the Vibration Source Levels of Construction Equipment included on Table 6-8 of the Project's NIA. Vibration levels in PPV are converted to RMS velocity using a 0.71 conversion factor identified in the Caltrans Transportation and Construction Vibration Guidance Manual, September 2013.
3. Source: County of Riverside General Plan Noise Element, Policy N 16.3.
4. Does the vibration level exceed the maximum acceptable vibration threshold? (Urban Crossroads, 2020b, Table 10-4)

At distances ranging from 90 to 509 feet from the Project construction activities, and with implementation of the above-described Project Design Feature, construction vibration velocity levels are estimated to range from 0.000 to 0.009 in/sec RMS and would remain below the threshold of 0.01 in/sec RMS at all receiver locations, as shown on Table 5-18. Therefore, with the Project Design Feature limiting loaded trucks, all heavy mobile equipment greater than 80,000 pounds, and jack hammers within 90 feet of habitable residential structures, the Project-related vibration impacts are considered less than significant. Moreover, the impacts at the site of the closest sensitive receivers are unlikely to be sustained during the entire construction period but will occur rather only during the times that heavy construction equipment is operating adjacent to the Project site perimeter. As such, construction-related groundborne vibration and noise impacts would be less than significant, consistent with the conclusion reached by EIR No. 466. (Urban Crossroads, 2020b, pp. 65-66)

Operational Vibration Impacts

To assess the potential vibration impacts from truck haul trips associated with operational activities the County of Riverside threshold for vibration of 0.01 in/sec RMS is used. Truck vibration levels are dependent on vehicle characteristics, load, speed, and pavement conditions. According to the FTA Transit Noise Impact and Vibration Assessment, trucks rarely create vibration that exceeds 70 VdB or 0.003 in/sec RMS (unless there are bumps due to frequent potholes in the road). Trucks transiting on site would be

travelling at very low speeds so it is expected that delivery truck vibration impacts at nearby homes would satisfy the County of Riverside vibration threshold of 0.01 in/sec RMS. Thus, and consistent with the findings of EIR No. 466, Project-operational vibration levels would be less than significant. (Urban Crossroads, 2020b, p. 58)

Vibration Impacts Conclusion

As indicated in the preceding analysis, and consistent with the findings of EIR No. 466, the Project would not cause exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels, and impacts would be less than significant. Therefore, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

Project Requirements and EIR No. 466 Mitigation Compliance

EIR No. 466 Mitigation Measures

EIR No. 466 identified several mitigation measures to address noise impacts. These measures, which are listed below, would continue to apply to the proposed Project and would be enforced as part of the Project's conditions of approval. It should be noted that the Project includes a 12-foot high concrete screen wall at the northern and southern edges of the truck trailer court on site in conformance with Mitigation Measure MM Noise 5, which would attenuate operational noise levels affecting residences located southwest of the Building 20 site. Additionally, Mitigation Measure MM Noise 6 would not apply because the Project's truck trailer court is designed to be 200 feet away from the nearest residential property line to the southwest of the Building 20 site, while remaining areas surrounding the Building 20 site are planned for light industrial uses.

- MM Noise 1:** To reduce construction-related noise, site preparation, grading and construction activities within one-quarter mile of occupied residences shall be limited to those hours as set forth in Section 1.G.1 of Riverside County Ordinance No. 457.
- MM Noise 2:** All construction equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers.
- MM Noise 3:** Construction staging areas shall not be located close to any occupied residence.
- MM Noise 4:** No combustion powered equipment, such as pumps or generators, shall be allowed to operate within 500 feet of any occupied residence unless the equipment is surrounded by a noise protection barrier.
- MM Noise 5:** The following sound barriers shall be constructed along the project's perimeter at the locations and the heights indicated.

An 8-foot high separation wall between project parcels adjacent to any existing residential uses, if daytime trucking activity occurs within 200 feet of the property line.

A 12-foot perimeter barrier shall be required if nighttime (10:00 p.m. to 7:00 a.m.) loading dock materials handling activities are conducted within 300 feet of any residence. If nighttime trucking activities are conducted simultaneously with the operation of the loading dock, the 12-foot high barrier shall be required if such combination activities occur within 600 feet of an existing home.

These wall heights can be reduced by performing a subsequent acoustical analysis after the final grading plan is complete.

MM Noise 6: No nighttime loading/unloading shall occur within 100 feet of any residence. No combined trucking movements and unloading/loading shall occur within 200 feet of any residence from 10:00 p.m. to 7:00 a.m.

Conditions of Approval

The Project Applicant has agreed to the following condition of approval, which has been identified in order to preclude significant vibration-related impacts during construction activities.

- Loaded trucks greater than 80,000 pounds, all heavy mobile equipment greater than 80,000 pounds, and jack hammers are prohibited from use during Project construction activities within 90 feet of occupied, habitable residential structures. Instead, small rubber-tired or alternative equipment, as well as soil compaction equipment such as soil compaction stompers that do not produce high levels of vibration, can be used within 90 feet of habitable residential structures during Project construction to reduce vibration effects on the structures and their occupants. The Project’s construction contractors shall be responsible for enforcing this requirement, which shall be specified in bid documents issued to prospective construction contractors. The Project construction contractors shall permit inspections by Riverside County to verify compliance with this measure.

5.1.14 Paleontological Resources

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
<i>Would the project:</i>				
28. Paleontological Resources				
a. Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) **Would the proposed Project directly or indirectly destroy a unique paleontological resource, or unique geologic feature?**

EIR No. 466 Finding: The IS/NOP prepared for EIR No. 466 indicated that the likelihood of finding paleontological resources was low, based upon the General Plan's Paleontological Sensitivity Map. The IS/NOP noted that it is possible that resources could be found during excavation, especially where earthwork disturbs bedrock or non-alluvial formations. However, the IS/NOP disclosed that the MFBCSP site was located in an area of alluvial deposits, indicating that the likelihood of finding paleontological resources was low. The IS/NOP determined that standard County procedures require consultation with a qualified Paleontologist if paleontological resources are accidentally uncovered during grading. Through compliance with standard County procedures, the IS/NOP concluded that impacts to paleontological resources would be less than significant and this issue was not evaluated in EIR No. 466. (Webb, 2005, Appendix A, p. 15)

No Substantial Change from Previous Analysis: The Project Applicant proposes to develop the Project site with up to 426,821 s.f. of high-cube transload short-term warehouse uses (Building 20) and a 2.5-acre detention/bio-retention basin, and also proposes to utilize the 19.3-acre Staging Area site for staging, stockpiling, and borrow site activities during the construction of Building 20. Construction characteristics associated with the Project, including proposed grading, would be substantially similar to what was assumed for the Project site by EIR No. 466. Although EIR No. 466 determined impacts to paleontological resources would be less than significant, because the Project application materials identify a specific grading plan, a Project-specific analysis was conducted for the Project. According to Riverside County GIS, the northern portions of the Building 20 site, the eastern portion of the Staging Area site, and the detention basin site are identified as having a "High Sensitivity (High B)" for containing paleontological resources, while the southern portions of the Building 20 site and the western portions of the Staging Area site are identified as having a "Low Potential (L)" potential for containing paleontological resources (RCIT, 2020). However, the Project site has been largely disturbed by past grading activities as part of CDF No. 88-8. Accordingly, any possible paleontological resources that may have existed on the Project site would have been removed or destroyed as part of past ground-disturbing activities on site. Furthermore, and as noted in EIR No. 466, standard County procedures require consultation with a qualified paleontologist if paleontological resources are uncovered during grading. As such, impacts to paleontological resources would be less than significant. Based on the foregoing analysis, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

Project Requirements and EIR No. 466 Mitigation Compliance

Although Project impacts to paleontological resources would be less than significant, the Project would nonetheless be subject to the County's standard conditions of approval that applies to project sites that are identified as having a High potential for paleontological resources (fossils). Accordingly, the following standard condition of approval shall apply to the proposed Project, further demonstrating that implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

- Prior to issuance of grading permits, the Project Applicant shall retain a qualified paleontologist approved by the County to create and implement a Project-specific plan for monitoring site grading/earthmoving activities (“Project Paleontologist”). The Project Paleontologist retained shall review the approved development plan and grading plan and conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the Project Paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for approval prior to issuance of a grading permit. Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:
 1. Description of the proposed site and planned grading operations.
 2. Description of the level of monitoring required for all earth-moving activities in the Project area.
 3. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
 4. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
 5. Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.
 6. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
 7. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
 8. Procedures and protocol for collecting and processing of samples and specimens.
 9. Fossil identification and curation procedures to be employed.
 10. Identification of the permanent repository to receive any recovered fossil material. (Pursuant the County “SABER Policy,” paleontological fossils found in the County should, by preference, be directed to the Western Science Center in the City of Hemet.) A written agreement between the property owner/developer and the repository must be in place prior to site grading.
 11. All pertinent exhibits, maps and references.
 12. Procedures for reporting of findings.
 13. Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

All reports shall be signed by the Project paleontologist and all other professionals responsible for the report's content (e.g. Project Geologist), as appropriate. One original signed copy of the report(s) shall be submitted to the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the Project Planner, Plan Check staff, Land Use Counter or any other County office. In addition, the Project Applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a Project Paleontologist for the in-grading implementation of the PRIMP.

5.1.15 Population and Housing

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
<i>Would the project:</i>				
29. Housing				
a. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) Would the proposed Project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

EIR No. 466 Finding: The IS/NOP prepared for EIR No. 466 indicated that because the MFBCSP site was vacant, development as proposed by the MFBCSP would not displace existing people or housing and would not result in or require the construction of replacement housing. Therefore, the IS/NOP concluded that no impacts would result from buildout of the MFBCSP and this issue was not addressed in EIR No. 466. (Webb, 2005, Appendix A, p. 38)

No Substantial Change from Previous Analysis: Consistent with the finding of EIR No. 466, and as previously depicted on Figure 2-4, under existing conditions the Project site is vacant and does not contain any dwelling units. As such, and consistent with the finding of the IS/NOP prepared for EIR No. 466, the

Project would not displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere, and no impact would occur. Therefore, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

b) Would the proposed Project create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?

EIR No. 466 Finding: The IS/NOP prepared for EIR No. 466 disclosed that buildout of the MFBCSP would result in between 2,950 and 5,728 jobs. The IS/NOP disclosed that the MFBCSP may indirectly induce housing developments elsewhere; however, the IS/NOP noted that the number of jobs potentially generated by the MFBCSP could be filled by residents already residing in the region. As such, the IS/NOP concluded that impacts due to housing demand would be less than significant, and this topic was not addressed in EIR No. 466. (Webb, 2005, Appendix A, pp. 38 and 39)

No Substantial Change from Previous Analysis: The Project Applicant proposes Plot Plan No. 180029, which would entail development of the Building 20 site with up 426,821 s.f. of high-cube transload short-term warehouse uses and a detention basin on 2.5 acres. Implementation of Plot Plan No. 180029 would result in the buildout of portions of MFBCSP Planning Areas 5 and 6. Land uses proposed by the Project Applicant are fully consistent with the "Light Industrial" land use designations applied to the site by the MFBCSP and are consistent with the land use assumptions made by EIR No. 466 for the Project site. In fact, EIR No. 466 assumed that warehouse/distribution uses would be developed at an average FAR of 0.51 (refer to Subsection 5.1.6), which would result in the Building 20 and detention basin sites being developed with up to 459,863 s.f. of light industrial building area (20.7 acres x 43,560 s.f./acre x 0.51 = 459,863 s.f.). Given that the Project would result in up to 426,821 s.f. of light industrial building area, the Project would generate fewer employees and thus would have a reduced potential to create a demand for additional housing as compared to what was evaluated and disclosed by EIR No. 466 for the development of the Project site. Furthermore, the Riverside County General Plan land use plan reflects the County's vision for future growth, and designates large portions of the County for development with residential uses. Thus, and consistent with the conclusion reached by the IS/NOP prepared for EIR No. 466, while the Project would result in an increase in demand for additional housing, the Project's incremental increase in County residents would not result in or require additional housing beyond what is already planned for and accommodated by the General Plan. Furthermore, the provision of employment-generating land uses would assist the County in improving its jobs-housing balance, as the County currently has a high proportion of residents in relation to the number of jobs. Accordingly, impacts would be less than significant, and implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

- c) **Would the proposed Project induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?**

EIR No. 466 Finding: EIR No. 466 disclosed that urbanization of the MFBCSP area could potentially influence continued development within adjacent properties by providing or extending roadways, extending water and sewer service, utility, and energy services to the immediate area. EIR No. 466 noted that this could eliminate potential constraints for future development in the area. However, EIR No. 466 noted that roadway improvements proposed by the MFBCSP would not be growth inducing because all other properties in the surrounding area were already served by existing roadways. Likewise, EIR No. 466 found that properties in the surrounding area already were served by or had access to potable water, and that new or expanded entitlements or resources would not be necessary to serve the MFBCSP; thus, EIR No. 466 concluded that water infrastructure proposed by the MFBCSP would not be growth inducing. EIR No. 466 also disclosed that the MFBCSP would not increase the number of parcels served by sewer service. EIR No. 466 indicated that while buildout of the MFBCSP would generate between 3,108 and 6,034 employees, the number of employees would be within the scope of regional growth forecasts. Additionally, EIR No. 466 disclosed that the MFBCSP would improve the jobs-housing ratio within western Riverside County. EIR No. 466 concluded that due to the economic impacts of the MFBCSP, the MFBCSP would have some growth-inducing impacts. However, because the MFBCSP was found to be consistent with the MFBCSP site's general plan land use designations, would not require the extension of infrastructure into an area that currently lacks water and sewer lines and roads, and would not require the development of new water sources or the expansion of sewer treatment facilities, growth inducing impacts were found to be less than significant. (Webb, 2005, pp. IV-293 through IV-295)

No Substantial Change from Previous Analysis: Consistent with the conditions that existed at the time EIR No. 466 was certified, properties within the MFBCSP area, including the Project site, were prepared for development as part of the "Oakwood Business Park" (CFD 88-8) with construction of roadways; water, sewer, and drainage infrastructure; and rough grading of building pads. Infrastructure improvements proposed by the Project Applicant, such as sewer lines and drainage facilities, have been sized only to serve the proposed Project and would not induce growth in the surrounding areas. Furthermore, and as discussed in EIR No. 466, due to past development, much of the area surrounding the Project site also is served by existing infrastructure, including roads, water, sewer, and drainage facilities. As previously discussed in Subsection 5.1.6, EIR No. 466 assumed that the MFBCSP area would be developed at a FAR of 0.51, indicating that EIR No. 466 assumed buildout of the Project site with up to 459,863 s.f. of light industrial building area (20.7 acres x 43,560 s.f./acre x 0.51 = 459,863 s.f.). Because the Project Applicant proposes a total of 426,821 s.f. of light industrial uses, the Project also would result in a reduction in employment as compared to what was evaluated by EIR No. 466. Additionally, while the Project would result in an increase in the number of employees within the County, the Project as proposed would be fully consistent with the site's underlying General Plan, MVAP, and MFBCSP land use designations. The Riverside County General Plan land use plan reflects the County's vision for future growth, and designates large portions of the County for development, including development of residential uses. Thus, while the Project would result in an increase in demand for additional housing, the Project's incremental increase in County residents would not result in or require additional housing beyond what is already planned for and accommodated by the General Plan. Furthermore, the provision of employment-generating land uses

would assist the County in improving its jobs-housing balance, as the County currently has a high proportion of residents in relation to the number of jobs. Accordingly, impacts would be less than significant, and implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

5.1.16 Public Services

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
<p>30. Fire Services Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for <u>fire protection services</u>?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a) **Would the proposed Project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for fire protection services?**

EIR No. 466 Finding: EIR No. 466 noted that an impact to fire protection is considered to be significant if a project would result in an increase in fire response time in excess of seven minutes for urban areas. EIR No. 466 disclosed that fire services would be provided by the Riverside County Fire Department (RCFD). Based upon the fire station locations and access routes in existence at the time, EIR No. 466 found that the first fire/emergency alarm response would be from Station #59 located approximately 3 miles directly west of the MFBCSP at 19450 Clark Street and from Station #1 located approximately 4 miles from the MFBCSP at 210 West San Jacinto Avenue in the City of Perris. EIR No. 466 concluded that because the response times from these stations was expected to be within 5 minutes, the MFBCSP’s impact upon fire protection, as it relates to fire response time, would be less than significant. (Webb, 2005, p. IV-175)

EIR No. 466 also disclosed that the Riverside County standard for the establishment of a new fire station was the development of 3.5 million square feet of commercial or industrial uses. EIR No. 466 noted that the MFBCSP would result in approximately 6.2 million square feet of light industrial/warehouse/distribution uses, which would independently trigger the need for a new station and/or engine company under this criterion. However, EIR No. 466 indicated that a new fire station was planned for the Mead

Plot Plan No. 180029 (Building 20)

Valley Area, although a precise location had not been determined. Because the precise location was not known, EIR No. 466 found that an evaluation of the potential environmental impacts related to fire station construction would be too speculative for evaluation and no analysis was included in EIR No. 466. EIR No. 466 concluded that with the new fire station and in light of the number of fire stations that existed within five miles of the MFBCSP site, another fire station to specifically serve the proposed project would not be required. Thus, impacts were determined to be less than significant. (Webb, 2005, p. IV-176)

No Substantial Change from Previous Analysis: Consistent with the conditions evaluated in EIR No. 466, the Riverside County Fire Department provides fire protection services to the Project area. As previously discussed in Subsection 5.1.6, EIR No. 466 assumed that the MFBCSP area would be developed at a FAR of 0.51, indicating that EIR No. 466 assumed buildout of the 18.2-acre Building 20 site and the 2.5-acre detention basin site with up to 459,863 s.f. of light industrial building area (20.7 acres x 43,560 s.f./acre x 0.51 = 459,863 s.f.). Because the Project Applicant proposes up to 426,821 s.f. of light industrial uses, the Project would result in a slight reduction in demand for fire protection services as compared to what was evaluated by EIR No. 466. As anticipated by EIR No. 466, and subsequent to certification of EIR No. 466, the Mead Valley Fire Station (Fire Station 59) was constructed in 2006, and is located approximately 2.8 roadway miles southwest of the Project site at 21510 Pinewood St., Perris, CA 92570 (Google Earth, 2018).

With respect to the proposed Project, the Riverside County Fire Department Fire Protection and Emergency Medical Master Plan indicates that development of up to 426,821 s.f. of high-cube transload short-term warehouse uses on the Project site would require a "Category II – Urban" level of service, which requires a fire station to be within three (3) roadway miles of the Project site and a full first alarm assignment team operating on the scene within 15 minutes of dispatch (Riverside County, 1986). As noted above, the Mead Valley Fire Station (Fire Station 59) is located approximately 2.8 roadway miles southwest of the Project site. Thus, and as concluded by EIR No. 466, the Project would be consistent with the fire protection goals of "Category II – Urban" level of service. Additionally, EIR No. 466 indicated that a new fire station would be needed for each 3.5 million s.f. of commercial or industrial occupancy. The Project Applicant proposes up to 426,821 s.f. of industrial uses, and therefore the Project would not directly trigger the need for a new fire station. Moreover, the Mead Valley Fire Station (Fire Station 59) was constructed in 2006 to serve the Project area, and would be able to provide fire protection services to the Project site without the need for new or expanded fire protection facilities. In addition, the Project has been reviewed by the Riverside County Fire Department, which determined that the Project would be served by adequate fire protection services in accordance with the Riverside County Fire Department Fire Protection and Emergency Medical Master Plan (Riverside County, 1986).

As noted by EIR No. 466, development anticipated by EIR No. 466, including the proposed Project, would affect fire protection services by placing an additional demand on existing Riverside County Fire Department resources should its resources not be augmented. To offset the increased demand for fire protection services, and as with all development within the MFBCSP, the proposed Project would be conditioned by the County to provide a minimum of fire safety and support fire suppression activities, including compliance with State and local fire codes, fire sprinklers, a fire hydrant system, paved access, and secondary access routes. Furthermore, and also consistent with the findings of EIR No. 466, the Project and all other developments within the MFBCSP would be required to comply with the provisions

of the County’s Development Impact Fee (DIF) Ordinance (Riverside County Ordinance No. 659), which requires a fee payment to assist the County in providing for fire protection services. Payment of the DIF fee would ensure that the Project provides fair-share funds for the provision of additional public services, including fire protection services, which may be applied to fire facilities and/or equipment, to offset the incremental increase in the demand for fire protection services that would be created by the Project.

Based on the foregoing analysis, and consistent with the findings of EIR No. 466, implementation of the Project would not result in the need for new or physically altered fire protection facilities, and would not exceed applicable service ratios or response times for fire protections services. As such, impacts to fire protection services would be less than significant. Based on the foregoing analysis, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
3 I. Sheriff Services Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for <u>sheriff</u> services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a) **Would the proposed Project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for sheriff services?**

EIR No. 466 Finding: EIR No. 466 disclosed that sheriff services would be provided by the Riverside County Sheriff’s Department and that the construction of the MFBCSP would result in new industrial development, thereby resulting in the need for law enforcement services. EIR No. 466 noted that the Sheriff Department’s desirable level of service was 1.0 sworn officers per 1,000 residents and the General Plan EIR identified a goal of meeting and maintaining a level of 1.5 sworn officers per 1,000 residents. EIR No. 466 indicated that the General Plan EIR evaluated the potential impact of development upon sheriff services only in terms of the number of sworn officers required to serve the build-out population in Riverside County. EIR No. 466 found that because the MFBCSP did not propose residential uses, it would not directly result in an impact upon the above-described population-based service levels. As such, EIR No. 466 determined that the MFBCSP would not result in the need for additional sworn officers. Absent

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the need for additional sworn officers, EIR No. 466 concluded that the MFBCSP would not create a need for new or physically altered governmental facilities. Therefore, EIR No. 466 determined that the MFBCSP would not result in substantial adverse physical impacts associated with the provision of new or physically altered sheriff facilities, the construction of which could cause significant environmental impacts. Impacts were disclosed as less than significant. (Webb, 2005, p. IV-175)

No Substantial Change from Previous Analysis: The Project Applicant proposes to develop portions of MFBCSP Planning Areas 5 and 6 with up to 426,821 s.f. of high-cube transload short-term warehouse uses and a 2.5-acre detention/bio-retention basin. These land uses are consistent with the range of land uses evaluated in EIR No. 466. Consistent with the analysis presented in EIR No. 466, because the Project does not involve residential development, the Project would not directly result in an increase in the County's population and thus would not directly result in the need for additional sheriff personnel. Notwithstanding, and as discussed in subsection 3.2.2.B, the Project would generate approximately 380 jobs; thus, the Project would result in an increased demand for sheriff protection services. However, and as previously discussed in subsection 5.1.6, EIR No. 466 assumed that the MFBCSP area would be developed at a FAR of 0.51, indicating that EIR No. 466 assumed buildout of the Building 20 and detention basin sites with 459,863 s.f. of warehouse/distribution uses. Because the Project Applicant proposes a total of 426,821 s.f. of light industrial uses, the Project also would result in a reduction in the number of employees on site and therefore would result in reduced demand for sheriff's services as compared to what was evaluated by EIR No. 466 for the Project area.

Additionally, since EIR No. 466 was certified a new Riverside County Sheriff's Station was constructed at 137 N. Perris Blvd. Suite A, in the City of Perris, approximately 5.8 roadway miles to the southeast of the Project site (Google Earth, 2018). Due to the proximity of this new sheriff's station to the Project site and the fact the Project does not include residential uses, the Project would not create or substantially contribute to the need to construct for new or physically altered sheriff facilities. Furthermore, the Project Applicant also would be required to comply with the provisions of the County's DIF Ordinance (Ordinance 659), which requires a fee payment to assist the County in providing for public services, including police protection services. Payment of the DIF fee would ensure that the Project provides fair share funds for the provision of additional police protection services, which may be applied to sheriff facilities and/or equipment, to offset the incremental increase in the demand that would be created by the Project. Therefore, the Project's incremental demand for sheriff protection services would be less than significant with the Project's mandatory payment of DIF fees. Based on the foregoing analysis, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
32. Schools Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for <u>school</u> services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a) **Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for school services?**

EIR No. 466 Finding: The IS/NOP prepared for EIR No. 466 noted that the MFBCSP was located within the boundaries of the Val Verde Unified School District. The IS/NOP indicated that the MFBCSP would be developed with industrial and potentially commercial/retail land uses and would result in additional employment opportunities that could cause potential impacts to schools in the area. However, the IS/NOP found that such potential impacts would be reduced to below the level of significance through the payment of school fees in accordance with State law. Due to the nature of uses proposed by the MFBCSP and required fee payments, the IS/NOP concluded that impacts would be less than significant and this issue was not evaluated in EIR No. 466. (Webb, 2005, Appendix A, p. 41)

No Substantial Change from Previous Analysis: The Project Applicant proposes up to 426,821 s.f. of high-cube transload short-term warehouse uses and a 2.5-acre detention/bio-retention basin. These land uses are consistent with the range of land uses evaluated in EIR No. 466 and the associated IS/NOP. Consistent with the analysis presented in the IS/NOP, because the Project Applicant does not propose residential development, the Project would not directly result in the generation of a student population requiring new or expanded school facilities. Nonetheless, and also consistent with the findings of the IS/NOP, it is possible that a portion of the jobs that would be created by the Project would attract a new resident population in the local area and therefore the Project could result in indirect impacts to school facilities. While the Val Verde Unified School District (VVUSD) ultimately may need to construct new school facilities in the region to serve the growing population within their service boundaries, such facility planning is conducted by VVUSD and is not the responsibility of the Project. Furthermore, and consistent with the findings of the IS/NOP, the proposed Project would be required to contribute fees to the VVUSD in accordance with the Leroy F. Greene School Facilities Act of 1998 (Senate Bill 50). As of May 12, 2018, the VVUSD assessed school impact fees at a rate of \$0.61 per square foot of assessable industrial space.

Pursuant to Senate Bill 50, payment of school impact fees constitutes complete mitigation for project-related impacts to school services. Therefore, mandatory payment of school impact fees would reduce the Project’s impacts to school facilities to a level below significance. Based on the foregoing analysis, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
33. Libraries Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for <u>library</u> services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a) **Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for library services?**

EIR No. 466 Finding: The IS/NOP prepared for EIR No. 466 disclosed that library services were provided to the MFBCSP area by the Riverside County Public Library System. The IS/NOP found that because the MFBCSP proposed industrial and potentially commercial development, it would not impact libraries. Therefore, the IS/NOP concluded that no impacts were expected and this issue was not addressed in EIR No. 466. (Webb, 2005, Appendix A, p. 41)

No Substantial Change from Previous Analysis: The Project Applicant proposes up to 426,821 s.f. of high-cube transload short-term warehouse uses and a 2.5-acre detention/bio-retention basin. These land uses are fully consistent with the land use designations applied to the site by the MFBCSP and are within the range of land uses evaluated by EIR No. 466 and the associated IS/NOP. Consistent with the conclusion reached in the IS/NOP, the Project does not include a residential component, and thus the Project would not directly impact libraries. Notwithstanding, the Project could result in an indirect increase in the County’s residential population which in turn could increase the demand for library services, although any such indirect impact would not be greater than any indirect impact resulting from the development anticipated for the Project site in EIR No. 466. However, and as with the project evaluated in the IS/NOP, the Project would be required to comply with the provisions of the County’s DIF Ordinance (Ordinance No. 659), which requires a fee payment to assist the County in providing public services, including library

services. Payment of the DIF fee would ensure that the Project provides fair-share funds for the provision of library services, and these funds may be applied to the acquisition and/or construction of public services and/or equipment (including library books). Mandatory payment of DIF fees would ensure that Project-related impacts to library services would be less than significant. Therefore, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
34. Health Services Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for <u>health</u> services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a) **Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for health services?**

EIR No. 466 Finding: The IS/NOP prepared for EIR No. 466 noted that in the event of an emergency, future employees of the MFBCSP may access one of three major hospitals. The IS/NOP concluded that because the MFBCSP site was located within the service area of several hospitals, impacts to health services were concluded to be less than significant and this issue was not addressed in EIR No. 466. (Webb, 2005, Appendix A, p. 41)

No Substantial Change from Previous Analysis: The Project Applicant proposes up to 426,821 s.f. of high-cube transload short-term warehouse uses and a 2.5-acre detention/bio-retention basin. These land uses are fully consistent with the land use designations applied to the site by the MFBCSP and are within the range of land uses evaluated in EIR No. 466 and the associated IS/NOP. As with the conditions that existed when the IS/NOP was prepared, the Project site is located within the service area of several hospitals. Notwithstanding, the Project would result in an increase of approximately 414 jobs, and therefore would result in an incremental increase in demand for health services. The provision of private health care is largely based on economic factors and demand and is beyond the scope of analysis required for this EIR Addendum. However, and as with the project evaluated in the IS/NOP, mandatory compliance with County Ordinance No. 659 requires a development impact fee payment to the County that is partially

allocated to public health services and facilities. As such, impacts to public medical facilities and resources associated with the proposed Project would be less than significant. Based on the foregoing analysis, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

5.1.17 Recreation

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
35. Parks and Recreation				
a. Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Be located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) Would the proposed Project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

EIR No. 466 Finding: The IS/NOP prepared for EIR No. 466 indicated that the proposed industrial/commercial uses would not require the construction or expansion of recreational facilities. Therefore, the IS/NOP concluded that no impacts would occur and this issue was not addressed in EIR No. 466. (Webb, 2005, Appendix A, p. 42)

No Substantial Change from Previous Analysis: The Project does not propose to construct any recreational facilities, aside from a community trail along Seaton Avenue (adjacent to the proposed detention basin) and along Harvill Avenue (along the Staging Area site’s frontage with Harvill Avenue). Impacts associated with the construction of these community trail segments have been evaluated herein, and impacts were determined to be less than significant or less than significant with the mitigation measures from EIR No. 466. There are no impacts associated with construction of the community trail segments that have not already been evaluated herein. Additionally, the proposed trail occurs along the western boundary of MFBCSP Planning Area 5 and the eastern boundary of MFBCSP Planning Area 6,

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which the IS/NOP assumed to be physically impacted by buildout of the MFBCSP, meaning that EIR No. 466 fully covered and already analyzed all the impacts associated with the construction of these trail segments. Thus, no impacts from proposed recreational facilities would result from the Project. Additionally, the Project Applicant proposes light industrial uses that would not directly result in an increase in the County's population. Although the jobs generated by the Project have the potential to result in some new residents within the County, it is expected that a majority of the jobs created would be filled by existing County residents. As such, the Project would not result in a substantial increase in demand for the construction or expansion of recreational facilities, and impacts would be less than significant. Therefore, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

b) Would the proposed Project increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

EIR No. 466 Finding: The IS/NOP prepared for EIR No. 466 indicated that the proposed industrial/commercial uses would not require the construction or expansion of recreational facilities. Therefore, the IS/NOP concluded that no impacts would occur and this issue was not addressed in EIR No. 466. (Webb, 2005, Appendix A, p. 42)

No Substantial Change from Previous Analysis: Consistent with the finding of the IS/NOP prepared for EIR No. 466, the Project does not propose any residential uses and therefore would not result in a direct demand for recreational facilities. As such, the Project would not increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. Furthermore, and as indicated above under the discussion of Threshold a), the Project would result in only a nominal increase in the County's residential population, as it is anticipated that most jobs generated by the Project would be filled by existing County residents. As such, and consistent with the conclusion reached by the IS/NOP, the Project would not involve the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated, and there would be no impact. Therefore, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

c) Would the proposed Project be located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

EIR No. 466 Finding: The IS/NOP prepared for EIR No. 466 found that although the MFBCSP site was located within County Service Area 152, the MFBCSP was not subject to Quimby Fees (Section 10.35 of Ordinance No. 460) as these fees only applied to residential developments. Therefore, the IS/NOP concluded that no impacts would occur and this issue was not addressed in EIR No. 466. (Webb, 2005, Appendix A, p. 42)

No Substantial Change from Previous Analysis: The Project Applicant proposes up to 426,821 s.f. of high-cube transload short-term warehouse uses and a 2.5-acre detention/bio-retention basin. These land uses are fully consistent with the land use designations applied to the site by the MFBCSP and are within the range of land uses evaluated in EIR No. 466 and the associated IS/NOP. Consistent with the conclusion reached by the IS/NOP, the Project does not propose residential uses and is therefore not subject to payment of Quimby fees pursuant to Section 10.35 of Riverside County Ordinance No. 460. Additionally, although the 2.5-acre detention basin site is located within County Service Area (CSA) Perris #89 (CSA 89), CSA 89 was established for maintenance of lighting and not recreational facilities. The Project site is not located within the boundaries of any adopted Community Parks and Recreation Plan. Accordingly, no impact would occur. Therefore, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
36. Recreation Trails				
a. Include the construction or expansion of a trail system?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) Would the proposed Project include the construction or expansion of a trail system?

EIR No. 466 Finding: The IS/NOP prepared for EIR No. 466 noted that the General Plan designated a Community Trail crossing through the northern portion of the MFBCSP site. The IS/NOP indicated that the MFBCSP would include a recreational trail, if appropriate within the site. While this issue was not evaluated in EIR No. 466, physical impacts associated with the construction of this trail were evaluated throughout EIR No. 466 under appropriate topic headings (e.g., biological resources, cultural resources, etc.).

No Substantial Change from Previous Analysis: The IS/NOP prepared for EIR No. 466 anticipated that a Community Trail would need to be constructed within the MFBCSP area. Consistent with the analysis presented in the IS/NOP, the Project would accommodate a Community Trail along Seaton Avenue (adjacent to the detention basin site) and along Harvill Avenue (along the Staging Area site’s frontage with Harvill Avenue). These proposed Community Trail segments occur at the western edge of MFBCSP Planning Area 5 and the eastern edge of MFBCSP Planning Area 6, and these portions of Planning Areas 5 and 6 were assumed by EIR No. 466 and its associated IS/NOP to be physically impacted as part of buildout of the MFBCSP area. Moreover, impacts associated with the construction of these Community Trail segments have been evaluated throughout this EIR Addendum, which has determined that all of the Project’s physical environmental effects are within the scope of analysis of EIR No. 466. Additionally, the Project would generate only a nominal increase in the County’s population as it is expected that the majority of jobs generated by the Project would be filled by existing County residents. Thus, the Project

would not result in the use of existing recreational trails that could have a significant environmental effect. Impacts would be less than significant. Based on the foregoing analysis, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

5.1.18 Transportation and Traffic

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
<i>Would the project:</i>				
37. Circulation				
a. Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Conflict with or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) **Would the proposed Project conflict with a program, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?**

EIR No. 466 Finding: For purposes of traffic, EIR No. 466 evaluated four different development scenarios: warehouse/distribution plus commercial; light industrial plus commercial; warehouse/distribution only; and light industrial only. Trip generation associated with each of these scenarios were disclosed as follows: warehouse/distribution plus commercial would produce 46,731 average daily trips (ADT), including 1,924 AM peak hour trips and 3,488 PM peak hour trips; light industrial plus commercial would produce 35,088 ADT including 1,933 AM peak hour trips and 3,192 PM peak hour trips; warehouse/distribution only would produce 34,869 ADT, including 2,020 AM peak hour trips and 2,175 PM peak hour trips; and light industrial only would produce 16,973 ADT with 2,034 AM peak hour trips and 1,641 PM peak hour trips. EIR No. 466 disclosed that buildout of the MFBCSP would result in direct and cumulatively-considerable impacts to a number of study area intersections under each scenario. Affected facilities in the near-term analyses presented in the EIR (i.e., 2008 and 2012) included the following intersections: Harvill Avenue/Strata Street/Oleander Avenue; Harvill Avenue/Markham Street; Harvill Avenue/Messenia Avenue; Harvill Avenue/Martin Street; Indian Avenue/Ramona Expressway; Harvill Avenue/Old Oleander Avenue; Seaton Avenue/Markham Street; Webster Avenue/Ramona Expressway; and Harvill Avenue/Nance Street. Under long-term conditions (2037), EIR No. 466 disclosed that the following facilities would operate at a deficient level of service (LOS): Interstate 215 southbound ramps/Oleander Avenue; Harvill Avenue/Strata Street/Oleander Avenue; Harvill Avenue/Perry Street; Seaton Avenue/Martin Street; and Harvill Avenue/Martin Street. EIR No. 466 identified mitigation measures, including payment of fees and direct improvements to study area intersections. With implementation of the mitigation, EIR No. 466 concluded that all intersections within the study area would operate at an acceptable LOS. EIR No. 466 did not evaluate impacts to freeway facilities. (Webb, 2005, IV-191 through IV-214)

New Ability to Substantially Reduce Significant Impact: EIR No. 466 assumed that the Building 20 and detention basin sites would be developed with up to 459,863 s.f. of light industrial uses (refer to Subsection 5.1.6), consistent with the "Light Industrial" land use designation applied to the Project site by the MFBCSP. The 19.3-acre Staging Area would not be developed with any structures and only would be utilized for borrow site, staging, and stockpiling activities during construction of Building 20; thus, Project implementation would not result in any increase in traffic associated with the Staging Area site. Table 5-19, *Project Trip Generation Comparison*, compares the proposed Project's trip generation in both actual vehicles and Passenger Car Equivalents (PCE) to the number of trips that were evaluated for the site by EIR No. 466. As shown in Table 5-19, the Project (with high-cube transload short-term warehouse uses) is anticipated to generate significantly fewer trips as compared to the warehousing uses assumed for the Building 20 and detention basin sites by EIR No. 466. Specifically, the proposed Project would generate 1,576 fewer PCE trip-ends per day, 91 fewer PCE AM peak hour trips, and 92 fewer PCE PM peak hour trips as compared to the amount of traffic evaluated for the Building 20 and detention basin sites by EIR No. 466. As such, the proposed Project would result in fewer trips and therefore fewer impacts to study area transportation facilities as compared to what was evaluated by EIR No. 466 for the Building 20 and detention basin sites. Therefore, the proposed Project would not create new or additional impacts to traffic as compared to what was evaluated and disclosed by EIR No. 466. (Urban Crossroads, 2020c, pp. 42-44)

Table 5-19 Project Trip Generation Comparison

Land Use	Quantity	Units ¹	AM Peak Hour			PM Peak Hour			Daily
			In	Out	Total	In	Out	Total	
Actual Vehicles									
Trip Generation from SP EIR Traffic Study:									
Warehousing	459.863	TSF							
Passenger Cars:			72	17	90	24	72	97	860
Truck Trips:			24	6	30	8	24	32	860
Intra Land Use Trips (10%)			-10	-2	-12	-3	-10	-13	-172
TOTAL TRIPS (Actual Vehicles)²			87	21	108	29	87	116	1,548
Currently Proposed Project Trip Generation:									
High-Cube Transload Warehouse	426.821	TSF							
Passenger Cars:			21	6	27	10	26	36	502
Truck Trips:									
2-axle:			1	0	1	0	1	1	16
3-axle:			1	0	1	0	1	1	20
4+-axle:			3	1	4	1	3	4	60
- Truck Trips			5	1	6	1	5	6	96
BUILDING 20 TOTAL TRIPS (Actual Vehicles)²			26	7	33	11	31	42	598
VARIANCE (Actual Vehicles)			-61	-14	-75	-18	-56	-74	-950
Passenger Car Equivalent (PCE)									
Trip Generation from SP EIR Traffic Study:									
Warehousing	459.863	TSF							
Passenger Cars:			72	17	90	24	72	97	860
Truck Trips:			48	11	60	16	48	64	1,720
Intra Land Use Trips (10%)			-12	-3	-15	-4	-12	-16	-258
TOTAL TRIPS (PCE)²			109	26	135	36	109	145	2,322
Currently Proposed Project Trip Generation:									
High-Cube Transload Warehouse	426.821	TSF							
Passenger Cars:			21	6	27	10	26	36	502
Truck Trips:									
2-axle:			1	0	1	0	1	1	24
3-axle:			2	1	3	1	2	3	40
4+-axle:			10	3	13	4	9	13	180
- Truck Trips			13	4	17	5	12	17	244
BUILDING 20 TOTAL TRIPS (PCE)²			34	10	44	15	38	53	746
VARIANCE (PCE)			-75	-16	-91	-21	-71	-92	-1,576

¹ TSF = thousand square feet

² TOTAL TRIPS = Passenger Cars + Truck Trips.

(Urban Crossroads, 2020c, Table 4-3)

Although the Project is anticipated to result in reduced impacts to traffic as compared to the range of land uses evaluated in EIR No. 466, EIR No. 466 evaluated proposed land use designations. The Project Applicant proposes a site-specific development plan (Plot Plan No. 180029) to implement Planning Area 2 of the MFBCSP, and the Project's Plot Plan No. 180029 includes details regarding building area and proposed circulation and access improvements that were not available at the time EIR No. 466 was certified. Additionally, although EIR No. 466 identified mitigation measures for traffic impacts, EIR No. 466 did not clearly associate mitigation requirements with the buildout of individual planning areas within the MFBCSP. Accordingly, in order to evaluate the Project's site-specific components and to identify mitigation measures and/or transportation improvements that would be needed to serve buildout of the Project as proposed, a Project-specific Traffic Impact Analysis (TIA) was prepared by Urban Crossroads,

Inc., dated April 27, 2020. The TIA is included as *Technical Appendix H* (Urban Crossroads, 2020c).

The results of the TIA are discussed below. Refer to the TIA in *Technical Appendix H* for a detailed description of the analysis methodologies applied to determine impacts.

Minimum Level of Service and Thresholds of Significance

Traffic operations of roadway facilities are described using the term "Level of Service" (LOS). LOS is a qualitative description of traffic flow based on several factors such as speed, travel time, delay, and freedom to maneuver. Six levels are typically defined ranging from LOS A, representing completely free-flow conditions, to LOS F, representing breakdown in flow resulting in stop-and-go conditions. LOS E represents operations at or near capacity, an unstable level where vehicles are operating with the minimum spacing for maintaining uniform flow. (Urban Crossroads, 2020c, p. 19)

The definitions of LOS for interrupted traffic flow (flow restrained by the existence of traffic signals and other traffic control devices) differ slightly depending on the type of traffic control. The LOS is typically dependent on the quality of traffic flow at the intersections along a roadway. The Highway Capacity Manual (HCM) methodology expresses the LOS at an intersection in terms of delay time for the various intersection approaches. The HCM uses different procedures depending on the type of intersection control. (Urban Crossroads, 2020c, p. 19)

The definition of an intersection deficiency has been obtained from the County of Riverside General Plan. Riverside County General Plan Policy C 2.1 states that the County will maintain the following County-wide target LOS: (Urban Crossroads, 2020c, p. 22)

The following minimum target levels of service have been designated for the review of development proposals in the unincorporated areas of Riverside County with respect to transportation impacts on roadways designated in the Riverside County Circulation Plan which are currently County maintained, or are intended to be accepted into the County maintained roadway system:

- *LOS C shall apply to all development proposals in any area of the Riverside County not located within the boundaries of an Area Plan, as well as those areas located within the following Area Plans: REMAP, Eastern Coachella Valley, Desert Center, Palo Verde Valley, and those non-Community Development areas of the Elsinore, Lake Mathews/Woodcrest, Mead Valley and Temescal Canyon Area Plans.*
- *LOS D shall apply to all development proposals located within any of the following Area Plans: Eastvale, Jurupa, Highgrove, Reche Canyon/Badlands, Lakeview/Nuevo, Sun City/Meniffee 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.*

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- *LOS E may be allowed by the Board of Supervisors within designated areas where transit-oriented development and walkable communities are proposed.*

Significant Impacts

For purposes of analyzing impacts, the following criteria is utilized to determine whether the addition of project-generated trips (or alternative-generated trips) results in a significant impact, and thus requires mitigation: (Urban Crossroads, 2020c, p. 23)

- A Project-related impact is considered direct and significant when a study intersection operates at an acceptable LOS for existing conditions (without the Project) and the addition of 50 or more AM or PM peak hour project trips causes the intersection to operate at an unacceptable LOS for Existing Plus Project (E+P) traffic conditions. (Urban Crossroads, 2020c, p. 23)
- A cumulative impact is considered significant when a study intersection is forecast to operate at an unacceptable LOS with the addition of cumulative/background traffic and 50 or more AM or PM peak hour project trips. (Urban Crossroads, 2020c, p. 23)

Existing Conditions

Existing Circulation Network

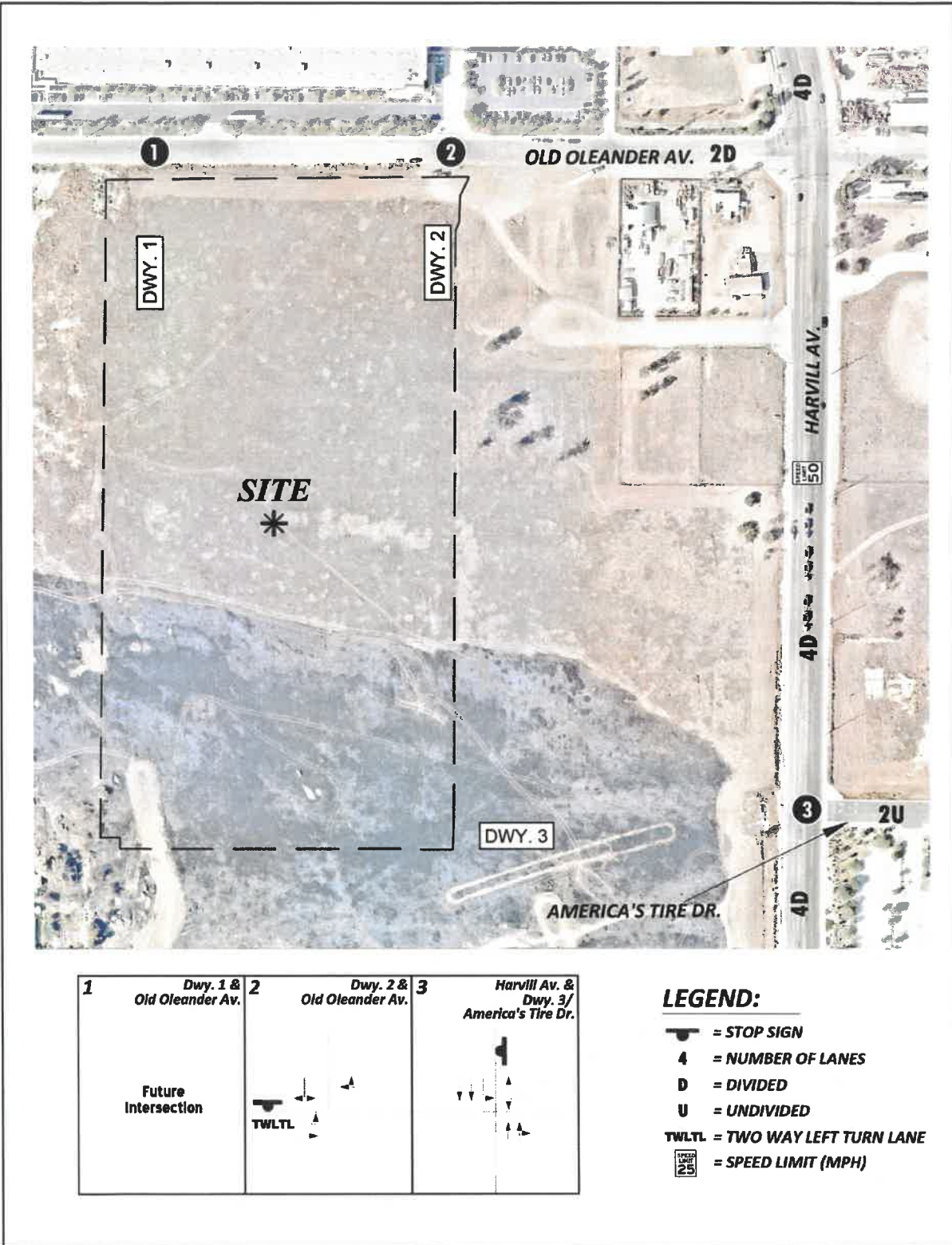
Pursuant to the scoping agreement with County of Riverside staff (Appendix 1.1), the study area includes a total of 3 existing and future intersections as shown Figure 5-6, Existing Number of Through Lanes and Intersection Controls, which have been evaluated at the direction of County staff. Figure 5-6 also identifies the number of through traffic lanes for existing roadways and intersection traffic controls. Refer to Section 3.0 of the Project's TIA (*Technical Appendix H*) for a description of ultimate circulation improvements per the Riverside County General Plan, and for a discussion of the circulation plan included in the MFBCSP. (Urban Crossroads, 2020c, p. 33)

Existing Traffic Counts

The intersection LOS analysis is based on the traffic volumes observed during the peak hour conditions using traffic count data collected on March 18, 2020. Consistent with standard engineering practice, these traffic counts were conducted either on Tuesday, Wednesday, or Thursday due to potential fluctuations in traffic that typically occur on Mondays, Fridays, Holidays, or weekends. The following peak hours were selected for analysis: (Urban Crossroads, 2020c, p. 32)

- Weekday AM Peak Hour (peak hour between 7:00 AM and 9:00 AM)
- Weekday PM Peak Hour (peak hour between 4:00 PM and 6:00 PM)

The raw manual peak hour turning movement traffic count data sheets are included in Appendix 3.1 to the Project's TIA (*Technical Appendix H*). These raw turning volumes have been flow conserved between



Source(s): Urban Crossroads (04-27-2020)

Figure 5-6



Not to Scale

Existing Number of Through Lanes and Intersection Controls

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intersections with limited access, no access, and where there are currently no uses generating traffic. The traffic counts collected in March 2020 include the vehicle classifications as shown below: (Urban Crossroads, 2020c, p. 32)

- Passenger Cars
- 2-Axle Trucks
- 3-Axle Trucks
- 4 or More Axle Trucks

To represent the impact large trucks, buses, and recreational vehicles have on traffic flow, all trucks were converted into PCEs. By their size alone, these vehicles occupy the same space as two or more passenger cars. In addition, the time it takes for them to accelerate and slow-down is also much longer than for passenger cars and varies depending on the type of vehicle and number of axles. For this analysis, a PCE factor of 1.5 has been applied to 2-axle trucks, 2.0 for 3-axle trucks, and 3.0 for 4+-axle trucks to estimate each turning movement. These factors are consistent with the values recommended for use in the San Bernardino County CMP and are in excess of the factor recommended for use in the County of Riverside traffic study guidelines. Although the County of Riverside has a recommended PCE factor of 2.0, the San Bernardino County CMP PCE factors have been utilized in an effort to conduct a more conservative analysis. (Urban Crossroads, 2020c, p. 32)

Traffic counts collected on March 18, 2020 occurred after the closure of non-essential businesses and local schools in the immediate area in response to the coronavirus (COVID-19) pandemic. While most uses related to goods movement are considered essential and are likely not affected by the closures, through traffic along major roadways (such as Harvill Avenue) could reflect traffic forecasts that are not indicative of historic travel patterns. The March 2020 traffic counts were compared to traffic counts collected at Harvill Avenue and Old Oleander Avenue in October 2019 when local schools were in session and businesses were operating under typical conditions. The comparison showed significant decreases in through traffic along Harvill Avenue with nominal changes to side street (Old Oleander Avenue) traffic. Historic traffic counts at Harvill Avenue and Old Oleander Avenue are also provided in Appendix 3.1 along with a volume spreadsheet showing the comparison. As such, 2020 baseline traffic volumes utilized for the purposes of this analysis were adjusted to utilize the highest of the two with the application of a 2% annual growth factor if the 2019 count data was utilized. (Urban Crossroads, 2020c, p. 34)

Existing weekday AM and weekday PM peak hour intersection volumes (in PCE) are shown on Exhibit 3-8 of the Project's TIA. (Urban Crossroads, 2020c, p. 34)

Existing Conditions Intersection Operations Analysis

Existing peak hour traffic operations have been evaluated for the study area intersections based on the analysis methodologies presented in Section 2.2 Intersection Capacity Analysis of this report. The intersection operations analysis results are summarized in Table 5-20, *Intersection Analysis for Existing (2018) Conditions*, which indicates that the study area intersections currently operate at an acceptable LOS during the peak hours (i.e., LOS D or better). Consistent with Table 5-20, a summary of the peak hour

intersection LOS for Existing conditions are shown on Exhibit 3-9 of the Project’s TIA (*Technical Appendix H*). The intersection operations analysis worksheets are included in Appendix 3.2 of the Project’s TIA. (Urban Crossroads, 2020c, p. 34)

Table 5-20 Intersection Analysis for Existing (2018) Conditions

#	Intersection	Traffic Control ³	Intersection Approach Lanes ¹												Delay ² (secs.)		Level of Service	
			Northbound			Southbound			Eastbound			Westbound			O	PM	AM	PM
			L	T	R	L	T	R	L	T	R	L	T	R				
1	Driveway 1 & Old Oleander Av.		Future Intersection															
2	Driveway 2 & Old Oleander Av.	CSS	0	0	0	0	1	0	1	1	0	0	1	0	0.0	9.5	A	A
3	Harvill Av. & Dwy. 3/America's Tire Dr.	CSS	0	2	0	1	2	0	0	0	0	1	0	1	14.7	9.2	B	A

¹ When a right turn is designated, the lane can either be striped or unstriped. To function as a right turn lane there must be sufficient width for right turning vehicles to travel outside the through lanes.

L = Left; T = Through; R = Right

² Per the Highway Capacity Manual (6th Edition), overall average intersection delay and level of service are shown for intersections with a traffic signal or all way stop control. For intersections with cross street stop control, the delay and level of service for the worst individual movement (or movements sharing a single lane) are shown. HCM delay reported in seconds.

³ CSS = Cross-street Stop

(Urban Crossroads, 2020c, Table 3-1)

Existing Conditions Traffic Signal Warrants Analysis

Traffic signal warrants for Existing traffic conditions are based on existing peak hour intersection turning volumes. There are no study area intersections that currently warrant a traffic signal for Existing traffic conditions (see Appendix 3.3 to the Project’s TIA, included as *Technical Appendix H*).

Projected Future Traffic

Proposed Project

Trip generation represents the amount of traffic that is attracted and produced by a development and is based upon the specific land uses planned for a given project. In order to develop the traffic characteristics of the proposed project, trip-generation statistics published in the Institute of Transportation Engineers (ITE) Trip Generation Manual (10th Edition, 2017) for the proposed land use was used. Trip generation rates for the Project are shown in Table 4-1 of the Project’s TIA (*Technical Appendix H*), while Table 3-3 (previously presented) estimates the amount of traffic that would be generated by the proposed Project for both actual vehicles and PCE. Refer to the Project’s TIA for a discussion of the ITE land use codes and vehicle mixes utilized in the TIA. (Urban Crossroads, 2020c, p. 57)

As noted on Table 4-1 of the Project’s TIA (*Technical Appendix H*) and as previously shown on Table 3-3, refinements to the raw trip generation estimates have been made to provide a more detailed breakdown of trips between passenger cars and trucks. Trip generation for heavy trucks was further broken down by truck type (or axle type). The total truck percentage is composed of 3 different truck types: 2-axle, 3-axle, and 4+-axle trucks. PCE factors were applied to the trip generation rates for heavy trucks (large 2-axes, 3-axes, 4+-axes). PCEs allow the typical “real-world” mix of vehicle types to be represented as a single, standardized unit, such as the passenger car, to be used for the purposes of capacity and level of service analyses. The PCE factors are consistent with the recommended PCE factors in Appendix B of the San

Bernardino County Congestion Management Program (CMP) (2016 Update), as these factors are more conservative than Riverside County's PCE factor of 2.0 for heavy trucks. (Urban Crossroads, 2020c, p. 42)

As previously shown on Table 3-3, the proposed Project is anticipated to generate a net total of 598 actual vehicle trip-ends per day with 33 AM peak hour trips and 42 PM peak hour trips. In comparison, the proposed Project is anticipated to generate a net total of 746 PCE trip-ends per day, 44 PCE AM peak hour trips, and 53 PCE PM peak hour trips, as previously shown in Table 3-3. As noted above, and as shown in Table 5-19, the Project would generate 1,576 fewer PCE trip-ends per day, 91 fewer PCE AM peak hour trips, and 92 fewer PCE PM peak hour trips as compared to the amount of traffic EIR No. 466 assumed would be generated by the development of the Building 20 and detention basin sites site. (Urban Crossroads, 2020c, p. 42)

Project Trip Distribution

Trip distribution is the process of identifying the probable destinations, directions, or traffic routes that will be utilized by Project traffic. The potential interaction between the planned land uses and surrounding regional access routes are considered to identify the route where the Project traffic would distribute. (Urban Crossroads, 2020c, p. 44)

The Project trip distribution was developed based on anticipated travel patterns to and from the Project site for both passenger cars and truck traffic and are consistent with other similar projects that have been reviewed and approved by County of Riverside staff. The Project trip distribution patterns have been developed based on the anticipated travel patterns for the warehousing trucks. For both passenger cars and trucks, the Project trip distribution was developed based on an understanding of existing travel patterns in the area, the geographical location of the site, and the site's proximity to the regional arterial and state highway system. (Urban Crossroads, 2020c, p. 44)

The Project truck trip distribution patterns are graphically depicted on Exhibit 4-1 of the Project's TIA (*Technical Appendix H*). The Project passenger car trip distribution patterns are graphically depicted on Exhibit 4-2 of the TIA. Each of these distribution patterns was reviewed by the County of Riverside as part of the traffic study scoping process (see Appendix 1.1 to the TIA). (Urban Crossroads, 2020c, p. 44)

Modal Split

The traffic reducing potential of public transit, walking, or bicycling have not been considered in the Project's TIA. Essentially, the traffic projections are "conservative" in that these alternative travel modes might be able to reduce the forecasted traffic volumes (employee trips only). (Urban Crossroads, 2020c, p. 44)

Project Trip Assignment

The assignment of traffic from the Project area to the adjoining roadway system is based upon the Project trip generation, trip distribution, and the arterial highway and local street system improvements that would be in place by the time of initial occupancy of the Project. Based on the identified Project traffic generation and trip distribution patterns, Project ADT and peak hour intersection turning movement

volumes are shown in PCE on Figure 5-7, *Project Only Traffic Volumes (PCE)*. (Urban Crossroads, 2020c, p. 64)

Background Traffic

Future year traffic forecasts have been based upon two years of background (ambient) growth at 2% per year for 2020 traffic conditions. The total ambient growth is 2.0% for 2021 traffic conditions. This ambient growth factor is added to existing traffic volumes to account for area-wide growth not reflected by cumulative development projects. Ambient growth has been added to daily and peak hour traffic volumes on surrounding roadways. Ambient growth has been added to daily and peak hour traffic volumes on surrounding roadways, in addition to traffic generated by the development of future projects that have been approved but not yet built and/or for which development applications have been filed and are under consideration by governing agencies. (Urban Crossroads, 2020c, p. 48)

The currently adopted Southern California Association of Governments (SCAG) 2016 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) (April 2016) growth forecasts for the County of Riverside identifies projected growth in population of 359,500 in 2012 to 487,500 in 2040, or a 35.6 percent increase over the 28-year period. The change in population equates to roughly a 1.09 percent growth rate, compounded annually. Similarly, growth over the same 28-year period in households is projected to increase by 41.3 percent, or 1.24 percent annual growth rate. Finally, growth in employment over the same 28-year period is projected to increase by 124.7 percent, or a 2.93 percent annual growth rate. (Urban Crossroads, 2020c, p. 48)

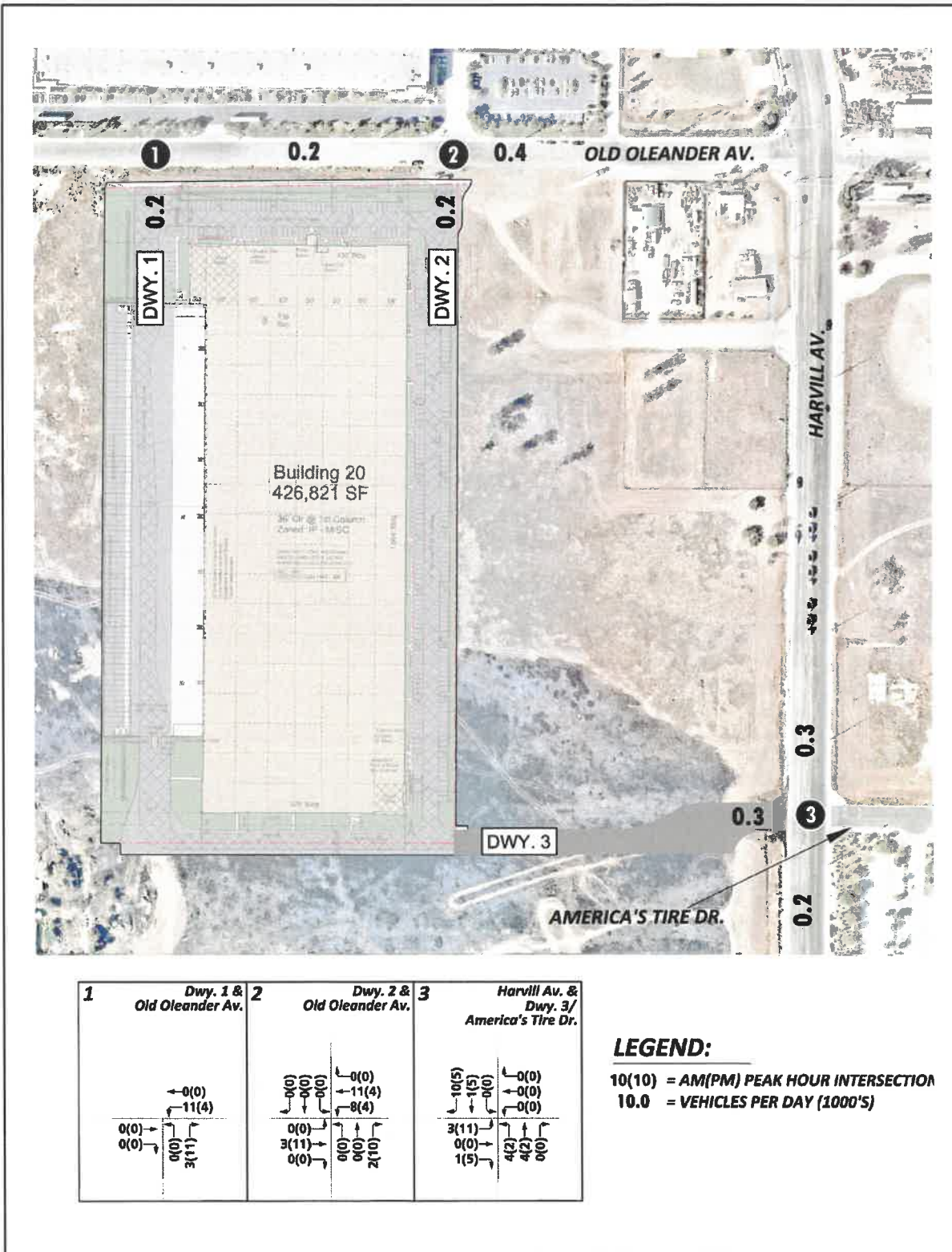
The Draft 2020-2045 RTP/SCS is anticipated to go before the Regional Council to be adopted in April 2020. The growth forecasts for the County of Riverside identifies projected growth in population of 370,000 in 2016 to 525,600 in 2045, or a 42.1% increase over the 29-year period. The change in population equates to roughly a 1.22 percent growth rate compounded annually. Similarly, growth over the same 29-year period in households is projected to increase by 59.2 percent, or 1.62 percent growth rate, compounded annually. Finally, growth in employment over the same 29-year period is projected to increase by 83.4 percent, or a 2.11 percent annual growth rate. The average annual growth rate between population, households, and employment is 1.65 percent per year. (Urban Crossroads, 2020c, p. 48)

Therefore, the use of an annual growth rate of 2.0 percent would appear to conservatively approximate the anticipated regional growth in traffic volumes in the County of Riverside, especially when considered along with the addition of Project-related traffic and traffic generated by other known development projects. As such, the growth in traffic volumes assumed in the Project's TIA would tend to overstate as opposed to understate the potential impacts to traffic and circulation. (Urban Crossroads, 2020c, p. 48)

Cumulative Development Traffic

The CEQA guidelines require that other reasonably foreseeable development projects which are either approved or being processed concurrently in the study area also be included as part of a cumulative analysis scenario. A cumulative project list was developed for the purposes of this analysis through

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Source(s): Urban Crossroads (04-27-2020)

Figure 5-7



Not to Scale

Project Only Traffic Volumes (PCE)

consultation with planning and engineering staff from the County of Riverside. The cumulative project list includes known and foreseeable projects that are anticipated to contribute traffic to the study area intersections. Adjacent jurisdictions of the City of Perris and the City of Moreno Valley have also been contacted to obtain the most current list of cumulative projects from their respective jurisdictions. (Urban Crossroads, 2020c, p. 49)

Where applicable, cumulative projects anticipated to contribute measurable traffic (i.e. 50 or more peak hour trips) to study area intersections have been manually added to the study area network to generate EAPC forecasts. In other words, this list of cumulative development projects has been reviewed to determine which projects would likely contribute measurable traffic through the study area intersections (e.g., those cumulative projects in close proximity to the proposed Project). For the purposes of this analysis, the cumulative projects that were determined to affect one or more of the study area intersections are listed in Table 5-21, *Cumulative Development Land Use Summary*, and shown on Exhibit 4-4 of the Project's TIA (*Technical Appendix H*), and have been considered for inclusion. (Urban Crossroads, 2020c, p. 49)

Although it is unlikely that all of these cumulative projects would be fully built and occupied by Year 2021, they have been included in an effort to conduct a conservative analysis and overstate as opposed to understate potential traffic impacts. (Urban Crossroads, 2020c, p. 49)

Any other cumulative projects located beyond the study area that are not expected to contribute measurable traffic to study area intersections have not been included since the traffic would dissipate due to the distance from the Project site and study area intersections. Any additional traffic generated by other projects not on the cumulative projects list is accounted for through background ambient growth factors that have been applied to the peak hour volumes at study area intersections as discussed above under "Background Traffic." Cumulative only ADT and peak hour traffic volumes (in PCE) are shown on Exhibit 4-5 of the Project's TIA (*Technical Appendix H*). (Urban Crossroads, 2020c, p. 49)

Near-Term Traffic Forecasts and Conditions

To provide a comprehensive assessment of the deficiencies, the "buildup" method was used to approximate Existing Plus Project (E+P), Existing Plus Ambient Plus Project (EAP), and Existing Plus Ambient Plus Cumulative (EAPC) traffic conditions, and is intended to identify the near-term deficiencies on both the existing and planned near-term circulation system. The EAPC traffic condition includes background traffic, traffic generated by other cumulative development projects within the study area, and traffic generated by the proposed Project. (Urban Crossroads, 2020c, p. 49)

The "buildup" approach combines existing traffic counts with a background ambient growth factor to forecast EAP (2021) and EAPC (2021) traffic conditions. An ambient growth factor of 2.0% per year has been used to account for background (area-wide) traffic increases that occur over time up to the year 2021 from the year 2020 (2.0 percent per year growth rate). Traffic volumes generated by the Project are then added to assess the near-term traffic conditions. The 2021 roadway networks are similar to the Existing conditions roadway network, with the exception of future driveways proposed to be developed as part of the Project. (Urban Crossroads, 2020c, p. 54)

Table 5-21 Cumulative Development Land Use Summary

No.	Project Name / Case Number	Land Use ¹	Quantity	Units ²	Location
Riverside County					
RC1	McCanna Hills / TTM 33978	SFDR	63	DU	SWC OF SHERMAN AVE. & WALNUT AVE.
RC2	PP26293	High-Cube Warehouse	612.481	TSF	SWC OF PATTERSON AVE. & RIDER ST.
RC3	PPT180023: Rider Commerce Center	Warehousing	204.330	TSF	NEC OF PATTERSON AVE. & RIDER ST.
RC4	PPT180025: Seaton Commerce Center	High-Cube Warehouse	210.800	TSF	SEC OF SEATON AV. & PERRY ST.
RC5	Farmer Boys/Retail Shop	Retail	16.306	TSF	NEC OF HARVILL AVE. & CAJALCO RD.
		Fast-Food with Drive Thru	3.252	TSF	
RC6	PP26173	High-Cube Warehouse	423.665	TSF	SWC OF HARVILL AVE. & RIDER ST.
RC7	Val Verde Logistics Center	High-Cube Warehouse	280.308	TSF	NWC OF HARVILL AVE. & OLD CAJALCO RD.
RC8	Majestic Freeway Business Center - Building 5	Warehousing	40.000	TSF	NEC OF HARVILL AVE. & MESSENNIA LN.
RC9	Majestic Freeway Business Center - Building 6	Warehousing	72.000	TSF	NORTH OF MESSENNIA LN., EAST OF HARVILL AVE.
RC10	Majestic Freeway Business Center - Building 7	Warehousing	80.000	TSF	NORTH OF CAJALCO EXWY., EAST OF HARVILL AVE.
RC11	Majestic Freeway Business Center - Building 8	Warehousing	110.000	TSF	NORTH OF CAJALCO EXWY., EAST OF HARVILL AVE.
RC12	Majestic Freeway Business Center - Building 9	Warehousing	45.000	TSF	EAST OF MESSENNIA LN., NORTH OF HARVILL AVE.
RC13	Majestic Freeway Business Center - Building 10	High-Cube Warehouse	600.000	TSF	SEC OF HARVILL AVE. & PERRY ST.
RC14	Majestic Freeway Business Center - Buildings 1, 3 & 4	Warehousing	48.930	TSF	NWC OF HARVILL AVE. & CAJALCO RD.
		High-Cube Warehouse	1195.740	TSF	
RC15	Majestic Freeway Business Center - Building 11	High-Cube Warehouse	391.045	TSF	NEC OF HARVILL AVE. & PERRY ST.
RC16	Majestic Freeway Business Center - Building 15	Warehousing	90.279	TSF	NWC OF HARVILL AVE. & COMMERCE CENTER DR.
RC17	Majestic Freeway Business Center - Building 19	Warehousing	364.560	TSF	SWC OF HARVILL AVE. & OLD OLEANDER AVE.
RC18	Dedeaux Harvill Truck Terminal	Truck Terminal	55.700	TSF	NW OF HARVILL AVE. & RIDER ST.
RC19	Majestic Freeway Business Center - Building 21,22	Warehousing	241.059	TSF	NEC OF DECKER RD. & OLD OLEANDER AVE.
RC20	Knox Logistics Center	High-Cube Warehouse	1259.410	TSF	NWC OF DECKER RD. & OLD OLEANDER AVE.
RC21	Oleander Business Park	High-Cube Warehouse	680.000	TSF	NWC OF DECKER RD. & HARLEY KNOX BLVD.
RC22	Majestic Freeway Business Center - Building 12	Warehousing	154.751	TSF	NEC OF HARVILL AVE. & COMMERCE CENTER DR.
RC23	Harvill Distribution Center	High-Cube Warehouse	345.103	TSF	EAST OF HARVILL AVE., SOUTH OF ORANGE ST.
RC24	PP26241	Warehousing	23.600	TSF	SEC OF HARVILL AVE. & PLACENTIA ST.
RC25	PP26220	Warehousing	66.000	TSF	EAST OF HARVILL AVE., NORTH OF PLACENTIA ST.
RC26	Barker Logistics	High-Cube Warehouse	699.630	TSF	SWC OF PATTERSON AVE. & PLACENTIA ST.
RC27	Harvill / Rider Warehouse	High-Cube Warehouse	284.746	TSF	NORTH OF RIDER ST., WEST OF HARVILL AV.
		General Light Industrial	50.249	TSF	
RC28	Placentia Logistics	High-Cube Warehouse	274.190	TSF	NWC OF HARVILL AV. & PLACENTIA AV.
RC29	PPT190031	High-Cube Warehouse	418.000	TSF	SEC OF HARVILL AV. & HARLEY KNOX BL.
City of Perris					
P1	Bargemann / DPR 07-09-0018	Warehousing	173.000	TSF	NEC OF WEBSTER & NANCE
P2	Duke 2 / DPR 16-00008	High-Cube Warehouse	669.000	TSF	NEC OF INDIAN & MARKHAM
P3	First Perry / DPR 16-00013	High-Cube Warehouse	240.000	TSF	SWC OF REDLANDS AVE. & PERRY ST.
P4	Gateway / DPR 16-00003	High-Cube Warehouse	400.000	TSF	SOUTH OF HARLEY KNOX BLVD., EAST OF HWY. 215
P6	OLC 1 / DPR 12-10-0005	High-Cube Warehouse	1,455.000	TSF	WEST OF WEBSTER AVE., NORTH OF RAMONA EXWY.
P5	Duke Realty - Perris & Markham	High-Cube Warehouse	1,189.860	TSF	SEC OF PERRIS BL. & MARKHAM ST.

Table 5-21 Cumulative Development Land Use Summary (Cont'd)

No.	Project Name / Case Number	Land Use ¹	Quantity	Units ²	Location
P7	OLC2 / DPR 14-01-0015	High-Cube Warehouse	1,037.000	TSF	WEST OF WEBSTER AVE., NORTH OF MARKHAM ST.
P8	Canyon Steel	Manufacturing	28.124	TSF	NWC OF PATTERSON AVE. & CALIFORNIA AVE.
P9	Markham Industrial / DPR 16-00015	Warehousing	170.000	TSF	NEC OF INDIAN AVE. & MARKHAM ST.
P10	Rados / DPR 07-0119	High-Cube Warehouse	1,200.000	TSF	NWC OF INDIAN AVE. & RIDER ST.
P11	Rider 1 / DPR 16-0365	High-Cube Warehouse	350.000	TSF	SWC OF REDLANDS AVE. & RIDER ST.
P12	Indian/Ramona Warehouse	High-Cube Warehouse	428.730	TSF	NORTH OF RAMONA EXWY., WEST OF INDIAN AVE.
P13	Rider 3 / DPR 06-0432	High-Cube Warehouse	640.000	TSF	NORTH OF RIDER ST., WEST OF REDLANDS
P14	Westcoast Textile / DPR 16-00001	Warehousing	180.000	TSF	SWC OF INDIAN ST. & NANCE ST.
P15	Duke at Patterson / DPR 17-00001	High-Cube Warehouse	811.000	TSF	SEC OF PATTERSON AVE. & MARKHAM ST.
P16	Harley Knox Commerce Park / DPR 16-004	High-Cube Warehouse	386.278	TSF	NWC OF HARLEY KNOX BLVD. & REDLANDS AVE.
P17	Perris Marketplace / DPR 05-0341	Commercial Retail	520.000	TSF	WEST OF PERRIS BLVD. AT AVOCAO AVE.
P18	Stratford Ranch Residential / TTM 36648	SFDR	270	DU	WEST OF EVANS RD. AT MARKHAM ST.
P19	Pulte Residential / TTM 30850	SFDR	496	DU	WEST OF EVANS RD. AT CITRUS AVE.
P20	Perris Circle 3	Warehousing	210.900	TSF	NWC OF REDLANDS AVE. & NANCE AVE.
P21	Rider 2 and 4	High-Cube Warehouse	1,376.721	TSF	NWC OF REDLANDS AVE. AND RIDER ST.
P22	Weinerschnitzel / CUP 17-05083	Fast-Food Restaurant	2.000	TSF	WEST OF PERRIS BL., SOUTH OF PLACENTIA AVE.
P23	March Plaza / CUP16-05165	Commercial Retail	47.253	TSF	NWC OF PERRIS BL. AND HARLEY KNOX BL.
P24	Cali Express Carwash / CUP 16-05258	Carwash	5.600	TSF	NWC OF PERRIS BL. AND RAMONA EXWY.
P25	Wilson Industrial / DPR 19-00007	High-Cube Warehouse	303.000	TSF	SEC OF WILSON AVE. AND RIDER ST.
P26	Integra Expansion / MMOD 17-05075	High-Cube Warehouse	273.000	TSF	NCE OF MARKHAM ST. AND WEBSTER AVE.
P27	Western Industrial / DRP 19-00003	High-Cube Warehouse	250.000	TSF	NEC or WESTERN WY. AND NANDINA AVE.
City of Moreno Valley					
MV1	PEN18-0042	SFDR	2	DU	SEC OF INDIAN ST. & KRAMERIA AVE.
MV2	Tract 33024	SFDR	8	DU	SEC OF INDIAN ST. & KRAMERIA AVE.
MV3	Tract 32716	SFDR	57	DU	NEC OF INDIAN ST. & MARIPOSA AVE.
MV4	Prologis 1	High-Cube Warehouse	1000.000	TSF	NEC OF INDIAN AVE. & MARIPOSA AVE.
MV5	Moreno Valley Industrial Park	High-Cube Warehouse	207.684	TSF	NEC OF HEACOCK ST. & IRIS AVE.
MV6	Moreno Valley Walmart	Retail	193.000	TSF	SWC OF PERRIS BLVD. & GENTIAN AVE.
MV7	Moreno Valley Utility Substation	High-Cube Warehouse	PUBLIC	TSF	NWC OF EDWIN RD. & KITCHING ST.
MV8	Pheian Development	High-Cube Warehouse	98.210	TSF	SEC OF INDIAN ST. & NANDINA AVE.
MV9	Nandina Industrial Center	High-Cube Warehouse	335.966	TSF	SOUTH OF NANDINA AVE., WEST OF PERRIS BLVD.
MV10	Tract 31442	SFDR	63	DU	NWC OF PERRIS BLVD. & MARIPOSA AVE.
MV11	Tract 22180	SFDR	140	DU	NORTH OF GENTIAN AVE., EAST OF INDIAN ST.
MV12	Tract 36760	SFDR	221	DU	SEC OF INDIAN ST. & GENTIAN AVE.

¹ SFDR = Single Family Detached Residential

² DU = Dwelling Units; TSF = Thousand Square Feet

(Urban Crossroads, 2020c, Table 4-4)

The near-term traffic analysis includes the following traffic conditions, with the various traffic components (Urban Crossroads, 2020c, p. 54):

- Existing Plus Ambient Growth Plus Project (2021)
 - Existing 2020 counts
 - Ambient growth traffic (2.0%)
 - Project traffic

- Existing Plus Ambient Growth Plus Project Plus Cumulative (2021)
 - Existing 2020 counts
 - Ambient growth traffic (2.0%)
 - Cumulative Development traffic
 - Project traffic

Existing Plus Project (E+P) Conditions

This subsection discusses the traffic forecasts for Existing Plus Project (E+P) conditions and the resulting peak hour intersection operations and traffic signal warrant analyses. This analysis scenario has been provided for informational purposes only as Project impacts have been discerned from a comparison of Existing (2020) to EAP (2021) and EAPC (2021) traffic conditions, per the County’s Traffic Impact Analysis Preparation Guide (Riverside County, 2008; Urban Crossroads, 2020c, p. 55).

Roadway Improvements – E+P Traffic Conditions

The lane configurations and traffic controls assumed to be in place for E+P conditions are consistent with those shown on Figure 5-6, except that it is assumed that Project driveways and those facilities assumed to be constructed by the Project to provide site access are also assumed to be in place for E+P conditions (e.g., intersection and roadway improvements at the Project’s frontage and driveways). (Urban Crossroads, 2020c, p. 55)

E+P Traffic Volume Forecasts

This scenario includes Existing traffic volumes plus Project traffic. Exhibit 5-1 of the Project’s TIA (*Technical Appendix H*) shows the ADT and peak hour intersection turning movement volumes (in PCE) that can be expected for E+P traffic conditions. (Urban Crossroads, 2020c, p. 77)

Intersection Operations Analysis – E+P Traffic Conditions

E+P peak hour traffic operations have been evaluated for the study area intersections based on the analysis methodologies presented in Section 2 of the Project’s TIA (*Technical Appendix H*). The intersection analysis results are summarized in Table 5-22, *Intersection Analysis for E+P Conditions*, which indicate that the study area intersections are anticipated to continue to operate at an acceptable LOS with the addition of Project traffic, consistent with Existing traffic conditions. Exhibit 5-3 of the Project’s TIA summarizes the weekday AM and PM peak hour study area intersection LOS under E+P traffic conditions, consistent with the summary provided in Table 5-22. The intersection operations analysis worksheets are included in Appendix 5.1 of the Project’s TIA. (Urban Crossroads, 2020c, p. 55)

Table 5-22 Intersection Analysis for E+P Conditions

#	Intersection	Traffic Control ²	Existing (2020)				E+P			
			Delay ¹ (secs.)		Level of Service		Delay ¹ (secs.)		Level of Service	
			AM	PM	AM	PM	AM	PM	AM	PM
1	Driveway 1 & Old Oleander Av.	CSS	Future Intersection				8.4	8.5	A	A
2	Driveway 2 & Old Oleander Av.	CSS	0.0	9.5	A	A	8.5	10.0	A	B
3	Harvill Av. & Dwy. 3/America’s Tire Dr.	CSS	14.7	9.2	B	A	16.7	11.1	C	B

¹ Per the Highway Capacity Manual (6th Edition), overall average intersection delay and level of service are shown for intersections with a traffic signal or all way stop control. For intersections with cross street stop control, the delay and level of service for the worst individual movement (or movements sharing a single lane) are shown. HCM delay reported in seconds.

² CSS = Cross-street Stop; CSS = Improvement
(Urban Crossroads, 2020c, Table 5-1)

Traffic Signal Warrants Analysis – E+P Traffic Conditions

Consistent with Existing conditions, there are no study area intersections anticipated to meet planning level (ADT) or peak hour volume-based traffic signal warrants with the addition of Project traffic (see Appendix 5.2 to the Project's TIA, included as *Technical Appendix H*). (Urban Crossroads, 2020c, p. 55)

Existing Plus Project Plus Ambient (EAP) Conditions

This subsection discusses the methods used to develop EAP (2021) traffic forecasts and the resulting peak hour intersection operations and traffic signal warrant analyses.

Roadway Improvements – EAP Traffic Conditions

The lane configurations and traffic controls assumed to be in place for EAP conditions are consistent with those shown on Figure 5-6, except that it is assumed that Project driveways and those facilities assumed to be constructed by the Project to provide site access are also assumed to be in place for EAP conditions (e.g., intersection and roadway improvements at the Project's frontage and driveways). (Urban Crossroads, 2020c, p. 59)

Traffic Volume Forecasts – EAP Traffic Conditions

This scenario includes Existing (2020) traffic volumes plus an ambient growth factor of 2.0% and the addition of Project traffic. Exhibit 6-1 of the Project's TIA (*Technical Appendix H*) shows the weekday ADT and the peak hour volumes which can be expected for EAP (2021) traffic conditions (in PCE). (Urban Crossroads, 2020c, p. 59)

Intersection Operations Analysis – EAP Traffic Conditions

Level of service calculations were conducted for the study intersections to evaluate their operations under EAP (2021) conditions with existing roadway and intersection geometrics consistent with those described above. As shown in Table 5-23, *Intersection Analysis for EAP (2021) Conditions*, and illustrated on Exhibit 6-2 of the Project's TIA (*Technical Appendix H*), the study area intersections are anticipated to continue to operate at an acceptable LOS under EAP (2021) traffic conditions, consistent with Existing (2020) traffic conditions. The intersection operations analysis worksheets for EAP (2021) conditions are included in Appendix 6.1 of the Project's TIA. Thus, Project impacts to study area intersections under EAP traffic conditions would be less than significant, requiring no mitigation. (Urban Crossroads, 2020c, p. 59)

Traffic Signal Warrants Analysis – EAP Traffic Conditions

Traffic signal warrants have been performed for EAP (2021) traffic conditions based on daily or peak hour volumes. Consistent with Existing conditions, there are no study area intersections anticipated to meet planning level (ADT) or peak hour volume-based traffic signal warrants under EAP (2021) traffic conditions (see Appendix 6.2 to the Project's TIA, included as *Technical Appendix H*). Thus, Project impacts due to traffic signal warrants under EAP traffic conditions would be less than significant, requiring no mitigation. (Urban Crossroads, 2020c, p. 59)

Table 5-23 Intersection Analysis for EAP (2021) Conditions

#	Intersection	Traffic Control ²	Existing (2020)				EAP (2021)			
			Delay ¹ (secs.)		Level of Service		Delay ¹ (secs.)		Level of Service	
			AM	PM	AM	PM	AM	PM	AM	PM
1	Driveway 1 & Old Oleander Av.	CSS	Future Intersection				8.4	8.5	A	A
2	Driveway 2 & Old Oleander Av.	CSS	0.0	9.5	A	A	8.5	10.0	A	B
3	Harvill Av. & Dwy. 3/America's Tire Dr.	CSS	14.7	9.2	B	A	16.9	11.1	C	B

¹ Per the Highway Capacity Manual (6th Edition), overall average intersection delay and level of service are shown for intersections with a traffic signal or all way stop control. For intersections with cross street stop control, the delay and level of service for the worst individual movement (or movements sharing a single lane) are shown. HCM delay reported in seconds.

² CSS = Cross-street Stop; CSS = Improvement
(Urban Crossroads, 2020c, Table 6-1)

Existing Plus Project Plus Ambient Plus Cumulative (EAPC) Conditions

This section discusses the methods used to develop EAPC (2021) traffic forecasts and the resulting peak hour intersection operations and traffic signal warrant analyses.

Roadway Improvements – EAPC Traffic Conditions

The lane configurations and traffic controls assumed to be in place for EAPC conditions are consistent with those shown on Figure 5-6, except that it is assumed that Project driveways and those facilities assumed to be constructed by the Project to provide site access are also assumed to be in place for EAP conditions (e.g., intersection and roadway improvements at the Project's frontage and driveways). Additionally, it is assumed that driveways and those facilities to be constructed by cumulative developments to provide site access are also assumed to be in place for EAPC conditions (e.g., intersections and roadway improvements along the cumulative developments' frontages). (Urban Crossroads, 2020c, p. 63)

Traffic Volume Forecasts – EAPC Traffic Conditions

To account for background traffic, other known cumulative development projects in the study area were included in addition to 2.0% of ambient growth for EAPC (2021) traffic conditions in conjunction with traffic associated with the proposed Project. Exhibit 7-1 of the Project's TIA (*Technical Appendix H*) shows the peak hour volumes which can be expected for EAP (2021) traffic conditions (in PCE).

Intersection Operations Analysis – EAPC Traffic Conditions

Level of service calculations were conducted for the study intersections to evaluate their operations under EAPC (2021) conditions with existing roadway and intersection geometrics consistent with those described above. As shown in Table 5-24, *Intersection Analysis for EAPC (2021) Conditions*, and illustrated on Exhibit 7-2 of the Project's TIA (*Technical Appendix H*), the study area intersections are anticipated to continue to operate at an acceptable LOS under EAPC (2021) traffic conditions, consistent with Existing traffic conditions. The intersection operations analysis worksheets for EAPC (2021) conditions are included in Appendix 7.1 of the Project's TIA. Thus, Project impacts to study area intersections under EAP traffic conditions would be less than significant, requiring no mitigation. (Urban Crossroads, 2020c, p. 63)

Table 5-24 Intersection Analysis for EAPC (2021) Conditions

#	Intersection	Traffic Control ²	Delay ¹ (secs.)		Level of Service	
			AM	PM	AM	PM
1	Driveway 1 & Old Oleander Av.	CSS	8.7	9.6	A	A
2	Driveway 2 & Old Oleander Av.	CSS	9.0	15.0	A	C
3	Harvill Av. & Dwy. 3/America's Tire Dr.	CSS	18.8	12.9	C	B

¹ Per the Highway Capacity Manual (6th Edition), overall average intersection delay and level of service are shown for intersections with a traffic signal or all way stop control. For intersections with cross street stop control, the delay and level of service for the worst individual movement (or movements sharing a single lane) are shown. HCM delay reported in seconds.

² CSS = Cross-street Stop; CSS = Improvement (Urban Crossroads, 2020c, Table 7-1)

Traffic Signal Warrants Analysis – EAPC Traffic Conditions

Traffic signal warrants have been performed for EAPC (2021) traffic conditions based on daily or peak hour volumes. Consistent with Existing conditions, there are no study area intersections anticipated to meet planning level (ADT) or peak hour volume-based traffic signal warrants under EAPC (2021) traffic conditions (see Appendix 7.2 to the Project's TIA, included as *Technical Appendix H*). Thus, Project impacts due to traffic signal warrants under EAPC traffic conditions would be less than significant, requiring no mitigation. (Urban Crossroads, 2020c, p. 63)

Conclusion – Traffic Impacts

Consistent with the conclusion reached by EIR No. 466 and as indicated in the preceding analysis, Project-related traffic impacts would be less than significant under all study scenarios. Moreover, the traffic generated by the proposed Project would be significantly less than the traffic generation assumed by and analyzed in EIR No. 466 for the Building 20 and detention basin sites. Thus, Project impacts to study area facilities would be reduced in comparison to the Project evaluated in EIR No. 466. Furthermore, although EIR No. 466 did not evaluate impacts to freeway mainlines, queuing locations, or merge/diverge locations, it is concluded that the Project's impacts to freeway facilities would be reduced in comparison to the project evaluated by EIR No. 466 due to the reduction in traffic associated with the Project. Therefore, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

- b) Would the proposed Project conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?**

EIR No. 466 Finding: Although EIR No. 466 did not evaluate this threshold, EIR No. 466 did disclose impacts to circulation facilities that would occur with buildout of the MFBCSP, including impacts to facilities that are identified in the Riverside County Congestion Management Plan (CMP). EIR No. 466 concluded that with implementation of mitigation measures, all impacts to study area intersections, including CMP intersections, would be reduced to less-than-significant levels. (Webb, 2005, IV-191 through IV-214)

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No Substantial Change from Previous Analysis: EIR No. 466 did not evaluate impacts to Congestion Management Program (CMP) facilities, such as freeways. As discussed under the analysis of Threshold 37.a), and as shown previously on Table 5-19, the proposed Project would generate 1,576 fewer PCE trip-ends per day, 91 fewer PCE AM peak hour trips, and 92 fewer PCE PM peak hour trips as compared to the amount of traffic evaluated for the Project site by EIR No. 466. As such, the Project's potential to impact CMP facilities would be reduced as compared to what was evaluated for the Project site by EIR No. 466. Additionally, none of the Project's study area intersections are identified as CMP facilities in the Riverside County CMP. The Project would contribute fewer than 50 peak hour trips to CMP facilities and the Project would have no potential to conflict with an applicable congestion management program, including, but not limited to, level of service standards and travel demand measures or other standards established by the county congestion management agency for designated roads or highways; thus, no impact would occur. Therefore, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

c) Would the proposed Project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?

EIR No. 466 Finding: The IS/NOP prepared for EIR No. 466 found that roads for the MFBCSP had already been completed and did not have design feature hazards such as sharp curves. The IS/NOP further found that incompatible uses such as farm equipment on roadways would not be introduced as part of the MFBCSP. As such, the IS/NOP concluded that impacts would be less than significant, and this issue was not addressed in EIR No. 466. (Webb, 2005, Appendix A, pp. 43 and 44)

No Substantial Change from Previous Analysis: The Project Applicant proposes to implement a portion of MFBCSP Planning Areas 5 and 6. Project improvements would be limited to frontage improvements and no additional improvements would need to be made for the current and future intersections. Improvements proposed by the Project Applicant, which are limited to frontage improvements, are fully consistent with the circulation plan included in the MFBCSP and evaluated by EIR No. 466. Additionally, and consistent with the findings of the IS/NOP, the proposed Project would be compatible in transportation design with the existing land uses and roadway network in the surrounding area, and the Project would not create a transportation hazard as a result of an incompatible use. The Project's proposed driveways for truck trailers would connect directly to Old Oleander Avenue and to Harvill Avenue via the proposed east-west access driveway, and all access routes would be located away from residential uses located generally southwest of the Project site. All improvements planned as part of the Project would be in conformance with applicable Riverside County roadway standards, and would not result in any hazards due to a design feature and would not result in inadequate emergency access. Accordingly, impacts would be less than significant. Therefore, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

d) Would the proposed Project cause an effect upon, or a need for new or altered maintenance of roads?

EIR No. 466 Finding: The IS/NOP prepared for EIR No. 466 found that potential impacts to road maintenance from project-related traffic would be offset by fee mechanisms established and required by the Riverside County Transportation Department. Impacts were found to be less than significant, and this topic was not evaluated in EIR No. 466. (Webb, 2005, Appendix A, pp. 44-45)

No Substantial Change from Previous Analysis: The Project as proposed is fully consistent with the MFBCSP, and buildout of the Project site with light industrial uses was evaluated as part of EIR No. 466 and its associated IS/NOP. Consistent with the finding of the IS/NOP, the Project would cause an effect on and increase the need for maintenance of roadways in the local area. However, as compared to the Project evaluated in EIR No. 466 and as shown in Table 5-19, the Project would generate approximately 1,576 fewer ADT (in PCE) than was assumed by EIR No. 466, indicating that Project impacts due to the need for roadway maintenance would be less than was disclosed by and analyzed in EIR No. 466. Moreover, there are no new roadways proposed by the Project Applicant requiring maintenance, although the Project Applicant would dedicate ROW along the Staging Area site's frontage with Harvill Avenue and construct a community trail, and would improve Old Oleander Avenue along the Building 20 site's frontage to provide for an additional 28 feet of drive aisles and an 11-foot wide landscaped parkway with a six-foot wide curb-adjacent sidewalk. Consistent with the finding of the IS/NOP, although the Project would result in an incremental increase in the need for new or altered maintenance of roads, such impacts would be off-set by applicable County fees as well as from property taxes. Additionally, there are no components of the Project that would inhibit the County's ability to continue to maintain roadways in the local area. As such, impacts would be less than significant, and implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

e) Would the proposed Project cause an effect upon circulation during the project's construction?

EIR No. 466 Finding: The IS/NOP prepared for EIR No. 466 found that due to the temporary nature of construction activity, the nature of traffic circulation in the MFBCSP area, and established County requirements for traffic control on public roadways during construction, impacts to circulation during construction would be less than significant. As such, this issue was not addressed in EIR No. 466. (Webb, 2005, Appendix A, pp. 43 and 45)

No Substantial Change from Previous Analysis: As noted by the IS/NOP prepared for EIR No. 466, the Project Applicant would be required to implement traffic control measures during proposed frontage improvements to Old Oleander Avenue, while improvements along Seaton Avenue and Harvill Avenue would be limited to the construction of community trail segments within the parkway and would not affect vehicular traffic. Additionally, it is anticipated that surrounding roadways have sufficient capacity to accommodate construction vehicle traffic traveling to and from the site because construction-related traffic would not exceed traffic volumes anticipated upon buildout of the Project. Accordingly, impacts to the circulation network during construction would be less than significant. Based on the foregoing analysis, implementation of the proposed Project would not result in any new impacts not already

analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

f) Would the proposed Project result in inadequate emergency access or access to nearby uses?

EIR No. 466 Finding: The IS/NOP prepared for EIR No. 466 noted that roadways to access the MFBCSP area were already constructed, thereby facilitating greater emergency access to the MFBCSP area through the provision of a north/south road between Oleander and Cajalco Road. The IS/NOP further found that the MFBCSP would be developed in accordance with County ordinances, standard conditions of approval, and permits related to emergency access. Thus, the IS/NOP concluded that no impact would occur, and this issue was not evaluated in EIR No. 466. (Webb, 2005, Appendix A, pp. 43 and 45)

No Substantial Change from Previous Analysis: Consistent with the finding of the IS/NOP prepared for EIR No. 466, major roadway facilities needed to serve buildout of the Project site, as proposed by the Project Applicant, already are in place. The Project Applicant would be required to implement traffic control measures to preclude impacts to operations of roadways abutting the Project site during the construction of improvements. Additionally, the proposed Project would be required to comply with Riverside County Ordinance Nos. 460 and 461, which regulate access road provisions. The requirement to provide adequate paved access to the Project site would be required as a condition of Project approval. Additionally, the proposed Project would not affect any roadways that provide emergency access under existing conditions. With required adherence to County requirements for emergency access, impacts would be less than significant. Therefore, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

g) Would the proposed Project conflict with or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?

EIR No. 466 Finding: Although EIR No. 466 did not address this subject, EIR No. 466 contained enough information about projected vehicle miles travelled (VMTs) associated with the MFBCSP that with the exercise of reasonable diligence, information about the MFBCSP's potential effect due to VMTs was readily available to the public. Specifically, VMTs were evaluated in EIR No. 466 as part of the analysis of impacts to air quality, as the vehicular-related air quality emissions disclosed by EIR No. 466 necessarily require an assessment of VMTs. See *Citizens for Responsible Equitable Environmental Development v. City of San Diego* (2011) 196 Cal.App.4th 515

No Substantial Change from Previous Analysis: CEQA Guidelines § 15064.3(b) includes specific considerations for evaluating a project's transportation impacts using a VMT measure, instead of evaluating impacts based on LOS criteria, as required by California Senate Bill (SB) 743. LOS has been used as the basis for determining the significance of traffic impacts as standard practice in CEQA documents for decades, including at the time EIR No. 466 was certified in 2005. In 2013, SB 743 was passed, which is intended to balance the need for LOS for traffic planning with the need to build infill housing and mixed-use commercial developments within walking distance of mass transit facilities, downtowns, and town centers, and to provide greater flexibility to local governments to balance these sometimes-competing

needs. In January 2019, the Natural Resources Agency finalized updates to the CEQA Guidelines including the incorporation of the SB 743 modifications. The Guidelines changes were approved by the Office of Administrative Law and are now in effect. As such, as of July 1, 2020, LOS can no longer be the basis for determining an environmental effect under CEQA, and the analysis of impacts to transportation is now based on VMTs.

However, CEQA Guidelines § 15064.3(c) is clear that “[t]he provisions of [§ 15064.3] shall apply prospectively as described in [CEQA Guidelines] section 15007.” CEQA Guidelines § 15007(c) specifically states: “[i]f a document meets the content requirements in effect when the document is sent out for public review, the document shall not need to be revised to conform to any new content requirements in Guideline amendments taking effect before the document is finally approved.” As noted above, the Guidelines changes with respect to VMTs took effect on July 1, 2020, while EIR No. 466 was certified in 2005. As such, and in accordance with CEQA Guidelines §§ 15064.3(c) and 15007(c), revisions to EIR No. 466 are not required under CEQA in order to conform to the new requirements established by CEQA Guidelines § 15064.3.

Notwithstanding, EIR No. 466 included information regarding VMTs as part of the EIR’s evaluation of potential air quality impacts. Specifically, an Air Quality Impact Analysis (“EIR No. 466 AQIA”) was included as Appendix C to EIR No. 466. Appendix B to the EIR No. 466 AQIA includes operational assumptions used as inputs into the air quality modeling, including an estimate of VMTs that would be generated by buildout of the MFBCSP. Based on the number of Average Daily Trips (ADT), vehicle mix type, and assumed trip lengths, the EIR No. 466 AQIA assumed that buildout of the MFBCSP would result in approximately 106,175 VMTs per day. Thus, EIR No. 466 contained enough information about projected VMTs associated with the MFBCSP that with the exercise of reasonable diligence, information about the MFBCSP’s potential effect due to VMTs was readily available to the public.

Once a project is approved, CEQA does not require that it be analyzed anew every time another discretionary action is required to implement the project. Quite the opposite, where an EIR has previously been prepared for a project, CEQA expressly prohibits agencies from requiring a subsequent or supplemental EIR, except in specified circumstances. (Pub. Res. Code § 21166.) Under CEQA, “Section 21166 comes into play precisely because in-depth review has already occurred, the time for challenging the sufficiency of the original EIR has long since expired, and the question is whether circumstances have changed enough to justify repeating a substantial portion of the process.” (*Citizens Against Airport Pollution v. City of San Jose* (“CAAP”) (2014), 227 Cal.App.4th at 796.)

Furthermore, the new VMT requirements set forth by CEQA Guidelines § 15064.3 do not relate to a different type of impact, but merely a different way of analyzing transportation impacts. Although EIR No. 466 did not include a threshold of significance based on VMTs, EIR No. 466 disclosed the anticipated VMTs associated with buildout of the MFBCSP as part of the modeling assumptions utilized in the EIR No. 466 AQIA. As this information was disclosed as part of the EIR No. 466 AQIA, VMTs associated with buildout of the MFBCSP, including the proposed Project, do not comprise “new information” that was known or could have been known at the time EIR No. 466 was certified.

In the case of the Plot Plan No. 180029 Project, there are no changed circumstances that would warrant additional analysis under Public Resources Code § 21166. Even if an analysis were conducted utilizing the assumptions and methodologies for VMTs included in the EIR No. 466 AQIA, the results of such an analysis would show that the Project-related total VMTs are less than was assumed by EIR No. 466, based on the reduction in traffic associated with the Project as compared to what was evaluated for the Project site by EIR No. 466 (refer to Table 5-19).

Therefore, and based on the foregoing analysis, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
38. Bike Trails				
a. Include the construction or expansion of a bike system or bike lanes?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) Would the proposed Project include the construction or expansion of a bike system or bike lanes?

EIR No. 466 Finding: EIR No. 466 noted that the General Plan identified a Class I Bike Path/Regional Trail along Cajalco Expressway, which would connect to various Community Trails either existing or planned in the area. EIR No. 466 found that the provision of Class I Bike Paths was subject to the approval of the County Transportation Department. Additionally, EIR No. 466 disclosed that the precise location of regional trails is subject to the approval of the Riverside County Open-Space and Regional Park District. EIR No. 466 indicated that a determination as to the appropriateness of a Class I Bike Path/Regional Trail, immediately adjacent the MFBCSP site, would be made by these agencies during the approval process for implementing development projects adjacent to Cajalco Expressway. EIR No. 466 further noted that if the precise location of this bike path/regional trail is determined at that time to be on the north side of Cajalco Expressway, adjacent to the MFBCSP site, the implementing development project would be required to comply with this regulatory requirement and construct that portion of the trail adjacent to the MFBCSP site. Through compliance with this regulatory procedure and requirement, EIR No. 466 concluded that the MFBCSP’s impacts upon bike trails would be below the level of significance. (Webb, 2005, p. IV-215)

No Substantial Change from Previous Analysis: Consistent with the findings of EIR No. 466, Riverside County evaluated the MFBCSP area and determined that no dedicated bike lanes are required along the Project’s frontage with Harvill Avenue, Seaton Avenue, Markham Street, or Old Oleander Avenue. Old Oleander Avenue and Harvill Avenue would be used to accommodate trucks coming from and going to

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the Building 20 site, which could result in potentially unsafe conditions. Harvill Avenue and Old Oleander Avenue (generally east of Decker Road) are anticipated to serve truck traffic associated with buildout of the industrial/commercial uses allowed by the MFBCSP as well as other lands in the area that are designated and zoned for light industrial use. As such, a bike trail along Harvill Avenue and Old Oleander Avenue would result in potentially unsafe conditions and is therefore not proposed or required. As such, no impacts due to the construction or expansion of bike system or lanes would occur because no bike facilities are proposed by or required for the proposed Project. Based on the foregoing analysis, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

Project Requirements and EIR No. 466 Mitigation Compliance

EIR No. 466 Mitigation Measures

EIR No. 466 identified several mitigation measures to address traffic impacts. These measures are listed below. It should be noted that several of the mitigation measures have since been implemented, while other mitigation measures would be implemented by future developments within the MFBCSP. Specifically, the Project would be subject to Mitigation Measure MM Trans 1 and the Project accommodates additional right-of-way dedications along Harvill Avenue. The Project site does not abut Nandina Avenue, Oleander Avenue, Martin Street, or Cajalco Expressway; thus, Mitigation Measures MM Trans 2, MM Trans 3, MM Trans 6, and MM Trans 8 do not apply to the proposed Project. As part of the Project, and consistent with EIR No. 466 Mitigation Measure MM Trans 4, Old Oleander would be improved along the Building 20 site frontage to provide for an additional 28 feet of drive aisles and an 11-foot wide landscaped parkway with a six-foot wide curb-adjacent sidewalk. Improvements to Markham Street and Seaton Avenue, as identified by EIR No. 466 Mitigation Measures MM Trans 5 and MM Trans 7 already area in place; thus, no improvements to these roadways are proposed or required (beyond the construction of a community trail along the detention basin site's frontage with Seaton Avenue, and the provision of a turn-out for food trucks along the detention basin site's frontage with Markham Street). The improvements identified by EIR No. 466 Mitigation Measure MM Trans 10 and MM Trans 11 for the intersections of Harvill Avenue at Oleander Avenue and Harvill Avenue at Martin Street already are in place; thus, Mitigation Measures MM Trans 10 and MM Trans 11 are not applicable to the proposed Project. Improvements identified to the intersection of Harvill Avenue and Markham Street as part of EIR No. 466 Mitigation Measure MM Trans 10 are expected to be completed as part of separate plot plans (Plot Plan Nos. 180038 and 190003); however, in the event that construction does not occur, the Project Applicant would be conditioned to contribute a fair share contribution in the amount of 15.5% of the total cost of the required improvements. Similarly, the improvements to the intersections of Seaton Avenue at Cajalco Expressway and Harvill Avenue at Cajalco Expressway, as identified by EIR No. 466 Mitigation Measures MM Trans 12 and MM Trans 13, are anticipated to be implemented as part of a separate plot plan (Plot Plan No. 180028); however, in the event that construction does not occur, the Project Applicant would be conditioned to contribute a fair share contribution in the amount of 5.0% and 8.1%, respectively, of the total cost of the required improvements. Additionally, the County's standard conditions of approval require the payment of DIF and TUMF fees shall apply, further demonstrating that implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466. As noted above, Project impacts to study area facilities would be less than significant; thus, payment of DIF and TUMF fees,

Plot Plan No. 180029 (Building 20)

implementation Project design features, and the Project's conditions of approval would further reduce the Project's traffic-related impacts under all analysis scenarios.

MM Trans 1: Construct full width improvements of Harvill Avenue at its ultimate cross-section as a major highway (118' right-of-way) through the project.

MM Trans 2: Construct partial width improvements of southerly side of Nandina Avenue at its ultimate cross-section as a secondary highway (100' right-of-way) fronting the project boundary line.

MM Trans 3: Construct partial width improvements of Oleander Avenue at its ultimate cross-section as an urban arterial (152' right-of-way) fronting the project boundary line.

MM Trans 4: Construct partial width improvements of Old Oleander Avenue at its ultimate cross-section as a collector street (74' right-of-way) fronting the project boundary line.

MM Trans 5: Construct full width improvements of Markham Street at its ultimate cross-section as a secondary highway (100' right-of-way) through the project.

MM Trans 6: Construct partial width improvements of Martin Street at its ultimate cross-section as a collector street (74' right-of-way) fronting the project boundary line.

MM Trans 7: Construct partial width improvements of easterly side of Seaton Avenue at its ultimate cross-section as a secondary highway (100' right-of-way) fronting the project boundary line.

MM Trans 8: Construct partial width improvements of northerly side of Cajalco Expressway at its ultimate cross-section as an Expressway (184' right-of-way) fronting the project boundary line.

MM Trans 9: Install Traffic Signal at intersection of Harvill Avenue and Oleander Avenue using the following geometrics:

Northbound: One free right turn lane. One shared through and left turn lane. One left turn lane.

Southbound: One shared through and right turn lane. One left turn lane.

Eastbound: One shared through and right turn lane. Two through lanes. One left turn lane

Westbound: One shared through and right turn lane. Two through lanes. Two left turn lanes.

MM Trans 10: Install Traffic Signal at intersection of Harvill Avenue and Markham Street using the following geometrics:

Plot Plan No. 180029 (Building 20)

Northbound: One right turn lane. Two through lanes. One left turn lane.
Southbound: One right turn lane. Two through lanes. One left turn lane.
Eastbound: One right turn lane. Two through lanes. One left turn lane.
Westbound: One right turn lane. Two through lanes. One left turn lane.

MM Trans 11: Install Traffic Signal at intersection of Harvill Avenue and Martin Street using the following geometrics:

Northbound: One shared through and right turn lane. One through lane. One left turn lane.
Southbound: One shared through and right turn lane. One through lane. One left turn lane.
Eastbound: One right turn lane. One shared left turn and through lane.
Westbound: One shared left, through, and right turn lane.

MM Trans 12: Install Traffic Signal at intersection of Seaton Avenue and Cajalco Expressway using the following geometrics:

Northbound: One left turn lane. Two through lanes. One right turn lane.
Southbound: One left turn lane. Two through lanes. One right turn lane.
Eastbound: One left turn lane. Two through lanes. One right turn lane.
Westbound: Two left turn lanes. Two through lanes. One right turn lane.

MM Trans 13: Install Traffic Signal at intersection of Harvill Avenue and Cajalco Expressway using the following geometrics:

Northbound: One left turn lane. Two through lanes. One free right turn lane.
Southbound: Two left turn lanes. Two through lanes. One right turn lane.
Eastbound: One left turn lane. Two through lanes. One right turn lane.
Westbound: Two left turn lanes. Two through lanes. One right turn lane.

Project Specific Conditions of Approval

The following standard conditions of approval shall apply to the proposed Project:

- The Project Applicant shall contribute appropriate Development Impact Fees pursuant to Riverside County Ordinance No. 659.
- The Project Applicant shall contribute appropriate Transportation Uniform Mitigation Fees pursuant to Riverside County Ordinance No. 824.

5.1.19 Tribal Cultural Resources

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
39. Tribal Cultural Resources				
<i>Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, or cultural landscape that is geographically defines in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:</i>				
a. Listed or eligible for listing in the California Register of Historical resources or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or;	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1? (In applying for the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a) **Would the proposed Project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defines in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is listed or eligible for listing in the California Register of Historical resources or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?**
- b) **Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defines in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1. In applying for the criteria set forth in (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?**

EIR No. 466 Finding: Assembly Bill 52 (AB 52) was signed into law in 2014 and added the above-listed thresholds to Appendix G of the CEQA Guidelines. Thus, at the time EIR No. 466 was certified in 2005, AB

52 was not in place and EIR No. 466 did not evaluate these thresholds. Notwithstanding, EIR No. 466 included an extensive analysis of potential impacts to cultural resources. As previously indicated herein in subsection 5.1.5, 15 archaeological sites were identified within the MFBCSP boundaries, none of which were determined to be significant pursuant to CEQA. Additionally, EIR No. 466 found that prehistoric resources may be identified in buried context and impacted during buildout of the MFBCSP. This was disclosed as a potentially significant impact, which would be reduced to less-than-significant levels with the incorporation of mitigation measures. (Webb, 2005, pp. IV-134 through IV-137)

No Substantial Change from Previous Analysis: The above-listed thresholds were added to Appendix G to the CEQA Guidelines pursuant to AB 52. As noted above, AB 52 was signed into law in 2014 while EIR No. 466 was certified on August 23, 2005. AB 52 requires tribal consultation for certain development projects and applies only to projects that have a notice of preparation or notice of negative declaration or mitigated negative declaration filed on or after July 1, 2015. As demonstrated by the analysis herein, the proposed Project is fully within the scope of analysis of EIR No. 466, and the Project would not trigger any of the conditions described in § 15162 of the CEQA Guidelines calling for the preparation of a subsequent EIR. As such, an Addendum to EIR No. 466 has been prepared for the Project pursuant to § 15164 of the CEQA Guidelines, and the Project would not require a notice of preparation or notice of negative declaration or mitigated negative declaration. Therefore, the provisions of AB 52 are not applicable to the Project.

Although AB 52 is not applicable to the proposed Project, the Project would not result in significant impacts to tribal cultural resources. Consistent with the conditions that existed at the time EIR No. 466 was certified, properties within the MFBCSP area, including the Project site, were prepared for development as part of the "Oakwood Business Park" (CFD 88-8) with construction of roadways, infrastructure and rough grading of building pads. Thus, it is unlikely that any tribal cultural resources occur within the Project site. Notwithstanding, and consistent with the findings of EIR No. 466, in the unlikely circumstance that archaeological resources are encountered during construction of the proposed Project, then Mitigation Measure MM Cultural 1 from EIR No. 466 would apply. Mitigation Measure MM Cultural 1 requires that if any historical, cultural, or archaeological resources are encountered, then all work in the area must cease until the resource can be evaluated by a qualified archaeologist and an appropriate method of treatment of the resource has been identified. Additionally, Mitigation Measure MM Cultural 3 requires monitoring of grading activities by a qualified archaeologist and a tribal monitor from the Pechanga Tribe, which would further ensure that any subsurface artifacts are appropriately treated. As such, and consistent with the finding of EIR No. 466, the Project's impacts to tribal cultural resources would be less than significant with implementation of Mitigation Measures MM Cultural 1 and MM Cultural 3. Therefore, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

Project Requirements and EIR No. 466 Mitigation Compliance

EIR No. 466 Mitigation Measures MM Cultural 1 and MM Cultural 2, identified above in subsection 5.1.5, shall apply.

5.1.20 Utilities and Service Systems

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
<i>Would the project:</i>				
40. Water				
a. Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage systems, whereby the construction or relocation would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) **Would the proposed Project require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage systems, whereby the construction or relocation would cause significant environmental effects?**

EIR No. 466 Finding: EIR No. 466 disclosed that water and sewer lines already were constructed in the MFBCSP area in the early 1990s. EIR No. 466 noted that only minor connections within the MFBCSP site would be needed to provide potable water service to the site and that some additional sewer lines would be constructed within and adjacent to the MFBCSP boundaries to provide sewer service throughout the MFBCSP areas. Furthermore, the IS/NOP noted that the storm drain system to serve the MFBCSP was already constructed as part of Community Facilities District No. 88-8 improvements. The IS/NOP found that these facilities were sized to handle the storm water requirements of ultimate build out within the MFBCSP.

EIR No. 466 also indicated that the MFBCSP’s demand for potable water would be 0.236 million gallons per day (mgd), which represented 2.4% of the Perris Water Filtration Plant’s capacity. EIR No. 466 disclosed that this percentage is not considered significant, and therefore concluded the MFBCSP would not result in or require significant upgrades to existing water treatment facilities.

Additionally, EIR No. 466 indicated that wastewater from the MFBCSP site would be treated at EMWD’s Perris Valley Regional Water Reclamation Facility (PVRWRF) located in the City of Perris. The MFBCSP was estimated by EIR No. 466 to generate 0.5525 mgd of wastewater upon buildout. EIR No. 466 found that this amounted to 5.0% of the PVRWRF’s capacity at the time, and only 0.55% of its planned capacity. EIR No. 466 found that although the total amount of wastewater generated by the MFBCSP would be well

within the capacity of the PVRWRF by the time that development of the MFBCSP was projected to be completed, there was still the potential that prior to the expansion of the facility's capacity at the end of 2010 that EMWD would be required to reduce the wastewater diversions from elsewhere within the District to the PVRWRF. However, EIR No. 466 found that because EMWD's wastewater diversions are operational decisions, the amount that is diverted to the PVRWRF is variable. EIR No. 466 determined that there was sufficient capacity in EMWD's other wastewater treatment facilities to accommodate any additional wastewater flows sent to them whenever diversions from other parts of the District to the PVRWRF are reduced. Overall, EIR No. 466 found that the EMWD had sufficient capacity to treat all wastewater generated by the MFBCSP, both during interim phases and after full build out. Therefore, EIR No. 466 concluded that no significant impact upon EMWD's ability to treat wastewater would occur. EIR No. 466 further determined that because the expansion of the PVRWRF was already planned and scheduled by EMWD, in and of itself the wastewater generated by the MFBCSP would not require the construction of new or expanded wastewater treatment facilities, and impacts were disclosed as less than significant. (Webb, 2005, pp. IV-233 and IV-234)

The IS/NOP for EIR No. 466 noted that storm water drainage within the MFBCSP would not require the expansion of existing County Flood Control facilities, nor require new facilities, and concluded that potential impacts related to the construction of storm water facilities would be considered less than significant. The IS/NOP indicated that water quality impacts associated with storm water would be addressed in the Hydrology/Water Quality section of EIR No. 466, although no discussion or analysis was conducted in EIR No. 466 related to the construction and need for storm water facilities. (Webb, 2005, Appendix A, p. 49)

As such, impacts due to the relocation or construction of water, wastewater treatment, and stormwater drainage systems were determined to be less than significant. (Webb, 2005, p. IV-230)

No Substantial Change from Previous Analysis: Consistent with the findings of EIR No. 466, a system of water, sewer, and storm water drainage facilities were constructed within the MFBCSP area pursuant to CFD No 88-8 in the early 1990s. All water, wastewater, and drainage facilities needed to accommodate the Project are currently in place or would be installed on or within proximity to the Project site as part of site development, as described in detail in subsection 3.1.1.G. Impacts associated with the Project's water, sewer, and drainage facilities are inherent to the Project's construction phase and have been evaluated throughout this EIR Addendum accordingly. As demonstrated herein, the Project's construction-related impacts would be within the scope of analysis of EIR No. 466. There are no new or more severe impacts that would result from the Project's proposed water, sewer, and/or drainage infrastructure that have not already been evaluated herein.

As disclosed by EIR No. 466 and the WSA prepared for the MFBCSP (contained as Appendix F to EIR No. 466), buildout of the MFBCSP would result in a demand for 0.236 million gallons per day (mgd), or 264 acre feet per year (AF/yr), which EIR No. 466 noted represented only 2.4% of the capacity at the Perris Valley Water Filtration Plant. Based on the findings of the WSA, EIR No. 466 determined that this level of water demand was not considered significant, and concluded that buildout of the MFBCSP would not require significant upgrades to existing water treatment facilities. EIR No. 466 assumed that the MFBCSP

would be developed with approximately 6,215,500 s.f. of industrial uses on approximately 279.23 acres (excluding major roads), for an overall FAR of approximately 0.51 ($6,215,500 \text{ s.f.} \div 12,163,258.8 \text{ s.f. [279.23 acres]} = 0.51$). The Project Applicant proposes to develop the 18.2-acre Building 20 site with up to 426,821 s.f. of light industrial uses and a detention basin on 2.5 acres, resulting in an overall FAR of 0.47 ($426,821 \text{ s.f.} \div 901,692 \text{ s.f. [20.7 acres]} = 0.47$). Thus, the Project would result in a substantial decrease in the amount of building area on site (i.e., a reduction of approximately 33,933 s.f. of building area), and therefore would result in a substantial reduction in the site's demand for water as compared to what was evaluated and disclosed by EIR No. 466. Accordingly, adequate capacity exists at the Perris Valley Water Filtration Plant to serve the Project's projected demand and construction of additional water treatment facilities would not be required.

Consistent with the finding of EIR No. 466, wastewater generated by the proposed Project would be treated at the PVRWRF. At the time EIR No. 466 was certified, the PVRWRF had a capacity of 11 million gallons per day (gpd) (Webb, 2005, p. IV-225). However, according to current information available from the EMWD, the PVRWRF has a current capacity of 22 million gallons per day (gpd), and receives typical daily flows of 13.8 million gpd. The ultimate planned capacity at the PVRWRF is 100 million gpd. (EMWD, 2016b) Although the capacity and daily flows at the PVRWRF have changed since 2005, such changes have resulted in an increase in overall capacity as compared to what was identified by EIR No. 466; thus, such changes would not result in any new or more severe environmental effects beyond what was evaluated and disclosed by EIR No. 466. Additionally, the Project's daily wastewater generation would represent a smaller percentage of the daily capacity at the PVRWRF as compared to what was assumed by EIR No. 466, due to the increased capacity at the PVRWRF as well as the reduction in building intensity proposed for the site as compared to what was assumed by EIR No. 466 (as discussed above). According to information available from the EMWD, industrial uses generate approximately 1,700 gpd/acre of wastewater. Thus, at buildout the Building 20 site would generate approximately 36,261 gpd of wastewater ($18.2 \text{ acres} \times 1,700 \text{ gpd/acre} = 30,940 \text{ gpd}$). (EMWD, 2006, Table 1) The Project's daily generation of wastewater represents 0.4% of the available daily capacity at the PVRWRF. With buildout of the Project, the remaining daily capacity at the PVRWRF still would be 8.2 million gpd. Accordingly, adequate capacity exists at the PVRWRF to serve the Project's projected demand and construction of additional wastewater treatment facilities would not be required.

Based on the foregoing analysis, and consistent with the conclusions reached by EIR No. 466, the Project would not require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could result in significant environmental effects. Impacts associated with the construction of site improvements related to water, wastewater treatment, and storm water drainage have been evaluated throughout this EIR Addendum, which concludes that impacts would be less than significant or would be reduced to less-than-significant levels with implementation of mitigation measures or standards regulatory requirements. There are no components of the proposed Project's water, wastewater, or storm water drainage connections that would result in environmental effects not already addressed herein. Accordingly, impacts due to construction of water, waste water treatment, and stormwater drainage facilities would be less than significant. Based on the foregoing analysis, implementation of the proposed Project would not result in any new impacts not

already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

b) Would the proposed Project have sufficient water supplies available to serve the project and reasonably foreseeable development during normal, dry, and multiple dry years?

EIR No. 466 Finding: The Water Supply Assessment (WSA) prepared for EIR No. 466 (see Appendix F to EIR No. 466), EMWD determined that the water demand for the MFBCSP is estimated to be 264.4 acre-feet per year (AF/yr) or 0.236 mgd at build-out. EIR No. 466 indicated that the total demand for MFBCSP as set forth in the water supply assessment was within the limits of projected demand in the then-current Urban Water Management Plan (UWMP) and EMWD indicated that the MFBCSP would be included in the update to the UWMP in 2005. Therefore, EIR No. 466 concluded that based on the water supply assessment prepared for the project by EMWD, the MFBCSP would have less-than-significant impacts to water supplies. (Webb, 2005, p. IV-233)

No Substantial Change from Previous Analysis: As disclosed by EIR No. 466 and the WSA prepared for the MFBCSP (contained as Appendix F to EIR No. 466), buildout of the MFBCSP would result in a demand for 0.236 million gallons per day (mgd), or 264 acre-feet per year (AF/yr), which EIR No. 466 noted represented only 2.4% of the capacity at the Perris Valley Water Filtration Plant. Based on the findings of the WSA, EIR No. 466 determined that this level of water demand was not considered significant, and concluded that buildout of the MFBCSP would not require significant upgrades to existing water treatment facilities. EIR No. 466 assumed that the MFBCSP would be developed with up to 6,215,500 s.f. of industrial uses on approximately 279.23 acres (excluding major roads), for an overall FAR of approximately 0.51 ($6,215,500 \text{ s.f.} \div 12,163,258.8 \text{ s.f. [279.23 acres]} = 0.51$). The Project Applicant proposes to develop the 18.2-acre Building 20 site with a total of 426,821 s.f. of light industrial uses and a 2.5-acre site with a detention/bioretenion basin, resulting in an overall FAR of 0.47 ($426,821 \text{ s.f.} \div 901,692 \text{ s.f. [20.7 acres]} = 0.47$). Thus, the Project would result in a substantial decrease in the amount of building area on site and associated demand for water as compared to what was evaluated and disclosed by EIR No. 466.

Moreover, since EIR No. 466 was certified in 2005, there have been a number of regulations and requirements implemented to reduce water demands associated with new developments. Specifically, Riverside County Ordinance No. 859 establishes provisions for water management practices and water waste prevention and creates a structure for planning, designing, installing, maintaining, and managing water-efficient landscapes in new and rehabilitated projects. Adopted to implement the requirements of the 2006 California Water Conservation in Landscaping Act and California Code of Regulations (CCR) Title 23, Division 2, Chapter 2.7, Ordinance No. 859 generally requires new development landscaping to not exceed a maximum water demand of 70% (or lower as may be required by state legislation). Additionally, future development on site would be subject to compliance with the 2016 California Green Building Standards Code (GBSC), which imposes a series of regulations to reduce water consumption both within buildings and in landscaping areas outside of buildings. Mandatory compliance with applicable regulations adopted since 2005 would ensure that the Project's water consumption would be less than was evaluated in EIR No. 466.

Furthermore, the Project site is located within the service area of the EMWD. The EMWD has prepared an Urban Water Management Plan (UWMP) dated June 2016, which provides an updated and detailed account of current and projected EMWD water supplies and demands under a variety of climactic conditions, and demonstrates that the EMWD would be able to meet its long-term commitments to supply potable water to existing and planned developments. The supply and demand projections in the UWMP are based on buildout of the Riverside County General Plan and the general plans of cities within EMWD’s service area (EMWD, 2016a, p. 4-1). As noted previously, the Project site is designated by the General Plan, MVAP, and MFBCSP for light industrial land uses. The proposed Project is fully consistent with the site’s underlying General Plan and MFBCSP land use designations, and would result in less building area than was assumed by EIR No. 466. Thus, the Project is fully consistent with the assumptions made by the UWMP, which concluded that EMWD would have adequate supplies to meet existing and projected demands from existing and planned resources during normal, dry, and multiple dry-year conditions.

Based on the foregoing, because the Project is consistent with the General Plan, MVAP, and MFBCSP, the Project would be within the demand projections of the EMWD’s UWMP, which demonstrates the EMWD’s ability to provide water service within its district during various climactic conditions; thus, the EMWD would have sufficient water supplies available to serve the project from existing entitlements and resources, and no new or expanded resources would be required to serve the proposed Project. Accordingly, impacts to water supply would be less than significant. Based on the foregoing analysis, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
<i>Would the project:</i>				
41. Sewer				
a. Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project’s projected demand in addition to the provider’s existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a) **Would the proposed Project require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?**

EIR No. 466 Finding: EIR No. 466 disclosed that sewer lines were constructed on the MFBCSP site by Community Facilities District No. 88-8 in the early 1990's. EIR No. 466 noted some additional sewer lines would be constructed within and adjacent to the MFBCSP boundaries to provide sewer service throughout the MFBCSP areas. Additionally, EIR No. 466 indicated that wastewater from the MFBCSP site would be treated at EMWD's PVRWRF located in the City of Perris. The MFBCSP was estimated by EIR No. 466 to generate 0.5525 mgd of wastewater upon buildout. EIR No. 466 found that this amounted to 5.0% of the PVRWRF's capacity at the time, and only 0.55% of its planned capacity. EIR No. 466 found that although the total amount of wastewater generated by the MFBCSP would be well within the capacity of the PVRWRF by the time that development of the MFBCSP was projected to be completed, there was still the potential that prior to the expansion of the facility's capacity at the end of 2010 that EMWD would be required to reduce the wastewater diversions from elsewhere within the District to the PVRWRF. However, EIR No. 466 found that because EMWD's wastewater diversions are operational decisions, the amount that is diverted to the PVRWRF is variable. EIR No. 466 determined that there was sufficient capacity in EMWD's other wastewater treatment facilities to accommodate any additional wastewater flows sent to them whenever diversions from other parts of the District to the PVRWRF are reduced. Overall, EIR No. 466 found that the EMWD had sufficient capacity to treat all wastewater generated by the MFBCSP, both during interim phases and after full build out. Therefore, EIR No. 466 concluded that no significant impact upon EMWD's ability to treat wastewater would occur. EIR No. 466 further determined that because the expansion of the PVRWRF was already planned and scheduled by EMWD, in and of itself the wastewater generated by the MFBCSP would not require the construction of new or expanded wastewater treatment facilities, and impacts were disclosed as less than significant. (Webb, 2005, pp. IV-233 and IV-234)

No Substantial Change from Previous Analysis: The Project entails the buildout of a portion of MFBCSP Planning Area 5 with up to 391,045 s.f. of high-cube transload short-term warehouse uses. Land uses proposed by the Project Applicant are consistent with the MFBCSP and the land uses anticipated for the Project site by EIR No. 466. As discussed in subsection 3.1.1, the Project Applicant proposes sewer lines on site and within the proposed east-west access road, which would extend east within Nance Street towards an existing 12-inch sewer line located near the existing railroad tracks and I-215. The installation of sewer lines on and off site as proposed by the Project Applicant would result in physical impacts to the surface and subsurface of infrastructure alignments. However, the Project's proposed sewer plan is consistent with the MFBCSP Section III.5, *Conceptual Water and Sewer Plans*, which indicates that future buildings within the MFBCSP would connect to the existing sewer infrastructure constructed as part of CFD No. 88-8 in the early 1980s. Additionally, impacts related to the Project's proposed sewer connections are considered to be part of the Project's construction phase and are evaluated throughout this Addendum to EIR No. 466 accordingly. The construction of water lines as necessary to serve the proposed Project would not result in any significant physical effects on the environment that are not already identified and disclosed as part of this Addendum. As such, impacts would be less than significant.

Consistent with the finding of EIR No. 466, wastewater generated by the proposed Project would be treated at the PVRWRF. At the time EIR No. 466 was certified, the PVRWRF had a capacity of 11 million gallons per day (gpd) (Webb, 2005, p. IV-225). However, according to current information available from the EMWD the PVRWRF was since upgraded. The PVRWRF has a current capacity of 22 million gallons per day (gpd), and receives typical daily flows of 13.8 million gpd. The ultimate planned capacity at the PVRWRF is 100 million gpd. (EMWD, 2016b) Although the capacity and daily flows at the PVRWRF have changed since 2005, such changes have resulted in an increase in overall capacity as compared to what was identified by EIR No. 466; thus, such changes would not result in any new or more severe environmental effects beyond what was evaluated and disclosed by EIR No. 466. Additionally, the Project's daily wastewater generation would represent a smaller percentage of the daily capacity at the PVRWRF as compared to what was assumed by EIR No. 466, due to the increased capacity at the PVRWRF as well as the reduction in building intensity proposed for the site as compared to what was assumed by EIR No. 466 (as discussed above). According to information available from the EMWD, industrial uses generate approximately 1,700 gpd/acre of wastewater. Thus, at buildout the Project would generate approximately 30,940 gpd (18.2 acres x 1,700 gpd/acre = 30,940 gpd). (EMWD, 2006, Table 1) Because the Project would develop the same acreage as assumed for the Building site by EIR No. 466, and because the detention basin site would be permanently developed with detention/bio-retention uses, the Project would result in a reduced amount of wastewater generation as was assumed by EIR No. 466, based on EMWD's wastewater generation factor. The Project's daily generation of wastewater represents 0.4% of the current available daily capacity at the PVRWRF. With buildout of the Project, the remaining daily capacity at the PVRWRF still would be 8.2 million gpd. Accordingly, and consistent with the findings of EIR No. 466, adequate capacity exists at the PVRWRF still to serve the Project's projected demand in addition to the EMWD's existing commitments.

Based on the foregoing analysis and consistent with the findings of EIR No. 466, the Project would not require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects, and impacts would be less than significant. Therefore, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

- b) **Would the proposed Project result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?**

EIR No. 466 Finding: EIR No. 466 disclosed that wastewater from the MFBCSP area would be treated at EMWD's PVRWRF located in the City of Perris. EIR No. 466 noted that according to EMWD, the MFBCSP was expected to generate 0.5525 mgd of wastewater. EIR No. 466 determined that the wastewater generated by the MFBCSP when added to the current daily amount of wastewater treated at the PVRWRF equaled approximately 8.2525 mgd, which would be well below the facility capacity at the time of 11 mgd and well below the ultimate facility capacity which is planned to be 100 mgd. Overall, EIR No. 466 found that EMWD had sufficient capacity to treat all wastewater generated by the MFBCSP, both during interim development phases and after full buildout. EIR No. 466 concluded that this amount of wastewater was

not a considered significant demand on EMWD’s then-existing commitments to treat wastewater, and that impacts would be less than significant. (Webb, 2005, pp. IV-233 and IV-234)

No Substantial Change from Previous Analysis: As indicated above under the discussion of Threshold a), wastewater generated by the proposed Project would be treated at the PVRWRF, as assumed by EIR No. 466. At the time EIR No. 466 was certified, the PVRWRF had a capacity of 11 million gallons per day (gpd) (Webb, 2005, p. IV-225). However, according to current information available from the EMWD the PVRWRF was since upgraded. The PVRWRF has a current capacity of 22 million gallons per day (gpd), and receives typical daily flows of 13.8 million gpd. The ultimate planned capacity at the PVRWRF is 100 million gpd. (EMWD, 2016b) Although the capacity and daily flows at the PVRWRF have changed since 2005, such changes have resulted in an increase in overall capacity as compared to what was identified by EIR No. 466; thus, such changes would not result in any new or more severe environmental effects beyond what was evaluated and disclosed by EIR No. 466. Additionally, the Project’s daily wastewater generation would represent a smaller percentage of the daily capacity at the PVRWRF as compared to what was assumed by EIR No. 466, due to the increased capacity at the PVRWRF as well as the reduction in building intensity proposed for the site as compared to what was assumed by EIR No. 466 (as discussed above). According to information available from the EMWD, industrial uses generate approximately 1,700 gpd/acre of wastewater. Thus, at buildout the Project would generate approximately 30,940 gpd (18.2 acres x 1,700 gpd/acre = 30,940 gpd). (EMWD, 2006, Table 1) Because the Project would develop the same acreage as assumed for the Building site by EIR No. 466, and because the detention basin site would be permanently developed with detention/bio-retention uses, the Project would result in a reduced amount of wastewater generation as was assumed by EIR No. 466, based on EMWD’s wastewater generation factor. The Project’s daily generation of wastewater represents 0.4% of the available daily capacity at the PVRWRF. With buildout of the Project, the remaining daily capacity at the PVRWRF still would be 8.2 million gpd. Accordingly, adequate capacity exists at the PVRWRF to serve the Project’s projected demand in addition to the EMWD’s existing commitments and impacts would be less than significant. Based on the foregoing analysis, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
<i>Would the project:</i>				
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
b. 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"/>

c) **Would the proposed Project generate solid waste in excess of State or Local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?**

EIR No. 466 Finding: EIR No. 466 found that given the limited contribution of construction-related solid waste anticipated to be generated by the MFBCSP over its estimated five-year construction period (approximately 0.033 to 0.039 percent of the annual landfill capacity), development of the MFBCSP would not substantially contribute to the exceedance of the permitted capacity of the designated landfills. Additionally, EIR No. 466 noted that considering the MFBCSP’s participation in the source reduction programs required by the County, the solid waste stream generated by construction of the MFBCSP would be reduced over time. As such, EIR No. 466 concluded that impacts would be less than significant. (Webb, 2005, pp. IV-234 and IV-235)

With respect to operational-related landfill impacts, EIR No. 466 found that the majority of the waste generated (35-40% for warehousing and retail operations) was expected to be paper products that can be recycled. Additionally, EIR No. 466 noted that the California Integrated Waste Management Board (CIWMB) indicates that 51 percent of the overall waste stream for unincorporated portions of Riverside County was diverted away from landfills. Therefore, EIR No. 466 found that the MFBCSP’s anticipated solid waste disposal totals would comprise approximately 49 percent of the total solid waste that would be generated by the MFBCSP. EIR No. 466 further indicated that the remaining 51 percent of the solid waste (approximately 12,608.5 to 16,764.4 tons per year) generated by the MFBCSP would consist of recycled material and green waste. EIR No. 466 determined that given the limited contribution of solid waste anticipated to be generated by the MFBCSP (approximately 0.195 to 0.259 percent of the annual landfill capacity), development of the MFBCSP would not substantially contribute to the exceedance of the permitted capacity of the designated landfills. Also, EIR No. 466 indicated that considering the MFBCSP’s mandatory participation in the source reduction programs required by the County, the solid waste stream generated by the MFBCSP may be reduced over time. EIR No. 466 concluded that impacts to landfills would be below the level of significance. EIR No. 466 also determined that compliance with the Riverside County Integrated Waste Management Plan (CIWMP) would further reduce impacts to landfills. (Webb, 2005, pp. IV-236 and IV-237)

No Substantial Change from Previous Analysis: The MFBCSP allows for development with up to 6,215,500 s.f. of industrial uses on approximately 279.23 acres (excluding major roads), for an overall FAR of approximately 0.51 (6,215,500 s.f. ÷ 12,163,258.8 s.f. [279.23 acres] = 0.51). The Project Applicant proposes to develop the 18.2-acre Building 20 site with a total of 426,821 s.f. of light industrial uses and a detention/bio-retention basin on 2.5 acres, resulting in an overall FAR of 0.47 (426,821 s.f. ÷ 901,962 s.f. [20.7 acres] = 0.47). According to EIR No. 521, which was prepared for the County's 2015 General Plan Update, industrial uses generate approximately 10.8 tons of solid waste per year for each 1,000 s.f. of building area. Thus, because the Project Applicant proposes less building area than assumed by EIR No. 466, the Project would generate less solid waste as compared to the project evaluated by EIR No. 466. Based on the square footage of the proposed building, the Project would generate approximately 4,610 tons per year (tpy) of solid waste (426,821 s.f. x 10.8 tons/1,000 s.f. = 4,610 tpy), or approximately 12.6 tons per day (tpd). (Riverside County, 2015, Table 4.17-N)

Solid waste generated by the Project ultimately would be disposed of at the El Sobrante Landfill, Lamb Canyon Landfill, and/or Badlands Landfill. Table 5-25, *Permitted and Remaining Capacity of Project-Related Landfills*, depicts the maximum daily capacity and total remaining capacity for these landfills. As shown, the 12.6 tpd that would be generated by the Project would represent 0.08% of the daily capacity of the El Sobrante Landfill, 0.25% of the daily capacity at the Lamb Canyon Landfill, and 0.26% of the daily capacity at the Badlands Landfill. Because the Project would generate a relatively small amount of solid waste per day as compared to the permitted daily capacities for the El Sobrante Landfill, Lamb Canyon Landfill, and Badlands Landfill, it is anticipated that these regional facilities would have sufficient daily capacity to accept solid waste generated by the Project. As such, the Project's impacts due to solid waste would be less than significant. Based on the foregoing analysis, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

Table 5-25 Permitted and Remaining Capacity of Project-Related Landfills

Landfill	Maximum Daily Capacity (Tons/Day)	Permitted Capacity (Cubic Yards)	Remaining Capacity (Cubic Yards)
El Sobrante	16,054	184,930,000	145,530,000 ¹
Lamb Canyon	5,000	38,935,653	19,242,950 ²
Badlands	4,800	34,400,000	15,748,799 ³
Totals:	25,854	258,265,653	180,521,749

1. Remaining capacity as of April 6, 2009, which is the most recent information reported by CalRecycle.

2. Remaining capacity as of January 8, 2015, which is the most recent information reported by CalRecycle.

3. Remaining capacity as of January 1, 2015, which is the most recent information reported by CalRecycle. (CalRecycle, 2020)

- c) **Does the proposed Project comply with federal, state, and local management and reduction statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?**

EIR No. 466 Finding: EIR No. 466 did not identify any impacts due to a conflict with federal, State, and local statutes and regulations related to solid wastes including the CIWMP.

No Substantial Change from Previous Analysis: As with the project evaluated in EIR No. 466, the Project would be required to comply with County waste reduction programs pursuant to the State's Integrated Waste Management Act (IWMA) and the Riverside County CIWMP. Project-generated solid waste would be conveyed to the El Sobrante Landfill, Lamb Canyon Landfill, and/or Badlands Landfill. These landfills are required to comply with federal, State, and local statutes and regulations related to solid waste. Mandatory compliance with federal, State, and local statutes also would reduce the amount of solid waste generated by the proposed Project and diverted to landfills, which in turn will aid in the extension of the life of the El Sobrante Landfill, Lamb Canyon Landfill, and Badlands Landfill.

In order to assist the County of Riverside in achieving the mandated goals of the IWMA, the Project Applicant would be required to work with future refuse haulers to develop and implement feasible waste reduction programs, including source reduction, recycling, and composting. Additionally, in accordance with the California Solid Waste Reuse Act of 1991 (Cal Pub Res. Code § 42911), which also was in effect when EIR No. 466 was certified, the Project would provide adequate areas for collecting and loading of recyclable materials where solid waste is collected. The collection areas are required to be shown on construction drawings and be in place before occupancy permits are issued. Additionally, the Riverside County Department of Waste Resources (DWR) requires development projects to prepare a Waste Recycling Plan (WRP) that identifies the materials (i.e., concrete, asphalt, wood, etc.) that would be generated by construction and development; the projected amounts; the measures/methods that would be taken to recycle, reuse, and/or reduce the amount of materials; the facilities and/or haulers that would be utilized; and the amount of solid waste generated by the Project. Mandatory compliance with the WRP would aid in the extension of the life of affected disposal sites. As such, the Project would comply with the mandates of applicable solid waste statutes and regulations.

Based on the foregoing analysis, the Project would comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP and would not result in any related impacts. Therefore, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
43. Utilities				
Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?				
a. Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Maintenance of public facilities, including roofs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

- 1) Electricity
- 2) Natural Gas?
- 3) Communication Systems?
- 4) Street Lighting?
- 5) Maintenance of Public Facilities?
- 6) Other Governmental Services?

EIR No. 466 Finding: The IS/NOP prepared for EIR No. 466 made the following findings with respect to Utilities and Service Systems:

- Electricity. The IS/NOP indicated that the MFBCSP would use existing electricity service provided by Southern California Edison. The IS/NOP noted that extensions would have to be made to the proposed structures within the MFBCSP. Since service already existed for the MFBCSP site, the IS/NOP concluded that the provision of extending electricity service to the MFBCSP site would be considered a less-than-significant impact and this issue was not evaluated in EIR No. 466. (Webb, 2005, Appendix A, p. 49)
- Natural Gas. The IS/NOP noted that the MFBCSP would use existing natural gas service provided by Southern California Gas Company, and that extensions would have to be made to the proposed

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MFBCSP structures. Because service existed within the MFBCSP site, the IS/NOP concluded that extending natural gas service to individual developments be considered a less-than-significant impact. As such, this issue was not evaluated in EIR No. 466. (Webb, 2005, Appendix A, p. 49)

- Communication Systems. The IS/NOP noted that the MFBCSP would use existing communications service provided by Pacific Bell. The IS/NOP indicated that extensions would have to be made to the individual structures within the MFBCSP. However, since service existed within the project area, the IS/NOP concluded that extending communications service to developments within the MFBCSP would be considered a less-than-significant impact. As such, this issue was not evaluated in EIR No. 466. (Webb, 2005, Appendix A, p. 49)
- Street Lighting. The IS/NOP indicated that the MFBCSP would require new street lighting along the site's frontage and along internal streets. However, the IS/NOP noted that the amount of new street lighting construction needed would be considered environmentally insignificant. Therefore, the IS/NOP concluded that street lighting construction for the MFBCSP would be a less-than-significant impact and therefore this issue was not evaluated in EIR No. 466. The IS/NOP did, however, indicate that light and glare issues and potential impacts upon the Mt. Palomar Observatory resulting from the street lights would be addressed in the Aesthetics section of EIR No. 466 (as discussed above in subsection 5.1.1). (Webb, 2005, Appendix A, p. 49)
- Maintenance of Public Facilities. Although the IS/NOP indicated that impacts resulting in the need for increased road maintenance from increased traffic would be potentially significant and would be evaluated in EIR No. 466 under the analysis of transportation and traffic, the introductory paragraph in the Transportation/Traffic section of EIR No. 466 erroneously indicated that the IS/NOP determined that impacts associated with maintenance of roads would be less than significant. As such, this issue was not evaluated in EIR No. 466. (Webb, 2005, Appendix A, pp. 49 and 50; Webb, 2005, p. IV-177)

No Substantial Change from Previous Analysis: Consistent with the project evaluated in EIR No. 466 and its associated IS/NOP, implementation of the proposed Project would require the construction of numerous facilities as necessary to provide services to the site, including electrical facilities, natural gas lines, communication systems (telephone/cable), and street lighting. Consistent with the conditions that existed when EIR No. 466 was certified, all facilities needed to serve the Project are available in the immediate area, and the Project would implement improvements on site that would connect to existing facilities available within or adjacent to the Project site. Although the telecommunication provider in the local area is now Time Warner Cable, the Project would be served by the same telecommunications facilities as was assumed by EIR No. 466; thus, the change in service provider does not constitute new information of substantial importance, as no increased physical impacts to the environment would occur beyond what was assumed by EIR No. 466. Impacts associated with the construction of facilities needed to serve the proposed Project are the same as was evaluated by EIR No. 466, and such improvements are inherent to the Project's construction phase and have been evaluated throughout this EIR Addendum accordingly. As concluded herein, the Project's construction-related impacts would be less than significant or could be mitigated to less-than-significant levels with standard regulatory compliance and

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implementation of the mitigation measures identified by EIR No. 466. There are no components of the proposed Project or its demand for utility services that could result in significant environmental effects not otherwise addressed herein. In addition, although the Project would generate traffic that would result in the need for increased roadway maintenance in the local area, it is expected that any such increase in road maintenance costs would be off-set by property taxes generated by the Project. As such, the increased road maintenance would not affect the County's ability to fund existing programs established to protect the environment. Additionally, there would be no discernable environmental impacts associated with such increased need for maintenance. Accordingly, impacts due to the construction and expansion of utilities as needed to serve the Project and increased roadway maintenance would be less than significant. Based on the foregoing analysis, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

Project Requirements and EIR No. 466 Mitigation Compliance

EIR No. 466 identified several mitigation measures to address impacts to utilities and service systems. These measures, which are listed below, would continue to apply to the proposed Project and would be enforced as part of the Project's conditions of approval. Mitigation Measure MM Utilities 1 has been revised to reflect the change in name from the "Waste Management Department" to the "Department of Waste Resources."

MM Utilities 1: The applicant shall submit a Recyclables Collection and Loading Area plot plan to the Riverside County ~~Waste Management Department~~ Department of Waste Resources (DWR) for each implementing development. The plans are required to conform to the ~~Waste Management Department's~~ DWR's Design Guidelines for Recyclables Collection and Loading Areas.

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

MM Utilities 2: In addition to solid waste dumpsters, the project development will include recycling containers for aluminum cans, glass, plastics, paper and cardboard.

MM Utilities 3: The project development will recycle construction and demolition (C&D) waste generated during construction activities.

MM Utilities 4: The property owner shall require landscaping contractors to practice grass recycling and/or grass composting to reduce the amounts of grass material in the waste stream.

MM Utilities 5: The property owner shall require landscaping contractors to use mulch and/or compost for the development and maintenance of project site landscaped areas.

5.1.21 Wildfire

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
44. Wildfire Impacts				
If located in or near a State Responsibility Area ("SRA"), lands classified as very high fire hazard severity zone, or other hazardous fire areas that may be designated by the Fire Chief, would the project:				
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Expose people or structures either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

a) Would the proposed Project substantially impair an adopted emergency response plan or an emergency evacuation plan?

EIR No. 466 Finding: The IS/NOP prepared for EIR No. 466 indicated that the MFBCSP would not impair the implementation of, or physically interfere with, an emergency response plan and/or emergency evacuation plan. The IS/NOP noted that the MFBCSP would include adequate access for emergency response vehicles and personnel, as developed in consultation with County Fire personnel, and that the MFBCSP site is bounded on the north and south by freeway on-ramps. The IS/NOP concluded that no impacts would occur, and this issue was not addressed in EIR No. 466. (Webb, 2005, Appendix A, p. 24)

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No Substantial Change from Previous Analysis: Consistent with the findings of the IS/NOP prepared for EIR No. 466, the Project would include adequate access for emergency response vehicles and personnel. Additionally, the Project site does not contain any emergency facilities nor does it serve as an emergency evacuation route. Furthermore, the Project would not result in a substantial alteration to the design or capacity of any existing public road that would impair or interfere with the implementation of evacuation procedures. Because the Project would not interfere with an adopted emergency response or evacuation plan, no impact would occur. Therefore, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

b) Due to slope, prevailing winds, and other factors, would the Project exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

EIR No. 466 Finding: This threshold question was added to Appendix G to the CEQA Guidelines as part of the December 2018 update to the CEQA Guidelines. Although this issue was not specifically addressed in detail in EIR No. 466, EIR No. 466 nonetheless contained enough information about the MFBCSP's potential impacts associated with wildfires that with the exercise of reasonable diligence, information about the MFBCSP's potential effect on wildfire risks and associated pollutants was readily available to the public.

No Substantial Change from Previous Analysis: The Project site is located within a developed portion of Riverside County. Land uses surrounding the Project site include existing and planned light industrial lands to the north, east, and southeast of the Project site, with residential uses occurring to the west and south of the Staging Area site. Undeveloped lands surrounding the Project site are routinely subject to discing for fire abatement purposes (Google Earth, 2018). Additionally, the Project site is completely surrounded by improved roadways. Moreover, the Project area is not subject to wildfire hazards. The nearest area subject to wildland fire hazards occurs approximately 1.2 miles south of the Project site. (Riverside County, 2018, Figure 12) Additionally, the areas surrounding the Project site do not contain any steep slopes, and manufactured slopes proposed by the Project Applicant would be landscaped and irrigated, thereby precluding the potential for wildfire hazards. As such, the Project would not result in any components that could exacerbate wildfire risks, and the Project would not expose Project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire. Impacts would be less than significant. Therefore, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

c) Would the Project require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

EIR No. 466 Finding: This threshold question was added to Appendix G to the CEQA Guidelines as part of the December 2018 update to the CEQA Guidelines. Although this issue was not specifically addressed in EIR No. 466, EIR No. 466 indicated that the MFBCSP would not involve infrastructure that could exacerbate

fire risks or infrastructure that could result in temporary or ongoing impacts to the environment, including fuel breaks.

No Substantial Change from Previous Analysis: The Project site is not identified as being susceptible to wildfires. The nearest area subject to wildland fire hazards occurs approximately 1.2 miles south of the Project site (Riverside County, 2018, Figure 12). As such, the Project would not require fuel breaks or emergency water sources that could have temporary or ongoing impacts to the environment. All utility connections required of the Project are available in the immediate area, and there are no components of the Project's utility connections that could result in or exacerbate fire hazards. As such, impacts would be less than significant. Therefore, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

d) Would the Project expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

EIR No. 466 Finding: This threshold question was added to Appendix G to the CEQA Guidelines as part of the December 2018 update to the CEQA Guidelines. Although this issue was not specifically addressed in EIR No. 466, EIR No. 466 nonetheless contained enough information about potential flooding and landslide risks that with the exercise of reasonable diligence, information about the MFBCSP's potential risks associated with wildfire hazards, including downslope or downstream flooding or landslides, post-fire slope instability, or drainage changes, was readily available to the public. Specifically, EIR No. 466 Section IV, *Public Services*, disclosed that the MFBCSP was not within an area susceptible to wildfire hazards, thereby indicating that buildout of the MFBCSP area also would result in fire-related hazards, such as fire-related downstream flooding, landslides, slope instability, or drainage changes (Webb, 2005, p. IV-174). Additionally, EIR No. 466 Section IV, *Hydrology and Water Quality*, disclosed that the MFBCSP area is not subject to flood hazards, and also included a discussion demonstrating that runoff from the MFBCSP site would be controlled by existing and planned drainage facilities in order to preclude substantial on- and off-site soil erosion, downstream flooding, and downstream landslides (Webb, 2005, pp. IV-139 through IV-151). Moreover, and consistent with existing conditions, the MFBCSP area does not contain and is not surrounded by areas of steep slopes that could be subject to landslides as a result of fire activity (Webb, 2005, p. IV-27). As such, the information provided in EIR No. 466 was sufficient to demonstrate that the MFBCSP would not expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes.

No Substantial Change from Previous Analysis: The Project site is not identified as being susceptible to wildfires. The nearest area subject to wildland fire hazards occurs approximately 1.2 miles south of the Project site. (Riverside County, 2018, Figure 12) Additionally, the Project site occurs in a portion of Riverside County that does not contain prominent hill forms or other topographic features that could subject the Project site or surrounding areas to risks associated with flooding or landslides caused by wildfires. There are no components of the Project that could contribute to or cause significant risks to people or structures as a result of fire-related flooding or landslides resulting from runoff, post-fire slope

Plot Plan No. 180029 (Building 20)

instability, or drainage changes. Impacts would be less than significant. Therefore, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

e) Would the proposed Project expose people or structures either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

EIR No. 466 Finding: The IS/NOP prepared for EIR No. 466 determined that the MFBCSP site was not located within a designated hazardous fire area. The IS/NOP disclosed that the MFBCSP site was bounded on the east by Interstate 215 freeway, residential development to the south and west, and the MARB Wastewater Treatment Plant and the Riverside National Cemetery to the north. The IS/NOP noted that in the event of a fire, these properties do not present a significant wildland fire threat to the MFBCSP site; therefore, the IS/NOP concluded that risks associated with hazardous fire areas would be less than significant and this issue was not addressed in EIR No. 466. (Webb, 2005, Appendix A, pp. 25 and 26)

No Substantial Change from Previous Analysis: Consistent with the conditions that existed at the time EIR No. 466 was certified, the Project site is not identified as being susceptible to wildfires. The nearest area subject to wildland fire hazards occurs approximately 1.2 miles south of the Project site. (Riverside County, 2018, Figure 12) Additionally, the Project site is located adjacent to land uses that do not pose a high fire risk, including rural residential uses and undeveloped lands that are routinely disced for fire abatement purposes to the west; undeveloped lands that are routinely disced and existing light industrial uses to the north and east; and undeveloped lands that are routinely disced and existing rural residential uses to the south (Google Earth, 2018). All undeveloped lands surrounding the Project site also are planned for future development with light industrial land uses. As such, the Project would not expose people or structures to a significant risk of loss, injury, or death involving wildland fires and impacts would be less than significant. Based on the foregoing analysis, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

5.1.22 Mandatory Findings of Significance

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
45. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
examples of the major periods of California history or prehistory?				

EIR No. 466 Finding: EIR No. 466 evaluated potential impacts to biological resources, historical resources, and prehistorical resources within subsections IV.B.4 (Biological Resources) and IV.B.5 (Cultural Resources). As summarized under the analysis of biological resources in subsection 5.1.4 of this EIR Addendum, impacts to sensitive plant and animal species, including the paniculate tarplant, Stephens’ kangaroo rat, burrowing owl, and other sensitive species were determined by EIR No. 466 to be less than significant with the implementation of mitigation measures included in EIR No. 466. Thus, with mitigation, EIR No. 466 concluded that buildout of the MFBCSP would not 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, or substantially reduce the number or restrict the range of a rare or endangered plant or animal species. Additionally, and as summarized in subsection 5.1.5 of this EIR Addendum, EIR No. 466 concluded that buildout of the MFBCSP would not adversely affect any historical resources as defined in Section 15064.5 of the California Code of Regulations, and concluded that implementation of the MFBCSP would not result in significant impacts to any previously-identified prehistoric resources. Additionally, while EIR No. 466 identified a potentially significant impact associated with the site’s potential to contain previously-undiscovered subsurface archaeological resources, EIR No. 466 included Mitigation Measures MM Cultural 1 through MM Cultural 3, which EIR No. 466 concluded would reduce potential impacts to archaeological resources to less-than-significant levels. Thus, with mitigation, EIR No. 466 concluded that implementation of the MFBCSP would not eliminate important examples of the major periods of California history or prehistory. (Webb, 2005, Subsections IV.B.4 and IV.B.5)

No Substantial Change from Previous Analysis: As indicated throughout the analysis in this EIR Addendum, assuming incorporation of the mitigation measures specified in EIR No. 466 (as modified/supplemented herein), implementation of the proposed Project would not substantially degrade the quality of the environment, substantially reduce the habit of fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory. Therefore, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
46. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

EIR No. 466 Finding: EIR No. 466 included an analysis of potential cumulatively-considerable impacts throughout subsections IV.B (Environmental Impact Analysis) and IV.E.1 (Cumulative Impact Analysis). A summary of the impacts identified by EIR No. 466, including cumulatively-considerable impacts, is provided throughout Subsection 5.1 of this EIR Addendum. As indicated by EIR No. 466 and summarized herein, EIR No. 466 determined that cumulatively-considerable impacts would be less than significant, with exception of cumulatively-considerable impacts to air quality (due to emissions of ROG, NO_x, CO, and PM₁₀), noise (traffic-related noise impacts), and traffic (level of service delays), which EIR No. 466 disclosed would be significant and unavoidable even with the implementation of mitigation measures. (Webb, 2005, pp. IV-277 through IV-293)

No Substantial Change from Previous Analysis: Cumulative effects that would result from implementation of the Project have been evaluated throughout this EIR Addendum, which concludes that such impacts would not occur, would be less than significant, or would be reduced to the maximum feasible extent with implementation of the mitigation measures specified by EIR No. 466 (as modified/supplemented herein). Additionally, this EIR Addendum concludes that the Project as proposed would not result in any new or more severe cumulative effects beyond what was already evaluated and disclosed by EIR No. 466. All applicable mitigation measures identified as part of EIR No. 466 and that were imposed to address cumulatively-considerable effects would continue to apply to the proposed Project as revised, except as modified or supplemented by this Addendum to EIR No. 466. The analysis throughout this EIR Addendum demonstrates that all Project impacts would be less than significant, or would be reduced in comparison to the analysis and conclusions of EIR No. 466. Additionally, the analysis herein demonstrates that physical impacts associated with the Project (e.g., biological resources, cultural resources, geology/soils, etc.) would not substantially change or increase compared to the analysis presented in EIR No. 466. Therefore, because the Project would have similar or reduced cumulative impacts to the environment as compared to what was evaluated and disclosed in EIR No. 466, the Project would not result in any new or increased impacts to the environment beyond what was evaluated, disclosed, and mitigated for by EIR No. 466. Therefore, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
47. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

EIR No. 466 Finding: EIR No. 466 included an analysis of potential adverse effects on human beings under subsections IV.B.2 (Air Quality), IV.B.3 (Airports), and IV.B.7 (Noise), while the Initial Study prepared for EIR No. 466 included an evaluation of potential adverse effects on human beings in subsections V.10 through V.15 (Geology and Soils) and V.20 (Hazards and Hazardous Materials). As summarized in Subsection 5.1 of this EIR Addendum, EIR No. 466 and its associated Initial Study concluded that impacts to human beings as a result of airports, geology and soils, and hazards and hazardous materials would be less than significant with the implementation of mitigation measures. EIR No. 466 concluded that impacts associated with air quality emissions would be significant and unavoidable, and concluded that traffic-related noise impacts would be cumulatively considerable and unavoidable.

No Substantial Change from Previous Analysis: The Project’s potential to result in substantial adverse effects on human beings has been evaluated throughout this EIR Addendum (e.g., Air Quality, Geology/Soils, Noise, etc.). Where potentially significant impacts are identified, mitigation measures from EIR No. 466 have been imposed, as modified or supplemented by this EIR Addendum to EIR No. 466, to reduce these adverse effects to the maximum feasible extent. There are no components of the proposed Project that could result in substantial adverse effects on human beings that are not already evaluated and disclosed throughout this EIR Addendum and/or by EIR No. 466. Accordingly, no additional impacts would occur. Therefore, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

5.2 EARLIER ANALYSES

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration as per California Code of Regulations, § 15063(c)(3)(D). In this case, a brief discussion should identify the following:

Earlier Analyses Used, if any:

- General Plan Amendment No. 960, Draft EIR No. 521 (SCH No. 2009041065), dated February 2015.
- Majestic Freeway Business Center Specific Plan (Specific Plan No. 341) and EIR No. 466 (SCH No. 2004051085), dated August 23, 2005.

Location: County of Riverside Planning Department

4080 Lemon Street, 12th Floor

Riverside, CA 92505

<http://planning.rctlma.org/ZoningInformation/GeneralPlan.aspx>

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Webb, 2005	Albert A. Webb Associates, 2005. <i>Majestic Freeway Business Center Specific Plan No. 341 and Environmental Impact Report No. 466</i> . August 23, 2005. Available for review at the Riverside County Planning Department, 4080 Lemon Street, Riverside, CA 92501.

7.0 Mitigation Monitoring and Reporting Program

IMPACT CATEGORY	EIR No. 466 IMPACT (PER THE EIR No. 466 MIMP)	PLOT PLAN No. 180029 FINDING	EIR No. 466 MITIGATION MEASURE	EIR No. 466 MITIGATION IMPLEMENTATION TIMING	RESPONSIBLE PARTY FOR MITIGATION	APPLICABILITY OF EIR No. 466 MITIGATION TO PLOT PLAN No. 180029	CONDITIONS OF APPROVAL (COA), REGULATORY REQUIREMENTS (RR), AND PROJECT DESIGN FEATURES (PDF) APPLICABLE TO PLOT PLAN No. 180029	EIR No. 466 LEVEL OF SIGNIFICANCE AFTER MITIGATION
5.1.1: Aesthetics	Due to the project's design, and through compliance with standard regulatory requirements, the proposed project's potential impacts will be below the level of significance.	Because the Project would be fully consistent with the MFBCSP, impacts to aesthetics would be less than significant.	No mitigation is required.	NOT APPLICABLE TO PP No. 180029			RR: The Project shall be designed to comply with Riverside County Ordinance Nos. 655 and 915.	Less than significant
5.1.2: Agriculture and Forest Resources	Impacts to agriculture and forest resources were determined by the IS/NOP for EIR No. 466 to be less than significant.	The Project would not result in any direct or indirect impacts to agricultural or forest resources.	No mitigation is required.	NOT APPLICABLE TO PP No. 180029			Not applicable.	Less than significant
5.1.3: Air Quality (Construction-Related Emissions)	The project will exceed the SCAQMD recommended daily thresholds for VOC and NO _x in all years for all development scenarios, and light industrial only and warehouse/ distribution only scenarios, but exceeded only in Years 2, 6, and 7 of the light industrial plus commercial and warehouse/ distribution plus commercial scenarios. However, emissions of SO ₂ and PM ₁₀ for all scenarios for all years will be below the SCAQMD thresholds.	Project construction characteristics would be similar to what was evaluated by EIR No. 466. Additionally, due to more advancements in technology since 2005, it is likely that Project-related construction activities would result in reduced emissions in comparison to what was evaluated by EIR No. 466. Additionally, it is highly unlikely that Project construction activities would exceed the SCAQMD thresholds for CO.	<p>MM Air 1: During construction, mobile construction equipment will be properly maintained prior to mobilization to the site, which includes proper tuning and timing of engines. Equipment maintenance records and equipment design specification data sheets shall be kept on-site during construction.</p> <p>MM Air 2: Legible, durable, weather-proof signs shall be placed at all passenger vehicle parking areas prohibiting all vehicles from idling in excess of thirty minutes on-site. Prior to the issuance of an occupancy permit, the County of Riverside</p>	Review and approval of monthly inspection reports of grading operations.	Building and Safety Department.	Applicable.	RR: CARB's Large Spark-Ignition (LSI) Rule shall apply, which requires in-use fleets to achieve specific hydrocarbon (HC) + NO _x fleet average emission level (FAEL) standards that become more stringent over time. Operators are required to label, maintain records, and report each piece of equipment subject to FAEL. The lowest FAEL for large and medium fleets with 25 horsepower or more (greater than 19 kilowatts for 2005 and later model year engines) was to be achieved in 2013. Beginning June 30, 2017, and until June 30, 2023, operators must maintain records, report, and label each piece of equipment subject to a FAEL standard.	Significant direct and cumulative impacts.

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5.1.3: Air Quality (Operational-Related Emissions)	Daily operations of the project will exceed the daily thresholds set by SCAQMD for all the criteria pollutants except SO ₂ .	The Project would result in substantially less traffic than was evaluated in EIR No. 466, and thus the Project's impacts due to mobile source air quality emissions would be reduced in comparison to what was disclosed by EIR No. 466. Additionally, due to more stringent regulations and advancements in technology since 2005, air quality emissions associated with Project traffic would be less than was assumed in EIR No. 466. Furthermore, the Project would not result in or contribute to a CO "hot spot."	shall conduct a site inspection to ensure that the signs are in place. MM Air 3: To comply with the California Code of Regulations Title 13, Division 3, Chapter 1, Article 4.5, Section 2025, "Regulation to Reduce Emissions of Diesel Particulate Matter, Oxides of Nitrogen and Other Criteria Pollutants, from In-Use Heavy-Duty Diesel-Fueled Vehicles" and California Code of Regulations Title 13, Division 3, Chapter 10, Article 1, Section 2485, "Airborne Toxic Control Measure to Limit Diesel-Fueled Commercial Motor Vehicle Idling." legible, durable, weather-proof signs shall be placed at truck access gates, loading docks, and truck parking areas that identify applicable California Air Resources Board (CARB) anti-idling regulations. At a minimum, each sign shall include: 1) instructions for truck drivers to shut off engines when not in use; 2) instructions for drivers of diesel trucks to restrict idling to no more than five (5) minutes once the vehicle is stopped, the transmission is set to "neutral" or "park," and the parking brake is engaged; and 3) telephone numbers of the building facilities manager and the CARB to report violations. Prior to the issuance of an occupancy permit, the County of Riverside shall conduct a site	Set forth as Condition of Approval on all development prior to implementing application approval.	Planning Department.	Applicable.	Performance Requirements to meet fleet averages or comply with BACT are 2014 for Large Fleets, 2017 for medium fleets, and 2019 for smaller fleets. RR: CARB's Diesel-Fueled Commercial Motor Vehicle Idling Regulation shall apply, which requires heavy-duty diesel truck operators (GVWR>10,000 lbs.) to turn off engines after 5 minutes of idling. 2008 and newer MY engines with GVWR>14,000 lbs are required to be equipped with 5-minute automatic engine shutdown system.	Significant direct and cumulative impacts.

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			<p>inspection to ensure that the signs are in place...</p> <p>MM Air 4: Wherever practicable, main truck entries will not be located near existing residences.</p> <p>MM Air 5: Signage will be installed directing heavy-duty trucks to identified truck routes that avoid residential areas within vicinity of the Project site.</p> <p>MM Air 6: Where transport refrigeration units (TRUs) are in use, electrical hookups will be installed at all loading and unloading stalls that accommodate TRUs in order to allow TRUs with electric standby capabilities to use them.</p> <p>MM Air 7: As part of lease agreements, the proposed Project owner shall educate drivers/tenants on alternative clean fuels.</p> <p>MM Air 8: Provide preferential parking spaces for carpools and vanpools. Those parking spaces dedicated for vanpool access shall have a minimum 7'2" vertical clearance.</p> <p>MM Air 9: Local transit agencies shall be contacted to determine the feasibility of bus routing in the project area that can</p>	<p>Implementing development design reviewed for compliance.</p> <p>Set forth as Condition of Approval on all development prior to implementing development application approval.</p> <p>Set forth as Condition of Approval on all development prior to implementing development application approval.</p> <p>Set forth as Condition of Approval on all development prior to implementing development application approval.</p> <p>Set forth as Condition of Approval on all development prior to implementing development application approval.</p>	<p>Planning Department.</p> <p>Planning Department.</p> <p>Planning Department.</p> <p>Planning Department.</p>	<p>Applicable.</p> <p>Applicable.</p> <p>Applicable.</p> <p>Applicable.</p>	<p>PDF: The Project does not propose any truck access from residential streets.</p> <p>The Project site is not located adjacent to residential uses, and truck traffic generated by the Project would utilize Hanvill Avenue and Old Oleander Avenue to access I-215. As such, Mitigation Measure MM Air 5 is not applicable to the proposed Project.</p> <p>PDF: The Project does not propose refrigerated space, and thus would not attract any TRUs.</p> <p>None.</p> <p>RR: The 2019 Cal Green Code § 5.106.5.2 requires that new projects or additions or alterations that add 10 vehicles or more vehicular parking spaces provide designated parking for any combination of low-emitting fuel-efficient and carpool/van pool vehicles.</p>	<p>Significant direct and cumulative impacts.</p> <p>Significant direct and cumulative impacts.</p> <p>Significant direct and cumulative impacts.</p> <p>Significant direct and cumulative impacts.</p> <p>Significant direct and cumulative impacts.</p> <p>Significant direct and cumulative impacts.</p>

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			<p>accommodate bus stops at the project access points. The project or the transit agency shall provide bus stop signage at the agreed upon bus stop locations.</p> <p><u>MM Air 10: Prior to grading permit and building permit issuance, the County of Riverside shall verify that the following applicable notes are included on the grading plans and building plans. Project contractors shall be required to ensure compliance with these notes and permit periodic inspection of the construction site by County of Riverside staff or its designee to confirm compliance. These notes also shall be specified in bid documents issued to prospective construction contractors.</u></p> <p>a) All Heavy-Heavy Duty Haul Trucks (HHD) accessing the Project site during construction shall use year 2010 or newer engines to the extent such HHD are commercially available.</p> <p>b) All scrapers, excavators, graders, and rubber-tired dozers shall be CARB Tier 3 compliant or better.</p> <p>c) Construction contractors shall notify their workers about Riverside County's Rideshare Program.</p> <p>d) Construction activities shall be suspended during Stage 2.</p>	<p>development application review.</p> <p>Although not specified by EIR No. 466, Mitigation Measure MM Air 10 shall be implemented prior to grading permit issuance and throughout the duration of construction activities.</p>	<p>Planning Department.</p>	<p>Applicable.</p>	<p>None.</p>	<p>Significant direct and cumulative impacts.</p>

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			<p>Smoke Alerts issued by the South Coast Air Quality Management District (SCAQMD).</p> <p>e). Construction activities shall comply with South Coast Air Quality Management District (SCAQMD) Rule 403, "Fugitive Dust." Rule 403 requires implementation of best available dust control measures during construction activities that generate fugitive dust, such as earth moving, grading, and equipment travel on unsealed roads.</p> <p>f). Architectural coating work shall comply with SCAQMD Rule 1113, "Architectural Coatings." Rule 1113 places limits on grams of VOC per liter of coating material and colorants (paint).</p> <p>g). Street sweepers shall be certified by the SCAQMD as meeting SCAQMD Rule 1186.1, "Less Polluting Street Sweepers" sweeper certification procedures.</p> <p>MM Air 11: The minimum number of automobile electric vehicle (EV) charging stations required by the California Code of Regulations Title 24 shall be provided. In addition, and to facilitate the possible future installation of infrastructure that would charge the batteries that</p>	<p>Although not specified by EIR No. 466, Mitigation Measure MM Air 11 shall be implemented prior to issuance of building permits and prior to final</p>	<p>Planning Department.</p>	<p>Applicable.</p>	<p>None.</p>	<p>Significant direct and cumulative impacts.</p>

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			<p>power the motors of electric-powered trucks, the following shall be installed. 1) At Shell building permit, an electrical room(s) and/or exterior area(s) of the site shall be designated where future electrical panels would be located for the purpose of supplying power to on-site charging facilities for electric powered trucks. Conduit shall be installed from this designated area where the panel would be located to the on-site location where the charging facilities would be located where electric-powered trucks would park and connect to charging facilities to charge the batteries that power the motors of the electric-powered trucks. 2) At issuance of a building permit for Tenant Improvements, if the tenant is served by electric trucks, the electrical panel and charging units shall be installed, and the electrical wiring connections shall be made from the electrical panel to the charging units. If the tenant is not served by electric trucks, this requirement shall not apply.</p> <p>MM Air 12: All owner users and future tenants shall participate in Riverside County's Rideshare Program. The purpose of this program is to encourage 2+ person occupancy vehicle trips and encourage other alternative modes of transportation. Carpooling opportunities and public transportation information</p>	<p>building inspection.</p>	<p>Planning Department.</p>	<p>Applicable.</p>	<p>None.</p>	<p>Significant direct and cumulative impacts.</p>

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			<p>shall be advertised to employees of the building tenant. Developer and all successors shall include the provisions of this obligation in all leases of the Project so that all tenants shall fulfill the terms and conditions of this County condition of approval.</p> <p>MM Air 13: Developer and all successors shall include information in building sale and lease agreements that inform owner users and tenants about (1) the air quality benefits associated with water-based or low volatile organic compounds (VOC) cleaning products and (2) the benefits of becoming SmartWay Shippers and SmartWay Carriers, which is a federal EPA program that advances supply chain sustainability.</p>	<p>Although not specified by EIR No. 466, Mitigation Measure MM Air 13 shall occur as part of all future building sale and lease agreements.</p>	<p>Planning Department.</p>	<p>Applicable.</p>	<p>None.</p>	<p>Significant direct and cumulative impacts.</p>
			<p>MM Air 14: All construction and operational activities associated with the proposed Project shall comply with Riverside County Board of Supervisors Policy F-3, "Good Neighbor" Policy for Logistics and Warehouse/Distribution Uses."</p>	<p>Although not specified by EIR No. 466, Mitigation Measure MM Air 14 shall occur during construction and long-term operational activities</p>	<p>Planning Department.</p>	<p>Applicable.</p>	<p>None.</p>	<p>Significant direct and cumulative impacts.</p>
<p>5.1.3: Air Quality (Health Risks)</p>	<p>In the warehouse/distribution only, and the warehouse/distribution plus commercial scenarios, the cancer risk threshold of ten excess cancer cases per million set by SCAQMD is exceeded and thereby considered significant. This</p>	<p>The analysis provided in the Project's Health Risk Assessment (EIR Addendum Technical Appendix A) demonstrates that the Project would not exceed the SCAQMD thresholds of significance for cancer</p>	<p>Implementation of the above-listed MM Air 3 through MM Air 6 will reduce potential impacts due to diesel exhaust, however, this impact will not be reduced to below the level of significance and a Statement of Overriding Consideration would be required prior to project approval.</p>	<p>Not applicable.</p>	<p>No applicable.</p>	<p>--</p>	<p>None; Project impacts due to cancer and non-cancer health risks would be less than significant.</p>	<p>Significant direct and cumulative effects</p>

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	threshold is not exceeded in the light industrial only and commercial scenarios and therefore the impacts of these two scenarios are less than significant.	or non-cancer health risks.						
5.1.4: Biological Resources (Nesting Birds)	Sensitive bird species that were directly observed on site, or those that have a moderate or high potential to occur on-site are protected under the federal Migratory Bird Treaty Act (MBTA) and the California Fish and Game Code. If prior to project construction any of these species establishes an active nest on the project site loss of that nest during construction could result in a conflict with these regulations.	Consistent with the finding of EIR No. 466, the Project has the potential to result in impacts to nesting birds during construction.	MM Bio 1: In order to avoid violation of the Migratory Bird Treaty Act (MBTA) and the California Fish and Game Code site-preparation activities (removal of trees and vegetation) shall be avoided, to the greatest extent possible, during the nesting season (February 1 to August 31/September 15) of potentially occurring native and migratory bird species. If site-preparation activities are to occur during the nesting/breeding season (February 1 through July 31/September 15), a pre-activity field survey shall be conducted by a qualified biologist to determine if active nests of species protected by the Migratory Bird Treaty Act (MBTA) or the California Fish and Game Code are present in the construction zone or within a buffer of 500 feet. If active nests are not located within the project area and appropriate buffer, construction may be conducted during the nesting/breeding season. However, if active nests are located during the pre-activity field survey, no grading or heavy	Construction Start.	Project construction manager(s).	Applicable.	None; Mitigation Measure MM Bio 1 (as revised) shall apply.	Less than Significant
				Prior to issuance of grading permit.	Planning Department.			

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5.1.4: Biological Resources (Burrowing Owl)	Due to the migratory nature of the burrowing owl, it is possible that burrowing owls could occupy the site prior to commencement of project grading and construction. Because it will be a number of months before construction begins and because construction is phased, owls could colonize a portion of the site in the intervening months or years and would then be adversely impacted by the proposed project construction.	Because the Project site contains suitable habitat for the burrowing owl, a pre-construction burrowing owl survey is required by the Migratory Bird Treaty Act (MBTA) and Fish and Game Code to avoid harming burrowing owls if any were to be present immediately prior to construction.	equipment activity shall take place within 500 feet of an active listed species or raptor nest, 300 feet of another sensitive or protected (under MBTA or California Fish and Game Code) bird's nest (non-listed), or within 100 feet of sensitive or protected songbird nests until the end of the nesting/breeding season; unless a qualified biologist conducts a subsequent field survey and determines that these restrictions are no longer required for protection of nesting/breeding activities at previously identified active nests and authorizes grading and heavy equipment activity to proceed. MM Bio 2: A pre-construction survey for resident burrowing owls will be conducted by a qualified biologist 30 days prior to commencement of grading and construction activities. If ground disturbing activities are delayed or suspended for more than 30 days after the preconstruction survey, the site shall be resurveyed for owls. The pre-construction survey and any relocation activity will be conducted in accordance with the requirements of the MSHCP. If active nests are located, they shall be avoided and outside of the breeding season the owls may be passively relocated. To adequately avoid active nests during the breeding season (February 1 through August 31),	Prior to grading permit.	Planning Department.	Applicable.	None. Mitigation Measure MVI/Bio 2 shall apply.	Less than significant.

Plot Plan No. 180029 (Building 20)

IMPACT CATEGORY	EIR No. 466 IMPACT (PER THE EIR No. 466 MMMP)	PLOT PLAN No. 180029 FINDING	EIR No. 466 MITIGATION MEASURE	EIR No. 466 MITIGATION IMPLEMENTATION TIMING	RESPONSIBLE PARTY FOR MITIGATION	APPLICABILITY OF EIR No. 466 MITIGATION TO PLOT PLAN No. 180029	CONDITIONS OF APPROVAL (COA), REGULATORY REQUIREMENTS (RR), AND PROJECT DESIGN FEATURES (PDF) APPLICABLE TO PLOT PLAN No. 180029	EIR No. 466 LEVEL OF SIGNIFICANCE AFTER MITIGATION
5.1.4: Biological Resources (Sensitive Habitats and Jurisdictional Waters)	EIR No. 466 acknowledged the potential for impacts to non-wetland jurisdictional waters, including riparian	The proposed Project would permanently impact 0.07-acre RWQCB Jurisdictional areas and	<p>no grading or heavy equipment activity shall take place within 250 feet of an active nest.</p> <p>If burrowing owls occupy the site and cannot be avoided, passive relocation shall be used to exclude owls from their burrows, as required by the Riverside County Environmental Programs Department. Relocation shall be conducted outside the breeding season or once the young are able to leave the nest and fly. Passive relocation is the exclusion of owls from their burrows (outside the breeding season or once the young are able to leave the nest and fly) by installing one-way doors in burrow entrances. These one-way doors allow the owl to exit the burrow, but not enter it. These doors should be left in place 48 hours to ensure owls have left the burrow. The project area should be monitored daily for one week to confirm owl use of burrows before excavating burrows in the impact area. Burrows should be excavated using hand tools and refilled to prevent reoccupation. Sections of flexible pipe should be inserted into the tunnels during excavation to maintain an escape route for any animals inside the burrow.</p> <p>No mitigation is required.</p>	N/A	N/A	N/A	COA: Prior to issuance of grading permits, the Project Applicant shall obtain the appropriate permits from the regulatory agencies, including a	Less than Significant

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5.1.5: Cultural Resources (Historical and Archaeological Resources)	Historic, and/or archaeological resources may be accidentally discovered during grading and construction activities on the project site.	Due to past disturbance on site, any historical or archaeological resources that may have been present on the site have since been destroyed or	EIR No. 466 Mitigation Measure MM Cultural 1: If buried materials of potential historical, cultural or archaeological significance are accidentally discovered during any earth-moving operations	During construction.	Project construction manager(s), County Archaeologist, Project	Applicable.	CDFW Section 1602 Streambed Alteration Agreement and notification to the CDFW and Regional Board in accordance with the Waste Discharge Requirements under Section 13260 of the CWC (the Porter-Cologne Water Quality Control Act). As part of the permitting process, it is expected that the regulatory agencies will require compensatory mitigation for permanent impacts to 0.07-acre of Regional Board jurisdiction, none of which consist of jurisdictional wetlands, and approximately 0.12 acre of CDFW jurisdiction, none of which consists of vegetated riparian habitat and all of which consists of non-riparian, earthen ditch, at a minimum 1:1 mitigation-to-impact ratio through the purchase of rehabilitation, re-establishment, and/or establishment mitigation credits at the Riverpark Mitigation Bank. In the event that compensatory mitigation credits are not available from the Riverpark Mitigation Bank at the time of proposed work commencement, the Project Applicant shall enter into an agreement to purchase rehabilitation credits from the Santa Ana River Watershed In-Lieu Fee Program (SARW-ILFP) at a 2:1 mitigation-to-impact ratio. The compensatory mitigation shall consist of the rehabilitation of riparian habitat within the Santa Ana River Watershed.	Less than significant.

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		<p>removed from the site. Notwithstanding, there is a remote chance that historical or archaeological resources may be uncovered during Project grading activities.</p>	<p>associated with the proposed project, all work ground disturbance within 100 feet of the discovered cultural resources in that area should shall be halted or diverted. The Project Applicant shall contact the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be convened between the Project Applicant, the Project Archaeologist, the Native American tribal representative for other appropriate ethnic/cultural group representative, and the County Archaeologist to discuss and evaluate the nature and significance of the finds. At the meeting with the aforementioned parties, a decision is to be made with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc.) for the cultural resources. Resource evaluations shall be limited to non-destructive analysis. Further ground-disturbing activities shall not resume within the area of the discovery until the appropriate treatment has been accomplished. The find is determined to be an historical or unique archaeological resource, as defined in Section 15064.5 of the California Code of Regulations (State CEQA Guidelines); avoidance or other</p>		Archaeologist, and Native American Tribal Representative.			

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			<p>appropriate measures shall be implemented.</p> <p>MM Cultural 2: In the event of the accidental discovery or recognition of any human remains during excavation/construction, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until the County Coroner has been contacted and any required investigation or required Native American consultation has been completed.</p>	During construction.	Project construction manager(s).	Applicable.	<p>COA: if human remains are found on this site, the developer/permit holder or any successor of interest shall comply with State Health and Safety Code Section 7050.5.</p> <p>In addition, Mitigation Measure MM Cultural 2 shall apply.</p>	Less than significant.
			<p>MM Cultural 3: A qualified archeologist and a tribal monitor from the Pechanga Tribe shall be present during all grading activities in that portion of the Project site located east of Harvill Avenue and north of Markham Street (i.e., Planning Area 6 and Planning Area 7) involving the initial ground disturbance and excavation of this portion of the project site.</p>				<p>None. Mitigation Measure MM Cultural 3 shall apply to all grading activities within the Building 20 and Staging Area sites. Mitigation Measure MM Cultural 3 shall not apply to the proposed detention basin site, which is located within MFCSP Planning Area 5.</p>	Less than significant.
5.1.6: Energy	Impacts to energy were determined by the IS/NOP for EIR No. 466 to be less than significant.	With mandatory compliance with Title 24 Building Energy Efficiency Standards, Project impacts due to energy would be less than significant.	No mitigation is required.				None.	Less than significant.
5.1.7: Geology and Soils	Impacts to geology and soils	With mandatory	No mitigation is required.				None.	Less than significant.

**NOT APPLICABLE
TO PP No. 180029**

**NOT APPLICABLE
TO PP No. 180029**

IMPACT CATEGORY	EIR No. 466 IMPACT (PER THE EIR No. 466 MMMP)	PLOT PLAN No. 180029 FINDING	EIR No. 466 MITIGATION MEASURE	EIR No. 466 MITIGATION IMPLEMENTATION TIMING	RESPONSIBLE PARTY FOR MITIGATION	APPLICABILITY OF EIR No. 466 MITIGATION TO PLOT PLAN No. 180029	CONDITIONS OF APPROVAL (COA), REGULATORY REQUIREMENTS (RR), AND PROJECT DESIGN FEATURES (PDF) APPLICABLE TO PLOT PLAN No. 180029	EIR No. 466 LEVEL OF SIGNIFICANCE AFTER MITIGATION
5.1.8: Greenhouse Gas Emissions	were determined by the IS/NOP for EIR No. 466 to be less than significant.	compliance with the CBC, Project-specific geotechnical study, and future soils reports required as part of future grading permit applications. Project impacts due to geology and soils would be less than significant.	EIR No. 466 did not identify any measures to address GHGs; however, Mitigation Measures MM Air 1, MM Air 2, MM Air 3, MM Air 8, and MM Air 9 would apply and would serve to reduce the Project's GHG emissions.	NOT APPLICABLE TO PP No. 180029			COA: Prior to building permit issuance, the Project Applicant shall demonstrate that appropriate building construction measures shall apply to achieve a minimum of 100 points per Appendix D to the 2019 Riverside County Climate Action Plan (CAP) Update. The conceptual measures anticipated for the Project are listed in the Project's Screening Table for GHG Implementation Measures for Commercial Development and Public Facilities (EIR Addendum Technical Appendix D). The conceptual measures may be replaced with other measures as listed in Technical Appendix D, as long as they are replaced at the same time with other measures that in total achieve a minimum of 100 points per Appendix D to the Riverside County Climate Action Plan Update.	Less than significant.
	The issue of Greenhouse Gas (GHG) emissions was not evaluated in EIR No. 466.	The Project Applicant would be required to demonstrate as part of future building permit applications that the Project will achieve a minimum of 100 points per the Riverside County Climate Action Plan (CAP) and will implement CAP Measure R2-CE1.						

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5.1.9: Hazards and Hazardous Materials (Hazardous Materials, evacuation plans, and fire hazards)	Impacts due to hazards and hazardous materials were determined by the IS/NOP for EIR No. 466 to be less than significant (with exception of airports, as discussed below).	The Project would not result in significant impacts due to the transportation, use, or storage of hazardous materials, and the Project site is not identified as having any Recognized Environmental Concerns (RECs). Additionally, the Project site does not serve as an evacuation route and is not located within or adjacent to a high fire hazard zone.	No mitigation is required.			NOT APPLICABLE TO PP No. 180029	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. None.	Less than significant
5.1.9: Hazards and Hazardous Materials (Airports)	Due to the project site's proximity to March Air Reserve Base, the project site is subject to potential noise impacts due to high single-event noise levels from airplanes flying over the project site. However, industrial, warehouse and distribution, and	On January 10, 2019, the ALLUC found the proposed Project would be consistent with the 2014 March Air Reserve Base/Inland Port ALLUCP subject to certain conditions. These conditions would be imposed on the proposed	MM Airport 1: All street lights and other outdoor lighting shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky or above the horizontal plane.	Review of electrical plan, prior to the issuance of building permits. Review of street improvement plans prior to issuance of building permits.	Department of Building and Safety Transportation Department	Applicable.	COA: 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. COA: The following uses/activities are not included in the proposed project and shall be prohibited at this site. In accordance with Note A on Table 4 of	Less than significant

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	<p>commercial/ retail land uses are not considered to be sensitive receivers and the impacts from these single-event noise levels are below the level of significance. The project site is subject to Part 77 height limitations and use restrictions that have been incorporated into the proposed project. Outdoor lighting could adversely affect pilots utilizing March Air Reserve Base at night.</p>	<p>Project by Riverside County as Conditions of Approval (COAs). With mandatory compliance with the ALJIC COAs, which would be imposed by Riverside County as COAs for the proposed Project, the Project would not result in a safety hazards for people working in the Project area, and a less-than-significant impact would occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact analyzed in EIR No. 466.</p>					<p>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. COA: 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</p>	

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							<p>outdoor nonresidential uses; and hazards to flight. Children's schools are discouraged.</p> <p>COA: The following uses/activities are not included in the proposed Project, but, if they were to be proposed through a subsequent use permit or plot plan, would require subsequent Airport Land Use Commission review: restaurants and other eating establishments; day care centers; health and exercise centers; churches, temples, or other uses primarily for religious worship; theaters.</p> <p>COA: The following notice shall be given to all prospective purchasers of the property and tenants of the building, and shall be recorded as a deed notice:</p> <p><i>"This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. See Business and Professions Code Section 11010(b)(13)(A)."</i></p>	

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							<p>COA: The proposed detention basins on the site (including water quality management basins) shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basins that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.</p> <p>COA: March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air Base radio communications could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment inclusive of irrigation controllers, access gates, etc.</p> <p>COA: Noise attenuation measures shall be incorporated into the design of the office areas of the structure, to the extent such measures are necessary to ensure that interior noise levels from aircraft operations are at or below 45 CNEL.</p> <p>COA: This Project has been evaluated for 406,496 square feet of manufacturing area. Any increase in building area or change in use other than for warehouse, office, and manufacturing use will require an amended review by the Airport Land Use Commission.</p>	

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							<p>COA: The Project does not propose rooftop solar panels at this time. However, if the Project were to propose solar rooftop panels in the future, the applicant/developer shall prepare a solar glare study that analyzes glare impacts, and this study shall be reviewed by the Airport Land Use Commission and March Air Reserve Base.</p> <p>COA: The Federal Aviation Administration has conducted an aeronautical study of the proposed Project (Aeronautical Study Nos. 2018-AWP-17882-0E) and has determined that neither marking nor lighting of the structure(s) is necessary for aviation safety. However, if marking and/or lighting for aviation safety are accomplished on a voluntary basis, such marking and/or lighting (if any) shall be installed in accordance with FAA Advisory Circular 70/7460-1 L Change 2 and shall be maintained in accordance therewith for the life of the project.</p> <p>COA: The proposed buildings shall not exceed a height of 50 feet above ground level and a maximum elevation at top point of 1,603 feet above mean sea level.</p> <p>COA: The maximum height and top point elevation specified above shall not be amended without further review by the Airport Land Use Commission and the Federal Aviation Administration; provided, however, that reduction in structure height or</p>	

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5.1.10: Hydrology and Water Quality (Construction Water Quality)	Construction-related impacts to water quality would be potentially significant prior to mitigation.	Mandatory compliance with the NPDES, including the preparation and implementation of a Storm Water Pollution Prevention Plan (SWPPP), would ensure that impacts to water quality would be less than significant.	<p>MM Hydro 1: In order to mitigate impacts related to water quality resulting from construction of the Majestic Freeway Business Center, the project proponent or their developer shall obtain coverage under the appropriate NPDES Construction Permit for Activities in the San Jacinto watershed through the Santa Ana Regional Water Quality Control Board prior to obtaining the grading permit. Each development within the project area will warrant its</p>	Prior to the issuance of grading permits.	Department of Building and Safety	Applicable.	<p>elevation shall not require further review by the Airport Land Use Commission.</p> <p>COA: Temporary construction equipment used during actual construction of the structure(s) shall not exceed 50 feet in height and a maximum elevation of 1,603 feet above mean sea level, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.</p> <p>COA: Within five (5) days after construction of any individual building reaches its greatest height, FAA Form 7460-2 (Part 11), Notice of Actual Construction or Alteration, shall be completed by the project proponent or his/her designee and e-filed with the Federal Aviation Administration. (Go to https://ceaaa.faa.gov for instructions.) This requirement is also applicable in the event the Project is abandoned or a decision is made not to construct the applicable structure(s).</p>	Less than significant.

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5.1.10: Hydrology and Water Quality (Operational Water Quality)	Operational-related impacts to water quality would be potentially significant prior to mitigation.	With implementation of the Project's drainage plan as proposed, including the proposed detention/water quality basins, and with mandatory compliance with the Project's Water Quality Management Plan (WQMP), operational impacts to water quality would be less than significant.	own coverage under the Construction Permit, unless otherwise determined by the Santa Ana Regional Water Quality Control Board. MM Hydro 2: In order to mitigate impacts related to pollutant loading to receiving waters and/or increased erosion/siltation resulting from Specific Plan implementation, individual project proponents shall develop and implement a Water Quality Management Plan (WQMP). The WQMP will contain measures that will effectively treat all pollutants of concern and hydrologic conditions of concern, consistent with the County's approved WQMP developed in compliance with their MS4 permit.	Draft WQMP to be submitted prior to approval of each implementing development application. Final WQMP to be submitted prior to issuance of grading permits.	Department of Building and Safety	Applicable.	PDF: A Project-specific Preliminary WQMP was prepared for Plot Plan No. 180029. Additionally, Mitigation Measure MM Hydro 2 shall apply.	Less than significant.
5.1.10: Hydrology and Water Quality (Operational Water Quality)	Pollutants such as oil and grease, heavy metals, sediment, fertilizers and pesticides can be expected to be present in surface water runoff once project development occurs.	With implementation of the Project's drainage plan as proposed, including the proposed detention/water quality basins, and with mandatory compliance with the Project's Water Quality Management Plan (WQMP), operational impacts to water quality would be less than significant.	MM Hydro 3: To mitigate impacts related to water quality following development, individual project proponents will determine if coverage under the State's General Permit for Industrial Activities is necessary. This permit requires implementation of a SWPPP for certain types of industrial activities. The future building occupants of the structures proposed in this document may warrant coverage under the General Permit for Industrial Activities. Therefore, prior to issuance of the certificate of occupancy, building occupants shall determine whether or not coverage under the Industrial	Prior to the issuance of grading permits. Prior to October 1 of each year following issuance of occupancy permits.	Department of Building and Safety. Regional Water Quality Control Board	Applicable.	None; Mitigation Measure MM Hydro 3 shall apply.	Less than significant.

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5.1.10: Hydrology and Water Quality (Storm Drain Capacity)	Impacts due to increased runoff that has the potential to exceed the capacity of downstream drainage facilities would be potentially significant prior to mitigation.	Due to drainage infrastructure constructed as part of the "Oakwood Business Park" (CFD 88-8) and with implementation of the Project's proposed drainage plan, including the proposed detention/bio-retention basin, impacts would be less than significant.	permitted for their operations. MM Hydro 4: To mitigate impacts related to exceedance of capacity of storm drain facilities, individual project proponents will be conditioned to construct a "fair share" of on-site storm drain infrastructure or to demonstrate that existing on-site facilities can effectively accommodate storm flows for the 100-year event.	Prior to the approval of implementing development applications.	Flood Control District	Applicable.	PDF: A Project-specific hydrology study was prepared for the Project and reviewed by the Riverside County Flood Control and Water Conservation District (RCFCWCD), which demonstrates that Plot Plan No. 180029 would not exceed the capacity of existing or planned storm drains with installation of the proposed detention/water quality basins.	Less than significant.
5.1.11: Land Use and Planning	The IS/NOP prepared for EIR No. 466 determined that impacts to land use and planning would be less than significant.	The Project would not result in any direct or indirect impacts to land use and planning.	No mitigation is required.	NOT APPLICABLE TO PP No. 180029			Not applicable.	Less than significant.
5.1.12: Mineral Resources	The IS/NOP prepared for EIR No. 466 determined that impacts to mineral resources would be less than significant.	The Project would not result in any direct or indirect impacts to mineral resources.	No mitigation is required.	NOT APPLICABLE TO PP No. 180029			Not applicable.	No impact.
5.1.13: Noise	The increased traffic on roadways surrounding the project site will contribute to an overall increase in ambient noise levels in excess of 3dB (the increase in 4B that is audible to the human ear) which is considered significant	Project traffic-related noise impacts would be less than significant with implementation of the proposed Project.	No mitigation measures are proposed to reduce or eliminate this impact and a Statement of Overriding Consideration would be required prior to project approval.	NOT APPLICABLE TO PP No. 180029			Traffic-related noise impacts associated with Plot Plan No. 180029 would be less than significant requiring no mitigation.	Significant direct and cumulative effects
	Construction of the project will result in a temporary	Construction-related noise was determined to	MM Noise 1: To reduce construction-related noise, site	During project construction.	Building and Safety	Applicable.	None; Mitigation Measure MM Noise 1 shall apply.	Less than significant.

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	<p>significant increase in noise levels. Noise generated from the use of trucks, graders, bulldozers, concrete mixers, portable generators, etc. can increase ambient noise levels to 75 to 105 dBA. Residents located to the west of the project site may be affected by construction noise. Construction and operation of the proposed project may result in increased noise levels that exceed Riverside County General Plan (RCIP) standards related to operational activities and Riverside County Ordinance No. 457 standards relative to construction noise.</p>	<p>be less than 85 dBA and thus were concluded to be less than significant. With respect to operational noise, noise levels affecting nearby sensitive receptors was determined to be less than significant during both daytime and nighttime operations.</p>	<p>preparation, grading and construction activities within one-quarter mile of occupied residences shall be limited to those hours as set forth in Section 1.6.1 of Riverside County Ordinance No. 457.</p> <p>MM Noise 2: All construction equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers.</p> <p>MM Noise 3: Construction staging areas shall not be located close to any occupied residence.</p> <p>MM Noise 4: No combustion powered equipment, such as pumps or generators, shall be allowed to operate within 500 feet of any occupied residence unless the equipment is surrounded by a noise protection barrier.</p> <p>MM Noise 5: The following sound barriers shall be constructed along the project's perimeter at the locations and the heights indicated.</p> <ul style="list-style-type: none"> An 8-foot high separation wall between project parcels adjacent to any existing residential uses, if daytime trucking activity occurs within 200 feet of the property line. A 12-foot perimeter barrier shall be required if nighttime (10:00 p.m. to 7:00 a.m.) loading dock materials handling activities are conducted within 300 feet of 	<p>During project construction.</p> <p>During project construction.</p> <p>During project construction.</p>	<p>Department.</p> <p>Building and Safety Department.</p> <p>Building and Safety Department.</p> <p>Building and Safety Department.</p>	<p>Applicable.</p> <p>Applicable.</p> <p>Applicable, unless it can be demonstrated noise impacts would be less than significant.</p>	<p>None; Mitigation Measure MM Noise 2 shall apply.</p> <p>None; Mitigation Measure MM Noise 3 shall apply.</p> <p>None; Mitigation Measure MM Noise 4 shall apply.</p> <p>PDF: In accordance with Mitigation Measure MM Noise 5, a Project-specific Noise Impact Analysis was prepared, which demonstrates that the Project would not expose nearby residential receptors to noise levels exceeding the County's daytime (55 dBA CNEL) or nighttime (45 dBA CNEL) noise level limit. As such, Mitigation Measure MM Noise 5 shall no longer apply to Plot Plan No. 180029.</p>	<p>Less than significant.</p> <p>Less than significant.</p> <p>Less than significant.</p> <p>Less than significant.</p>
						<p>NOT APPLICABLE TO PP No. 180029</p>		

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			<p>any residence. If nighttime trucking activities are conducted simultaneously with the operation of the loading dock, the 12-foot high barrier shall be required if such combination activities occur within 600 feet of an existing home.</p> <p>These wall heights can be reduced by performing a subsequent acoustical analysis after the final grading plan is complete.</p>					
			<p>MM Noise 6: No nighttime loading/unloading shall occur within 100 feet of any residence. No combined trucking movements and unloading/loading shall occur within 200 feet of any residence from 10:00 p.m. to 7:00 a.m.</p>		<p style="text-align: center; border: 1px solid black; padding: 10px;">NOT APPLICABLE TO PP No. 180029</p>		<p>PDF: In accordance with Mitigation Measure MM Noise 5, a Project-specific Noise Impact Analysis was prepared, which demonstrates that the Project would not expose nearby residential receptors to operational noise levels exceeding the County's daytime (55 dBA Leq) or nighttime (45 dBA Leq) noise level limits. Moreover, truck docking areas proposed as part of the Project would be located more than 200 feet from any residence. As such, Mitigation Measure MM Noise 6 shall not apply to the proposed Project.</p>	<p>Less than significant.</p>
	<p>N/A</p>	<p>With implementation of the required condition of approval, which has been agreed to by the Project Applicant in order to preclude potential ground-borne vibration impacts during construction, impacts would be less than significant.</p>	<p>N/A</p>	<p>N/A</p>		<p>N/A</p>	<p>COA: Loaded trucks greater than 80,000 pounds, all heavy mobile equipment greater than 80,000 pounds, and jack hammers are prohibited from use during Project construction activities within 90 feet of occupied, habitable residential structures. Instead, small rubber-tired or alternative equipment, as well as soil compaction equipment such as soil compaction stompers that do not produce high levels of vibration, can be used within 90 feet of habitable</p>	<p>N/A</p>

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5.1.14: Paleontological Resources	Impacts to paleontological resources were determined by the IS/NOP for EIR No. 466 to be less than significant.	Due to past disturbances on site, any possible paleontological resources that may have existed on the Project site would have been removed or destroyed as part of past grading on site. Notwithstanding, the Project would be subject to the County's standard conditions of approval for projects located in areas with "High" paleontological sensitivity.	No mitigation is required.			<div style="border: 1px solid black; padding: 5px; text-align: center;"> <p>NOT APPLICABLE TO PP No. 180029</p> </div>	<p>residential structures during Project construction to reduce vibration effects on the structures and their occupants. The Project's construction contractors shall be responsible for enforcing this requirement, which shall be specified in bid documents issued to prospective construction contractors. The Project construction contractors shall permit inspections by Riverside County to verify compliance with this measure</p> <p>COA: Prior to the issuance of grading permits, the Project Applicant shall retain a qualified paleontologist approved by the County to create and implement a Project-specific plan for monitoring site grading/earthmoving activities (Project paleontologist). The Project paleontologist retained shall review the approved development plan and grading plan and conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for approval prior to issuance of a Grading Permit. Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:</p> <ol style="list-style-type: none"> 1. Description of the proposed site and planned grading operations. 2. Description of the level of monitoring required for all earth- 	Less than significant.

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							<p>moving activities in the Project area.</p> <ol style="list-style-type: none"> 3. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring. 4. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens. 5. Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery. 6. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays. 7. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates. 8. Procedures and protocol for collecting and processing of samples and specimens. 9. Fossil identification and curation procedures to be employed. 10. Identification of the permanent repository to receive any recovered fossil material. (Pursuant the County "SABER Policy," paleontological fossils found in the County should, by preference, be directed to the Western Science Center in the City of Hemet.) A written agreement between the property owner/developer and the repository must be in place prior 	

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							<p>to site grading.</p> <p>11. All pertinent exhibits, maps and references.</p> <p>12. Procedures for reporting of findings.</p> <p>13. Identification and acknowledgement of the developer for the content of the 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.</p> <p>All reports shall be signed by the Project paleontologist and all other professionals responsible for the report's content (e.g. Project Geologist), as appropriate. One original signed copy of the report(s) shall be submitted to the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the Project Planner, Plan Check staff, Land Use Counter or any other County office. In addition, the Project Applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a Project paleontologist for the in-grading</p>	

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5.1.15: Population and Housing	Impacts to population and housing were determined by the IS/NOP for EIR No. 466 to be less than significant.	The proposed Project would not displace substantial numbers of people or housing; would not create a substantial demand for additional housing; would not adversely affect a County Redevelopment Project Area; would not exceed regional or local population projections; and would not induce substantial population growth. Impacts to population and housing would be less than significant.	No mitigation is required.	NOT APPLICABLE TO PP No. 180029			Implementation of the PRIMP. Not applicable.	Less than significant
5.1.16: Public Services	The construction of the project could necessitate the provision of new, expanded, or physically-altered sheriff and fire services and the need for new fire facilities, which may have a significant impact on the environment, in order to maintain acceptable service ratios, response times, or other performance objectives. Since the precise location of the fire station has not been determined, an evaluation of the potential environmental impacts related to fire station construction would be too speculative and therefore the potential physical and	Consistent with the findings of EIR No. 466, although the Project has the potential to result in impacts to fire protection services, police protection services, schools, libraries, and health services, impacts would be less than significant with mandatory payment of DIF fees and SB 18 fees.	No mitigation is required.	NOT APPLICABLE TO PP No. 180029			RR: The Project Applicant shall pay appropriate fees pursuant to Riverside County Ordinance No. 659 prior to occupancy permits. RR: The Project Applicant shall pay appropriate fees to the Val Verde Unified School District pursuant to Senate Bill 50 and the school impact fees adopted at the time of occupancy permits.	Less than significant

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	<p>environmental impacts of the new fire station were not evaluated by EIR No. 466. Nevertheless, the potential impacts resulting from the construction of this fire station will be determined through a separate environmental review pursuant to the provisions of the California Environmental Quality Act once a site has been chosen.</p> <p>The project proponent will be required to pay fair share fees pursuant to Riverside County Ordinance No. 659.6 which mitigate the costs associated with the project's impact on public services (including fire and sheriff services) relative to the project's size and expected demand on said services. Payment of these fees will reduce the project's impact on public services to below the level of significance.</p>							
5.1.17: Recreation	<p>Impacts to recreation were determined by the IS/NOP for EIR No. 466 to be less than significant.</p>	<p>Aside from proposed 8-foot wide community trails along Seaton Avenue and Harvill Avenue, no recreational facilities are proposed by or required for the proposed Project. Impacts associated with trail construction are evaluated throughout the</p>	<p>No mitigation is required.</p>	<p style="text-align: center;">NOT APPLICABLE TO PP No. 180029</p>		<p>None.</p>	<p>Less than significant</p>	

IMPACT CATEGORY	EIR No. 466 IMPACT (PER THE EIR NO. 466 MMP)	PLOT PLAN NO. 180029 FINDING	EIR No. 466 MITIGATION MEASURE	EIR No. 466 MITIGATION IMPLEMENTATION TIMING	RESPONSIBLE PARTY FOR MITIGATION	APPLICABILITY OF EIR No. 466 MITIGATION TO PLOT PLAN NO. 180029	CONDITIONS OF APPROVAL (COA), REGULATORY REQUIREMENTS (RR), AND PROJECT DESIGN FEATURES (PDF) APPLICABLE TO PLOT PLAN NO. 180029	EIR No. 466 LEVEL OF SIGNIFICANCE AFTER MITIGATION
5.1.18: Transportation and Traffic	The proposed project will cause Level of Service (LOS) thresholds on area roadways to be exceeded.	EIR Addendum which concludes impacts would be less than significant or would be reduced to less-than-significant levels with the incorporation of mitigation measures from EIR No. 466 or applicable regulatory requirements. The proposed Project would result in less-than-significant impacts to study area facilities.	EIR No. 466 Mitigation Measure 1: Construct full width improvements of Harvill Avenue at its ultimate cross-section as a major highway (118' right-of-way) through the project.	Road improvement plans for each implementing development project to be submitted prior to the issuance of that project's grading permits. Road improvements for each implementing development project to be completed prior to the issuance of a certificate of occupancy for that project.	Transportation Department	Applicable.	PDF: The Project Applicant proposes to dedicate an additional 9 feet along the Project's frontage with Harvill Avenue, although this roadway already is fully improved along the site's frontage, with exception of the proposed community trail. Thus, the Project would implement its portion of Mitigation Measure MM Trans 1.	Less than significant.
			MM Trans 2: Construct partial width improvements of southerly side of Nandina Avenue at its ultimate cross-section as a secondary highway (100' right-of-way) fronting the project boundary line.	NOT APPLICABLE TO PP No. 180029			The Project site does not front along Nandina Avenue, which is located approximately 0.5 mile north of the Project site. Thus, Mitigation Measure MM Trans 2 is not applicable to the proposed Project.	Less than significant.
			MM Trans 3: Construct partial width improvements of Oleander Avenue at its ultimate cross-section as an urban arterial (152' right-of-way) fronting the project boundary line.	NOT APPLICABLE TO PP No. 180029			The Project site does not front along Oleander Avenue (now named Harley Knox Boulevard), which is located approximately 0.25 mile north of the Project site. Thus, Mitigation Measure MM Trans 3 is not applicable to the proposed Project.	Less than significant.

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			<p>MIM Trans 4: Construct partial width improvements of Old Oleander Avenue at its ultimate cross-section as a collector street (74' right-of-way) fronting the project boundary line.</p>	<p>Road improvement plans for each implementing development project to be submitted prior to the issuance of that project's grading permits.</p> <p>Road improvements for each implementing development project to be completed prior to the issuance of a certificate of occupancy for that project.</p>	Transportation Department	Applicable	<p>proposed Project.</p> <p>PDF: The Project Applicant proposes to construct curb, gutter, and sidewalk improvement along the site's frontage with Old Oleander Avenue, and would complete half-width improvements to provide for an additional +/- 28 feet of drive aisles, with a total of 48 feet of ROW.</p> <p>dedicate an additional 9 feet along the Project's frontage with Harvill Avenue, although this roadway already is fully improved along the site's frontage, with exception of the proposed community trail. Thus, the Project would implement its portion of Mitigation Measure MIM Trans 1.</p>	Less than significant.
			<p>MIM Trans 5: Construct full width improvements of Markham Street at its ultimate cross-section as a secondary highway (100' right-of-way) through the project.</p> <p>MIM Trans 6: Construct partial width improvements of Martin Street at its ultimate cross-section as a collector street (74' right-of-way) fronting the project boundary line.</p>	<p>NOT APPLICABLE TO PP No. 180029</p> <p>NOT APPLICABLE TO PP No. 180029</p>	Transportation Department	<p>NOT APPLICABLE TO PP No. 180029</p> <p>NOT APPLICABLE TO PP No. 180029</p>	<p>These improvements have been constructed. Thus, Mitigation Measure MIM Trans 5 is not applicable to the proposed Project.</p> <p>The Project site does not front along Martin Street, which is located approximately 0.5 mile south of the Project site. These improvements have been partially constructed, while the remaining portions would be improved in conjunction with buildout of MFBCSP Planning Area 3. Thus, Mitigation Measure MIM Trans 6 is not applicable to the proposed Project.</p>	Less than significant.
			<p>MIM Trans 7: Construct partial width improvements of easterly side of Seaton Avenue at its ultimate cross-section as a secondary highway (100' right-</p>	<p>Road improvement plans for each implementing development project to be</p>	Transportation Department	Applicable.	<p>Seaton Avenue along the detention basin site's frontage already is improved along the frontage to provide 28-feet of drive aisles. The Project only would result in the</p>	Less than significant.

IMPACT CATEGORY	EIR No. 466 IMPACT (PER THE EIR No. 466 MMMP)	PLOT PLAN No. 180029 FINDING	EIR No. 466 MITIGATION MEASURE	EIR No. 466 MITIGATION IMPLEMENTATION TIMING	RESPONSIBLE PARTY FOR MITIGATION	APPLICABILITY OF EIR No. 466 MITIGATION TO PLOT PLAN No. 180029	CONDITIONS OF APPROVAL (COA), REGULATORY REQUIREMENTS (RR), AND PROJECT DESIGN FEATURES (PDF) APPLICABLE TO PLOT PLAN No. 180029	EIR No. 466 LEVEL OF SIGNIFICANCE AFTER MITIGATION
			<p>of-way) fronting the project boundary line.</p> <p>MM Trans 8: Construct partial width improvements of northerly side of Cajalco Expressway at its ultimate cross-section as an Expressway (184' right-of-way) fronting the project boundary line.</p> <p>MM Trans 9: Install Traffic Signal at intersection of Harvill Avenue and Oleander Avenue using the following geometrics: Northbound: One free right turn lane. One shared through and left turn lane. One left turn lane. Southbound: One shared through and right turn lane. One left turn lane. Eastbound: One shared through and right turn lane. Two through lanes. One left turn lane Westbound: One shared through and right turn lane. Two</p>	<p>submitted prior to the issuance of that project's grading permits.</p> <p>Road improvements for each implementing development project to be completed prior to the issuance of a certificate of occupancy for that project.</p>	Transportation Department		<p>construction of an 8-foot wide community trail along this segment of Seaton Avenue.</p>	Less than significant.
				<p>NOT APPLICABLE TO PP No. 180029</p>			<p>The Project site does not front along Cajalco Expressway, which is located approximately 0.8 mile south of the Project site. Improvements to Cajalco Expressway would occur in conjunction with buildout of MFBCSP Planning Area 2. Thus, Mitigation Measure MM Trans 8 is not applicable to the proposed Project.</p>	Less than significant.
				<p>NOT APPLICABLE TO PP No. 180029</p>			<p>The required improvements to the intersection of Harvill Avenue and Oleander Avenue (Harley Knox Boulevard) have been constructed, and the Project would not result in any impacts to this intersection. Accordingly, Mitigation Measure MM Trans 9 is not applicable to the proposed Project.</p>	Less than significant.

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			<p>through lanes. Two left turn lanes.</p> <p>MM Trans 10: Install Traffic Signal at intersection of Harvill Avenue and Markham Street using the following geometrics:</p> <p>Northbound: One right turn lane. Two through lanes. One left turn lane.</p> <p>Southbound: One right turn lane. Two through lanes. One left turn lane.</p> <p>Eastbound: One right turn lane. Two through lanes. One left turn lane.</p> <p>Westbound: One right turn lane. Two through lanes. One left turn lane.</p>	<p>Prior to issuance of certificate of occupancy.</p>	<p>Transportation Department</p>	<p>Applicable</p>	<p>Improvements required by this mitigation measure are anticipated to be implemented in conjunction with Plot Plan Nos. 180038 and/or 190003. In the event that construction does not occur, then the following condition of approval shall apply:</p> <p>COA: Prior to final building inspection, in the event that the intersection of Harvill Avenue and Markham Street is not improved in accordance with EIR No. 466 Mitigation Measure MM Trans 10, then the Project Applicant shall make a fair-share contribution towards the cost of improving this intersection. The Project's fair share amount is 15.5%.</p>	<p>Less than significant.</p>
			<p>MM Trans 11: Install Traffic Signal at intersection of Harvill Avenue and Martin Street using the following geometrics:</p> <p>Northbound: One shared through and right turn lane. One through lane. One left turn lane.</p> <p>Southbound: One shared through and right turn lane. One through lane. One left turn lane.</p> <p>Eastbound: One right turn lane. One shared left turn and through lane.</p> <p>Westbound: One shared left, through, and right turn lane</p> <p>MM Trans 12: Install Traffic Signal at intersection of Seaton Avenue and Cajalco Expressway</p>	<p>Prior to issuance of certificate of occupancy.</p>	<p>Transportation Department</p>	<p>Applicable.</p>	<p>With exception of the traffic signal, the improvements required by Mitigation Measure MM Trans 11 have been completed. Because this intersection is no longer planned to have an eastern leg, a traffic signal is no longer necessary. Thus, the remaining portions of Mitigation Measure MM Trans 11 are not applicable to the proposed Project.</p>	<p>Less than significant.</p>

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			<p>using the following geometrics:</p> <p>Northbound: One left turn lane. Two through lanes. One right turn lane.</p> <p>Southbound: One left turn lane. Two through lanes. One right turn lane.</p> <p>Eastbound: One left turn lane. Two through lanes. One right turn lane.</p> <p>Westbound: Two left turn lanes. Two through lanes. One right turn lane.</p>				<p>Plot Plan No. 180028. In the event that construction does not occur, then the following condition of approval shall apply:</p> <p>COA: Prior to final building inspection, in the event that the intersection of Seaton Avenue and Cajalco Expressway is not improved in accordance with EIR No. 466 Mitigation Measure MM Trans 12, then the Project Applicant shall make a fair-share contribution towards the cost of improving this intersection. The Project's fair share amount is 5.0%.</p>	
			<p>MM Trans 13: Install Traffic Signal at intersection of Harvill Avenue and Cajalco Expressway using the following geometrics:</p> <p>Northbound: One left turn lane. Two through lanes. One free right turn lane.</p> <p>Southbound: Two left turn lanes. Two through lanes. One right turn lane.</p> <p>Eastbound: One left turn lane. Two through lanes. One right turn lane.</p> <p>Westbound: Two left turn lanes. Two through lanes. One right turn lane.</p>	<p>Prior to issuance of certificate of occupancy.</p>	<p>Transportation Department</p>	<p>Applicable.</p>	<p>Improvements required by this mitigation measure are anticipated to be implemented in conjunction with Plot Plan No. 180028. In the event that construction does not occur, then the following condition of approval shall apply:</p> <p>COA: Prior to final building inspection, in the event that the intersection of Harvill Avenue and Cajalco Expressway is not improved in accordance with EIR No. 466 Mitigation Measure MM Trans 12, then the Project Applicant shall make a fair-share contribution towards the cost of improving this intersection. The Project's fair share amount is 8.1%.</p>	<p>Less than significant.</p>
			<p>N/A</p>	<p>N/A</p>	<p>N/A</p>	<p>--</p>	<p>The following regulatory requirements/ conditions of approval related the transportation and traffic shall apply to the proposed Project, and would address the Project's cumulatively-considerable impacts to traffic:</p> <p>RR: The Project Applicant shall contribute Development Impact Fees</p>	<p>N/A</p>

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5.1.19: Tribal Cultural Resources	<p>According to the RCIP Circulation Element there are plans to construct a Class 1 Bike trail along the ultimate buildout of Cajalco Expressway. However, because there are no details on exactly where the trail will be located. It cannot be determined at this time if the project proponent will be required to construct the bike trail.</p>	<p>Aside from the proposed 8-foot wide community trails along Seaton Avenue and Harvill Avenue, there are no public transit, bikeways, or pedestrian facilities planned in the Project area, and the Project would not decrease the performance of any facilities promoting transit, bikeways, or pedestrian facilities.</p>	<p>No mitigation is required.</p>	<p style="text-align: center; border: 1px solid black; padding: 5px;">NOT APPLICABLE TO PP No. 180029</p>	<p style="text-align: center; border: 1px solid black; padding: 5px;">NOT APPLICABLE TO PP No. 180029</p>		<p>(DIF) pursuant to Riverside County Ordinance No. 659. RR: The Project Applicant shall contribute fees towards the Western Riverside County Transportation Uniform Mitigation Fee (TUMF) Program pursuant to Riverside County Ordinance No. 824. Aside from the proposed 8-foot wide community trails, roadways abutting the Project site are not planned for development with bole trails.</p>	<p>Less than significant.</p>
5.1.20: Utilities and Service Systems	<p>The proposed project is expected to consume 0.236 million gallons of water per day (mgd) which is 2.4% of Perris Water Filtration plant and not considered</p>	<p>Due to past disturbance on site, any tribal cultural resources that may have been present on the site have since been destroyed or removed from the site. Notwithstanding, there is a remote chance that historical or archaeological resources may be uncovered during Project grading activities.</p>	<p>No mitigation is required.</p>	<p style="text-align: center; border: 1px solid black; padding: 5px;">NOT APPLICABLE TO PP No. 180029</p>	<p style="text-align: center; border: 1px solid black; padding: 5px;">NOT APPLICABLE TO PP No. 180029</p>	<p>None.</p>	<p>Mitigation Measures MM Cultural 1 and MM Cultural 2 shall apply (as presented above).</p>	<p>N/A</p>
								<p>Less than significant</p>

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	significant.	Improvements for water service. Additionally, the Project would result in a substantial decrease in the amount of building area on site and associated demand for water as compared to what was evaluated and disclosed by EIR No. 466. Moreover, mandatory compliance with applicable regulations adopted since 2005 would ensure that the Project's water consumption would be less than was evaluated in EIR No. 466. Furthermore, the Project is fully within the assumptions made by the UMMMP, which concluded that EMWD would have adequate supplies to meet existing and projected demands from existing and planned resources during normal, dry, and multiple dry-year conditions.						
	The proposed project is expected to generate 0.5525 mgd of wastewater. The project will contribute 5.0% of Eastern Municipal Water District's Perris Valley Regional Water Reclamation Facility (PVRWRF) daily capacity and 0.55% of its planned capacity. The proposed project will not	Aside from minor connections to existing facilities in surrounding roadways, the Project would not require extensive off-site improvements for sewer service. Adequate capacity exists at the PVRWRF to serve the Project's projected	No mitigation is required.			None.		Less than significant

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	<p>necessitate the construction or expansion of sewage treatment facilities in and of itself. Therefore, the project's impact is considered less than significant.</p>	<p>demand in addition to the EMWD's existing commitments.</p>						
	<p>Wastewater from the proposed project will not exceed the sewage capacity of Eastern Municipal Water District current sewer facilities considering other projected demands and commitments. When the project's 0.5525 mgd is added to existing demand, the total will be 8.2525 mgd of the plant's current capacity of 11 mgd (which will be expanded to 22 mgd at the end of 2010). Although the total amount of wastewater generated by the proposed project will be well within the capacity of the PVRWRF by the time that development of the proposed project is completed; there is the potential that prior to the expansion of the facility's capacity at the end of 2010 that EMWD will be required to reduce the wastewater diversions from elsewhere within the District to the PVRWRF. However, because EMWD's wastewater diversions are operational decisions, the amount that is diverted to the PVRWRF is</p>	<p>According to information available from the EMWD, the PVRWRF has a current capacity of 22 million gallons per day (gpd), and receives typical daily flows of 13.8 million gpd. The ultimate planned capacity at the PVRWRF is 100 million gpd. At buildout the Project would generate approximately 36,263 gpd of wastewater (18.2 acres x 1,700 gpd/acre = 30,940 gpd). The Project's daily generation of wastewater represents 0.4% of the available daily capacity at the PVRWRF. With buildout of the Project, the remaining daily capacity at the PVRWRF would be 8.1 million gpd. Accordingly, adequate capacity exists at the PVRWRF to serve the Project's projected demand in addition to the EMWD's existing commitments.</p>	<p>No mitigation is required.</p>			<p>NOT APPLICABLE TO PP No. 180029</p>	<p>None.</p>	<p>Less than significant</p>

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	<p>variable. There is sufficient capacity in EMWD's other wastewater treatment facilities to accommodate any additional wastewater flows sent to them whenever diversions from other parts of the District to the PYRWRP are reduced. Overall, EMWD has sufficient capacity to treat all wastewater generated by the proposed project, both during project phasing and after project build out. Therefore, no significant impact upon EMWD's ability to treat wastewater will occur.</p>							
	<p>Construct-related solid waste is estimated to constitute approximately 0.033-0.039% of annual capacity of county landfills and is therefore not considered significant. Operational-generated solid waste is expected to constitute approximately 0.195-0.259% of annual county landfill capacity. Therefore, impacts related to landfill capacity are considered less than significant. However, the mitigation measures listed will further reduce the project's impact on county solid waste facilities.</p>	<p>The 12.5 tpd that would be generated by the Project would represent 0.08% of the daily capacity of the El Sobrante Landfill, 0.25% of the daily capacity at the Lamb Canyon Landfill, and 0.26% of the daily capacity at the Badlands Landfill. Because the Project would generate a relatively small amount of solid waste per day as compared to the permitted daily capacities for the El Sobrante Landfill, Lamb Canyon Landfill, and Badlands Landfill, it is anticipated that these regional facilities would have</p>	<p>MM Utilities 1: The applicant shall submit a Recyclables Collection and Loading Area plot plan to the Riverside County Waste-Management-Department of Waste Resources (DWR) for each implementing development. The plans are required to conform to the Waste Management-Department's DWR's Design Guidelines for Recyclables Collection and Loading Areas.</p> <p>Prior to final building inspection, the applicant is required to construct the recyclables collection and loading area in compliance with the Recyclables Collection and Loading Area plot plan, as approved and stamped by the Riverside County Waste</p>	<p>Prior to the issuance of building permits.</p>	<p>Waste Management Department of Waste Resources.</p>	<p>Applicable.</p>	<p>None; Mitigation Measure MM Utilities 1 shall apply.</p>	<p>Less than significant.</p>

IMPACT CATEGORY	EIR No. 466 IMPACT (PER THE EIR No. 466 MIMP)	LOT PLAN No. 180029 FINDING	EIR No. 466 MITIGATION MEASURE	EIR No. 466 MITIGATION IMPLEMENTATION TIMING	RESPONSIBLE PARTY FOR MITIGATION	APPLICABILITY OF MITIGATION TO LOT PLAN No. 180029	CONDITIONS OF APPROVAL (COA), REGULATORY REQUIREMENTS (RR), AND PROJECT DESIGN FEATURES (PDF) APPLICABLE TO LOT PLAN No. 180029	EIR No. 466 LEVEL OF SIGNIFICANCE AFTER MITIGATION
		sufficient daily capacity to accept solid waste generated by the Project. As such, the Project's impacts due to solid waste would be less than significant.	<p>Management-Department-DWB, and verified by the Riverside County Building and Safety Department through site inspection.</p> <p>MM Utilities 2: In addition to solid waste dumpsters, the project development will include recycling containers for aluminum cans, glass, plastics, paper and cardboard.</p> <p>MM Utilities 3: The project development will recycle construction and demolition (C&D) waste generated during construction activities.</p> <p>MM Utilities 4: The property owner shall require landscaping contractors to practice grass recycling and/or grass composting to reduce the amounts of grass material in the waste stream.</p> <p>MM Utilities 5: The property owner shall require landscaping contractors to use mulch and/or compost for the development and maintenance of project site landscaped areas.</p>	<p>Prior to the issuance of certificate of occupancy.</p> <p>Prior to the issuance of certificate of occupancy.</p> <p>Prior to the issuance of certificate of occupancy.</p> <p>Prior to the issuance of certificate of occupancy.</p>	<p>Waste Management Department of Waste Resources.</p> <p>Waste Management Department of Waste Resources.</p> <p>Waste Management Department of Waste Resources.</p> <p>Waste Management Department of Waste Resources.</p>	<p>Applicable.</p> <p>Applicable.</p> <p>Applicable.</p> <p>Applicable.</p>	<p>None; Mitigation Measure MM Utilities 2 shall apply.</p> <p>None; Mitigation Measure MM Utilities 3 shall apply.</p> <p>None; Mitigation Measure MM Utilities 4 shall apply.</p> <p>None; Mitigation Measure MM Utilities 5 shall apply.</p>	<p>Less than significant.</p> <p>Less than significant.</p> <p>Less than significant.</p> <p>Less than significant.</p>
5.1.21: Wildfire	Impacts due to wildfire were determined by the IS/NOP for EIR No. 466 to be less than significant.	The Project site is not identified as being susceptible to wildfires and is not located adjacent to land use that pose a high fire risk. Project impacts due to wildfire would be less than significant.	No mitigation is required.				None.	Less than significant.
<p>NOT APPLICABLE TO PP No. 180029</p>								



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



Juan C. Perez
Agency Director

10/14/20, 2:58 pm

PPT180029

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for PPT180029. 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 (PPT180029) 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. 180029 is a proposal for the construction and operation of a 406,496 square-foot concrete tilt-up industrial building on 21.1 acres. The building (Majestic Freeway Business Center Building 20) would include 20,325 square-feet of office area and the remaining 386,171 square-feet for warehouse space. There would be a 2.5 acre detention basin that could accommodate picnic tables along the rim of the basin and a designated parking cut-out for food trucks. A total of 280 parking spaces will be provided, including 8 for disabled persons and 8 for electric vehicles. The Assessor's Parcel No. 314-051-015 which is 19.42 net acres will be used as a potential stockpile, borrow site, and construction staging area for the development of Building 20 and the detention basin. Additionally, there would be proposed truck queuing and vehicle access driveway that would traverse between the borrow site and the project site for Building 20.

Advisory Notification. 3 AND - Design Guidelines

Compliance with applicable Design Guidelines: 1. Specific Plan Design Guidelines

Advisory Notification. 4 AND - EIR Mitigation Measures

Mitigation Measures from EIR No. 466 and the Project Initial Study/Addendum have been incorporated as conditions of approval of this project where appropriate. Beyond these conditions of approval that have been incorporated, development of the project shall conform to the analysis, conclusions, and mitigation measures of EIR No. 466 and the Project Initial Study/Addendum.

ADVISORY NOTIFICATION DOCUMENT**Advisory Notification****Advisory Notification. 5 AND - Exhibits**

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT(S)

Exhibit A (Site Plan), dated May 15, 2020; Exhibit B (Elevations), dated May 15, 2020;
 Exhibit C (Floor Plans), dated May 15, 2020; Exhibit D (Details), dated May 15, 2020;
 Exhibit G (Grading Plans), dated May 15, 2020; Exhibit L (Conceptual Landscaping and Irrigation Plans), dated May 15, 2020; Exhibit P (Photometric Plan), dated May 15, 2020; Exhibit T (Truck Stacking), dated May 15, 2020; Exhibit U (Utility Plans), dated May 15, 2020.

Advisory Notification. 6 AND - Federal, State & Local Regulation Compliance

1. Compliance with applicable Federal Regulations, including, but not limited to:
 - National Pollutant Discharge Elimination System (NPDES)
 - Clean Water Act
 - Migratory Bird Treaty Act (MBTA)

2. Compliance with applicable State Regulations, including, but not limited to:
 - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
 - Government Code Section 66020 (90 Days to Protest)
 - Government Code Section 66499.37 (Hold Harmless)
 - State Subdivision Map Act
 - Native American Cultural Resources, and Human Remains (Inadvertent Find)
 - Current California Building Code (CBC)
 - 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)
 - Ord. No. 928 (Clarifying County Prohibition on Mobile Marijuana Dispensaries and Deliveries)

4. Mitigation Fee Ordinances:
 - Ord. No. 659 Development Impact Fees (DIF)
 - Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
 - Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
 - Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 7 AND - Hold Harmless

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following:

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the Plot Plan, or its associated environmental documentation; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the Plot Plan, including, but not limited to, decisions made in response to California Public Records Act requests; and

(a) and (b) above are hereinafter collectively referred to as "LITIGATION."

The COUNTY shall promptly notify the applicant/permittee of any LITIGATION and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such LITIGATION or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY.

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such LITIGATION, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the Project, applicant/permittee shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). Applicant/permittee shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. To the extent such costs are not recoverable under the California Public Records Act from the records requestor, applicant/permittee agrees that deposits under this section may also be used to cover staff time incurred by the COUNTY to compile, review, and redact records in response to a Public Records Act request made by a petitioner in any legal challenge to the Project when the petitioner is using the Public Records Act request as a means of obtaining the administrative record for LITIGATION purposes. Within ten (10) days of written notice from COUNTY, applicant/permittee shall make such additional deposits.

ADVISORY NOTIFICATION DOCUMENT**E Health****E Health. 1****ECP COMMENTS**

Based on the information provided in the environmental assessment documents submitted for this project and with the provision that the information was accurate and representative of site conditions, RCDEH-ECP (Riverside County Department of Environmental Health – Environmental Cleanup Program) concludes no further environmental assessment is required for this project.

If previously unidentified contamination or the presence of a naturally occurring hazardous material is discovered at the site, assessment, investigation, and/or cleanup may be required. Contact Riverside County Environmental Health - Environmental Cleanup Programs at (951) 955-8980, for further information.

E Health. 2**Water/Sewer**

The proposed project shall obtain potable water service and sanitary sewer service from Eastern Municipal Water District (EMWD). Prior to building permit issuance, applicant shall submit an original copy of water and sewer "will-serve" letter(s) to DEH for review and record keeping. Please note that it is the responsibility of the applicant to ensure that all requirements to obtain potable water service and sanitary sewer service are met with the appropriate purveyors, as well as, all other applicable agencies.

Fire**Fire. 1****Gen - Fire**

1.) Access - Fire Department emergency vehicle apparatus access road locations and design shall be in accordance with the California Fire Code, Riverside County Ordinance 460, Riverside County Ordinance 787, and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.

2.) Water - Fire Department water system(s) for fire protection shall be in accordance with the California Fire Code, Riverside County Ordinance 787 and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance. 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

ADVISORY NOTIFICATION DOCUMENT**Flood****Flood. 1****015-Flood INCREASED RUNOFF CRITERIA**

Increased runoff calculations supporting the size of the proposed basin shall be submitted to the District for review. The entire area of proposed development will be routed through the proposed basin to mitigate increased runoff. The proposed basin must have positive drainage; dead storage basins shall not be acceptable.

Storms to be studied will include the 1-hour, 3-hour, 6-hour and 24-hour duration events for the 2-year, 5-year, and 10-year return frequencies. Detention basin(s) and outlet(s) sizing will ensure that none of these storm events has a higher peak discharge in the post-development condition than in the pre-development condition.

For the 2-year and 5-year events, the loss rate will be determined using an AMC I condition. For the 10-year event, AMC II will be used. Constant loss rates shall be used for the 1-hour, 3-hour, and 6-hour events. A variable loss rate shall be used for the 24-hour event.

Low Loss rates will be determined using the following:

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

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.

ADVISORY NOTIFICATION DOCUMENT**Flood****Flood. 1****015-Flood INCREASED RUNOFF CRITERIA (cont.)**

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

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.

Flood. 2**Flood Haz. Report**

4/15/2020

Plot Plan (PP) 180029 is a proposal to construct a 406,496 sq.ft. industrial building (Building 20) with 280 parking spaces and a 2.5-acre detention basin on a 40.28-acre site in Perris area. The project site is located at the southwest corner of Old Oleander Avenue and Harvill Avenue. The previously proposed second building (Building 19) is removed this time and the area will be used as a potential stockpile, borrow site and construction staging area for Building 20.

The topography of the site is a mild west-to-easterly slope. This site receives majority runoff from a tributary offsite drainage area from the hills to the west and some offsite flows from the north of Building 20. The project site is within Specific Plan (SP) 341, which contains District maintained drainage facilities that were constructed by Community Facilities District (CFD) 88-8 in conformance with the Perris Valley Master Drainage Plan (MDP). The offsite runoff is tabled to drain to District owned and maintained Perris Valley Master Drainage Plan (MDP) Lines E-10 and F (aka. Lateral F-4) (project# 4-0-00492 / drawing # 4-0652), and proposed MDP Laterals F-3 and F-3.1.

Per as-built Dwg No. 4-0652 sheet 7, Lateral F-4 inlet intercepts 123cfs 100-year offsite flow near northwest corner of Building 20 and some flows from the north of Old Oleander Avenue. The storm drain line continues southerly in Harvill Avenue to confluence with 297 cfs 100-year flow picked up by Lateral F-3 inlet (4-0652 sheet 4) at intersection of Harvill Avenue and Nance Street. The underground box in Nance Street then transitions to a concrete lined trapezoidal channel along west side of County Transportation railroad right of way before the RCB connects to a District owned detention basin built by CFD 88-8. This detention basin was constructed to mitigate storm flows to an undersized culvert located underneath the AT&SF Railroad between Perry Street and Commerce Center Drive. Per SP 341, the development within the area tributary to this basin, between Markham St and Old Oleander, will not require increased runoff mitigation. However, water quality mitigation will still be required. The District currently maintains the basin and will not allow the basin to be altered to incorporate a water quality feature to mitigate the impacts of development proposals.

To intercept the off-site runoff to Building 20, PP 180029 proposes a 2-ft wide concrete ditch along property boundary west of Building 20. The northern half of offsite flows will be conveyed from the ditch to a proposed 24-inch storm drain to Lateral F-4 in Old Oleander Road. The southern half of offsite flows

ADVISORY NOTIFICATION DOCUMENT**Flood****Flood. 2****Flood Haz. Report (cont.)**

tributary to Building 20 will be conveyed to the south via the proposed ditch to a 36-inch storm drain and then to the proposed MDP Lateral F-3. The proposed concrete ditch needs to be designed to have sufficient hydraulic capacity to protect the site from the offsite flows. The flow capacity of the concrete ditch needs to match the MDP Line Lateral F3.1. The project may be required to construct MDP Lateral F-3.1 if the proposed concrete ditch is not adequate.

PP180029 proposes to construct proposed MDP Lateral F-3, upstream of MDP Line F-3, from west of Harvill Ave to southwest corner of Building 20. Please note, offsite drainage improvements require the facilities to be located within dedicated drainage easements obtained from the affected property owner(s). See comments 60 & 80 - OFFSITE EASEMENT OR REDESIGN. Lateral E-3 shall conform to District design, maintenance, and operation standards. District will review the improvement plans for maintenance of this facility. See comments 60 and 80 - 6 ITEMS FOR DISTRICT OPERATION AND MAINTENANCE OF FACILITY(IES). Currently, no offsite flow protection is proposed for the vacant parcel (APN 314-051-015) where Building 19 used to be proposed at.

PP180029 proposes an offsite detention basin at the northwest corner of Markham Street and Harvill Avenue to treat the entire onsite flows (Building 20) and discharge to existing Lateral F-2. This basin is designed to mitigate the water quality impacts due to this development and provide detention of flows. Lateral F-2 60-inch RCP outlets east of Markham Street cul-de-sac, and the discharge flows easterly along an earthen swale before entering the District maintained detention basin. Please note there is another Majestic Freeway Business project, PP180038, is currently under review. PP180038 is conditioned to complete the portion of Lateral F-2 (earthen swale portion) from the current terminus of Lateral F-2 (eastern end of Markham Street) through their project site to the District's detention basin. PP180029 proposed basin will require increased runoff mitigation if the earthen ditch between the basin and Lateral F-2 has not been replaced with the MDP facility. The criteria for mitigation of the incremental increase of peak flow rates shall be satisfied and calculations supporting the adequacy of the mitigation feature shall be submitted to the District for review and approval prior to the issuance of permits. See comment 015-Flood INCREASED RUNOFF CRITERIA.

It should be noted that the project onsite flows are tabled to drain to MDP Lateral F-4 and proposed Lateral F-3. Although the flows from the project site are eventually collected at District's detention basin at Commerce Center Dr. and the I-215 Fwy, the flows are diverted between the storm drain systems Lateral F-3 and Lateral F-4 to be conveyed to the detention basin. Lateral F-2 may not have sufficient hydraulic capacity to convey the discharge from the project proposed basin to the District's basin due to the diversion. Lateral F-2 hydraulic capacity needs to be verified during final engineering. The location and size of the proposed basin may need to be redesigned if Lateral F-2 does not have the capacity to convey the discharge from the basin.

The proposed 24-in storm drain connection to Lateral F-4 in Old Oleander Road and the proposed basin discharge pipe connection to MDP Lateral F-2 in Markham Street will be required for encroachment permits from the District due to the performed work will be within District right-of-way and involving District facilities. See comments 60 and 80 - ENCROACHMENT PERMIT REQUIRED

ADVISORY NOTIFICATION DOCUMENT**Flood****Flood. 2 Flood Haz. Report (cont.)**

The Majestic Freeway Business center is located within the boundaries of the Perris Valley Area Drainage Plan (ADP) for which the Board of Supervisors has adopted drainage fees pursuant to Ordinance No. 460. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to issuance of grading or building permits for this project whichever occurs first. The current fee for this ADP is \$8,875 per acre which includes \$7,805 per acre for local facilities and \$1,070 per acre for Perris Valley Channel. Per CFD 88-8, in which this project is located, the ADP credit is greater than the corresponding obligation for the local facilities and the \$7,805 per acre fee has been satisfied. However, the Perris Valley Channel portion still applies to all properties within CFD 88-8. The fee due will be based on the fee in effect for Perris Valley Channel at the time of payment. Drainage fees shall be paid with cashier's check or money order only to the District.

Every effort has been made to identify all potential areas of concern for which the District will recommend conditions of approval should this case be filed. However, if during further review of the site and development proposal, additional public safety and health issues are discovered, the District reserves the right to bring such issues to the attention of the hearing body.

Any questions pertaining to this project can be directed to Han Yang at 951.955.1348 or hyang@rivco.org.

Planning**Planning. 1 ALUC General Conditions**

1. Any outdoor lighting installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The following uses/activities are not included in the proposed project and shall be prohibited at this site, in accordance with Note A on Table 4 of the Mead Valley Area Plan:
 - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - (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

ADVISORY NOTIFICATION DOCUMENT**Planning****Planning. 1****ALUC General Conditions (cont.)**

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 406,496 square feet of manufacturing area. Any increase in building area or change in use other than for warehouse, office and manufacturing uses will require an amended review by the Airport Land Use Commission.

10. The project does not propose rooftop solar panels at this time. However, if the project were to propose solar rooftop panels in the future, the applicant/developer shall prepare a solar glare study that analyzes glare impacts, and this study shall be reviewed by the Airport Land Use Commission and March Air Reserve Base.

11. The Federal Aviation Administration has conducted an aeronautical study of the proposed project (Aeronautical Study No. 2018-AWP-17882-OE) and has determined that neither marking nor lighting of the structure is necessary for aviation safety. However, if marking and/or lighting for aviation safety are accomplished on a voluntary basis, such marking and/or lighting (if any) shall be installed in accordance with FAA Advisory Circular 70/7460-1 L Change 2 and shall be maintained in accordance therewith for the

ADVISORY NOTIFICATION DOCUMENT**Planning****Planning. 1 ALUC General Conditions (cont.)**

life of the project.

12. The proposed building shall not exceed a height of 50 feet above ground level and a maximum elevation at top point of 1,603 feet above mean sea level.

13. The maximum height and top point elevation specified above shall not be amended without further review by the Airport Land Use Commission and the Federal Aviation Administration; provided, however, that reduction in structure height or elevation shall not require further review by the Airport Land Use Commission.

14. Temporary construction equipment used during actual construction of the structure shall not exceed 50 feet in height and a maximum elevation of 1,603 feet above mean sea level, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.

15. Within five (5) days after construction of the building reaches its greatest height, FAA Form 7460-2 (Part II), Notice of Actual Construction or Alteration, shall be completed by the project proponent or his/her designee and e-filed with the Federal Aviation Administration. (Go to <https://oeaaa.faa.gov> for instructions.) This requirement is also applicable in the event the project is abandoned or a decision is made not to construct the applicable structure.

Planning. 2 Causes for Revocation

In the event the use hereby permitted under this permit, a) is found to be in violation of the terms and conditions of this permit, b) is found to have been obtained by fraud or perjured testimony, or c) is found to be detrimental to the public health, safety or general welfare, or is a public nuisance, this permit shall be subject to the revocation procedures.

Planning. 3 Ceased Operations

In the event the use hereby permitted ceases operation for a period of one (1) year or more, this approval shall become null and void.

Planning. 4 Existing R/R – CARB Large Spark-Ignition

CARB's Large Spark-Ignition (LSI) Rule shall apply, which requires in-use fleets to achieve specific hydrocarbon (HC) + NOX fleet average emission level (FAEL) standards that become more stringent over time. Operators are required to label, maintain records, and report each piece of equipment subject to FAEL. The lowest FAEL for large and medium fleets with 25 horsepower or more (greater than 19 kilowatts for 2005 and later model year engines) was to be achieved in 2013. Beginning June 30, 2017, and until June 30, 2023, operators must maintain records, report, and label each piece of equipment subject to a FAEL standard.

Planning. 5 Existing R/R – Idle Time

ADVISORY NOTIFICATION DOCUMENT**Planning****Planning. 5 Existing R/R – Idle Time (cont.)**

CARB's Diesel-Fueled Commercial Motor Vehicle Idling Regulation shall apply, which requires heavy-duty diesel truck operators (GVWR>10,000 lbs.) to turn off engines after 5 minutes of idling. 2008 and newer MY engines with GVWR>14,000 lbs. are required to be equipped with 5-minute automatic engine shutdown system.

Planning. 6 Existing R/R – In-Use Off-Road Diesel

CARB's In-Use Off-Road Diesel Rule shall apply, which Reduces NOX and PM emissions by imposing limits on idling, requiring reporting, restricting addition older vehicles, and requiring the retirement/replacement/repowering of older engines by fleet size category (small, medium, and large). Performance Requirements to meet fleet averages or comply with BACT are 2014 for Large Fleets, 2017 for medium fleets, and 2019 for smaller fleets.

Planning. 7 Expiration Date Use Case

This approved permit shall be used within NINE (9) years from the approval date; otherwise, the permit shall be null and void.

The term used shall mean the beginning of construction pursuant to a validly issued building permit for the use authorized by this approval. Prior to the expiration of the 9 years, the permittee/applicant may request an extension of time to use the permit. The extension of time may be approved by the Assistant TLMA Director upon a determination that a valid reason exists for the permittee not using the permit within the required period.

If an extension is approved, the total time allowed for use of the permit shall not exceed ten (10) years.

Planning. 8 Industrial Occupant Change

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

Planning. 9 Landscape Requirement

This condition applies to both onsite and offsite (ROW) landscaping:

The developer/ permit holder shall: 1) Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS; 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.

ADVISORY NOTIFICATION DOCUMENT**Planning****Planning. 9****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.

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; to the extent commercially available. 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.

ADVISORY NOTIFICATION DOCUMENT**Planning****Planning. 10****Logistics/Warehouse – General/Operational Measures (cont.)**

10. If a public address (PA) system is being used in conjunction with a warehouse/distribution facility operations, the PA system shall be oriented away from sensitive receptors and the volume set at a level not readily audible past the property line.

11. Facility Operation shall comply with the exterior noise decibel levels as required by Ord. 847 (Noise Ordinance), which includes a maximum exterior decibel level of 55 dba (between 7:00 a.m. and 10:00 p.m.) and 45 dba (between 10:00 p.m. and 7:00 a.m.) as measured on adjacent occupied residences, or as modified by the most current version of Ordinance No. 847.

12. Each Facility shall designate a Compliance Officer responsible for implementing the measures described herein and/or in the project conditions of approval and mitigation measures. Contact information should be provided to the County and updated annually, and signs should be posted in visible locations providing the contact information for the Compliance Officer to the surrounding community. These signs shall also identify the website and contact information for the South Coast Air Quality Management District.

13. On-site equipment, such as forklifts, shall be electric with the necessary electrical charging stations provided.

Planning. 11**Mitigation Compliance (MM) for Air Quality**

MM Air 1: During construction, mobile construction equipment will be properly maintained, which includes proper tuning and timing of engines. Equipment maintenance records and equipment design specification data sheets shall be kept on-site during construction.

MM Air 2: Legible, durable, weather-proof signs shall be placed at all passenger vehicle parking areas prohibiting all vehicles from idling in excess of thirty minutes on-site. Prior to the issuance of an occupancy permit, the County of Riverside shall conduct a site inspection to ensure that the signs are in place.

MM Air 3: To comply with the California Code of Regulations Title 13, Division 3, Chapter 1, Article 4.5, Section 2025, "Regulation to Reduce Emissions of Diesel Particulate Matter, Oxides of Nitrogen and Other Criteria Pollutants, from In-Use Heavy-Duty Diesel-Fueled Vehicles" and California Code of Regulations Title 13, Division 3, Chapter 10, Article 1, Section 2485, "Airborne Toxic Control Measure to Limit Diesel-Fueled Commercial Motor Vehicle Idling," legible, durable, weather-proof signs shall be placed at truck access gates, loading docks, and truck parking areas that identify applicable California Air Resources Board (CARB) anti-idling regulations. At a minimum, each sign shall include: 1) instructions for truck drivers to shut off engines when not in use; 2) instructions for drivers of diesel trucks to restrict idling to no more than five (5) minutes once the vehicle is stopped, the transmission is set to "neutral" or "park," and the parking brake is engaged; and 3) telephone numbers of the building facilities manager and the CARB to report violations. Prior to the issuance of an occupancy permit, the County of Riverside shall conduct a site inspection to ensure that the signs are in place. Prohibit all diesel trucks from idling in excess of ten minutes on-site.

ADVISORY NOTIFICATION DOCUMENT**Planning****Planning. 11 Mitigation Compliance (MM) for Air Quality (cont.)**

MM Air 4: Wherever practicable, main truck entries will not be located near existing residences.

MM Air 5: Signage will be installed directing heavy-duty trucks to identified truck routes that avoid residential areas within vicinity of the Project site.

MM Air 6: Where transport refrigeration units (TRUs) are in use, electrical hookups will be installed at all loading and unloading stalls that accommodate TRUs in order to allow TRUs with electric standby capabilities to use them.

MM Air 7: As part of lease agreements, the proposed Project owner shall educate drivers/tenants on alternative clean fuels.

MM Air 8: Provide preferential parking spaces for carpools and vanpools. Those parking spaces dedicated for vanpool access shall have a minimum 7'2" vertical clearance.

MM Air 9: Local transit agencies shall be contacted to determine the feasibility of bus routing in the project area that can accommodate bus stops at the project access points. The project or the transit agency shall provide bus stop signage at the agreed upon bus stop locations.

MM Air 10: Prior to grading permit and building permit issuance, the County of Riverside shall verify that the following applicable notes are included on the grading plans and building plans. Project contractors shall be required to ensure compliance with these notes and permit periodic inspection of the construction site by County of Riverside staff or its designee to confirm compliance. These notes also shall be specified in bid documents issued to prospective construction contractors.

a) All Heavy-Heavy Duty Haul Trucks (HHD) accessing the Project site during construction shall use year 2010 or newer engines to the extent such HHD are commercially available. b) All scrapers, excavators, graders, and rubber-tired dozers shall be CARB Tier 3 Certified or better. c) Construction contractors shall notify their workers about Riverside County's Rideshare Program. d) Construction activities shall be suspended during Stage 2 Smog Alerts issued by the South Coast Air Quality Management District (SCAQMD). e) Construction activities shall comply with South Coast Air Quality Management District (SCAQMD) Rule 403, "Fugitive Dust." Rule 403 requires implementation of best available dust control measures during construction activities that generate fugitive dust, such as earth moving, grading, and equipment travel on unpaved roads. f) Architectural coating work shall comply with SCAQMD Rule 1113, "Architectural Coatings." Rule 1113 places limits on grams of VOC per liter of coating material and colorants (paint). g) Street sweepers shall be certified by the SCAQMD as meeting SCAQMD Rule 1186.1 "Less Polluting Street Sweepers" sweeper certification procedures.

MM Air 11: The minimum number of automobile electric vehicle (EV) charging stations required by the California Code of Regulations Title 24 shall be provided. In addition, and to facilitate the possible future

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 11 Mitigation Compliance (MM) for Air Quality (cont.)

installation of infrastructure that would charge the batteries that power the motors of electric-powered trucks, the following shall be installed. 1) At Shell building permit, an electrical room(s) and/or exterior area(s) of the site shall be designated where future electrical panels would be located for the purpose of supplying power to on-site charging facilities for electric powered trucks. Conduit shall be installed from this designated area where the panel would be located to the on-site location where the charging facilities would be located where electric-powered trucks would park and connect to charging facilities to charge the batteries that power the motors of the electric-powered trucks. 2) At issuance of a building permit for Tenant Improvements, if the tenant is served by electric trucks, the electrical panel and charging units shall be installed, and the electrical wiring connections shall be made from the electrical panel to the charging units. If the tenant is not served by electric trucks, this requirement shall not apply.

MM Air 12: All owner users and future tenants shall participate in Riverside County's Rideshare Program. The purpose of this program is to encourage 2+ person occupancy vehicle trips and encourage other alternative modes of transportation. Carpooling opportunities and public transportation information shall be advertised to employees of the building tenant. Developer and all successors shall include the provisions of this obligation in all leases of the Project so that all tenants shall fulfill the terms and conditions of this County condition of approval.

MM Air 13: Developer and all successors shall include information in building sale and lease agreements that inform owner users and tenants about (1) the air quality benefits associated with water-based or low volatile organic compounds (VOC) cleaning products, and (2) the benefits of becoming SmartWay Shippers and SmartWay Carriers, which is federal EPA program that advances supply chain sustainability.

MM Air 14: All construction and operational activities associated with the proposed Project shall comply with Riverside County Board of Supervisors Policy F-3, "Good Neighbor' Policy for Logistics and Warehouse/Distribution Uses."

Planning. 12 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. 13 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. 14 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

ADVISORY NOTIFICATION DOCUMENT**Planning****Planning. 14 Noise Monitoring Reports (cont.)**

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. 15 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. 16 Truck Chargin Equipment

Upon the utilization of electrical trucks at the facility, electrical charging equipment for the trucks shall be installed and operational utilizing the prior electrical infrastructure installed and area noted for such equipment.

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 the following codes: Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. The Coroner will have two working days to determine if the remains are subject to his or her authority as part of a crime. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission (NAHC) shall be contacted by the Coroner within the period specified by law (24 hours). The NAHC shall immediately notify those persons it believes to be most likely descended from the deceased Native American. The descendants may, inspect the site of the discovery of the Native American human remains and may recommend means for treatment or disposition, with appropriate dignity, of the human remains and any associated grave goods. The descendants shall make recommendations or preferences for treatment within 48 hours of being granted access to the site. Upon the discovery of Native American remains, the landowner shall ensure that the immediate vicinity, where the Native American human remains are located, is not damaged or disturbed. The landowner shall discuss and confer with the descendants all reasonable options regarding the descendants' preferences for treatment. The descendants' preferences for treatment may include the following:

- The nondestructive removal and analysis of human remains and items associated with Native American human remains.
- Preservation of Native American human remains and associated items in place.
- Relinquishment of Native American human remains and associated items to the descendants for treatment.
- Other culturally appropriate treatment. The parties may also mutually agree to extend discussions, taking into account the possibility that

ADVISORY NOTIFICATION DOCUMENT

Planning-CUL

Planning-CUL. 1 If Human Remains Found (cont.)

additional or multiple Native American human remains, as defined in this section, are located in the project area, providing a basis for additional treatment measures. Human remains of a Native American may be an inhumation or cremation, and in any state of decomposition or skeletal completeness. Any items associated with the human remains that are placed or buried with the Native American human remains are to be treated in the same manner as the remains, but do not by themselves constitute human remains. Whenever the commission is unable to identify a descendant, or the descendants identified fail to make a recommendation, or the landowner or his or her authorized representative rejects the recommendation of the descendants and the mediation provided for in subdivision (k) of Section 5097.94, if invoked, fails to provide measures acceptable to the landowner, the landowner or his or her authorized representative shall reinter the human remains and items associated with Native American human remains with appropriate dignity on the property in a location not subject to further and future subsurface disturbance. To protect these sites, the landowner shall do one or more of the following:

- Record the site with the commission or the appropriate Information Center.
- Utilize an open-space or conservation zoning designation or easement.
- Record a document with the county in which the property is located. The document shall be titled "Notice of Reinternment of Native American Remains" and shall include a legal description of the property, the name of the owner of the property, and the owner's acknowledged signature, in addition to any other information required by this section. The document shall be indexed as a notice under the name of the owner. Upon the discovery of multiple Native American human remains during a ground disturbing land development activity, the landowner may agree that additional conferral with the descendants is necessary to consider culturally appropriate treatment of multiple Native American human remains. 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 Archaeologist.

Planning-CUL. 2 Unanticipated Resources

The developer/permit holder or any successor in interest shall comply with the following for the life of this permit. If during ground disturbance activities, unanticipated cultural resources* are discovered, the following procedures shall be followed: All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and 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

ADVISORY NOTIFICATION DOCUMENT**Planning-CUL****Planning-CUL. 2 Unanticipated Resources (cont.)**

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.

Planning-GEO**Planning-GEO. 1 GEO180046 ACCEPTED**

County Geologic Report GEO No. 180046, submitted for the project PPT180032, was prepared by Kleinfelder, Inc, and is titled; "Report of Geotechnical Study, Majestic Freeway Business Center, Building No. 20, West of Harvill Avenue, South of Oleander Avenue, Riverside County, California," dated November 6, 2018. "Report of Geotechnical Study, Majestic Freeway Business Center, Building No. 20, West of Harvill Avenue, South of Oleander Avenue, Riverside County, California," dated November 6, 2018 (Revised December 21, 2018). These documents are herein incorporated into GEO180046. GEO180046 concluded: 1. The site is not located within a State of California Earthquake Fault Zone, nor a County of Riverside Fault Hazard Zone. 2. Based on the age of the geologic units present at the site, lack of geomorphic evidence such as lineaments, off-set drainages or concentration of vegetation, and the distance to known active faults in the region, the risk of surface rupture at the site resulting from faulting is considered low. 3. The site is relatively flat and the risk of the site from landslides and other forms of mass wasting is considered very low. 4. Based on the properties of the soils underlying the site, there is a low potential for impact due to liquefaction from a seismic event. 5.

Seismically-induced settlement is estimated to be less than 1-inch total and ½ inch differential settlement over a distance of over 40 feet. 6. The risk of seiche and tsunami damage following a seismic event at the site is considered low. 7. Dry seismically-induced settlement is calculated to be less than 1 inch. 8. Expansion index testing indicated an Expansion Index of 0 (Very Low). GEO180046 recommended: 1. Prior to general site grading, existing vegetation, debris, and oversized materials (greater than 6 inches in maximum dimension) should be stripped and disposed outside the construction limits. 2. In order to provide uniform support for the proposed spread foundations and slab-on-grade floors, we recommend the site soils be overexcavated and replaced as engineered fill to a minimum depth of 5 feet from existing grade and at least 3 feet below the bottom of footings, whichever is greater. 3. Prior to scarification and recompaction of the soil, the excavation bottoms should have a minimum relative compaction of 85 percent based on the existing density presented on the boring logs. 4. The overexcavation should extend horizontally at least 5 feet beyond the edges of foundations and a distance equivalent to the thickness of the anticipated fill below the footing, whichever is greater. 5. Total static settlement for foundations designed in accordance with the recommendations presented

ADVISORY NOTIFICATION DOCUMENT**Planning-GEO****Planning-GEO. 1 GEO180046 ACCEPTED (cont.)**

herein is estimated to be less than 1 inch. Differential static settlement between similarly loaded columns is estimated to be less than ½ inch over 40 feet.

GEO No. 180046 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 180046 is hereby accepted for planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County Of Riverside upon application for grading and/or building permits.

Transportation**Transportation. 1 RCTD - GENERAL**

1. With respect to the conditions of approval for the referenced tentative exhibit, it is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. The County of Riverside applicable ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.
2. The Project shall submit a preliminary soils and pavement investigation report addressing the construction requirements within the road right-of-way.
3. A signing and striping plan is required for this project. The Project shall be responsible for any additional paving and/or striping removal caused by the striping plan or as approved by the Director of Transportation.
4. Alternations to natural drainage patterns shall require protecting downstream properties by means approved by the Transportation Department.
5. If the Transportation Department allows the use of streets for drainage purposes, the 10-year discharge shall be contained in the top of curb or asphalt concrete dikes, and the 100-year discharge shall be contained in the street right-of-way.
6. The Project shall install street name sign(s) in accordance with County Standard No. 816 and as directed by the Transportation Department.
7. All corner cutbacks shall be applied per Standard 805, Ordinance 461.
8. All centerline intersections shall be at 90 degrees, plus or minus 5 degrees.
9. The project shall comply with the most current ADA requirements. Ramps shall be constructed at all 4

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 1 RCTD - GENERAL (cont.)

legs of 4-way intersections and "T" intersections per Standard No. 403, sheets 1 through 7 of Ordinance 461.

10. The Project shall obtain approval of street improvement plans from the Transportation Department.

Improvement plans shall be based upon a design profile extending a minimum of 300 feet beyond the project limits.

11. Additional information, standards, ordinances, policies, and design guidelines can be obtained from the Transportation Department Web site: <http://rctlma.org/trans/>. If you have questions, please call the Plan Check Section at (951) 955 6527.

Transportation. 2 RCTD - USE - TS/General

The Transportation Department has reviewed the traffic study submitted for the referenced project. The study has been prepared in accordance with County-approved guidelines. We generally concur with the findings relative to traffic impacts.

The General Plan circulation policies require development proposals to maintain a Level of Service 'C', except that Level of Service 'D' shall apply to all development proposals located within any of the following Area Plans: Eastvale, Jurupa, Highgrove, Reche Canyon/Badlands, Lakeview/Nuevo, Sun City/Menifee Valley, Harvest Valley/Winchester, Southwest Area, The Pass, San Jacinto Valley, Western Coachella Valley and those Community Development Areas of the Elsinore, Lake Mathews/Woodcrest, Mead Valley and Temescal Canyon Area Plans.

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

Harvill Avenue (NS) at: Project Access-Nance Street (EW)

Oleander Avenue (NS) at: Project West Access (EW) Project East Access (EW)

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

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

Waste Resources

Waste Resources. 1 Waste General

- Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and

ADVISORY NOTIFICATION DOCUMENT**Waste Resources****Waste Resources. 1 Waste General (cont.)**

local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division. - AB 341 focuses on increased commercial waste recycling as a method to reduce greenhouse gas (GHG) emissions. The regulation requires businesses and organizations that generate four or more cubic yards of waste per week and multifamily units of 5 or more, to recycle. A business shall take at least one of the following actions in order to reuse, recycle, compost, or otherwise divert commercial solid waste from disposal:

- Source separate recyclable and/or compostable material from solid waste and donate or self-haul the material to recycling facilities.
- Subscribe to a recycling service with their waste hauler.
- Provide recycling service to their tenants (if commercial or multi-family complex).
- Demonstrate compliance with the requirements of California Code of Regulations Title 14. For more information, please visit:

www.rivcowm.org/opencms/recycling/recycling_and_compost_business.html#mandatory

-Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project. - AB 1826 (effective April 1, 2016) requires businesses that generate 8 cubic yards or more of organic waste per week to arrange for organic waste recycling services. The threshold amount of organic waste generated requiring compliance by businesses is reduced in subsequent years. Businesses subject to AB 1826 shall take at least one of the following actions in order to divert organic waste from disposal: -Source separate organic material from all other recyclables and donate or self-haul to a permitted organic waste processing facility. -Enter into a contract or work agreement with gardening or landscaping service provider or refuse hauler to ensure the waste generated from those services meet the requirements of AB 1826.

Plan: PPT180029

Parcel: 314051015

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 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

Plan: PPT180029

Parcel: 314051015

60. Prior To Grading Permit Issuance

Flood

060 - Flood. 1 6 Items to Accept Facility (cont.) Not Satisfied

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.

This project may require earlier construction of downstream ADP facilities. Therefore, the District recommends that this project be required to pay a flood mitigation fee. The mitigation charge for this project shall be equal to the prevailing ADP fee rate multiplied by the area of the new development. Fees shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits. Drainage fees shall be paid directly to the District. Personal or corporate checks will not be accepted for payment.

The current fee for this ADP is \$8,875 per acre which includes \$7,805 per acre for local facilities and \$1,070 per acre for Perris Valley Channel. Per CFD 88-8, in which this project is located, the ADP credit is greater than the corresponding obligation for the local facilities and the \$7,805 per acre fee has been satisfied. However, the Perris Valley Channel portion still applies to all properties within CFD 88-8. The fee due will be based on the fee in effect for Perris Valley Channel at the time of payment. The site was previously graded, the ADP fee obligation for Perris Valley channel may have been paid previously. Provide the District with proof of payment if already paid.

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).

Plan: PPT180029

Parcel: 314051015

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 1 ALUC - Detention Basins Not Satisfied

The proposed detention basin associated with the project (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.

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 2 Logistics/Warehouse – Grading Plan Notes (cont.) Not Satisfied

11. Facility construction shall comply with the hours of operation and exterior noise decibel levels as required by Riverside County Ordinance No. 847 (“Noise Ordinance”).

060 - Planning. 3 Logistics/Warehouse – Grading Traffic Control Plan Not Satisfied

Prior to grading permit issuance, a “Traffic Control Plan” shall be prepared, which details the locations of equipment staging areas, material stockpiles, proposed road closures, and hours of construction operations. This is in addition to a Traffic Impact Study as may be required for the environmental review process.

060 - Planning. 4 MM Air 1, 2, 10 – Grading Plan Notes Not Satisfied

Prior to grading permit issuance, the County of Riverside shall verify that the following applicable notes are included on the grading plans. Project contractors shall be required to ensure compliance with these notes and permit periodic inspection of the construction site by County of Riverside staff or its designee to confirm compliance. These notes also shall be specified in bid documents issued to prospective construction contractors.

MM Air 1: During construction, mobile construction equipment will be properly maintained before mobilization to the site, which includes proper tuning and timing of engines. Equipment maintenance records and equipment design specification data sheets shall be kept on-site during construction.

MM Air 2: Prohibit all vehicles from idling in excess of thirty minutes on-site.

MM Air 10: a) All Heavy-Heavy Duty Haul Trucks (HHD) accessing the Project site during construction shall use year 2010 or newer engines to the extent such HHD are commercially available.

b) All scrapers, excavators, graders, and rubber-tired dozers shall be CARB compliant.

c) Construction contractors shall notify their workers about Riverside County’s Rideshare Program.

d) Construction activities shall be suspended during Stage 2 Smog Alerts issued by the South Coast Air Quality Management District (SCAQMD).

e) Construction activities shall comply with South Coast Air Quality Management District (SCAQMD) Rule 403, “Fugitive Dust.” Rule 403 requires implementation of best available dust control measures during construction activities that generate fugitive dust, such as earth moving, grading, and equipment travel on unpaved roads.

060 - Planning. 5 MM Noise 1-3 – Grading Plan Notes Not Satisfied

Prior to grading permit issuance, the County of Riverside shall verify that the following applicable notes are included on the grading plans. Project contractors shall be required to ensure compliance with these notes and permit periodic inspection of the construction site by County of Riverside staff or its designee to confirm compliance. These notes also shall be specified in bid documents issued to prospective construction contractors. MM Noise 1: To reduce construction-related noise, site preparation, grading and construction activities

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Planning

060 - Planning. 5 **MM Noise 1-3 – Grading Plan Notes (cont.)** **Not Satisfied**

within one-quarter mile of occupied residences shall be limited to those hours as set forth in Section 1.G.1 of Riverside County Ordinance No. 457. MM Noise 2: All construction equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers. MM Noise 3: Construction staging areas shall not be located close to any occupied residence. MM Noise 4: No combustion powered equipment, such as pumps or generators, shall be allowed to operate within 500 feet of any occupied residence unless the equipment is surrounded by a noise protection barrier.

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

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Planning-CUL

060 - Planning-CUL. 2 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 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 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.

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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 3 Streambed Alteration Permits - EPD Not Satisfied

Prior to issuance of grading permits, the applicant must provide documentation demonstrating that streambed permits have been applied for. This would include a Notification of Lake or Streambed Alteration was submitted to the California Department of Fish and Wildlife pursuant to Fish and Game Code section 1602. If CDFW determines that a Lake or Streambed Alteration Agreement is required as a result of the Notification process, the applicant shall provide the final Agreement documentation. Also, a 401 Certification from Regional Water Quality Control Board shall be applied for and a 404 permit from Army Corp of Engineers. If the agencies decide no permit is required, the applicant shall provide evidence of communication to that effect from the agencies.

060 - Planning-EPD. 4 Streambed Mitigation Credits Purchase - EPD Not Satisfied

Prior to issuance of a grading permit, the applicant will offset project impacts to 0.13 acre of MSHCP Riparian/Riverine features with purchase of a minimum of 0.13 acre of re-establishment credits and 0.13 acre of rehabilitation credits from the Riverpark Mitigation Bank as outlined in the Determination of Biologically Equivalent or Superior Preservation (DBESP) Analysis for Impacts to MSHCP Riparian/Riverine Areas prepared by Glenn Lukos Associates, Inc.

Planning-PAL

060 - Planning-PAL. 1 PRIMP REQUIRED Not Satisfied

This site is mapped in the County's General Plan as having a High potential for paleontological resources (fossils). Proposed project site grading/earthmoving activities could potentially impact this resource. HENCE:

PRIOR TO ISSUANCE OF GRADING PERMITS: 1. The applicant shall retain a qualified paleontologist approved by the County to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist). 2. The project paleontologist retained shall review the approved development plan and grading plan and conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for approval prior to issuance of a Grading Permit. Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows: 1. Description of the proposed site and planned grading operations. 2. Description of the level of monitoring required for all earth-moving activities in the project area. 3. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring. 4. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens. 5. Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery. 6. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays. 7. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates. 8. Procedures and protocol for collecting and processing of samples and specimens.

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60. Prior To Grading Permit Issuance

Planning-PAL

060 - Planning-PAL. 1 PRIMP REQUIRED (cont.) Not Satisfied

9. Fossil identification and curation procedures to be employed. 10. Identification of the permanent repository to receive any recovered fossil material. *Pursuant the County "SABER Policy", paleontological fossils found in the County should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading. 11. All pertinent exhibits, maps and references. 12. Procedures for reporting of findings. 13. Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution. 14. All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. PG), as appropriate. One original signed copy of the report(s) shall be submitted to the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, Plan Check staff, Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP.

Safeguard Artifacts Being Excavated in Riverside County (SABER)

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 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.

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60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 3 RCTD-MAP-WQ - Santa Ana Region - FINAL WQMP Not Satisfied

The off-site drainage BMP basin is to be sized for both building 19 and 20, even though only building 20 is being proposed at this time. Basin would be designed for multi-use for the public.

70. Prior To Grading Final Inspection

Planning-CUL

070 - Planning-CUL. 1 Artifact Disposition Not Satisfied

In the event cultural resources are identified during ground disturbing activities, 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 future impacts. Reburial shall not occur until all cataloguing, analysis and special studies have been completed on the cultural resources. Details of contents and location of the reburial shall be included in the Phase IV Report. 2. Curation at a Riverside County Curation facility that meets federal standards per 36 CFR Part 79 and therefore will be professionally curated and made available to other archaeologists/researchers and tribal members for further study. 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 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. If more than one Native American Group is involved with the project and cannot come to a consensus as to the disposition of cultural resources, the landowner(s) shall then proceed with curation at the Western Science Center.

070 - Planning-CUL. 2 Phase IV Cultural Monitoring Report Not Satisfied

Prior to Grading Permit Final Inspection, a Phase IV Cultural Resources Monitoring Report shall be submitted that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The report shall include results of any feature relocation or residue analysis required as well as evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting and evidence that any artifacts have been treated in accordance to procedures stipulated in the Cultural Resources Management Plan.

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 NO BUILDING PERMIT W/O GRADING PERMIT Not Satisfied

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

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80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 2

ROUGH GRADE APPROVAL

Not Satisfied

Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The Building and Safety Department must approve the completed grading of your project before a building permit can be issued. Rough Grade approval can be accomplished by complying with the following: 1. Submitting a "Wet Signed" copy of the Grading Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project. 2. Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan. 3. Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector. 4. Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage or other means of site stabilization as approved by the County Inspector prior to receiving a rough grade permit final. Prior to release for building permit, the applicant shall have met all rough grade requirements to obtain Building and Safety Department clearance.

Fire

080 - Fire. 1

Prior to permit

Not Satisfied

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) In addition, an approved site plan for fire apparatus access roads and signage shall be submitted and approved by the Office of the Fire Marshal. (CFC 501.3) The Fire Apparatus Access Road shall be (all weather surface) capable of sustaining an imposed load of 75,000 lbs. GVW. The fire apparatus access road or temporary access road shall be reviewed and approved by the Office of the Fire Marshal and in place during the time of construction. (CFC 501.4) Fire apparatus access roads shall have an unobstructed width of not less than twenty-four (24) feet as approved by the Office of the Fire Marshal and an unobstructed vertical clearance of not less than thirteen (13) feet six (6) inches or 15 feet if project is located in a State Responsibility Area Fire Hazard Zone. (CFC 503.2.1)

080 - Fire. 2

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. 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

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80. Prior To Building Permit Issuance

Fire

080 - Fire. 2

Prior to permit (cont.)

Not Satisfied

between properties and easements are established to prevent obstruction of such roads. (CFC 507, 501.3)

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

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.

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80. Prior To Building Permit Issuance

Flood

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.

This project may require earlier construction of downstream ADP facilities. Therefore, the District recommends that this project be required to pay a flood mitigation fee. The mitigation charge for this project shall be equal to the prevailing ADP fee rate multiplied by the area of the new development. Fees shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits. Drainage fees shall be paid directly to the District. Personal or corporate checks will not be accepted for payment.

The current fee for this ADP is \$8,875 per acre which includes \$7,805 per acre for local facilities and \$1,070 per acre for Perris Valley Channel. Per CFD 88-8, in which this project is located, the ADP credit is greater than the corresponding obligation for the local facilities and the \$7,805 per acre fee has been satisfied. However, the Perris Valley Channel portion still applies to all properties within CFD 88-8. The fee due will be based on the fee in effect for Perris Valley Channel at the time of payment. The site was previously graded, the ADP fee obligation for Perris Valley channel may have been paid previously. Provide the District with proof of payment if already paid.

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).

Planning

080 - Planning. 1 ALUC - Detention Basins Not Satisfied

The proposed detention basin associated with the project (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 - FAA Max Height Not Satisfied

The proposed building shall not exceed a height of 50 feet above ground level and a maximum elevation at top point of 1,603 feet above mean sea level.

080 - Planning. 3 ALUC - Noise Attenuation Not Satisfied

Noise attenuation measures shall be incorporated into the design of the office areas of the structure, to the extent such measures are necessary to ensure that interior noise levels from aircraft operations are at or below 45 CNEL.

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 4 Break Areas Not Satisfied

Prior to initial building permit the break areas shown on APPROVED EXHIBIT A shall be shown on proposed building plans and final landscape plans as applicable.

Additionally, prior to initial building permit or tenant improvement building permit (including subsequent tenant improvements), the project proponent shall consider the provision of additional outdoor break areas or patios to accommodate the number of employees anticipated in the building since the type of tenant and amount of employees may vary. These additional areas may reduce the amount of landscape areas or parking areas on the site as long as the minimum landscape and parking is provided pursuant to Ordinance No. 348.

080 - Planning. 5 CAP Screening Table Measures Not Satisfied

Prior to building permit issuance, appropriate building construction measures shall apply to achieve the minimum 100 points on the Riverside County Climate Action Plan Commercial Screening Tables. The conceptual measures anticipated for the project are included as an appendix to the project Addendum. The conceptual measures may be replaced with other measures as listed in the table included with the project Initial Study/Addendum, as long as they are replaced at the same time with other measures that in total achieve a minimum of 100 points on the screening table.

080 - Planning. 6 Conform to Elevations/Floor Plans Not Satisfied

Elevations and Floor Plans of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBIT B and the floor plans shown on APPROVED EXHIBIT C.

080 - Planning. 7 Lighting Plans Not Satisfied

All parking lot lights and other outdoor lighting shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County Comprehensive General Plan.

080 - Planning. 8 Logistics/Warehouse – Building Plan Design Not Satisfied

Prior to building permit issuance, the following measures shall be incorporated into the building design and appropriately noted:

1. At shell building permit, warehouse/distribution facilities shall install electrical rooms to hold sufficiently sized electrical panels and shall install conduit to facilitate the potential future installation of electrical connections from the electrical room to dock doors and/or a separate designated location where diesel engine trucks and/or trailers would park and connect to the electrical system. At issuance of shell building permit, these conduits shall be provided at a rate of no less than 20% of the dock doors for the facility. At issuance of a building permit for Tenant Improvements, the electrical panel shall be required to be installed and electrical wiring connections shall be made to the locations, if any, where diesel trucks and/or trailers would park and connect to the electrical system.

2. At shell building permit, warehouse/distribution facilities shall install electrical rooms and/or designate exterior areas to hold sufficiently sized electrical panels, and shall install conduit to facilitate

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 8 Logistics/Warehouse – Building Plan Design (cont.) Not Satisfied

future electrical connections for the charging of electric-powered trucks at a designated location where the trucks would park and connect to the charging facilities to charge the batteries that power the motors of the electric-powered trucks. At issuance of a building permit for Tenant Improvements, if the tenant is served by electric trucks, the electrical panel, charging units, and electrical wiring connections shall be required to the designated locations where electric-powered trucks would park and connect to the electrical system to charge their batteries.

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. 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.

5. On-site equipment, such as forklifts, shall be electric with the necessary electrical charging stations provided.

080 - Planning. 9 Logistics/Warehouse – Building Plan Notes Not Satisfied

Prior to building permit issuance, the following measures shall be noted on building plans and shall be complied with during grading operations:

1. During construction of the warehouse/distribution facility, all heavy duty haul trucks accessing the site shall have CARB-Compliant 2010 engines or newer to the extent such heavy duty haul trucks are commercially available.

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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80. Prior To Building Permit Issuance

Planning

080 - Planning. 9 Logistics/Warehouse – Building Plan Notes (cont.) Not Satisfied

9. During construction, the Transportation & Land Management Agency representative shall conduct an on-site inspection with a facility representative to verify compliance with these policies, and to identify other opportunities to reduce construction impacts.

10. Facility construction shall comply with the hours of operation and exterior noise decibel levels as required by Riverside County Ordinance No. 847 ("Noise Ordinance")

080 - Planning. 10 Logistics/Warehouse – Building Traffic Control Plan Not Satisfied

Prior to building permit issuance, a "Traffic Control Plan" shall be prepared, which details the locations of equipment staging areas, material stockpiles, proposed road closures, and hours of construction operations. This is in addition to a Traffic Impact Study as may be required for the environmental review process.

080 - Planning. 11 MM Air 1, 2, 10 – Building Plan Notes Not Satisfied

Prior to building permit issuance, the County of Riverside shall verify that the following applicable notes are included on the building plans. Project contractors shall be required to ensure compliance with these notes and permit periodic inspection of the construction site by County of Riverside staff or its designee to confirm compliance. These notes also shall be specified in bid documents issued to prospective construction contractors. MM Air 1: During construction, mobile construction equipment will be properly maintained before mobilization to the site, which includes proper tuning and timing of engines. Equipment maintenance records and equipment design specification data sheets shall be kept on-site during construction. MM Air 2: Prohibit all vehicles from idling in excess of thirty minutes on-site. MM Air 10: a) All Heavy-Heavy Duty Haul Trucks (HHD) accessing the Project site during construction shall use year 2010 or newer engines to the extent such HHD are commercially available. b) All scrapers, excavators, graders, and rubber-tired dozers shall be CARB compliant. c) Construction contractors shall notify their workers about Riverside County's Rideshare Program. d) Construction activities shall be suspended during Stage 2 Smog Alerts issued by the South Coast Air Quality Management District (SCAQMD). e) Construction activities shall comply with South Coast Air Quality Management District (SCAQMD) Rule 403, "Fugitive Dust." Rule 403 requires implementation of best available dust control measures during construction activities that generate fugitive dust, such as earth moving, grading, and equipment travel on unpaved roads. f) Architectural coating work shall comply with SCAQMD Rule 1113, "Architectural Coatings." Rule 1113 places limits on grams of VOC per liter of coating material and colorants (paint). g) Street sweepers shall be certified by the SCAQMD as meeting SCAQMD Rule 1186.1 "Less Polluting Street Sweepers" sweeper certification procedures.

080 - Planning. 12 MM Air 11 – EV Charging Stations Not Satisfied

Prior to building permit issuance, building plans shall show as applicable the minimum number of automobile electric vehicle (EV) charging stations required by the California Code of Regulations Title 24, unless an additional amount is required pursuant to Ordinance No. 348 requirements. In addition, and to facilitate the possible future installation of infrastructure that would charge the batteries that power the

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 12 MM Air 11 – EV Charging Stations (cont.) Not Satisfied

motors of electric powered trucks, the following shall be installed. 1) At Shell building permit, an electrical room(s) and/or exterior area(s) of the site shall be designated where future electrical panels would be located for the purpose of supplying power to on-site charging facilities for electric powered trucks. Conduit shall be installed from this designated area where the panel would be located to the on-site location where the charging facilities would be located where electric powered trucks would park and connect to charging facilities to charge the batteries that power the motors of the electric powered trucks. 2) At issuance of a building permit for Tenant Improvements, if the tenant is served by electric trucks, the electrical panel and charging units shall be installed, and the electrical wiring connections shall be made from the electrical panel to the charging units. If the tenant is not served by electric trucks, this requirement shall not apply.

080 - Planning. 13 MM Air 12 – Truck Electrical Conduit Not Satisfied

Prior to building permit issuance, building plans shall as applicable conduit installed to tractor trailer parking areas in logical locations mutually determined by the County and Project Applicant during construction document plan check, for the purpose of accommodating the future installation of EV truck charging stations at such time this technology becomes commercially available.

080 - Planning. 14 MM Noise 1-3 – Building Plan Notes Not Satisfied

Prior to building permit issuance, the County of Riverside shall verify that the following applicable notes are included on the building plans. Project contractors shall be required to ensure compliance with these notes and permit periodic inspection of the construction site by County of Riverside staff or its designee to confirm compliance. These notes also shall be specified in bid documents issued to prospective construction contractors. MM Noise 1: To reduce construction-related noise, site preparation, grading and construction activities within one-quarter mile of occupied residences shall be limited to those hours as set forth in Section 1.G.1 of Riverside County Ordinance No. 457. MM Noise 2: All construction equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers. MM Noise 3: Construction staging areas shall not be located close to any occupied residence. MM Noise 4: No combustion powered equipment, such as pumps or generators, shall be allowed to operate within 500 feet of any occupied residence unless the equipment is surrounded by a noise protection barrier. MM Noise 5: The following sound barriers shall be constructed along the project's perimeter at the locations and the heights indicated. An 8-foot high separation wall between project parcels adjacent to any existing residential uses, if daytime trucking activity occurs within 200 feet of the property line. A 12-foot perimeter barrier shall be required if nighttime (10:00 p.m. to 7:00 a.m.) loading dock materials handling activities are conducted within 300 feet of any residence. If nighttime trucking activities are conducted simultaneously with the operation of the loading dock, the 12-foot high barrier shall be required if such combination activities occur within 600 feet of an existing home. These wall heights can be reduced by performing a subsequent acoustical analysis after the final grading plan is complete. MM Noise 6: No nighttime loading/unloading shall occur within 100 feet of any residence. No combined trucking movements and unloading/loading shall occur within 200 feet of any residence from 10:00 p.m. to 7:00 a.m.

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 15 Parcel Merger Not Satisfied

Prior to the issuance of a building permit, the applicant, in accordance with Ordinance No. 460, shall obtain an approved Parcel Merger establishing the whole site, for the detention basin, as one parcel (APN 314-260-010, 011, 012). Documentation showing the recordation of the Parcel Merger shall be submitted to the Planning Department prior to issuance of the first building permit for Plot Plan No. 180029. The proposed parcel shall comply with all applicable development standards for the parcel's zone classification as provided in Ordinance No. 348.

080 - Planning. 16 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. 17 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. 18 Recorded Easement for Truck Access & Driveway Not Satisfied

Prior to the issuance of warehouse building permit, an easement must be recorded for the following: Truck access to the warehouse facility - For either ingress/egress from Harvill Avenue; the project sites truck access lane traverses the following parcels (APN 314-040-026 and 314-051-015).

Vehicle driveway access to the warehouse facility - The eastern driveway off of Oleander Avenue encroaches into APN 314-040-031.

Provide the recorded easement(s) to the Planning Department for clearance.

080 - Planning. 19 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. 20 School Mitigation Not Satisfied

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

080 - Planning. 21 Wall/Fencing Plan Required Not Satisfied

A wall and fencing plan shall be submitted showing all wall and fence locations and typical views of all types of fences or walls proposed. This plan shall require anti-graffiti coatings on fences and walls, where applicable. This plan shall be in substantial conformance with the wall/fence locations and designs shown on APPROVED EXHIBIT A and APPROVED EXHIBIT B.

080 - Planning. 22 Waste Management Clearance Not Satisfied

A clearance letter from Riverside County Waste Management District shall be provided to the Riverside County Planning Department verifying compliance with the following:

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 22 **Waste Management Clearance (cont.)** **Not Satisfied**

The developer shall provide adequate areas for collecting and loading recyclable materials such as paper products, glass and green waste in commercial, industrial, public facilities and residential development projects.

Survey

080 - Survey. 1 **RCTD - DEDICATION** **Not Satisfied**

Sufficient public street right of way along Harvill Avenue (project boundary) shall be convey for public use to provide for a 59 foot half width dedicated right of way per County Standard No. 93, Ordinance 461.

Sufficient public street right of way along Markham Street (project boundary) shall be conveyed for public use to provide for a 50-53 foot half-width dedicated right of way per modified County Standard No. 94, Ordinance 461. (Modified for increased from 50 feet to 50-53 feet).

080 - Survey. 2 **RCTD - SURVEY MONUMENT** **Not Satisfied**

1. Prior to construction, if survey monuments including centerline monuments, tie points, property corners and benchmarks found it shall be located and tied out and corner records filed with the County Surveyor pursuant to Section 8771 of the Business & Professions Code. Survey points destroyed during construction shall be reset, and a second corner record filed for those points prior to completion and acceptance of the improvements.

Transportation

080 - Transportation. 1 **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 Harvill Avenue, Markham Street, Oleander Avenue, and Seaton Avenue.
- (2) Streetlights.
- (3) Graffiti abatement of walls and other permanent structure.
- (4) Street sweeping.

For street lighting, the project proponent shall contact the Transportation Department L&LMD 89-1-C Administrator and submit the following:

- (1) Completed Transportation Department application.

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Transportation

080 - Transportation. 1 RCTD - ANNEXATION INTO L&LMD OR OTHER DISTRICT Not Satisfied
(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 PPT190003, P/P 957-N (approved PP20699R1), and IP190016.

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 and submitted to the Transportation Department. Landscaping Plans shall be submitted on standard County format (24x 36 inches). Landscaping plans shall be submitted 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 - USE - TS/Geometrics Not Satisfied

The intersection of Harvill Avenue (NS) at Project Access-Nance Street (EW) shall be improved to provide the following geometrics:

Northbound: one left-turn lane, one through lane, one shared through/right-turn lane - 100' minimum left-turn pocket
Southbound: one left-turn lane, one through lane, one shared through/right-turn lane
Eastbound: one left-turn lane, one shared through/right-turn lane
Westbound: one left-turn lane, one shared through/right-turn lane

or as approved by the Transportation Department.

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

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

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Transportation

080 - Transportation. 6 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. 7 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. 8 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 Recyclables Collection and Loading Area Not Satisfied

Prior to issuance of a building permit, the applicant shall submit one electronic (1) copy of a Recyclables Collection and Loading Area plot plan to the Riverside County Department of Waste Resources for review and approval to WastePlanning@rivco.org. The plot plan shall conform to Design Guidelines for Recyclables Collection and Loading Areas, provided by the Department of Waste Resources (found at <http://www.rcwaste.org/business/planning/design>) and shall show the location of and access to the collection area for recyclable materials, shall demonstrate space allocation for trash and recyclable materials and have the adequate signage indicating the location of each bin in the trash enclosure. The project applicant is advised that clearance of the Recyclables Collection and Loading Area plot plan only satisfies the Waste Resources' conditions for Recyclables Collection and Loading Areas space allocation and other Recyclables Collection and Loading Area Guideline items. Detailed drawings of the Trash Enclosure and its particular construction details, e.g., building materials, location, construction methods etc., should be included as part of the Project plan submittal to the Riverside County Department of Building and Safety.

080 - Waste Resources. 2 Waste Recycling Plan Not Satisfied

Prior to issuance of a building permit, a Waste Recycling Plan (WRP) shall be submitted to the Riverside County Department of Waste Resources for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and

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80. Prior To Building Permit Issuance

Waste Resources

080 - Waste Resources. 2 Waste Recycling Plan (cont.) **Not 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 Soils Compaction Report from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for the sub-grade and base of all paved areas. 3. Submitting a "Wet Signed" copy of the Sub-grade (rough) Certification from a Registered Civil Engineer certifying that the sub-grade was completed in conformance with the approved grading plan. 4. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan. Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building and Safety Department clearance.

Fire

090 - Fire. 1 Prior to final **Not Satisfied**

Prior to issuance of a Certificate of Occupancy or Building Final, a "Knox Box Rapid Entry System" shall be provided. The Knox-Box shall be installed in an accessible location approved by the Fire Code Official. All electronically operated gates shall be provided with Knox key switches and automatic sensors for access by emergency personnel. (CFC 506.1)

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**

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.

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90. Prior to Building Final Inspection

Planning

090 - Planning. 1 Accessible Parking (cont.) Not Satisfied

The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

"Unauthorized vehicles not displaying distinguishing placards or license plates issued for physically handicapped persons may be towed away at owner's expense.

In addition to the above requirements, the surface of each parking space shall have a surface identification sign duplicating the symbol of accessibility in blue paint of at least 3 square feet in size.

090 - Planning. 2 CAP Screening Table Measures Not Satisfied

Prior to building permit final/occupancy, appropriate pre-operation measures shall apply to achieve the minimum 100 points on the Riverside County Climate Action Plan Commercial Screening Tables. The conceptual measures anticipated for the project are included as an appendix to the project Addendum. The conceptual measures may be replaced with other measures as listed in the table included with the project Initial Study/Addendum, as long as they are replaced at the same time with other measures that in total achieve a minimum of 100 points on the screening table.

090 - Planning. 3 Curbs Along Planters Not Satisfied

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 Electric Vehicle Parking Not Satisfied

Eight (8) electrical vehicle parking spaces for shall be provided for the project per Ordinance 348, Section 18.12.A2.c1 and 2: Requirements: All development projects that require fifty (50) or more parking spaces shall designate three (3) spaces for electrical vehicles, and designate one (1) additional space for electrical vehicles for each additional fifty (50) parking spaces. All electrical vehicle parking spaces shall be serviced by an electrical vehicle charging station. If capable, a charging station may service more than one electrical vehicle parking space. Signage and Charging Station Location Signage shall be installed designating spaces for electric vehicles only. Charging stations shall be installed in locations easily accessible to service an electrical vehicle. Charging stations and associated equipment or materials shall not encroach into the minimum required areas for driveways, parking spaces, garages or vehicle maneuvering.

090 - Planning. 5 Logistics/Warehouse – NOx Contribution Not Satisfied

Prior to Building Final Inspection, the project applicant shall submit to the County a contribution of \$23,692 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.

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90. Prior to Building Final Inspection

Planning

090 - Planning. 6 Logistics/Warehouse – Signs Not Satisfied

Prior to Final Inspection, the following measures shall be implemented: 1. Signs should be posted in the appropriate locations that trucks should not idle for more than five (5) minutes and that truck drivers should turn off their engines when not in use.

2. Signs should be posted in the appropriate locations that clearly show the designated entry and exit points for trucks and service vehicles.

3. Signs should be posted in the appropriate locations that state parking and maintenance of all trucks is to be conducted within designated areas and not within the surrounding community or on public streets.

4. Signs should be posted in the appropriate locations and/or handouts should be provided that show the locations of nearest food options, fueling, truck maintenance services, and other similar convenience services, if these services are not available onsite.

5. Each Facility shall designate a Compliance Officer responsible for implementing the measures described herein and/or in the project conditions of approval and mitigation measures. Contact information should be provided to the County and updated annually, and signs should be posted in visible locations providing the contact information for the Compliance Officer to the surrounding community. These signs shall also identify the website and contact information for the South Coast Air Quality Management District.

6. Signs shall be posted in accordance with Ordinance No. 348, which may be amended from time to time.

090 - Planning. 7 MM Air 8 and Existing R/R – Carpool/Vanpool Not Satisfied

Prior to final inspection, the project shall provide preferential parking spaces for carpools and vanpools. Those parking spaces dedicated for vanpool access shall have a minimum 7'2" vertical clearance. The 2016 Cal Green Code § 5.106.5.2 requires that new projects or additions or alterations that add 10 vehicles or more vehicular parking spaces provide designated parking for any combination of low-emitting fuel-efficient and carpool/van pool vehicles.

090 - Planning. 8 Parking Paving Material Not Satisfied

Two hundred and eighty (280) 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. 9 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 on-site based on applicable parking rates.

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90. Prior to Building Final Inspection

Planning

090 - Planning. 10 Roof Equipment Shielding Not Satisfied

Roof-mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval.

090 - Planning. 11 Site Inspection - Planning Not Satisfied

Prior to the Final Inspection of the permit, the Planning Department will need to perform a Site Inspection to assure the building has been developed and built per the approved entitlement project.

Transportation

090 - Transportation. 1 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. 2 RCTD - EXISTING CURB AND GUTTER Not Satisfied

On existing curb and gutter, d.g. Trail and/or drainage devices within County right-of-way, including sewer and water laterals, on Court shall be constructed within the dedicated right-of-way in accordance with County standards, Ordinance 461. Such construction shall be shown on existing street improvement plans and approved and permitted by the Transportation Department.

Process a plan revision through the Plan Check Section per Section I, Part E, page 10 of the "Policies and Guidelines" available on the Internet at: <http://rctlma.org/trans/General-Information/Pamphlets-Brochures>.

If you have questions, please call the Plan Check Section at (951) 955-6527.

NOTE:

1. 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>

2. An 8 foot split fenced d.g. Community Trail shall be constructed along Seaton Avenue within the 11 foot dedicated parkway as directed by the Planning Department and director of Transportation.

090 - Transportation. 3 RCTD - LANDSCAPING INSTALLATION COMPLETION Not Satisfied

Landscaping within public road right-of-way shall comply with Transportation Department standards

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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 3 RCTD - LANDSCAPING INSTALLATION COMPLETION Not Satisfied

and Ordinance 461 and shall require approval by the Transportation Department. Landscaping shall be improved within Harvill Avenue, Markham Street, Oleander Avenue, and Seaton Avenue.

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. Oleander Avenue along project boundary shall be improved with 46 foot part-width AC pavement (28 feet project side and 18 feet on the other side 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 78 foot full-width dedicated right-of-way (39 feet project side 39 feet on the other side of the centerline) dedicated right-of-way in accordance with County Standard No. 111, Ordinance 461.

Note:

- a. A 6-inch concrete sidewalk shall be constructed adjacent to curb line within the 11 foot parkway.
- b. Driveways shall be constructed in accordance with Standard No. 207(A), Ordinance 461.
- c. Construct a transition AC pavement tapering lane along the east and west project boundaries on Oleander Avenue per 40 m/h design speed limit

2. Markham Street at Truck turn in/out shall be improved with 32 to 46 foot half-width AC pavement), 6-inch concrete curb and gutter, and concrete sidewalk (project side) as determine by the Director of Transportation within the 50- 53 foot half-width dedicated right-of-way in accordance with modified County Standard No. 94, Page, Ordinance 461. (Modified to increase half-width AC pavement improvements from 32 feet to 32-46 feet and increased half-width right-of-way from 50 feet to 50-53 feet)

- a. A 6 foot concrete sidewalks adjacent the curb-line shall be improved within the 7 foot parkway and join the existing concrete sidewalks to the east and west as directed by the Director of Transportation.
- b. Driveways shall be constructed in accordance with County Standard No. 207(A), Ordinance 461 and as directed by the Director of Transportation.

090 - Transportation. 5 RCTD - PAYMENT OF TRANSPORTATION FEES Not Satisfied

Prior to the time of issuance of a Certificate of Occupancy or upon final inspection, whichever occurs first, the Project shall pay fees in accordance with the fee schedule in effect at the time of payment:

- Transportation Uniform Mitigation Fees (TUMF) in accordance with Ordinance No. 824.

090 - Transportation. 6 RCTD - STREETLIGHTS INSTALL Not Satisfied

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinances 461.

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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 6 RCTD - STREETLIGHTS INSTALL (cont.) Not Satisfied

Streetlight annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed.

It shall be the responsibility of the developer to ensure that streetlights are energized along the streets associated with this development where the developer is seeking Building Final Inspection (Occupancy).

090 - Transportation. 7 RCTD - UTILITY INSTALL Not Satisfied

Electrical power, telephone, communication, street lighting, and cable television lines shall be installed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. This also applies to all overhead lines below 34 kilovolts along the project frontage and all offsite overhead lines in each direction of the project site to the nearest offsite pole. A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion for clearance.

In addition, the Project shall ensure that streetlights are energized and operational along the streets where the Project is seeking Building Final Inspection (Occupancy).

090 - Transportation. 8 RCTD-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 Reporting Form and Receipts Not Satisfied

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

090 - Waste Resources. 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 an on-site inspection by the Riverside County Department of Waste Resources.

090 - Waste Resources. 3 Waste-Recycling and Organics Compliance Not Satisfied

Prior to final inspection, the applicant shall complete a Mandatory Commercial Recycling and Organics Recycling Compliance form (Form D). Form D requires applicants to identify programs or plans that address commercial and organics recycling, in compliance with State legislation/regulation. Once completed, Form D shall be submitted to the Recycling Section of the Department of Waste Resources for approval. For more information go to:

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Waste Resources

090 - Waste Resources. 3 Waste-Recycling and Organics Compliance (cont.) Not Satisfied

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.



AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

January 17, 2019

Mr. John Hildebrand, 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

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Riverside

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Riverside

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STAFF

Director
Simon A. Housman

John Guerin
Paul Rull
Barbara Sentos

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.: ZAP1341MA18
Related File Nos.: PPT180032 (Plot Plan)
APNs: 314-040-004 (building); 314-260-010 through 314-260-012 (basin)

Dear Mr. Hildebrand:

On January 10, 2019, the Riverside County Airport Land Use Commission (ALUC) found County of Riverside Case No. PPT180032 (Plot Plan), a proposal to construct a 406,496 square foot industrial manufacturing building on 18.2 gross acres located southerly of Old Oleander Avenue, westerly of Harvill Avenue, northerly of Markham Street, and easterly of Decker Road (with an off-site 2.7 acre water detention basin located on the corner of Markham and 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, as updated at the ALUC meeting to include Federal Aviation Administration Obstruction Evaluation Service (FAA OES) conditions pursuant to the FAA OES letter dated December 20, 2018 (added conditions shown in **bold type**):

CONDITIONS:

1. Any outdoor lighting installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The following uses/activities are not included in the proposed project and shall be prohibited at this site, in accordance with Note A on Table 4 of the Mead Valley Area Plan:
 - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.

3. The following uses/activities are specifically prohibited at this location: trash transfer stations that are open on one or more sides; recycling centers containing putrescible wastes; construction and demolition debris facilities; wastewater management facilities; incinerators; noise-sensitive outdoor nonresidential uses; and hazards to flight. Children's schools are discouraged.
4. The following uses/activities are not included in the proposed project, but, if they were to be proposed through a subsequent use permit or plot plan, would require subsequent Airport Land Use Commission review:

Restaurants and other eating establishments; day care centers; health and exercise centers; churches, temples, or other uses primarily for religious worship; theaters.
5. The attached notice shall be given to all prospective purchasers of the property and tenants of the building, and shall be recorded as a deed notice.
6. The proposed noncontiguous detention basin 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 406,496 feet of manufacturing area. Any increase in building area or change in use other than for warehouse, office and manufacturing uses will require an amended review by the Airport Land Use Commission.
10. The project does not propose rooftop solar panels at this time. However, if the project were to propose solar rooftop panels in the future, the applicant/developer shall prepare a solar glare study that analyzes glare impacts, and this study shall be reviewed by the Airport Land Use Commission and March Air Reserve Base.

The following conditions were added at the January 10, 2019 ALUC hearing.

11. **The Federal Aviation Administration has conducted an aeronautical study of the proposed project (Aeronautical Study No. 2018-AWP-17882-OE) and has determined that neither marking nor lighting of the structure(s) is necessary for aviation safety. However, if marking and/or lighting for aviation safety are accomplished on a voluntary basis, such marking and/or lighting (if any) shall be installed in accordance with FAA Advisory Circular 70/7460-1 L Change 2 and shall be maintained in accordance therewith for the life of the project.**
12. **The proposed buildings shall not exceed a height of 50 feet above ground level and a maximum elevation at top point of 1,603 feet above mean sea level.**

13. The maximum height and top point elevation specified above shall not be amended without further review by the Airport Land Use Commission and the Federal Aviation Administration; provided, however, that reduction in structure height or elevation shall not require further review by the Airport Land Use Commission.
14. Temporary construction equipment used during actual construction of the structure(s) shall not exceed 50 feet in height and a maximum elevation of 1,603 feet above mean sea level, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.
15. Within five (5) days after construction of any individual building reaches its greatest height, FAA Form 7460-2 (Part II), Notice of Actual Construction or Alteration, shall be completed by the project proponent or his/her designee and e-filed with the Federal Aviation Administration. (Go to <https://oeaaa.faa.gov> for instructions.) This requirement is also applicable in the event the project is abandoned or a decision is made not to construct the applicable structures(s).

If you have any questions, please contact Paul Rull, ALUC Principal Planner, at (951) 955-6893.

Sincerely,
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Simon A. Housman, ALUC Director

Attachments: Notice of Airport in Vicinity
Aeronautical Study Number 2018-AWP-17882-OE

cc: Majestic Freeway Business Center, LLC/Majestic Realty Co. (applicant/landowner)
~~Telephone: 951-251-1111~~ Attn.: George Attala (representative)
Gary Gosliga, March Inland Port Airport Authority
Daniel "Rock" Rockholt, March Air Reserve Base
ALUC Case File

Y:\AIRPORT CASE FILES\March\ZAP1341MA18\ZAP1341MA18.LTR.doc

October 8, 2018



Attn: Steve Levisse
4790 Irvine Blvd. – Suite 105-262
Irvine, CA 92620

Subject: SAN 53 – Will Serve – Majestic Freeway Business Center – PM 24110

Eastern Municipal Water District (EMWD) is willing to provide water & sewer services to the subject project. The provisions of service are contingent upon the developer completing the necessary arrangements in accordance with EMWD rules and regulations. EMWD expects the developer to provide proper notification when a water demand assessment is required pursuant to Senate Bill 221 and/or 610. EMWD expects the developer to coordinate with the approving agency for the proper notification. Further arrangements for service from EMWD may also include plan check, facility construction, inspection, jurisdictional annexation, and payment of financial participation charges. The developer is advised to contact EMWD's Development Services Department early in the entitlement process to determine the necessary arrangements for service, and to receive direction on the preparation of a facility Development Design Conditions, which is required prior to final engineering.

EMWD's ability to serve is subject to limiting conditions, such as regulatory requirements, legal issues, or conditions beyond EMWD's control.

Expiration - one year from date of issue

Thank you for your cooperation in serving our mutual customers. If you have any questions, please call me at (951) 928-3777, extension 4472.

Sincerely,

Rafael Besendiz, MS, PE
Civil Engineer II
Development Services Department
Eastern Municipal Water District

RR:dsc



RIVERSIDE COUNTY PLANNING DEPARTMENT

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

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- PLOT PLAN PUBLIC USE PERMIT VARIANCE
 CONDITIONAL USE PERMIT TEMPORARY USE PERMIT

REVISED PERMIT Original Case No. _____

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: Majestic Realty Co.

Contact Person: John Semcken E-Mail: JSemcken@majesticrealty.com

Mailing Address: 13191 Crossroads Parkway 6th Floor

City of Industry ^{Street} CA 91746
City State ZIP

Daytime Phone No: (562) 948-4306 Fax No: () _____

Engineer/Representative Name: T&B Planning, Inc.

Contact Person: Tracy Zinn E-Mail: tzinn@tbplanning.com

Mailing Address: 17542 E. 17th Street, Suite 100

Tustin ^{Street} CA 92780
City State ZIP

Daytime Phone No: (714) 505-6360 ext. 350 Fax No: (714) 505-6361

Property Owner Name: Majestic Freeway Business Center, LLC

Contact Person: John Semcken E-Mail: JSemcken@majesticrealty.com

Mailing Address: 13191 Crossroads Parkway 6th Floor

City of Industry ^{Street} CA 91746
City State ZIP

Daytime Phone No: (562) 948-4306 Fax No: () _____

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

Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

APPLICATION FOR LAND USE AND DEVELOPMENT

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the use permit type and number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent, and that the information filed is true and correct to the best of my knowledge, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

(If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the use permit is ready for public hearing.)

Edward P. Roski, Jr (Majestic Freeway Business Center, LLC)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The applicant authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of this application, the applicant will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be **NO** refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 314-051-015, 314-260-010, -011, and -012

Approximate Gross Acreage: 22.1

General location (nearby or cross streets): North of Markham Street, South of Old Oleander Avenue, East of Decker Road, West of Harvill Avenue.

APPLICATION FOR LAND USE AND DEVELOPMENT

PROJECT PROPOSAL:

Describe the proposed project.
Please see attached.

Identify the applicable Ordinance No. 348 Section and Subsection reference(s) describing the proposed land use(s): Ordinance No. 348 Section 10, Subsection 10.1.g. (I-P) and Section 11, Subsection 11.2.m (M-SC)

Number of existing lots: 4

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	365,056*	45 feet**	Warehouse: 1; Offices: 2	Warehouse w/ Office Spaces		
2					* Square feet indicated is approximately 5% higher than shown on the Plot Plan exhibit to account for potential future fluctuations.	
3					** Building height is measured from the finished floor to the top of the highest architectural parapet	
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	116,740	Detention Basin
2		
3		
4		
5		

APPLICATION FOR LAND USE AND DEVELOPMENT

6		
7		
8		
9		
10		

* Match to Buildings/Structures/Outdoor Uses/Areas identified on Exhibit "A".

Check this box if additional buildings/structures exist or are proposed, and attach additional page(s) to identify them.)

Related cases filed in conjunction with this application:

Application for Submittal of Planning Geological Report (GEO 3)

Are there previous development applications filed on the subject property: Yes No

If yes, provide Application No(s). Preliminary Application Review (PAR180044)
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) N/A EIR No. (if applicable): N/A

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes No

If yes, indicate the type of report(s) and provide a signed copy(ies): Phase I ESA and Geo

Is the project located within 1,000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resources Code, and within an urbanized area as defined by Government Code Section 65944? Yes No

Is this an application for a development permit? Yes No

If the project located within either the Santa Ana River/San Jacinto Valley watershed, the Santa Margarita River watershed, or the Whitewater River watershed, check the appropriate checkbox below.

If not known, please refer to [Riverside County's Map My County website](#) to determine if the property is located within any of these watersheds (search for the subject property's Assessor's Parcel Number, then select the "Geographic" Map Layer – then select the "Watershed" sub-layer)

If any of the checkboxes are checked, click on the adjacent hyperlink to open the applicable Checklist Form. Complete the form and attach a copy as part of this application submittal package.

- [Santa Ana River/San Jacinto Valley](#)
- [Santa Margarita River](#)
- [Whitewater River](#)

APPLICATION FOR LAND USE AND DEVELOPMENT

If the applicable Checklist has concluded that the application requires a preliminary project-specific Water Quality Management Plan (WQMP), such a plan shall be prepared and included with the submittal of this application.

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to Section 65962.5 of the Government Code. Accordingly, the project applicant is required to submit a signed statement that contains the following information:

Name of Applicant: Majestic Realty Co.

Address: 13191 Crossroads Parkway 6th Floor, City of Industry, CA 91746

Phone number: (562) 948-4306

Address of site (street name and number if available, and ZIP Code): N/A

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: Book 314, Pages 60 through 68

Specify any list pursuant to Section 65962.5 of the Government Code: N/A

Regulatory Identification number: N/A

Date of list: N/A

Applicant: Majestic Realty Co. Date 11/06/18

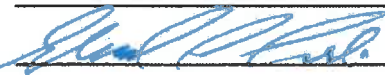
HAZARDOUS MATERIALS DISCLOSURE STATEMENT

Government Code Section 65850.2 requires the owner or authorized agent for any development project to disclose whether:

1. Compliance will be needed with the applicable requirements of Section 25505 and Article 2 (commencing with Section 25531) of Chapter 6.95 of Division 20 of the Health and Safety Code or the requirements for a permit for construction or modification from the air pollution control district or air quality management district exercising jurisdiction in the area governed by the County. Yes No
2. The proposed project will have more than a threshold quantity of a regulated substance in a process or will contain a source or modified source of hazardous air emissions. Yes No

I (we) certify that my (our) answers are true and correct.

Owner/Authorized Agent (1) Edward P. Roski, Jr (Majestic Freeway Business Center, LLC) Date _____

Owner/Authorized Agent (2)  Date _____

APPLICATION FOR LAND USE AND DEVELOPMENT

This completed application form, together with all of the listed requirements provided on the Land Use and Development Application Filing Instructions Handout, are required in order to file an application with the County of Riverside Planning Department.

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\Land Use and Development Condensed application.docx
Created: 04/29/2015 Revised: 08/03/2018



RIVERSIDE COUNTY PLANNING DEPARTMENT

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

INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

The owner(s) of the property, at their own expense, agree to defend, indemnify and hold harmless the County of Riverside and its agents, officers, and employees from and against any lawsuit, claim, action, or proceeding (collectively referred to as "proceeding") brought against the County of Riverside, its agents, officers, attorneys and employees to attack, set aside, void, or annul the County's decision to approve any tentative map (tract or parcel), revised map, map minor change, reversion to acreage, conditional use permit, public use permit, surface mining permit, WECS permit, hazardous waste siting permit, temporary outdoor event permit, plot plan, substantial conformance, revised permit, variance, setback adjustment, general plan amendment, specific plan, specific plan amendment, specific plan substantial conformance, zoning amendments, and any associated environmental documents. This defense and indemnification obligation shall include, but not limited to, damages, fees and/or costs awarded against the County, if any, and cost of suit, attorney's fees and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by applicant, property owner, the County, and/or the parties initiating or bringing such proceeding.



Property Owner(s) Signature(s) and Date

Edward P. Roski, Jr (Majestic Freeway Business Center, LLC)

Printed Name of Owner

If the property is owned by multiple owners, the paragraph above must be signed by each owner. Attach additional sheets of this page, if necessary.

If the property owner is a corporate entity, Limited Liability Company, partnership or trust, the following documentation must also be submitted with this application:

- If the property owner is a limited partnership, provide a copy of the LP-1, LP-2 (if an amendment) filed with the California Secretary of State.*
- If the property owner is a general partnership, provide a copy of the partnership agreement documenting who has authority to bind the general partnership and to sign on its behalf.*
- If the property owner is a corporation, provide a copy of the Articles of Incorporation and/or a corporate resolution documenting which officers have authority to bind the corporation and to sign on its behalf. The corporation must also be in good standing with the California Secretary of State.*
- If the property owner is a trust, provide a copy of the trust certificate.*

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

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

INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

- *If the property owner is a Limited Liability Corporation, provide a copy of the operating agreement for the LLC documenting who has authority to bind the LLC and to sign on its behalf.*

If the signing entity is also a corporate entity, Limited Liability Company, partnership or trust, the above documentation must also be submitted with this application. For any out of State legal entities, provide documentation showing registration with the California Secretary of State.

In addition to the above, provide a copy of a Preliminary Title Report for the property subject to this application. The Preliminary Title Report must be issued by a title company licensed to conduct business in the State of California and dated less than six months prior to the date of submittal of this application. The Assistant TLMA Director may waive the requirement for a Preliminary Title Report if it can be shown to the satisfaction of the Assistant TLMA Director that the property owner(s) has owned the property consistently for at least the last five years.

If the application is for a plot plan for a Wireless Communication Facility, the property owner(s) and the cellular service provider must sign the indemnification paragraph above. If the application is for a plot plan for a wireless communication co-location, only the co-locating service provider needs to sign the indemnification paragraph above.

NOTICE OF PUBLIC HEARING
and
INTENT TO CONSIDER AN ADDENDUM TO AN
ENVIRONMENTAL IMPACT REPORT (EIR)

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider a proposed project in the vicinity of your property, as described below:

Plot Plan No. 180029 – Intent to Consider an Addendum to Environmental Impact Report No. 466 – EIR466
– Applicant: Majestic Realty c/o John Semcken – Representative: T & B Planning c/o Tracy Zinn & Jer Harding – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan: Community Development: Light Industrial (CD-LI) – Location: Southerly of Old Oleander Avenue, easterly of Decker Road, westerly of Harvill Avenue, and northerly of Markham Street – 41.20 Net Acres – Zoning: Industrial Park (I-P) and Manufacturing–Service Commercial (M-SC) – **REQUEST:** Plot Plan No. 180029 is a proposal for the construction and operation of a 406,496 sq. ft. concrete tilt-up industrial building on 21.1 acres. The building (Majestic Freeway Business Center Building 20) would include 20,325 sq. ft. of office area and the remaining 386,171 sq. ft. for warehouse space. There would be a 2.5 acre detention basin that could accommodate picnic tables along the rim of the basin and a designated parking cut-out for food trucks. A total of 280 parking spaces will be provided, including eight (8) for disabled persons and eight (8) for electric vehicles. The Assessor's Parcel No. 314-051-015 which is 19.42 net acres will be used as a potential stockpile, borrow site, and construction staging area for the development of Building 20 and the detention basin. Additionally, there would be proposed truck queuing and vehicle access driveway that would traverse between the borrow site and the project site for Building 20.

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: **NOVEMBER 18, 2020**
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET, RIVERSIDE, CA 92501

Pursuant to Executive Order N-25-20, this meeting will be conducted by teleconference and at the place of hearing, as listed above. Public access to the meeting location will be allowed, but limited to comply with the Executive Order. Information on how to participate in the hearing will be available on the Planning Department website at: <https://planning.rctlma.org/>. For further information regarding this project please contact Project Planner Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org, or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above-described project will not have a significant effect on the environment and has recommended certification of an addendum to an EIR. The Planning Commission will consider the proposed project, and the proposed addendum, at the public hearing. The case file for the proposed project, and the addendum to the EIR, 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 do so in writing between the date of this notice and the public hearing; or, may appear and be heard at the time and place noted above. 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: Tim Wheeler/P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on October 19, 2020 ,

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

APN (s) or case numbers PPT180029 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

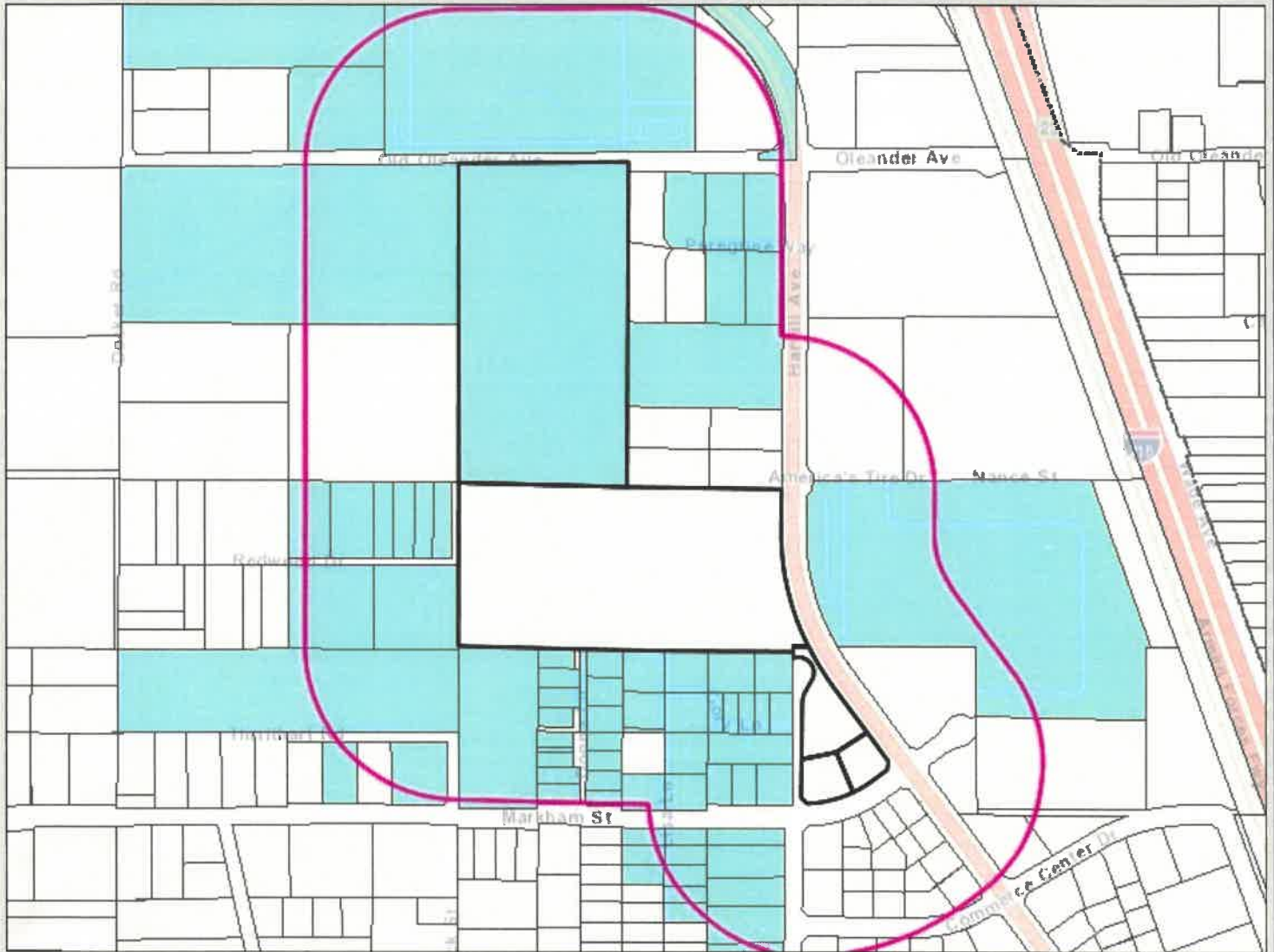
ADDRESS: 4080 Lemon Street 9TH Floor

 Riverside, Ca. 92502

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

Riverside County GIS Mailing Labels

PPT180029 (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... 10/19/2020 3:49:59 PM

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314190016
JOHN R. STANLEY
22912 MARKHAM ST
PERRIS CA 92570

314190030
MARK D. STANLEY
22942 CORY LN
PERRIS CA 92570

314190033
JOSE PEREZ
22970 MARKHAM ST
PERRIS CA 92570

314190034
VICKI JO HUFFMAN
22990 MARKHAM ST
PERRIS CA 92570

314190041
RICHARD LAZROVICH
12307 RIATA RD
LOWER LAKE CA 95457

314190048
EUFRACIO FRANCO
491 LISBON ST
PERRIS CA 92571

314190058
ALBERT LOVE
8726 S SEPULVEDA NO 1911
LOS ANGELES CA 90045

314190062
ROLAND P. THIBODEAUX
18491 DONNA LN
PERRIS CA 92570

314200008
SONIA GUILLEN
332 YOSEMITE AVE
PERRIS CA 92570

314200012
JUAN M. GONZALES
22721 REDWOOD DR
PERRIS CA 92570

314110075
HALLE PROPERTIES
20225 N SCOTTSDALE RD
SCOTTSDALE AZ 85255

314190029
MARK D. STANLEY
22942 CORY LN
PERRIS CA 92590

314190032
MARY E. TODOROVITCH
4033 AGASSI DR
SANTA ROSA CA 95407

314190060
CHRISTOPHER MARC ESTEVANOVICH
18479 DONNA LN
PERRIS CA 92570

314190063
WILLIAM JOHN STANLEY
18466 DONNA LN
PERRIS CA 92570

314190064
GEORGE STANLEY
22840 MARKHAM ST UNIT B
PERRIS CA 92570

314210028
ANGELINA A. GONZALEZ
22915 MARKHAM ST
PERRIS CA 92570

314040004
MAJESTIC FREEWAY BUSINESS CENTER
13191 CROSSROADS PKWY N
LA PUENTE CA 91746

314040013
MAJESTIC FREEWAY BUSINESS CENTER
13191 CROSSROADS N 6TH FL
CITY OF INDUSTRY CA 91746

314040029
JORGE NAVARRO
9396 GOLDEN LANTERN RD
RIVERSIDE CA 92508

314190017
MICHAEL JAMES LAZROVICH
22906 MARKHAM ST
PERRIS CA 92570

314190044
GEORGE STANLEY
22840 MARKHAM ST
PERRIS CA 92570

314190067
JERRY M. STANLEY
18411 DONNA LN
PERRIS CA 92570

314200013
JOHN PAUL RAMOS
P O BOX 2222
PERRIS CA 92572

314210024
JACKIE LEEN
22875 MARKHAM ST
PERRIS CA 92570

314210042
STANLEY JODY C LIVING TRUST
22985 MARKHAM ST
PERRIS CA 92570

314190021
LAZROVICH NANCY D
22938 MARKHAM ST
PERRIS CA 92570

314190025
JAY MAROUN
15543 SADDLEBACK RD
RIVERSIDE CA 92506

314190027
DAVID CAMPOS
22980 CORY LN
PERRIS CA 92570

314190038
ANTHONY FRANK STANLEY
18412 DONNA LN
PERRIS CA 92570

314200007
NICK JONES
22710 REDWOOD DR
PERRIS CA 92570

314200010
LINDA M. CUSTA
P O BOX 1624
PERRIS, CA 92572

314210029

22919 MARKHAM ST
PERRIS CA 92570

314210041
SANDRA MAGALLON
18605 SEATON ST
PERRIS CA 92570

314210043
REGGIE STANLEY
22991 MARKHAM ST
PERRIS CA 92570

314210044
GUS GOLOBE
4620 GRAVENSTINE HWY S
SEBASTOPOL CA 95472

314040001
KNOX LOGISTICS III & IV
3501 JAMBOREE RD STE 230
NEWPORT BEACH CA 92660

314040027
ANTHONY R. SANSOTA
22980 PEREGRINE WAY
PERRIS CA 92570

314051002
GROUP V SAN BERNARDINO
4900 SANTA ANITA AVE 2C
EL MONTE CA 91731

314190031
JOSHUA PETERSON
18463 SEATON AVE
PERRIS CA 92570

314190037
VICKIE EBELING
26346 RIDGEMOOR RD
SUN CITY CA 92586

314190065
GEORGE STANLEY
22840 MARKHAM ST UNIT A
PERRIS CA 92570

314040030
TAYLOR ROBERT B TRUST
P O BOX 6170
MORENO VALLEY CA 92554

295310050
STATE OF CALIF
464 W FOURTH ST 6TH FL
SAN BERNARDINO CA 92401

314190015
LAZROVICH GLORIA
22920 MARKHAM ST
PERRIS CA 92570

314190028
GABRIELA MORA
22970 CORY LN
PERRIS CA 92570

314190019
SHANNON STANKO
PO BOX 2314
MORGAN HILL CA 95038

314190020
LAZROVICH JOHN & BERTINA JOINT LIVING TR
22930 MARKHAM ST
PERRIS CA 92570

314190023
BETSY LAZROVICH
22948 MARKHAM ST
PERRIS CA 92570

314190026
KEN RAYMOND
18431 SEATON AVE
PERRIS CA 92570

314190069
JOHN STANLEY
18435 DONNA LN
PERRIS CA 92570

314210025
JOSE MARES NEGRETE
22871 MARKHAM ST
PERRIS CA 92570

314210026
LUIS GIL
22909 MARKHAM ST
PERRIS CA 92570

314190001
TLRED
3535 INALAND EMPIRE BLV
ONTARIO CA 91764

314190022
DANNY LEE STANLEY
22944 MARKHAM ST
PERRIS CA 92570

314190024
LORI PERALEZ
18399 SEATON AVE
PERRIS CA 92570

314190039
ROBERT STEVE STANLEY
555 MCLAUGHLIN AVE SPC 21
SAN JOSE CA 95116

314190040
ROBERT STANLEY
18432 DONNA LN
PERRIS CA 92570

314190046
JIM STANLEY
18443 DONNA LN
PERRIS CA 92570

314200006
OSCAR ZERMENO
521 CRONY AVE
HENDERSON NV 89011

314210023
CAROL LONSFORD
22879 MARKHAM ST
PERRIS CA 92570

314051009
CHARLES T. ALDERSON
22650 MARKHAM ST
PERRIS CA 92570

314190059
BERENICE CASTRO
18453 DONNA LN
PERRIS CA 92570

314200005
HOME EXPO FINANCIAL INC
23580 ALESSANDRO NO 9818
MORENO VALLEY CA 92552

314200009
NICK JOHN STANLEY
22730 REDWOOD DR
PERRIS CA 92570

314210027
MANUEL O. ORTEGA
22911 MARKHAM ST
PERRIS CA 92570

314210030
DEBRA CHRISTENSON
22923 MARKHAM ST
PERRIS CA 92570

314210040
RAMON SALGADO
22971 MARKHAM ST
PERRIS CA 92570

295310054
KNOX LOGISTICS
1717 MCKINNEY STE 1900
DALLAS TX 75202

295310018
MAJESTIC FREEWAY BUSINESS CENTER
13191 CROSSROADS PKY
LA PUENTE CA 91746

295310044
MAJESTIC FREEWAY BUSINESS CENTER
13191 CROSSROADS 6TH FL
LA PUENTE CA 91746

314051011
LUIS LAFFITE LEON
15023 FOLGER ST
HACIENDA HEIGHTS CA 91745

314040024
MAJESTIC FREEWAY BUSINESS CENTER
13191 CROSSROAD PKY N
LA PUENTE CA 91746

314040028
MAJESTIC FREEWAY BUSINESS CENTER
13191 CROSSROADS PKY N FL 6
CITY OF INDUSTRY CA 91746

T&B Planning, Inc.
3200 El Camino Real, Suite 100
Irvine, CA 92602
Attn: Tracy Zinn & Jer Harding

Majestic Realty
13191 Crossroads Parkway, 6th Floor
City of Industry, CA 91746
Attn: John Semcken

Majestic Freeway Business Center
13191 Crossroads Parkway North, 6th Floor
City of Industry, CA 91746

Luis Laffite Leon
15023 Folger Street
Hacienda Heights, CA 91745

Majestic Freeway Business Center
13191 Crossroads Parkway, 6th Floor
La Puente, CA 91746

Majestic Freeway Business Center
13191 Crossroads Parkway North
La Puente, CA 91746

Kirkland West
Habitat Defense Council
PO Box 7821
Laguna Niguel, Ca, 92607-7821

Richard Drury
Komalpreet Toor
Lozeau Drury, LLP
1939 Harrison Street, Suite 150
Oakland, CA 94612



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
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.

PPT180029 / CEQ180110

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)

Majestic Realty c/o John Semcken
Project Applicant

13191 Crossroads Parkway, 6th Floor, City of Industry, CA 91746
Address

The project site is located north of Markham Street, south of Old Oleander Avenue, east of Decker Road and west of Harvill Avenue, within the Mead Valley Area Plan.

Project Location

PLOT PLAN NO. 180029 is a proposal for the construction and operation of a 406,496 square-foot concrete tilt-up industrial building on 21.1 acres. The building (Majestic Freeway Business Center Building 20) would include 20,325 square-feet of office area and the remaining 386,171 square-feet for warehouse space. There would be a 2.5 acre detention basin that could accommodate picnic tables along the rim of the basin and a designated parking cut-out for food trucks. A total of 280 parking spaces will be provided, including 8 for disabled persons and 8 for electric vehicles. The Assessor's Parcel No. 314-051-015 which is 19.42 net acres will be used as a potential stockpile, borrow site, and construction staging area for the development of Building 20 and the detention basin. Additionally, there would be proposed truck queuing and vehicle access driveway that would traverse between the borrow site and the project site for Building 20.

Project Description

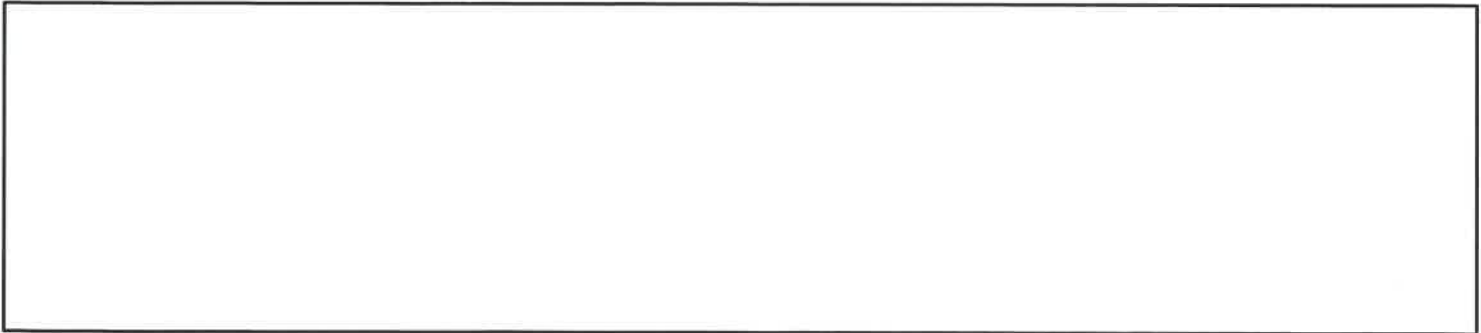
This is to advise that the Riverside County Planning Commission, as the lead agency, has approved the above-referenced project on November 18, 2020, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. An Environmental Impact Report was not prepared for the project pursuant to the provisions of the California Environmental Quality Act
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the earlier EA, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

_____ Project Planner _____
Signature *Title* *Date*

Date Received for Filing and Posting at OPR: _____



STATE OF CALIFORNIA - THE RESOURCES AGENCY
DEPARTMENT OF FISH AND GAME
ENVIRONMENTAL FILING FEE CASH RECEIPT

Receipt #: 200500985

State Clearinghouse # (if applicable): _____

Lead Agency: COUNTY PLANNING Date: 08/24/2005

County Agency of Filing: Riverside Document No: 200500985

Project Title: EIR 466; SP 341

Project Applicant Name: CO. OF RIVERSIDE ECONOMIC DEVELOPMENT AGENCY Phone Number: _____

Project Applicant Address: 3525 14TH ST RIVERSIDE, CA 92501

Project Applicant: Local Public Agency

CHECK APPLICABLE FEES:

<input checked="" type="checkbox"/> Environmental Impact Report	\$850.00
<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	\$64.00
<input 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	\$914.00

Signature and title of person receiving payment: _____

Notes:

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECORDS
Permit Assistance Center

* REPRINTED * 8/11/04

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamitos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

39686 El Cerrillo Rd
Indio, CA 92211
(760) 868-8271

Received from: REDEVELOPMENT AGENCY FOR RIV CO
paid by: JV 000651679

3814.00

FISH & GAME FOR BIR 0466 (8900341 EA39537)

paid towards: CFG03016 CALIF FISH & GAME: BIR
at parcel:
appl type: CFG2

By _____ May 17, 2004 11:39
DFOGLE posting date May 17, 2004

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$850.00
658353120100208100	CF&G TRUST: RECORD FEES	\$64.00

Overpayments of less than \$5.00 will not be refunded!

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Public Assistance Center

* REPRINTED * 01/07/15

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38696 El Cerrillo Rd
Indio CA 92211
(760) 862-8271

Received from: TRAMMELL CROW COMPANY
paid by: RC 0017883 \$50.00
EA41839
paid towards: CFG06242 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Jul 06, 2015 14:41
GLKING posting date Jul 06, 2015

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$50.00

Overpayments of less than \$5.00 will not be refunded.



RIVERSIDE COUNTY PLANNING DEPARTMENT

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

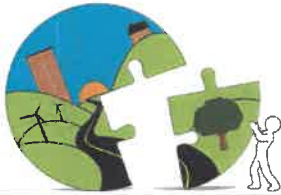
Memorandum

4.4

DATE: November 10, 2020
TO: Riverside County Planning Commission
FROM: Rob Gonzalez, Project Planner
RE: November 18, 2020 Planning Commission
ITEM: 4.4 – Conditional Use Permit No. 3771 (CUP03771)

Conditional Use Permit No. 3771 (CUP03771) proposes to expand the existing law enforcement K9 dog kennel training facility to increase the kennel's capacity to 80 dogs, changing the facility from a Class I Kennel to a Class IV Kennel. The previously approved project Plot Plan No. 25072 permitted the applicant to house up to 10 dogs at the kennel.

The project hearing has been continued, on calendar, to the December 16, 2020 Planning Commission to allow for further processing time.



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

4 . 5


Planning Commission Hearing: November 18, 2020

PROPOSED PROJECT

Case Number(s): DA1900012 and CUP190019
Environmental: CEQA Exempt, Section No. 15303 (C)
Area Plan: Southwest
Zoning Area/District: Rancho California Area
Supervisory District: Third District
Project Planner: Mina Morgan
Project APN(s): 963-030-005

Applicant(s): Michael Simonian

Representative(s): KWC Engineers
 Jo Howard


 John Hildebrand
 Interim Planning Director

PROJECT DESCRIPTION AND LOCATION

Conditional Use Permit No. 190019 is a proposal for a retail cannabis business with delivery to occupy 1,709 square-foot suite to be used as a storefront on a 0.71 acre lot with parking and landscaping.

Development Agreement No. 1900012 Development Agreement No. 1900012 has a term of 10 years and grants the applicant vesting rights to develop the Project, in accordance with the terms of Development Agreement No. 1900012 and Conditional Use Permit No. 190019, and will provide community benefits to the Southwest Area.

The project site is located at 30375 Auld Road, Murrieta California, 92563, south of Auld Road, east of Sky Canyon Road and Winchester Road, and north of Sparkman Way.

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

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:

FIND that the project is **EXEMPT** from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15303 (c), New Construction or Conversion of Small Structures, based on the findings and conclusions in the staff report; and,

TENTATIVELY APPROVE Development Agreement No. 1900012, based upon the findings in this staff report, pending final adoption of the Development Agreement ordinance by the Board of Supervisors; and,

APPROVE Conditional Use Permit No. 190019, 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:	Borel Airpark Center #265
Existing General Plan Foundation Component:	Community Development (CD)
Existing General Plan Land Use Designation:	Commercial Retail (CR)
Policy / Overlay Area:	N/A
Surrounding General Plan Land Uses	
North:	Commercial Retail (CR)
East:	Public Facilities (PF)
South:	Commercial Retail (CR)
West:	Commercial Retail (CR)
Existing Zoning Classification:	Specific Plan (SP265 Borel Airpark)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	Specific Plan (SP265 Borel Airpark)
East:	Manufacturing – Service Commercial (M-SC)
South:	Specific Plan (SP265 Borel Airpark)
West:	Specific Plan (SP265 Borel Airpark)
Existing Use:	Vacant
Surrounding Uses	
North:	Vacant land
East:	French Valley Airport
South:	Vacant land
West:	Vacant land

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	0.71 acres	N/A
Proposed Building total Area (suite A&B) (SQFT):	total building is 2,890 sq. ft.	N/A
Retail Suite (Cannabis)	1,709 sq. ft.	N/A
Building Height (FT):	15 feet in height	35 feet in height

Parking:

<i>Type of Use</i>	<i>Building Area (in SF)</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
Retail (Cannabis)	1,709 sqft.	1 space/200 sq. ft. of gross floor area	9	16
TOTAL:			9	16

Located Within:

City's Sphere of Influence:	Yes – Temecula
Community Service Area ("CSA"):	No
Special Flood Hazard Zone:	Yes, portion in FEMA Flood Zone
Agricultural Preserve:	No
Liquefaction Area:	Yes – Low potential
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:	No
Airport Influence Area ("AIA"):	Yes – French Valley

PROJECT LOCATION MAP



PROJECT BACKGROUND AND ANALYSIS

Background:

On October 2, 2017 the Riverside County Assistant TLMA Director approved Plot Plan No. 26047 on the project site, which proposed the construction of a 2,880 sq. ft. single story office building with two suites. The proposed structure is 15 feet in height and provides approximately sixteen (16) off street parking spaces.

On October 23, 2018, the Board of Supervisors adopted Ordinance No. 348.4898 that established the permitting process and regulations for commercial cannabis activities.

Applicants requesting to establish commercial cannabis retail, microbusiness, and/or cultivation uses were required to submit a request for proposal "RFP" cannabis package. Applicants who ranked highest were allowed to proceed forward with the Conditional Use Permit process. On July 2, 2019, the Board of Supervisors accepted the Cannabis RFP response package rankings list, which allowed the highest ranking applicants to begin the land use review process for their proposed project. In the first year of implementation, 50 cannabis cultivation applications and 19 cannabis retail applications began the land use review process.

The project was assigned an RFP Cannabis File No. CAN190048. Pursuant to the Board of Supervisors approved ranking list, this application was ranked number 10 and as a result, it was recommended to proceed forward with the conditional use permit application process for a cannabis retail store.

On August 26, 2019 the Riverside County Planning Department received a Conditional Use Permit to operate a storefront retail cannabis business. The proposal is to occupy one of the suites for the retail business operation (approximately 1,709 Square-feet) as illustrated in the previously approved Plot Plan No. 26047.

Project Details:

The proposed project will occupy an approximately 1,709 square-foot suite to be used as a storefront for a retail cannabis business on a 0.71 acre lot with parking and landscaping. The project includes sixteen (16) off-street parking spaces which consists of fifteen (15) standard parking spaces, and one (1) accessible parking space, exceeding the off-street requirement for retail cannabis at 1 stall per 200 square-feet that requires a minimum of eight (9) parking spaces. The site also includes a trash enclosure located within the perimeter of the property. In addition, landscaping and internal walkways are proposed throughout the site. The property is accessed from Sky Canyon Drive and Auld Road.

The proposed commercial structure is a single story Spanish style office building with a pitched clay roof. The structure has a stucco finish, glass windows, and stone veneer sidings installed along all elevations of the building.

The interior of the proposed suite area consists of areas for retail sales, reception and waiting area, and other spaces that include restrooms, and employee break areas.

The business will operate between the hours of 6am to 10pm daily in accordance with the County of Riverside Ordinance No. 348 Section 19.505 (I). Deliveries will operate daily during normal business hours, seven days per week. There will be one delivery vehicle and one delivery driver responsible for this task. The Delivery driver will log all inventory packed for delivery and depart the facility with the initial orders. Prior to leaving the licensed premises for delivery, the delivery employee will be responsible for ensuring the vehicle contains a copy of its vehicle registration, insurance, and copies of state and local cannabis licenses, delivery request receipts, and trip plans in an easily accessible location. Additionally, the delivery employee will carry his or her driver's license and provided employee identification card on his or her person throughout the delivery process.

General Plan Consistency

The project site has a General Plan Foundation Component and Land Use Designation of Community Development (CD): Commercial Retail (CR). The Community Development General Plan Foundation Component depicts areas where urban and suburban development is appropriate. It is the intent of this Foundation Component to provide a breadth of land uses that foster variety and choice, accommodate a range of life styles, living and working conditions, and accommodate diverse community settings. The goal is to accommodate a balance of jobs, housing, and services within communities to help achieve other aspects of the RCIP Vision, such as mobility, open space, and air quality goals.

The Commercial Retail land use designation provides for the emphasis on general uses such as grocery stores, drug stores, and other retail outlets at a neighborhood, community, and regional level. The project is consistent with the Community Development General Plan Foundation Component and Commercial Retail Land Use Designation as it would provide community services and job opportunities within the surrounding community.

Zoning Consistency

The Project is located in Planning Area 10 of Specific Plan No. 265. The specific plan identified this planning area for Commercial Retail uses pursuant to Figure III-7 of Specific Plan No. 265. As stated in the specific plan, "typical uses expected under this category include both sit-down and take-out restaurants, delis and sandwich shops, hotels and motels, printing and copying services, commercial offices and services, medical offices, automobile service stations, commercial recreational facilities such as health clubs and facilities." This development is also consistent with the Specific Plan land use designation of Commercial Retail (CR) that is applied to Planning Area No. 10. Furthermore, Specific Plan No. 265 Zoning Ordinance No. 348.4814 provides that the uses permitted in Planning Area 10 shall be the same as those uses permitted in Article IXb, Section 9.50 of Ordinance No. 348, which is the C-P-S zoning classification. Pursuant to Ordinance No. 348, Article XIXh, Section 19.518, Cannabis Retailers are allowed in the C-P-S Zone with an approved conditional use permit. The C-P-S Zone allows multiple uses, including retail uses that are similar to the proposed Project, such as drug stores, food markets, sporting goods, tobacco stores, convenience stores, and liquor stores. The applicant has submitted this CUP application to ensure compliance with all applicable development standards and regulations. As further described in the findings section, the project meets all the applicable development standards for Planning Area 10 of Specific Plan No. 265, the C-P-S Zone and those set forth in Section 19.519 of Ordinance No. 348, including design, height, setbacks, and parking requirements.

The project site includes a proposed landscape plan in accordance with the County of Riverside Ordinance No. 348 and Ordinance No. 859.

On June 11, 2020 the Airport Land Use Commission (ALUC) found the project consistent with the French Valley Airport Land Use Compatibility Plan.

ENVIRONMENTAL REVIEW AND ENVIRONMENTAL FINDINGS

This project is exempt from the California Environmental Quality Act (CEQA) review pursuant to Article 19 – Categorical Exemptions, Section 15303 (New Construction or Conversion of Small Structures). This section specifically exempts the construction and location of new, small facilities or structures. Examples of this exemption include but are not limited to, a store or similar structure not involving the use of significant amounts of hazardous substances, and not exceeding 2,500 square feet in floor areas. In urbanized areas, the exemption also applied to up to four such commercial buildings not exceeding 10,000 square feet in floor area. Also, the exemption applies to development provided that all necessary public facilities are available and the surrounding areas are not environmentally sensitive.

The project qualifies for this exemption since the project proposes to occupy 1,709 square feet out of a proposed commercial building totaling 2,890 square feet within an urbanized area, and since no hazardous substances are proposed to be kept on-site. The area has an urbanized visual characteristic as there are commercial and industrial uses in the surrounding area and there are residential uses further west of the site. The project meets the criteria of the exemption since the development has all necessary

public services available including water, sewage, electrical, gas, and other utility extensions. The project is not located in an environmentally sensitive area and no unusual circumstances apply that would create a potentially significant environmental impact. Additionally, the project meets the criteria of the exemption since it is not located within an unusual environmental circumstance. CEQA guidelines recognize that projects that propose small structures within non-environmentally sensitive urban areas and with available public services qualify for a categorical exemption. Therefore, no further environmental review is required.

Furthermore, the project will not result in any specific or general exceptions to the use of the categorical exemptions as detailed under State CEQA Guidelines Section 15300.2. The Project would not have a significant effect on the environment due to unusual circumstances; would not result in a cumulative impact; would not impact any historic resources; and is not located on a hazardous site or location, thus, no environmental impacts are anticipated to occur. The County of Riverside regulates the effects of soils and geological constraints primarily through the enforcement of the California Building Code (CBC), which requires the implementation of engineering solutions for constraints to development posed by subsidence. Additionally, the project's proposed cannabis use does not qualify as an unusual circumstance as the State of California does not consider waste generated by a retail use to be hazardous. Additionally, the project is required to maintain any applicable permits from the Riverside County Fire Department, the Riverside County Department of Environmental Health, the Riverside County Department of Waste Resources and the Agricultural Commissioner.

Based upon the identified exemption above, the County of Riverside Planning Department hereby concludes that the Project would not have a significant effect on the environment and the Project as proposed is exempt under CEQA. No further environmental analysis is warranted.

FINDINGS AND CONCLUSIONS

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

Land Use Findings:

1. The project site has a General Plan Land Use Designation of Commercial Retail (CR). The Commercial Retail land use designation provides for the emphasis on general uses such as grocery stores, drug stores, and other retail outlets. The proposed project is consistent with this land use designation because the project will provide local and regional retail and services. Additionally, the Community Development General Plan Foundation Component depicts areas where urban and suburban development is appropriate. It is the intent of this Foundation Component to provide a breadth of land uses that foster variety and choice, accommodate a range of life styles, living and working conditions, and accommodate diverse community settings. The goal is to accommodate a balance of jobs, housing, and services within communities to help achieve other aspects of the RCIP Vision, such as mobility, open space, and air quality goals.

The project is consistent with the Community Development General Plan Foundation Component and Commercial Retail Land Use Designation as the project would provide community services and job opportunities within the surrounding community, fulfilling the goals of the Vision Statement of the General Plan, particularly by helping expand emerging markets and associated employment, which includes the cannabis industry. This economic diversity also helps the County reach its stated economic development principles as discussed in the General Plan, by furthering local job

opportunities; providing a unique mix of uses and a continued and expanded market for retail products; and stimulating growth of small businesses.

2. The existing zoning is Specific Plan (Specific Plan No. 265, Planning Area No. 10). The zoning applied to Planning Area No. 10 by the Specific Plan is based on the Scenic Highway Commercial (C-P-S) zone, which is consistent with the Riverside County General Plan, including the applicable Foundation Component and Land Use Designation, because the C-P-S Zone allows specified commercial cannabis retail uses with an approved conditional use permit, which implements the CD:CR General Plan Land Use Designation that encourages local and regional retail and services. This development is also consistent with the Specific Plan land use designation of Commercial Retail (CR) that is applied to Planning Area No. 10 as discussed in the finding below.
3. The Project is located in Planning Area 10 of Specific Plan No. 265. The specific plan identified this planning area for Commercial Retail uses pursuant to Figure III-7 of Specific Plan No. 265. As stated in the specific plan, "typical uses expected under this category include both sit-down and take-out restaurants, delis and sandwich shops, hotels and motels, printing and copying services, commercial offices and services, medical offices, automobile service stations, commercial recreational facilities such as health clubs and facilities." The Project is consistent with these commercial retail uses discussed in the Commercial Retail portion of the specific plan – which includes Planning Area 10. – Furthermore, Specific Plan No. 265 Zoning Ordinance No. 348.4814 provides that the uses permitted in Planning Area 10 shall be the same as those uses permitted in Article IXb, Section 9.50 of Ordinance No. 348, which is the C-P-S Zone. The proposed use, a Cannabis Retail Store, is allowed within the C-P-S zone, pursuant to Section 19.518 of Ordinance No. 348, subject to an approved conditional use permit .
4. The immediate uses surrounding the property are predominately vacant land to the north, west and south, although designated in the General Plan as Commercial Retail. Property to the east includes the French Valley Airport. The project's proposed use is compatible with the surrounding uses because the cannabis retail use is consistent with the planned commercial retail uses to the north, west, and south and does not conflict with any existing uses in the area.

Conditional Use Permit Findings:

1. The proposed use will not be detrimental to the health, safety or general welfare of the community. As discussed below, the proposed project's use is consistent with the present and future uses in the surrounding area. Additionally, the project has received departmental approvals and has been designed and conditioned to protect the health, safety, and general welfare of the community. Furthermore, with the advisory notification document and conditions of approval, the proposed project will not be detrimental to the health, safety or general welfare of the community, and is subject to those conditions necessary to protect the health, safety and general welfare of the community.
2. The proposed project conforms to the logical development of the land and is compatible with the present and future logical development of the surrounding property, as the project site is surrounded by properties which are designated Community Development: Commercial Retail (CD:CR) that would be similar retail and service uses as the proposed project. The proposed use, a cannabis retail business would provide community services and job opportunities within the surrounding community. Additionally, the project complies with the development standards of the Specific Plan (Specific Plan No. 265, Planning Area No. 10) Zone. Therefore, the proposed project conforms to the logical

development of the land and to be compatible with the present and future logical development of the surrounding property.

3. All use permits which permit the construction of more than one structure on a single legally divided parcel shall, in addition to all other requirements, be subject to a condition which prohibits the sale of any existing or subsequently constructed structures on the parcel until the parcel is divided and a final map recorded in accordance with Ordinance No. 460 in such a manner that each building is located on a separate legally divided parcel. The proposed building is a single building on a single parcel, so this situation does not exist for this project.

Permit Requirements for All Commercial Cannabis Activities:

1. Section 19.505 of Ordinance No. 348 sets forth requirements that all Commercial Cannabis Activities, including commercial cannabis retailers, must comply with, including, among others, submitting an appropriate application, obtaining and maintaining a state license, being sited and operated in such a way that controls odors, being limited in hours of operation, and implementing sufficient security measures. All of these requirements have either already been met or are required in the attached project's Conditions of Approval or Advisory Notification Document which are incorporated herein by this reference. Specifically, Planning. 7, Planning. 10, Planning 15 and 16 and other sections of the Advisory Notification Document address odor, hours of operation and security, and other requirements of Section 19.505.
2. While security has been raised as a concern relating to cannabis-related activities, a standard requirement of the advisory notification document (Planning. 15 and 16) requires sufficient security measures to deter and prevent the unauthorized entrance into areas containing Cannabis or Cannabis Products, to deter and prevent theft of Cannabis or Cannabis Produces, and to ensure emergency access in accordance with applicable Fire Code standards. These requirements include the following:
 - a) A plan to prevent individuals from loitering on the lot if they are not engaging in activity expressly related to the Commercial Cannabis Activity.
 - b) 24 hour emergency contact information for the owner or an on-site employee which shall be provided to the County.
 - c) A professionally installed, maintained, and monitored alarm system.
 - d) Except for Live Cannabis Plants being cultivated at a cultivation facility and limited amounts of Cannabis for display purposes, all Cannabis and Cannabis Products shall be stored in a secured and locked structure and in a secured and locked safe room, safe, or vault, and in a manner as to prevent diversion, theft, and loss.
 - e) 24 hour security surveillance cameras to monitor all entrances and exits to a Commercial Cannabis Activity, all interior spaces within the Commercial Cannabis Activity that are open and accessible to the public, and all interior spaces where Cannabis, cash or currency is being stored for any period of time on a regular basis. The permittee for a Commercial Cannabis Activity shall be responsible for ensuring that the security surveillance camera's footage is accessible. Video recordings shall be maintained for a minimum of 90 days, and shall be made available to the County upon request.

With implementation of these required measures, security concerns relating to the Commercial Cannabis Activity have been fully addressed.

Cannabis Retailer Minimum Standards:

1. The project is not located within 1,000 feet from any Child Day Care Center, K-12 school, public park, or Youth Center or a variance has been approved allowing a shorter distance but not less than allowed by State law. This is met because a radius map buffering 1,000 feet from the subject site was prepared by Riverside County Geographic Information Systems and has not identified any Child Day Care Center, K-12 school, public park, or Youth Centers within 1,000 feet of the site.
2. The project is not located within 1,000 feet of any other existing or approved Cannabis Retailer.
3. The project is not located within 500 feet of a smoke shop or similar facility because a radius map buffering 1,000 feet from the subject site was prepared by Riverside County Geographic Information Systems and has not identified any smoke shop or similar facility within 1,000 feet of the site.
4. The project is not located on a lot containing a residential dwelling unit because a property characteristic report as prepared by the Planning Department has not identified any residential dwelling units located at the subject site.
5. The development standards of the Specific Plan (Specific Plan No. 265, Planning Area No. 10) Zoning Classification are as follows:
 - A. There is no minimum lot area requirement, unless specifically required by zone classification for a particular area.
 - B. There are no yard requirements for buildings which do not exceed 35 feet in height, except as required for specific plans. Any portion of a building which exceeds 35 feet in height shall be set back from the front, rear and side lot lines not less than two feet for each foot by which the height exceeds 35 feet. The front setback shall be measured from the existing street line unless a specific plan has been adopted in which case it will be measured from the specific plan street line. The rear setback shall be measured from the existing rear lot line or from any recorded alley or easement; if the rear line adjoins a street, the rear setback requirement shall be the same as required for a front setback. Each side setback shall be measured from the side lot line or from an existing adjacent street line unless a specific plan has been adopted in which case it will be measured from the specific plan street line. The proposed construction does not exceed fifteen feet (15') in height. Therefore, the project meets this standard.
 - C. No building or structure shall exceed fifty (50') feet in height, unless a greater height is approved pursuant to Ordinance No. 348 Section 18.34. In no event, however, shall a building or structure exceed seventy-five (75') feet in height, unless a variance is approved pursuant to Ordinance No. 348 Section 18.27. The proposed construction does not exceed fifteen feet (15') in height. Therefore, the project meets this standard.

- D. Automobile storage space shall be provided as required by Ordinance No. 348 Section 18.12. The project meets these requirements because the project requires 9 parking spaces and has proposed 16 parking spaces.
 - E. All mechanical equipment used in this project included roof-mounted equipment, is screened.
6. The project complies with the operational requirements set forth in Ordinance No. 348 Section 19.519.C. because of the following:
- A. *Entrances into the retail location of the Cannabis Retailer shall be separate from the reception area and locked at all times with entry strictly controlled. An electronic or mechanical entry system shall be utilized to limit access and entry to the retail location. As provided by the floor plan, Exhibit C, all retail, reception, employee offices, and inventory areas shall have electronic or mechanical secured access. The project has been conditioned to meet this standard. (Conditions of Approval Planning Cannabis Retail Operations – 1)*
 - B. *Cannabis Retailers may include the sale of Medical Cannabis, requiring an M-License from the State. Cannabis Retailers selling only Medical Cannabis shall verify consumers who enter the Premises are at least 18 years of age and that they hold a valid Physician's Recommendation. The project owner and management shall provide adequate training and education at the location as to these matters and require all customers to provide proper Identification to very consumers are of appropriate age. The project has been conditioned to meet this standard. (Conditions of Approval Planning Cannabis Retail Operations – 2)*
 - C. *Cannabis Retailers may include the sale of Adult Use Cannabis, requiring an A-license from the State. Cannabis Retailers selling only Adult Use Cannabis shall verify that consumers who enter the Premises are at least 21 years of age. The project owner and management shall provide adequate training and education at the location as to these matters and require all customers to provide proper Identification to very consumers are at least 21 years of age. The project has been conditioned to meet this standard. (Conditions of Approval Planning Cannabis Retail Operations – 3)*
 - D. *A Cannabis Retailers may include the sale of both Medical and Adult use Cannabis requiring both an A-License and an M-License from the State. All Cannabis Retailers selling both Medical and Adult Use Cannabis shall verify that consumers who enter the premises are at least 18 years of age and that they hold a valid Physician's Recommendation or are at least 21 years of age. The project owner and management shall provide adequate training and education at the location as to these matters and require all customers to provide proper Identification to very consumers are of appropriate age. The project has been conditioned to meet this standard. (Conditions of Approval Planning Cannabis Retail Operations – 4)*
 - E. *Display areas shall include the smallest amount of Cannabis and Cannabis Products reasonably anticipated to meet sales during operating hours. The project has been conditioned to meet this standard. (Conditions of Approval Planning Cannabis Retail Operations – 5)*
 - F. *Cannabis and Cannabis Products not in the display area shall be maintained in a locked secure area. As provided by the project floor plan, Exhibit C, all retail, reception, employee offices, and inventory areas shall have electronic or mechanical secured access. The project has been*

conditioned to meet this standard. (Conditions of Approval Planning Cannabis Retail Operations – 6)

- G. *Not more than 10% of the Cannabis Retailer floor area, up to a maximum of 50 square feet, shall be used for the sale of incidental goods such as, but not limited to, clothing, posters, or non-cannabis goods.* The project meets this standard because the provide floor plan, Exhibit C shows the sales area to only contain cannabis products (Flower Display). It has been conditioned that not more than 10% of the Cannabis Retailer floor area, up to a maximum of 50 square feet, shall be used for the sale of incidental goods such as, but not limited to, clothing, posters, or non-cannabis goods. The project has been conditioned to meet this standard. (Conditions of Approval Planning Cannabis Retail Operations – 7)
- H. *Restroom facilities shall be locked and under the control of the Cannabis Retailer.* As provided by the floor plan of the project, Exhibit C, the restroom facilities have a locking door to the designated room. The project has been conditioned to meet this standard. (Conditions of Approval Planning Cannabis Retail Operations – 8)
- I. *Cannabis Retailers shall ensure that all Cannabis and Cannabis Products held for sale by the Cannabis Retailer are cultivated, manufactured, transported, distributed, and tested by California licensed and permitted facilities that are in full conformance with State and local laws and regulations.* The project has been conditioned to meet this standard. (Conditions of Approval Planning Cannabis Retail Operations – 9)
- J. *Cannabis Retailers shall not distribute any Cannabis or Cannabis Product unless such products are labeled and in a tamper-evident package in compliance with the California Business and Professions Code and any additional rules promulgated by a licensing authority.* The project has been conditioned to meet this standard. (Conditions of Approval Planning Cannabis Retail Operations – 10)
- K. *Cannabis Retailers shall not provide free samples of any type, including Cannabis Products, to any person and shall not allow any person to provide free samples on the Cannabis Retailer's lot.* It has been conditioned the Cannabis Retailer shall not provide free samples of any type, including Cannabis Products, to any person and shall not allow any person to provide free samples on the Cannabis Retailer's lot. The project has been conditioned to meet this standard. (Conditions of Approval Planning Cannabis Retail Operations – 11)
- L. *Deliveries shall be conducted in accordance with California Business and Professions Code Section 26090 or as may be amended and all state regulations pertaining to delivery of Cannabis Products.* The project has been conditioned to meet this standard. (Conditions of Approval Planning Cannabis Retail Operations – 12)
- M. *Cannabis or Cannabis Products shall not be sold or delivered by any means or method to any person within a motor vehicle.* The project has been conditioned to meet this standard. (Conditions of Approval Planning Cannabis Retail Operations – 13)
- N. *Cannabis Retailers shall not include a drive-in, drive-through or walk up window where retail sales of Cannabis or Cannabis Products are sold to persons or persons within or about a motor vehicle.*

The project has been conditioned to meet this standard. (Conditions of Approval Planning Cannabis Retail Operations – 14)

Cannabis Retail Findings:

1. The project complies with all the requirements of the State and County for the selling of Cannabis. This is met because the project has been conditioned to meet these requirements.
2. The project is not located within 1,000 feet from any Child Day Care Center, K-12 school, public park, or Youth Center or a variance has been approved allowing a shorter distance but not less than allowed by State law. This is met because a radius map buffering 1,000 feet from the subject site was prepared by Riverside County Geographic Information Systems and has not identified any Child Day Care Center, K-12 school, public park, or Youth Centers within 1,000 feet of the site. Therefore, the project meets this standard.
3. The project includes adequate measures that address enforcement priorities for Commercial Cannabis Activities including restricting access to minors, and ensuring that Cannabis and Cannabis Products are obtained from and supplied only to other permitted licensed sources within the State and not distributed out of State. This is met because the project has been conditioned to meet this requirement. (Conditions of Approval No. 17 Planning - General - O. Permit and License Posting, Conditions of Approval Planning – General – K Monitoring Program)
4. For Cannabis Retailer lots with verified cannabis-related violations within the last 12 months prior to the adoption date of Ordinance No. 348.4898, the use will not contribute to repeat violation on the lot and all applicable fees have been paid. This is met because no record of any cannabis-related violations within the last 12 months exist at the project site.

Other Findings:

1. The project site is not located within a Criteria Cell of the Multi-Species Habitat Conservation Plan.
2. The project site is located within the City of Temecula Sphere of Influence. This project was provided to the City of Temecula for review and comment. As of the writing of this staff report, no comments have been received from the City of Temecula.
3. The project site is located within an Airport Influence Area (AIA) boundary and was routed to ALUC for review and comments. On June 11, 2020 the Airport Land Use Commission (ALUC) found the project consistent with the French Valley Airport Land Use Compatibility Plan.
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). Conditions of approval were placed on CUP No. 190019 requiring compliance with Ordinance No. 787.

Development Agreement:

1. The applicant has proposed entering into the attached draft development agreement (DA) with the County for the Project. The DA is consistent with the General Plan and Board Policy B-9. Additionally, the advisory notification document, conditions of approval, and entitlement approvals are incorporated in the exhibits of the DA and will ensure that the project is developed in a way that would not conflict with the public's health, safety or general welfare. The DA has a term of 10 years and will grant the applicant vesting rights to develop the Project in accordance with the terms of the DA. In exchange, the DA provides certain public benefits that go beyond the basic requirements of the County including annual public benefit payments, which will be used for additional public safety services, infrastructure improvements or community enhancement programs.

Approval Requirements and Conclusion:

Based on the findings provided in this staff report and conditions of approval, the project is consistent with the General Plan and any applicable specific plan, complies with the development standards of the Specific Plan (Specific Plan No. 265, Planning Area No. 10) zoning classification, complies with the permit requirements for all Commercial Cannabis Activities, complies with the minimum standard requirements and will not be detrimental to the public health, safety or general welfare. Additionally, the project complies with all applicable requirements of State law and ordinances of Riverside County.

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

This project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 1,200 feet of the project site. As of the writing of this report, Planning Staff did not received any written communication or phone calls indicating public opposition or support to the proposed project.

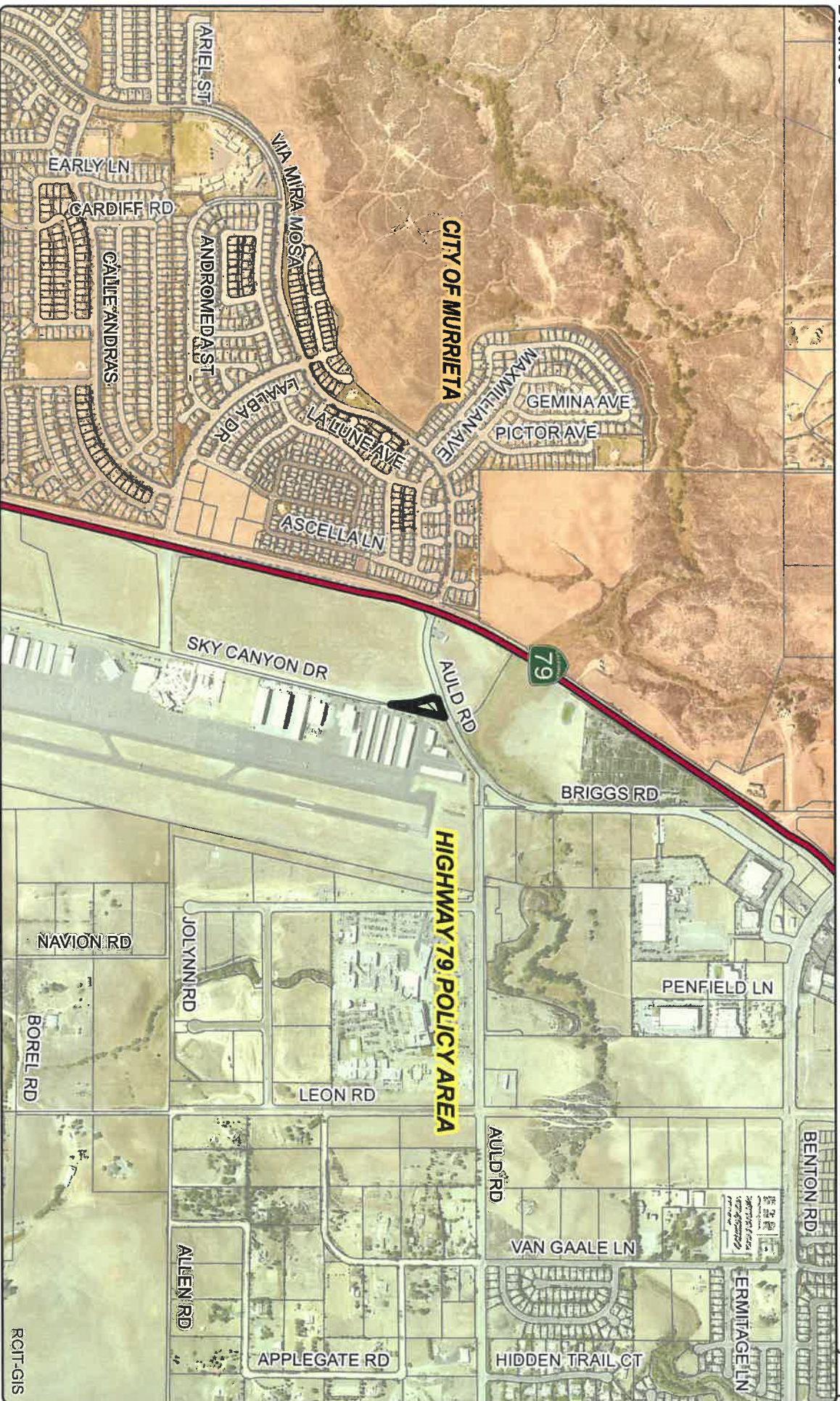
Supervisor: Washington
District 3

RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP190019

VICINITY/POLICY AREAS

Date Drawn: 07/31/2020
Vicinity Map



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. This new General Plan may contain different types of land use than is provided in the current zoning ordinance. The County of Riverside Planning Department is providing this information for informational purposes only. The County of Riverside Planning Department is not responsible for any errors or omissions in this information. For more information, please contact the Planning Department at (951) 953-2000. Website: <http://www.riversideca.gov>

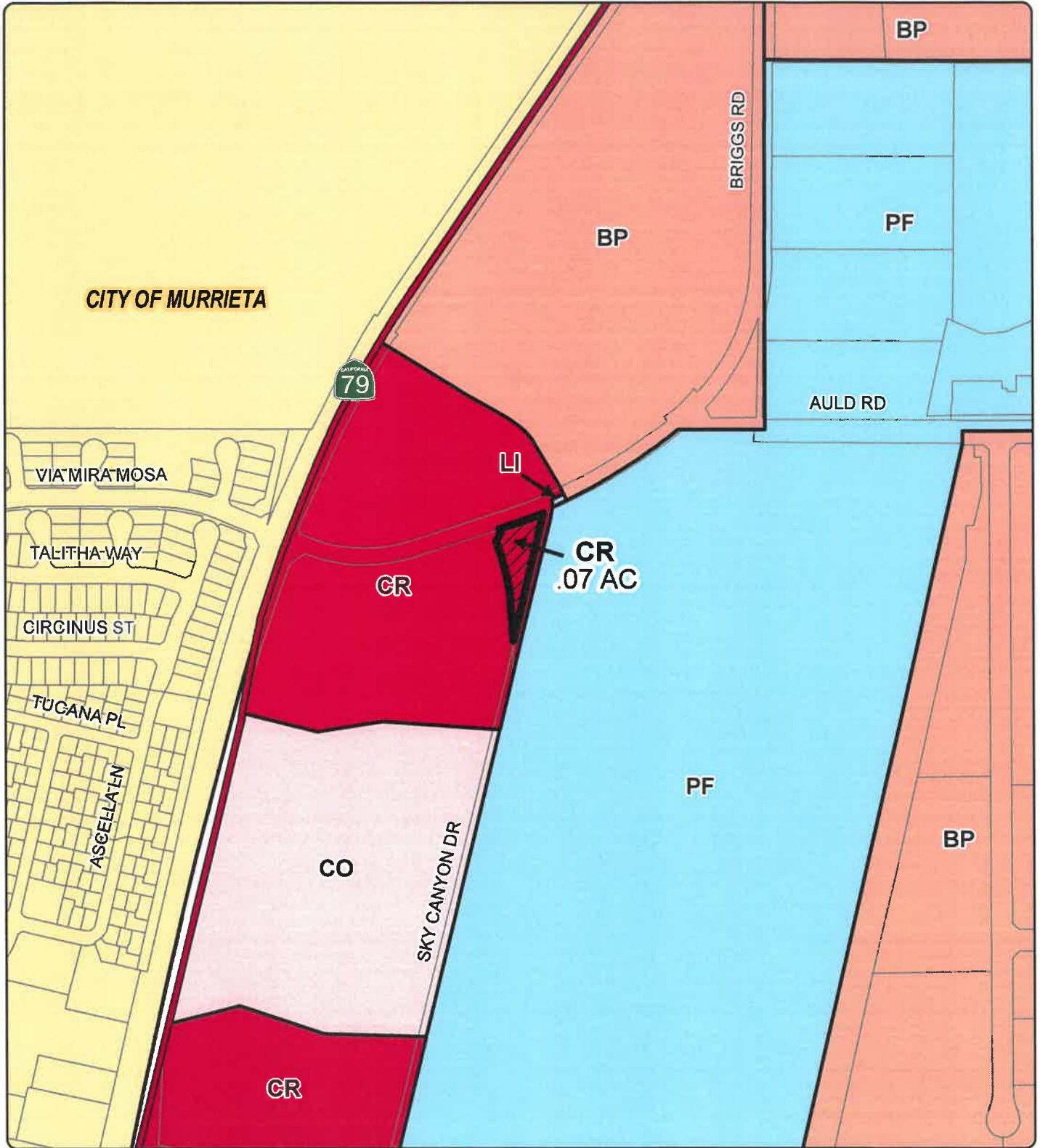
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP190019

EXISTING GENERAL PLAN

Supervisor: Washington
District 3

Date Drawn: 07/31/2020
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 types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rcdima.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

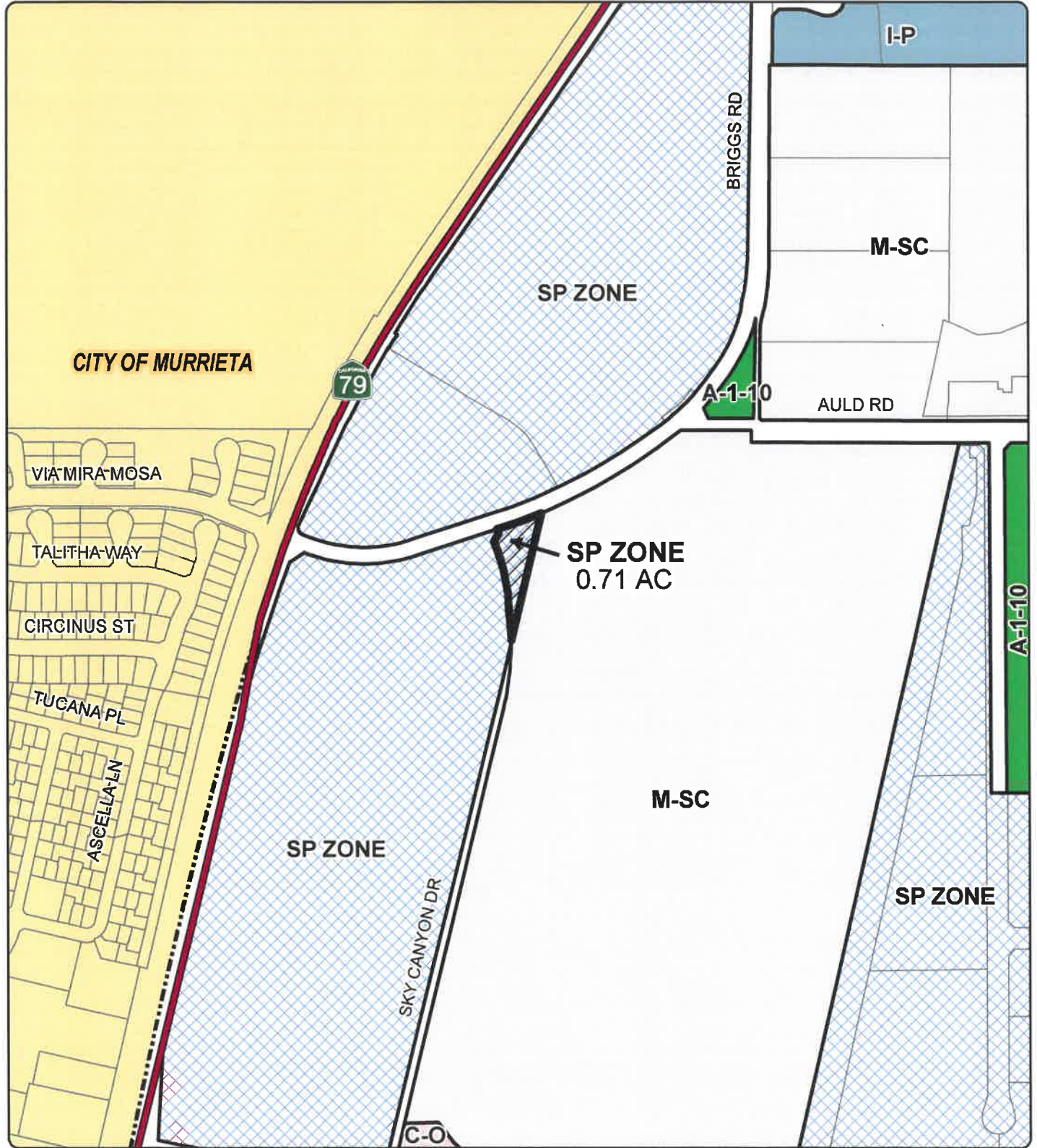
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EXISTING ZONING

Supervisor: Washington
District 3

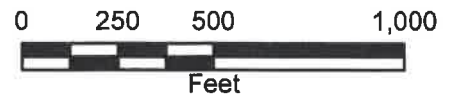
Date Drawn: 07/31/2020

Exhibit 2



Zoning Area: Rancho California

Author: Vinnie Nguyen



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RIVERSIDE COUNTY PLANNING DEPARTMENT

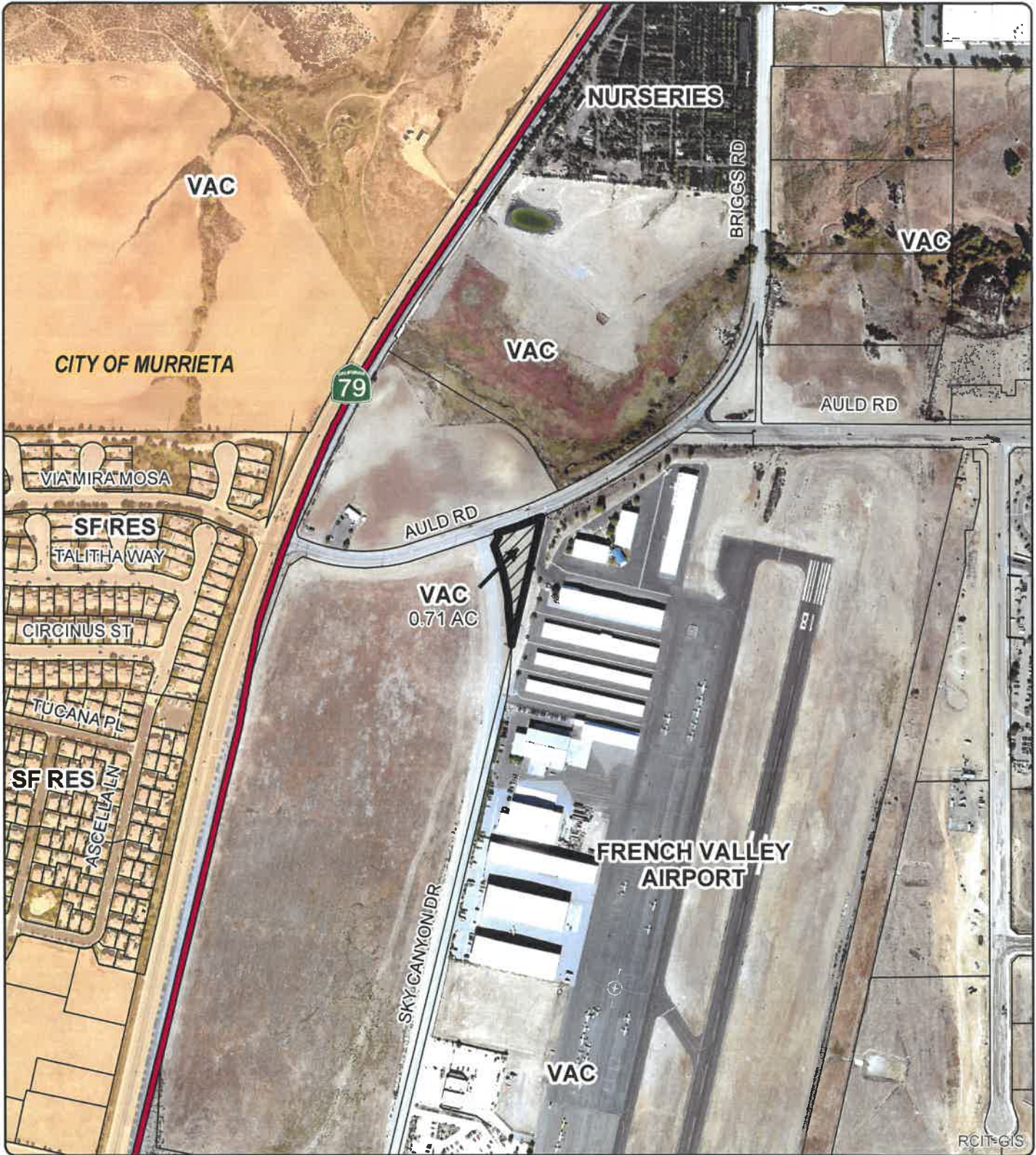
CUP190019

LAND USE

Supervisor: Washington
District 3

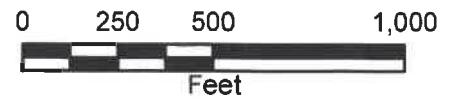
Date Drawn: 07/31/2020

Exhibit 1



Zoning Area: Rancho California

Author: Vinnie Nguyen



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DEVELOPMENT AGREEMENT NO. 1900012

This Development Agreement (hereinafter “Agreement”) is entered into effective on the date it is recorded with the Riverside County Recorder (hereinafter the “Effective Date”) by and among the COUNTY OF RIVERSIDE (hereinafter “COUNTY”), and the persons and entities listed below (hereinafter “OWNER”):

Fausto Atilano

Michael Simonian

RECITALS

WHEREAS, COUNTY is authorized to enter into binding development agreements with persons having legal or equitable interests in real property for the development of such property, pursuant to Article 11, Section 7 of the California Constitution and Section 65864, et seq. of the Government Code; and,

WHEREAS, COUNTY has adopted Procedures and Requirements of the County of Riverside for the Consideration of Development Agreements (hereinafter “Procedures and Requirements”), pursuant to Section 65865 of the Government Code; and,

WHEREAS, OWNER has requested COUNTY to enter into a development agreement and proceedings have been taken in accordance with the Procedures and Requirements of COUNTY; and,

WHEREAS, by electing to enter into this Agreement, COUNTY shall bind future Boards of Supervisors of COUNTY by the obligations specified herein and limit the future exercise of certain governmental and proprietary powers of COUNTY; and,

WHEREAS, the terms and conditions of this Agreement have undergone extensive

review by COUNTY and the Board of Supervisors and have been found to be fair, just and reasonable; and,

WHEREAS, the best interests of the citizens of Riverside County and the public health, safety and welfare will be served by entering into this Agreement; and,

WHEREAS, all of the procedures of the California Environmental Quality Act (Public Resources Code, Section 21000 et seq.) have been met with respect to the Project and the Agreement; and,

WHEREAS, this Agreement and the Project are consistent with the Riverside County General Plan and any specific plan applicable thereto; and,

WHEREAS, all actions taken and approvals given by COUNTY have been duly taken or approved in accordance with all applicable legal requirements for notice, public hearings, findings, votes, and other procedural matters; and,

WHEREAS, this Agreement will confer substantial private benefits on OWNER by granting vested rights to develop the Property in accordance with the provisions of this Agreement; and,

WHEREAS, OWNER proposes to develop the Property to be used for the Commercial Cannabis Activity described in Exhibit E (“the Development Plan”); and,

WHEREAS, Riverside County Ordinance 348.4898 (hereafter “Ordinance 348.4898”) establishes a regulatory permitting process for Commercial Cannabis Activities and prohibits all Commercial Cannabis Activities in all land use zones without the benefit of a land use permit issued by the COUNTY; and,

WHEREAS, Board of Supervisors Policy No. B-9 further sets forth provisions to be included in development agreements in order to implement applicable General Plan

provisions, to ensure that the County does not disproportionately bear the burden of commercial cannabis activities throughout the County, to ensure the County receives public benefits for the commercial cannabis activities, to ensure there are adequate resources available for enforcement of permitted and unpermitted commercial cannabis activities, and to give cannabis owners and property owners certainty as to the County's requirements; and,

WHEREAS, this Agreement complies with the provisions of both Ordinance No. 348.4898 and Board Policy B-9; and,

WHEREAS, this Agreement will eliminate uncertainty in planning and provide for the orderly development of the Property, ensure progressive installation of necessary improvements, provide for public services appropriate to the development of the Project, and generally serve the purposes for which development agreements under Sections 65864, et seq. of the Government Code are intended; and,

WHEREAS, OWNER has incurred and will in the future incur substantial costs in order to assure development of the Property in accordance with this Agreement; and,

WHEREAS, OWNER has incurred and will in the future incur substantial costs in excess of the generally applicable requirements in order to assure vesting of legal rights to develop the Property in accordance with this Agreement.

COVENANTS

NOW, THEREFORE, in consideration of the above recitals and of the mutual covenants hereinafter contained and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. DEFINITIONS AND EXHIBITS.

1.1 Definitions. The following terms when used in this Agreement shall be defined

as follows:

1.1.1 “Agreement” means this Development Agreement.

1.1.2 “Base Rate” means an amount equal to \$16.00 multiplied by the entire Cannabis Area, as shown on Exhibit “G”, and which is payable to COUNTY annually pursuant to Subsections 4.2.1 and 4.2.2 of this Agreement and increased annually by 2% from and after the date of this agreement.

1.1.3 “Commercial Cannabis Activity” means the cultivation, possession, manufacture, distribution, processing, storing, laboratory testing, packaging, labeling, transportation, delivery or sale of Cannabis and cannabis products as provided for in Ordinance No. 348, as amended through Ordinance No. 348.4898, and any other subsequently adopted zoning ordinance amendment or subsequently adopted zoning ordinance.

1.1.4 “Conditional Use Permit” means the land use permit required by COUNTY to conduct Commercial Cannabis Activities.

1.1.5 “COUNTY” means the County of Riverside, a political subdivision of the State of California.

1.1.6 “Development” means the improvement of the Property for the purposes of completing the structures, improvements and facilities comprising the Project including, but not limited to: grading; the construction of infrastructure and public facilities related to the Project whether located within or outside the Property; the construction or re-construction of buildings and structures; the tenant improvements of structures, and the installation of landscaping. When authorized by

a Subsequent Development Approval as provided by this Agreement, “development” includes the maintenance, repair, reconstruction or redevelopment of any building, structure, improvement or facility after the construction and completion thereof.

1.1.7 “Development Approvals” means all permits and other entitlements for use subject to approval or issuance by COUNTY in connection with use of the Property and for development of the Property for Commercial Cannabis Activities including, but not limited to:

- (a) Conditional use permits, and site plans;
- (b) Zoning Amendments;
- (c) General Plan Amendments
- (d) Tentative and final subdivision and parcel maps;
- (e) Grading and building permits;
- (f) Any permits or entitlements necessary from the COUNTY;
- (g) Any easements necessary from COUNTY or any other land owner;
- (h) Specific plans and specific plan amendments;
- (i) Right of Entry agreements

1.1.8 “Development Exaction” means any requirement of the COUNTY in connection with or pursuant to any Land Use Regulation or Development Approval for the dedication of land, the construction of improvements or public facilities, or the payment of fees in order to lessen, offset, mitigate or compensate for the impacts of development on the environment or other public interests.

1.1.9 “Development Plan” means the Existing or Proposed Development Approvals and the Existing Land Use Regulations applicable to development of the Property.

1.1.10 “Effective Date” means the date this Agreement is recorded with the County Recorder.

1.1.11 “Existing Development Approvals” means all Development Approvals approved or issued prior to the Effective Date. Existing Development Approvals includes the Development Approvals incorporated herein as Exhibit “C” and all other Development Approvals which are a matter of public record on the Effective Date.

1.1.12 “Existing Land Use Regulations” means all Land Use Regulations in effect on the Effective Date. Existing Land Use Regulations includes the Land Use Regulations incorporated herein as Exhibit “D” and all other Land Use Regulations which are a matter of public record on the Effective Date.

1.1.13 “Land Use Regulations” means all ordinances, resolutions, codes, rules, regulations and official policies of COUNTY governing the development and use of land, including, without limitation, the permitted use of land, the density or intensity of use, subdivision requirements, the maximum height and size of proposed buildings and structures, the provisions for reservation or dedication of land for public purposes, and the design, improvement and construction standards and specifications applicable to the development of the property. “Land Use Regulations” does not include any COUNTY ordinance, resolution, code, rule, regulation or official policy, governing:

- (a) The conduct of businesses, professions, and occupations;

- (b) Taxes and assessments;
- (c) The control and abatement of nuisances;
- (d) The granting of encroachment permits and the conveyance of rights and interests which provide for the use of or the entry upon public property;
- (e) The exercise of the power of eminent domain.

1.1.14 "Mortgagee" means a mortgagee of a mortgage, a beneficiary under a deed of trust or any other security-device lender, and their successors and assigns.

1.1.15 "OWNER" means the owner of the PROPERTY and the persons and entities listed as OWNER on the first page of this Agreement. OWNER shall also include any of the following:

1. A person with an aggregate ownership interest of 20 percent or more in the Commercial Cannabis Activity for which a license or permit is being sought, unless the interest is solely a security, lien, or encumbrance.
2. The chief executive officer of a nonprofit or other entity for the Commercial Cannabis Activity.
3. A member of the board of directors of a nonprofit for the Commercial Cannabis Activity.
4. An individual who will be participating in the direction, control, or management of the person applying for a Commercial Cannabis Activity Conditional Use Permit or State license."

1.1.16 "Project" means the development of the Property contemplated by the Development Plan as such Plan may be further defined, enhanced or modified

pursuant to the provisions of this Agreement.

1.1.17 “Property” means the real property described on Exhibit “A” and shown on Exhibit “B” to this Agreement.

1.1.18 “Reservations of Authority” means the rights and authority excepted from the assurances and rights provided to OWNER under this Agreement and reserved to COUNTY under Section 3.5 of this Agreement.

1.1.19 “Subsequent Development Approvals” means all Development Approvals approved subsequent to the Effective Date in connection with development of the Property.

1.1.20 “Subsequent Land Use Regulations” means any Land Use Regulations adopted and effective after the Effective Date of this Agreement.

1.1.21 “Transfer” means sale, assignment, lease, sublease or any other transfer of a legal or equitable interest in the Property.

1.2 Exhibits. The following documents are attached to, and by this reference made a part of, this Agreement:

Exhibit “A” - Legal Description of the Property

Exhibit “B” - Map Showing Property and Its Location

Exhibit “C” - Existing Development Approvals

Exhibit “D” - Existing Land Use Regulations

Exhibit “E” - Commercial Cannabis Activity Site Plan & Description

Exhibit “F” - Applicable Annual Public Benefits Base Payments

Exhibit “G” - Commercial Cannabis Area calculation exhibit.

Exhibit "H" - Additional Public Benefits Exhibit

2. GENERAL PROVISIONS.

2.1 Binding Effect of Agreement. The Property is hereby made subject to this Agreement. Development of the Property is hereby authorized and shall be carried out only in accordance with the terms of this Agreement.

2.2 Ownership of Property. OWNER represents and covenants that it is the owner of a legal or equitable interest in the Property or a portion thereof.

2.3 Term. This Agreement shall commence on the Effective Date and shall continue for a period of ten years thereafter, unless this term is modified or extended for one additional five year term pursuant to the provisions of this Agreement and so long as the Project is in compliance with all applicable conditions of approval and County ordinances.

2.4 Transfer.

2.4.1 Right to Transfer. Right to Transfer. OWNER shall have the right to transfer the Property in whole or in part (provided that no such partial transfer shall violate the Subdivision Map Act, Government Code Section 66410, et seq., or Riverside County Ordinance No. 460) to any person, partnership, joint venture, firm or corporation at any time during the term of this Agreement; provided, however, that any such transfer shall include the assignment and assumption of the rights, duties and obligations arising under or from this Agreement and be made in strict compliance with the following conditions precedent:

(a) No transfer of any right or interest under this Agreement shall be made unless made together with the sale, transfer or assignment of all or a part of the Property.

(b) Concurrent with any such transfer or within fifteen (15) business days thereafter, OWNER shall notify COUNTY, in writing, of such transfer and

shall provide COUNTY with an executed agreement by the transferee, in a form reasonably acceptable to COUNTY, providing therein that the transferee expressly and unconditionally assumes all the duties and obligations of OWNER under this Agreement.

Any transfer not made in strict compliance with the foregoing conditions shall constitute a default by OWNER under this Agreement. Notwithstanding the failure of any transferee to execute the agreement required by Paragraph (b) of this Subsection 2.4.1, the burdens of this Agreement shall be binding upon such transferee, but the benefits of this Agreement shall not inure to such transferee until and unless such agreement is executed.

2.4.2 Release of Transferring Owner. Notwithstanding any transfer, a transferring OWNER shall continue to be obligated under this Agreement unless such transferring OWNER is given a release in writing by COUNTY, which release shall be provided by COUNTY upon the full satisfaction by such transferring OWNER of the following conditions:

- (a) OWNER no longer has a legal or equitable interest in all or any part of the Property.
- (b) OWNER is not then in default under this Agreement.
- (c) OWNER has provided COUNTY with the notice and executed agreement required under Paragraph (b) of Subsection 2.4.1 above.
- (d) The transferee provides COUNTY with security equivalent to any security previously provided by OWNER to secure performance of its obligations hereunder.

2.4.3 Subsequent Transfer. Any subsequent transfer after an initial transfer shall be made only in accordance with and subject to the terms and conditions of this Section.

2.5 Amendment or Cancellation of Agreement.

2.5.1 Amendment or Cancellation. This Agreement may be amended or cancelled in whole or in part only by written consent of all parties in the manner provided for in Government Code Section 65868. This provision shall not limit any remedy of COUNTY or OWNER as provided by this Agreement.

2.5.2 Modification to Additional Annual Public Benefit. At the time of the Agreement's Effective Date, Ordinance No. 348 requires a separation of 1,000 feet between cannabis retailers. In the event Ordinance No. 348 is amended and reduces the separation between cannabis retailers to less than 1,000 feet, the parties acknowledge that an amendment to the Agreement modifying the Additional Annual Public Benefit may be proposed by the OWNER and processed in accordance with Section 2.5.1 of this Agreement and the County's Procedures and Requirements for the Consideration of Development Agreements.

2.6 Termination. This Agreement shall be deemed terminated and of no further effect upon the occurrence of any of the following events:

(a) Expiration of the stated term of this Agreement as set forth in Section 2.3.

(b) Entry of a final judgment by a court of competent jurisdiction setting aside, voiding or annulling the adoption of the ordinance approving this Agreement. For purposes of clarity this termination section excludes entry of a final judgment by a court of competent jurisdiction setting aside, voiding or annulling the adoption of Board of Supervisors' Policy No. B-9.

(c) The adoption of a referendum measure overriding or repealing the ordinance approving this Agreement.

(d) OWNER's election to terminate this Agreement. If OWNER elects not to develop all or a portion of the Property as a Commercial Cannabis Activity, OWNER shall provide notice of such election to the COUNTY, such notice by OWNER shall (i) seek to terminate this Agreement as to the portion of the Property that is the subject of such notice of termination; and (ii) shall acknowledge that the Conditional Use Permit (CUP No. 190019) shall be null and void as to the Property that is the subject of such notice of termination. Following receipt of OWNER's notice of election to terminate this Agreement, OWNER and COUNTY shall execute an appropriate instrument in recordable form evidencing such termination, and shall cause such instrument to be an amendment to this Agreement to be processed in accordance with COUNTY's "Procedures and Requirements for the Consideration of Development Agreements (Commercial Cannabis Activities)" set forth in Resolution No. 2019-037.

(e) When OWNER no longer has a legal or equitable interest in the Property or has ceased operations on the Property for a period of ninety (90) consecutive days and no evidence demonstrating continuing and ongoing use of the Property consistent with the approved Conditional Use Permit No. 190019.

(f) Federal Enforcement of the Federal Controlled Substances Act against OWNER or the COUNTY. The parties understand that cannabis is still classified as a Schedule I Drug under the Federal Controlled Substances Act, 21 U.S.C. §§ 801 et seq. In the event there is federal enforcement of the Federal Controlled Substances Act against the COUNTY for the COUNTY's enactment of a comprehensive, regulatory framework for commercial cannabis activities or against OWNER for OWNER's own commercial cannabis activities, this

Agreement shall be deemed terminated and of no further effect.

(g) Revocation of a Commercial Cannabis Activity Conditional Use Permit or State License.

Upon the termination of this Agreement, no party shall have any further right or obligation hereunder except with respect to any obligation to have been performed prior to such termination or with respect to any default in the performance of the provisions of this Agreement which has occurred prior to such termination or with respect to any obligations which are specifically set forth as surviving this Agreement.

2.7 Notices.

(a) As used in this Agreement, “notice” includes, but is not limited to, the communication of notice, request, demand, approval, statement, report, acceptance, consent, waiver, appointment or other communication required or permitted hereunder.

(b) All notices shall be in writing and shall be considered given either:

(i) when delivered in person to the recipient named below; (ii) on the date of delivery shown on the return receipt, after deposit in the United States mail in a sealed envelope as either registered or certified mail with return receipt requested, and postage and postal charges prepaid, and addressed to the recipient named below; (iii) on the next business day when delivered by overnight United States mail or courier service; or (iv) on the date of delivery shown in the facsimile records of the party sending the facsimile after transmission by facsimile to the recipient named below. All notices shall be addressed as follows:

If to COUNTY:

Clerk of the Board of Supervisors

Riverside County Administrative Center

4080 Lemon Street, First Floor

Riverside, CA 92502

Fax No. (951) 955-1071

with copies to:

County Executive Officer

Riverside County Administrative Center

4080 Lemon Street, 4th Floor

Riverside, CA 92501

Fax No. (951) 955-1105

and

Assistant TLMA Director — Planning and Land Use

Transportation and Land Management Agency

Riverside County Administrative Center,

4080 Lemon Street, 12th Floor

Riverside, CA 92501

Fax No. (951) 955-1817

and

County Counsel

County of Riverside

3960 Orange Street, Suite 500

Riverside, CA 92501

Fax No. (951) 955-6363

If to OWNER:

Fausto Atliano

307024 Benton Road, Suite 302 #447

Winchester, CA 92563

(c) Either party may, by notice given at any time, require subsequent notices to be given to another person or entity, whether a party or an officer or representative of a party, or to a different address, or both. Notices given before actual receipt of notice of change shall not be invalidated by any such change.

3. DEVELOPMENT OF THE PROPERTY.

3.1 Rights to Develop. Subject to the terms of this Agreement including the Reservations of Authority, OWNER shall have a vested right to develop the Property in accordance with, and to the extent of, the Development Plan. The Existing Development Approvals shall not expire and shall remain valid for the Term of this Agreement so long as the Project remains in compliance with all conditions of approval for the Existing Development Approvals and in compliance with this Agreement. The Project shall remain subject to all Subsequent Development Approvals required to complete the Project as contemplated by the Development Plan. Except as otherwise provided in this Agreement, the permitted uses of the Property, the density and intensity of use, the maximum height and size of proposed buildings and structures, and provisions for reservation and dedication of land for public purposes shall be those set forth in the Development Plan.

3.2 Effect of Agreement on Land Use Regulations. Except as otherwise provided under the terms of this Agreement including the Reservations of Authority, the rules, regulations and official policies governing permitted uses of the Property, the density and intensity of use of the

Property, the maximum height and size of proposed buildings and structures, and the design, improvement and construction standards and specifications applicable to development of the Property shall be the Existing Land Use Regulations. In connection with any Subsequent Development Approval, COUNTY shall exercise its discretion in accordance with the Development Plan, and as provided by this Agreement including, but not limited to, the Reservations of Authority. COUNTY shall accept for processing, review and action all applications for Subsequent Development Approvals, and such applications shall be processed in the normal manner for processing such matters.

3.3 Timing of Development. The parties acknowledge that OWNER cannot at this time predict when or the rate at which phases of the Property will be developed. Such decisions depend upon numerous factors which are not within the control of OWNER, such as market orientation and demand, interest rates, absorption, completion and other similar factors. Since the California Supreme Court held in Pardee Construction Co. v. City of Camarillo (1984) 37 Cal.3d 465, that the failure of the parties therein to provide for the timing of development resulted in a later adopted initiative restricting the timing of development to prevail over such parties' agreement, it is the parties' intent to cure that deficiency by acknowledging and providing that OWNER shall have the right to develop the Property in such order and at such rate and at such times as OWNER deems appropriate within the exercise of its subjective business judgment.

3.4 Changes and Amendments. The parties acknowledge that refinement and further development of the Project will require Subsequent Development Approvals and may demonstrate that changes are appropriate and mutually desirable in the Existing Development Approvals. In the event OWNER finds that a change in the Existing Development Approvals is necessary or appropriate, OWNER shall apply for a Subsequent Development Approval to effectuate such change and COUNTY shall process and act on such application in accordance with the Existing

Land Use Regulations, except as otherwise provided by this Agreement including the Reservations of Authority. If approved, any such change in the Existing Development Approvals shall be incorporated herein as an addendum to Exhibit “C”, and may be further changed from time to time as provided in this Section. Unless otherwise required by law, as determined in COUNTY’s reasonable discretion, a change to the Existing Development Approvals shall be deemed “minor” and not require an amendment to this Agreement provided such change does not:

- (a) Alter the permitted uses of the Property as a whole; or,
- (b) Increase the density or intensity of use of the Property as a whole;

or,

- (c) Increase the maximum height and size of permitted buildings or structures;

or,

- (d) Delete a requirement for the reservation or dedication of land for public purposes within the Property as a whole; or,

- (e) Constitute a project requiring a subsequent or supplemental environmental impact report pursuant to Section 21166 of the Public Resources Code.

3.5 Reservations of Authority.

3.5.1 Limitations. Reservations and Exceptions. Notwithstanding any other provision of this Agreement, the following Subsequent Land Use Regulations shall apply to the development of the Property.

- (a) Processing fees and charges of every kind and nature imposed by COUNTY to cover the estimated actual costs to COUNTY of processing applications for Development Approvals or for monitoring compliance with any Development Approvals granted or issued.

(b) Procedural regulations relating to hearing bodies, petitions, applications, notices, findings, records, hearings, reports, recommendations, appeals and any other matter of procedure.

(c) Regulations governing construction standards and specifications including, without limitation, the Building Code, Plumbing Code, Mechanical Code, Electrical Code, Fire Code and Grading Code applicable in the County.

(d) Regulations imposing Development Exactions. Development Exactions shall be applicable to development of the Property if such Development Exaction is applied uniformly to development, either throughout the COUNTY or within a defined area of benefit which includes the Property. No such subsequently adopted Development Exaction shall apply if its application to the Property would physically prevent development of the Property for the uses and to the density or intensity of development set forth in the Development Plan.

(e) Regulations which may be in conflict with the Development Plan but which are reasonably necessary to protect the public health and safety. To the extent possible, any such regulations shall be applied and construed so as to provide OWNER with the rights and assurances provided under this Agreement.

(f) Regulations which are not in conflict with the Development Plan. Any regulation, whether adopted by initiative or otherwise, limiting the rate or timing of development of the Property shall be deemed to conflict with the Development Plan and shall therefore not be applicable to the development of the Property.

(g) Regulations which are in conflict with the Development Plan provided

OWNER has given written consent to the application of such regulations to development of the Property.

3.5.2 Subsequent Development Approvals. This Agreement shall not prevent COUNTY, in acting on Subsequent Development Approvals, from applying Subsequent Land Use Regulations which do not conflict with the Development Plan, nor shall this Agreement prevent COUNTY from denying or conditionally approving any Subsequent Development Approval on the basis of the Existing Land Use Regulations or any Subsequent Land Use Regulation not in conflict with the Development Plan.

3.5.3 Modification or Suspension by State or Federal Law. In the event that State or Federal laws or regulations, enacted after the Effective Date of this Agreement, prevent or preclude compliance with one or more of the provisions of this Agreement or require changes in plans, maps or permits approved by the COUNTY, such provisions of this Agreement shall be modified or suspended as may be necessary to comply with such State or Federal laws or regulations, provided, however, that this Agreement shall remain in full force and effect to the extent it is not inconsistent with such laws or regulations and to the extent such laws or regulations do not render such remaining provisions impractical to enforce.

3.5.4 Intent. The parties acknowledge and agree that COUNTY is restricted in its authority to limit its police power by contract and that the foregoing limitations, reservations and exceptions are intended to reserve to COUNTY all of its police power which cannot be so limited. This Agreement shall be construed, contrary to its stated terms if necessary, to reserve to COUNTY all such power and authority which cannot be restricted by contract.

3.5.5. Application of State and Local Regulatory Laws Governing Commercial

Cannabis Activities. The operation of Commercial Cannabis Activities is a highly regulated business activity, and it is subject to various state and local laws and regulations. This Agreement does not, and the County cannot and does not intend to, give OWNER the right to continue its operations without complying with applicable state and local laws governing its operations. OWNER shall be responsible for obtaining, and maintaining throughout the entire term of this Agreement, all applicable state licenses, permits, approvals, and consents, even if the applicable state laws and regulations are altered following the Effective Date.

3.6. Public Works. If OWNER is required by this Agreement to construct any public works facilities which will be dedicated to COUNTY or any other public agency upon completion, and if required by applicable laws to do so, OWNER shall perform such work in the same manner and subject to the same requirements as would be applicable to COUNTY or such other public agency if it would have undertaken such construction.

3.7 Provision of Real Property Interests by COUNTY. In any instance where OWNER is required to construct any public improvement on land not owned by OWNER, OWNER shall at its sole cost and expense provide or cause to be provided, the real property interests necessary for the construction of such public improvements. In the event OWNER is unable, after exercising reasonable efforts to acquire the real property interests necessary for the construction of such public improvements, and if so instructed by OWNER and upon OWNER'S provision of adequate security for costs COUNTY may reasonably incur, COUNTY shall negotiate the purchase of the necessary real property interests to allow OWNER to construct the public improvements as required by this Agreement and, if necessary, in accordance with the procedures established by law, use its power of eminent domain to acquire such required real property interests. OWNER shall pay all costs associated with such acquisition or condemnation

proceedings. This Section 3.7 is not intended by the parties to impose upon the OWNER an enforceable duty to acquire land or construct any public improvements on land not owned by OWNER, except to the extent that the OWNER elects to proceed with the development of the Project, and then only in accordance with valid conditions imposed by the COUNTY upon the development of the Project under the Subdivision Map Act, Government Code Section 66410 et seq., or other legal authority.

3.8 Regulation by Other Public Agencies. It is acknowledged by the parties that other public agencies not within the control of COUNTY possess authority to regulate aspects of the development of the Property separately from or jointly with COUNTY and this Agreement does not limit the authority of such other public agencies. For example, pursuant to Government Code Section 66477 and Section 10.35 of Riverside County Ordinance No. 460, another local public agency may provide local park and recreation services and facilities and in that event, it is permitted, and therefore shall be permitted by the parties, to participate jointly with COUNTY to determine the location of land to be dedicated or in lieu fees to be paid for local park purposes, provided that COUNTY shall exercise its authority subject to the terms of this Agreement.

3.9 Tentative Tract Map Extension. Notwithstanding the provisions of Section 66452.6(a)(1) of the Government Code, regarding extensions of time for approved tentative maps subject to a development agreement, no tentative subdivision map or tentative parcel map, heretofore or hereafter approved in connection with development of the Property, shall be granted an extension of time except in accordance with the Subdivision Map Act and Existing Land Use Regulations.

3.10 Vesting Tentative Maps. If any tentative or final subdivision map, or tentative or final parcel map, heretofore or hereafter approved in connection with development of the Property, is a vesting map under the Subdivision Map Act (Government Code Section 66410, et seq.) and Riverside County Ordinance No. 460 and if this Agreement is determined by a final judgment

tobe invalid or unenforceable insofar as it grants a vested right to develop to OWNER, then and to that extent the rights and protections afforded OWNER under the laws and ordinances applicable to vesting maps shall supersede the provisions of this Agreement. Except as set forth immediately above, development of the Property shall occur only as provided in this Agreement, and the provisions in this Agreement shall be controlling over any conflicting provision of law or ordinance concerning vesting maps.

3.11 Request for Proposal Responses. Unless superseded by the terms of this Agreement, development of the Property shall be consistent with the Request for Proposal Responses submitted to the COUNTY and associated with CAN XXX, incorporated herein by this reference.

4. PUBLIC BENEFITS.

4.1 Intent. The parties acknowledge and agree that development of the Property will detrimentally affect public interests which will not be fully addressed by the Development Plan and further acknowledge and agree that this Agreement confers substantial private benefits on OWNER which should be balanced by commensurate public benefits. Accordingly, the parties intend to provide consideration to the public to balance the private benefits conferred on OWNER by providing more fully for the satisfaction of public interests.

4.2 Public Benefits for Commercial Cannabis Activities.

4.2.1 Annual Public Benefit Base Payments. Prior to the issuance of the certificate of occupancy for any part of the Commercial Cannabis Activity, OWNER shall pay to COUNTY an amount equal to the base payment calculated per Section 1.1.2 of this Agreement (“Base Payment”); provided, however, that such initial annual base payment shall be prorated based on the number of whole months remaining between the date of payment and the first following June 30th.

4.2.2 Subsequent Annual Base Payments. The Annual Base Payment shall be subject to annual increases in an amount of 2%. Prior to the first July 1st following the initial Base Payment and each July 1st thereafter during the term of the Agreement, OWNER shall pay to COUNTY an amount equal to the Base Payment plus the 2% annual increase.

4.3 Annual Additional Public Benefits. OWNER shall perform Additional Public Benefits identified in Exhibit “H” that will benefit the community in which the Commercial Cannabis Activity is located. Prior to the issuance of the certificate of occupancy for any part of the Commercial Cannabis Activity, OWNER shall pay to COUNTY an amount equal to the additional annual public benefit set forth in Exhibit “H” of this Agreement (“Additional Public Benefit”); provided, however, that such initial annual payment shall be prorated based on the number of whole months remaining between the date of payment and the first following June 30th.

4.3.1 Subsequent Annual Additional Public Benefits. The Additional Public Benefit provided in Exhibit “H” shall be subject to annual increases in an amount of 5%. Prior to the first July 1st following the initial Additional Public Benefit payment and each July 1st thereafter during the term of the Agreement, OWNER shall pay to COUNTY an amount equal to the Additional Public Benefit plus the 5% annual increase.

4.4 Taxes. Nothing herein shall be construed to relieve OWNER from paying and remitting all applicable federal, state and local taxes applicable to the Project, including but not limited to, income taxes, property taxes, local sales and use taxes, and any taxes imposed on cannabis activities and cannabis products pursuant to the Medicinal and Adult-Use Cannabis Regulation and Safety Act.

4.5 Assessments. Nothing herein shall be construed to relieve the Property from

assessments levied against it by the County pursuant to any statutory procedure for the assessment of property to pay for infrastructure and/or services which benefit the Property.

4.6 New Taxes. Any subsequently enacted County taxes, including but not limited to any taxes on commercial cannabis activities, shall apply to the Project. In the event that County taxes are enacted specifically for commercial cannabis activities and cannabis products, the parties agree that this Agreement may be modified in accordance with Section 2.5 to reduce the OWNER's total public benefit payment (the sum total of the Base Rate plus the Additional Public Benefit) by an amount equal to the amount of the tax imposed on the OWNER for commercial cannabis activities and cannabis products. The parties acknowledge that the intent of being able to modify the Agreement in the event County taxes are enacted on the commercial cannabis activities and cannabis products is to enable the authority to adjust the total public benefit amount due and payable under this Agreement by the OWNER.

4.7 Vote on Future Assessments and Fees. In the event that any assessment, fee or charge which is applicable to the Property is subject to Article XIID of the California Constitution and OWNER does not return its ballot, OWNER agrees, on behalf of itself and its successors that the County may count OWNER's ballot as affirmatively voting in favor of such assessment, fee or charge.

5. FINANCING OF PUBLIC IMPROVEMENTS. If deemed appropriate, COUNTY and OWNER will cooperate in the formation of any special assessment district, community facilities district or alternate financing mechanism to pay for the construction and/or maintenance and operation of public infrastructure facilities required as part of the Development Plan. OWNER also agrees that it will not initiate and/or cooperate in the formation of any such special assessment district, community facilities district or alternate financing mechanism involving any other public

agency without the prior written consent of the COUNTY.

Should the Property be included within such a special assessment district, community facilities district or other financing entity, the following provisions shall be applicable:

(a) In the event OWNER conveys any portion of the Property and/or public facilities constructed on any portion of the Property to COUNTY or any other public entity and said Property is subject to payment of taxes and/or assessments, such taxes and/or assessments shall be paid in full by OWNER prior to completion of any such conveyance.

(b) If OWNER is in default in the payment of any taxes and/or assessments, OWNER shall be considered to be in default of this Agreement and COUNTY may, in its sole discretion, initiate proceedings pursuant to Section 8.4 of this Agreement.

Notwithstanding the foregoing, it is acknowledged and agreed by the parties that nothing contained in this Agreement shall be construed as requiring COUNTY or the COUNTY Board of Supervisors to form any such district or to issue and sell bonds.

6. REVIEW FOR COMPLIANCE.

6.1 Annual Review. The TLMA Director, in consultation with the County Executive Officer and County Counsel, shall review this Agreement annually, on or before the Effective Date, in order to ascertain the good faith compliance by OWNER with the terms of the Agreement. In order to facilitate this review, OWNER shall submit an annual monitoring report, in a form specified by the TLMA Director providing all information necessary to evaluate such good faith compliance as determined by the TLMA Director. OWNER shall pay the annual review and administration fee set forth in Ordinance No. 671 prior to submission of each annual monitoring report. Prior to the issuance of any grading permit or building permit for any part of the Project, OWNER shall prepay a fee deposit and administration fee as set forth in Ordinance No. 671 (the "Monitoring Fee Prepayment"). The Monitoring Fee Prepayment shall be retained by the

COUNTY until termination of this Agreement, may be used by the COUNTY at any time if there is a failure to pay any part of the annual monitoring and administration fees required under Ordinance No. 671, and shall be promptly replenished by OWNER up to the original required amount after notice by COUNTY to OWNER. Failure by OWNER to submit an annual monitoring report, on or before the Effective Date of each year in the form specified by the TLMA Director, to pay any part of the annual monitoring and administration fee required under Ordinance No. 671, to make the Monitoring Fee Prepayment or to replenish the Monitoring Fee Prepayment shall constitute a default by OWNER under this Agreement.

6.2 Special Review. The Board of Supervisors may order a special review of compliance with this Agreement at anytime. The TLMA Director, in consultation with the County Executive Officer and County Counsel, shall conduct such special reviews.

6.3 Property Inspection. In accordance with applicable regulations set forth in the Medicinal and Adult Use Cannabis Regulation and Safety Act and upon twenty-four (24) hour written notice, OWNER shall allow COUNTY representatives access to the Property and all buildings and structures located on the Property to determine compliance with CUP No. 190019 and this Agreement.

6.4 Records Inspection. Upon written request by the COUNTY, OWNER shall provide records to the COUNTY demonstrating compliance with this Agreement, CUP No. 190019 and consistency with the Request for Proposal Responses associated with CAN XXX including, but not limited to, ownership of Property, local hiring and local ownership programs.

6.5 Procedure.

(a) During either an annual review or a special review, OWNER shall be required to demonstrate good faith compliance with the terms of the Agreement. The burden of proof on this issue shall be on OWNER.

(b) Upon completion of an annual review or a special review, the TLMA Director shall submit a report to the Board of Supervisors setting forth the evidence concerning good faith compliance by OWNER with the terms of this Agreement and his recommended finding on that issue.

(c) If the Board finds on the basis of substantial evidence that OWNER has complied in good faith with the terms and conditions of this Agreement, the review shall be concluded.

(d) If the Board makes a preliminary finding that OWNER has not complied in good faith with the terms and conditions of this Agreement, the Board may modify or terminate this Agreement as provided in Section 6.4 and Section 6.5. Notice of default as provided under Section 8.4 of this Agreement shall be given to OWNER prior to or concurrent with, proceedings under Section 6.4 and Section 6.5.

6.6 Proceedings Upon Modification or Termination. If, upon a preliminary finding under Section 6.3, COUNTY determines to proceed with modification or termination of this Agreement, COUNTY shall give written notice to OWNER of its intention so to do. The notice shall be given at least ten calendar days prior to the scheduled hearing and shall contain:

(a) The time and place of the hearing;

(b) A statement as to whether or not COUNTY proposes to terminate or to modify the Agreement; and,

(c) Such other information as is reasonably necessary to inform OWNER of the nature of the proceeding.

6.7 Hearing on Modification or Termination. At the time and place set for the hearing on modification or termination, OWNER shall be given an opportunity to be heard and shall be

entitled to present written and oral evidence. OWNER shall be required to demonstrate good faith compliance with the terms and conditions of this Agreement. The burden of proof on this issue shall be on OWNER. If the Board of Supervisors finds, based upon substantial evidence, that OWNER has not complied in good faith with the terms or conditions of the Agreement, the Board may terminate this Agreement or modify this Agreement and impose such conditions as are reasonably necessary to protect the interests of the County. The decision of the Board of Supervisors shall be final, subject only to judicial review pursuant to Section 1094.5 of the Code of Civil Procedure.

6.8 Certificate of Agreement Compliance. If, at the conclusion of an annual or special review, OWNER is found to be in compliance with this Agreement, COUNTY shall, upon request by OWNER, issue a Certificate of Agreement Compliance (“Certificate”) to OWNER stating that after the most recent annual or special review and based upon the information known or made known to the TLMA Director and Board of Supervisors that (1) this Agreement remains in effect and (2) OWNER is not in default. The Certificate shall be in recordable form, shall contain information necessary to communicate constructive record notice of the finding of compliance, shall state whether the Certificate is issued after an annual or a special review and shall state the anticipated date of commencement of the next annual review. OWNER may record the Certificate with the County Recorder. Whether or not the Certificate is relied upon by transferees or OWNER, COUNTY shall not be bound by a Certificate if a default existed at the time of the Periodic or Special Review, but was concealed from or otherwise not known to the TLMA Director or Board of Supervisors.

7. INCORPORATION AND ANNEXATION.

7.1 Intent. If all or any portion of the Property is annexed to or otherwise becomes a part

of a city or another county, it is the intent of the parties that this Agreement shall survive and be binding upon such other jurisdiction.

7.2 Incorporation. If at any time during the term of this Agreement, a city is incorporated comprising all or any portion of the Property, the validity and effect of this Agreement shall be governed by Section 65865.3 of the Government Code.

7.3 Annexation. OWNER and COUNTY shall oppose, in accordance with the procedures provided by law, the annexation to any city of all or any portion of the Property unless both OWNER and COUNTY give written consent to such annexation.

8. DEFAULT AND REMEDIES.

8.1 Remedies in General. It is acknowledged by the parties that COUNTY would not have entered into this Agreement if it were to be liable in damages under this Agreement, or with respect to this Agreement or the application thereof.

In general, each of the parties hereto may pursue any remedy at law or equity available for the breach of any provision of this Agreement, except that COUNTY shall not be liable in damages to OWNER, or to any successor in interest of OWNER, or to any other person, and OWNER covenants not to sue for damages or claim any damages:

- (a) For any breach of this Agreement or for any cause of action which arises out of this Agreement; or
- (b) For the taking, impairment or restriction of any right or interest conveyed or provided under or pursuant to this Agreement; or
- (c) Arising out of or connected with any dispute, controversy or issue regarding the application, validity, interpretation or effect of the provisions of this Agreement.

Notwithstanding anything in this Article 8 to the contrary, OWNER's liability to COUNTY in connection with this Agreement shall be limited to direct damages and shall exclude any other liability, including without limitation liability for special, indirect, punitive or consequential damages in contract, tort, warranty, strict liability or otherwise.

8.2 Specific Performance. The parties acknowledge that money damages and remedies at law generally are inadequate and specific performance and other non-monetary relief are particularly appropriate remedies for the enforcement of this Agreement and should be available to all parties for the following reasons:

(a) Money damages are unavailable against COUNTY as provided in Section 8.1 above.

(b) Due to the size, nature and scope of the project, it may not be practical or possible to restore the Property to its natural condition once implementation of this Agreement has begun. After such implementation, OWNER may be foreclosed from other choices it may have had to utilize the Property or portions thereof. OWNER has invested significant time and resources and performed extensive planning and processing of the Project in agreeing to the terms of this Agreement and will be investing even more significant time and resources in implementing the Project in reliance upon the terms of this Agreement, and it is not possible to determine the sum of money which would adequately compensate OWNER for such efforts.

8.3 General Release. Except for non-damage remedies, including the remedy of specific performance and judicial review as provided for in Section 8, OWNER, for itself, its successors and assignees, hereby releases the COUNTY, its officers, agents, employees, and independent contractors from any and all claims, demands, actions, or suits of any kind or nature whatsoever arising out of any liability, known or unknown, present or future,

including, but not limited to, any claim or liability, based or asserted, pursuant to Article I, Section 19 of the California Constitution, the Fifth Amendment of the United States Constitution, or any other law or ordinance which seeks to impose any other monetary liability or damages, whatsoever, upon the COUNTY because it entered into this Agreement or because of the terms of this Agreement. OWNER hereby waives the provisions of Section 1542 of the Civil Code which provides:

A GENERAL RELEASE DOES NOT EXTEND TO CLAIMS THAT THE CREDITOR OR RELEASING PARTY DOES NOT KNOW OR SUSPECT TO EXIST IN HIS OR HER FAVOR AT THE TIME OF EXECUTING THE RELEASE AND THAT, IF KNOWN BY HIM OR HER WOULD HAVE MATERIALLY AFFECTED HIS OR HER SETTLEMENT WITH THE DEBTOR OR RELEASED PARTY.

OWNER Initials

OWNER Initials

OWNER Initials

8.4 Termination or Modification of Agreement for Default of OWNER. Subject to the provisions contained in Subsection 2.5 herein, COUNTY may terminate or modify this Agreement for any failure of OWNER to perform any material duty or obligation of OWNER under this Agreement, or to comply in good faith with the terms of this Agreement (hereinafter referred to as “default”); provided, however, COUNTY may terminate or modify this Agreement pursuant to this Section only after providing written notice to OWNER of default setting forth the nature of the default and the actions, if any, required by OWNER to cure such default and, where the default can be cured, OWNER has failed to take such actions and cure such default within 60 days after the effective date of such notice or, in the event that such default cannot be cured within such 60 day period but can be cured within a longer time, has failed to commence the actions necessary to

cure such default within such 60 day period and to diligently proceed to complete such actions and cure such default.

8.5 Termination of Agreement for Default of COUNTY. OWNER may terminate this Agreement only in the event of a default by COUNTY in the performance of a material term of this Agreement and only after providing written notice to COUNTY of default setting forth the nature of the default and the actions, if any, required by COUNTY to cure such default and, where the default can be cured, COUNTY has failed to take such actions and cure such default within 60 days after the effective date of such notice or, in the event that such default cannot be cured within such 60 day period but can be cured within a longer time, has failed to commence the actions necessary to cure such default within such 60 day period and to diligently proceed to complete such actions and cure such default.

8.6 Attorneys' Fees. In any action at law or in equity to enforce or interpret this Agreement, or otherwise arising out of this Agreement, including without limitation any action for declaratory relief or petition for writ of mandate, the parties shall bear their own attorneys' fees.

9. THIRD PARTY LITIGATION.

9.1 General Plan Litigation. COUNTY has determined that this Agreement is consistent with its General Plan, and that the General Plan meets all requirements of law. OWNER has reviewed the General Plan and concurs with COUNTY's determination. The parties acknowledge that:

- (a) Litigation may be filed challenging the legality, validity and adequacy of the General Plan; and,
- (b) If successful, such challenges could delay or prevent the performance of this Agreement and the development of the Property.

COUNTY shall have no liability in damages under this Agreement for any failure of

COUNTY to perform under this Agreement or the inability of OWNER to develop the Property as contemplated by the Development Plan of this Agreement as the result of a judicial determination that on the Effective Date, or at any time thereafter, the General Plan, or portions thereof, are invalid or inadequate or not in compliance with law.

9.2 Third Party Litigation Concerning Agreement. OWNER shall defend, at its expense, including attorneys' fees, indemnify, and hold harmless COUNTY, its officers, agents, employees and independent contractors from any claim, action or proceeding against COUNTY, its officers, agents, employees or independent contractors to attack, set aside, void, or annul the approval of this Agreement or the approval of any permit granted pursuant to this Agreement. COUNTY shall promptly notify OWNER of any such claim, action or proceeding, and COUNTY shall cooperate in the defense. If COUNTY fails to promptly notify OWNER of any such claim, action or proceeding, or if COUNTY fails to cooperate in the defense, OWNER shall not thereafter be responsible to defend, indemnify, or hold harmless COUNTY. COUNTY may in its discretion participate in the defense of any such claim, action or proceeding.

9.3 Indemnity. In addition to the provisions of 9.2 above, OWNER shall indemnify and hold COUNTY, its officers, agents, employees and independent contractors free and harmless from any liability whatsoever, based or asserted upon any act or omission of OWNER, its officers, agents, employees, subcontractors and independent contractors, for property damage, bodily injury, or death (OWNER's employees included) or any other element of damage of any kind or nature, relating to or in any way connected with or arising from the activities contemplated hereunder, including, but not limited to, the study, design, engineering, construction, completion, failure and conveyance of the public improvements, save and except claims for damages arising through the sole active negligence or sole willful misconduct of COUNTY. OWNER shall defend, at its expense, including attorneys' fees, COUNTY, its officers, agents, employees and

independent contractors in any legal action based upon such alleged acts or omissions. COUNTY may in its discretion participate in the defense of any such legal action.

9.4 Environment Assurances. OWNER shall indemnify and hold COUNTY, its officers, agents, employees and independent contractors free and harmless from any liability, based or asserted, upon any act or omission of OWNER, its officers, agents, employees, subcontractors, predecessors in interest, successors, assigns and independent contractors for any violation of any federal, state or local law, ordinance or regulation relating to industrial hygiene or to environmental conditions on, under or about the Property, including, but not limited to, soil and groundwater conditions, and OWNER shall defend, at its expense, including attorneys' fees, COUNTY, its officers, agents, employees and independent contractors in any action based or asserted upon any such alleged act or omission. COUNTY may in its discretion participate in the defense of any such action.

9.5 Reservation of Rights. With respect to Sections 9.2, 9.3 and 9.4 herein, COUNTY reserves the right to either (1) approve the attorney(s) which OWNER selects, hires or otherwise engages to defend COUNTY hereunder, which approval shall not be unreasonably withheld, or (2) conduct its own defense, provided, however, that OWNER shall reimburse COUNTY forthwith for any and all reasonable expenses incurred for such defense, including attorneys' fees, upon billing and accounting therefor.

9.6 Survival. The provisions of Sections 8.1 through 8.3, inclusive, Section 8.6 and Sections 9.1 through 9.6, inclusive, shall survive the termination of this Agreement.

10. MORTGAGEE PROTECTION.

The parties hereto agree that this Agreement shall not prevent or limit OWNER, in any manner, at OWNER's sole discretion, from encumbering the Property or any portion thereof or any improvement thereon by any mortgage, deed of trust or other security device securing

financing with respect to the Property. COUNTY acknowledges that the lenders providing such financing may require certain Agreement interpretations and modifications and agrees upon request, from time to time, to meet with OWNER and representatives of such lenders to negotiate in good faith any such request for interpretation or modification. COUNTY will not unreasonably withhold its consent to any such requested interpretation or modification provided such interpretation or modification is consistent with the intent and purposes of this Agreement. Any Mortgagee of the Property shall be entitled to the following rights and privileges:

(a) Neither entering into this Agreement nor a breach of this Agreement shall defeat, render invalid, diminish or impair the lien of any mortgage on the Property made in good faith and for value, unless otherwise required by law.

(b) The Mortgagee of any mortgage or deed of trust encumbering the Property, or any part thereof, which Mortgagee, has submitted a request in writing to the COUNTY in the manner specified herein for giving notices, shall be entitled to receive written notification from COUNTY of any default by OWNER in the performance of OWNER's obligations under this Agreement.

(c) If COUNTY timely receives a request from a Mortgagee requesting a copy of any notice of default given to OWNER under the terms of this Agreement, COUNTY shall provide a copy of that notice to the Mortgagee within ten (10) days of sending the notice of default to OWNER. The Mortgagee shall have the right, but not the obligation, to cure the default during the remaining cure period allowed such party under this Agreement.

(d) Any Mortgagee who comes into possession of the Property, or any part thereof, pursuant to foreclosure of the mortgage or deed of trust, or deed in lieu of such foreclosure, shall take the Property, or part thereof, subject to the terms of this Agreement. No Mortgagee (including one who acquires title or possession to the Property, or any portion thereof, by foreclosure, trustee's sale, deed in lieu of foreclosure, lease termination, eviction or otherwise) shall have any

obligation to construct or complete construction of improvements, or to guarantee such construction or completion; provided, however, that a Mortgagee shall not be entitled to devote the Property to solar power plant use except in full compliance with this Agreement. A Mortgagee in possession shall not have an obligation or duty under this Agreement to perform any of OWNER's obligations or other affirmative covenants of OWNER hereunder, or to guarantee such performance; provided, however, that to the extent that any covenant to be performed by OWNER is a condition precedent to the performance of a covenant by COUNTY, the performance thereof shall continue to be a condition precedent to COUNTY's performance hereunder. All payments called for under Section 4 of this Agreement shall be a condition precedent to COUNTY's performance under this Agreement. Any transfer by any Mortgagee in possession shall be subject to the provisions of Section 2.4 of this Agreement.

11. MISCELLANEOUS PROVISIONS.

11.1 Recordation of Agreement. This Agreement and any amendment, modification, termination or cancellation thereof shall be recorded with the County Recorder by the Clerk of the Board of Supervisors within the period required by Section 65868.5 of the Government Code.

11.2 Entire Agreement. This Agreement sets forth and contains the entire understanding and agreement of the parties, and there are no oral or written representations, understandings or ancillary covenants, undertakings or agreements which are not contained or expressly referred to herein. No testimony or evidence of any such representations, understandings or covenants shall be admissible in any proceeding of any kind or nature to interpret or determine the terms or conditions of this Agreement.

11.3 Severability. If any term, provision, covenant or condition of this Agreement shall be determined invalid, void or unenforceable, the remainder of this Agreement shall not be affected thereby to the extent such remaining provisions are not rendered impractical to perform taking into

consideration the purposes of this Agreement. Notwithstanding the foregoing, the provision of the Public Benefits set forth in Sections 4.2 and 4.3 of this Agreement, including the payments set forth therein, are essential elements of this Agreement and COUNTY would not have entered into this Agreement but for such provisions, and therefore in the event such provisions are determined to be invalid, void or unenforceable, this entire Agreement shall be null and void and of no force and effect whatsoever.

11.4 Interpretation and Governing Law. This Agreement and any dispute arising hereunder shall be governed and interpreted in accordance with the laws of the State of California. This Agreement shall be construed as a whole according to its fair language and common meaning to achieve the objectives and purposes of the parties hereto, and the rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not be employed in interpreting this Agreement, all parties having been represented by counsel in the negotiation and preparation hereof.

11.5 Section Headings. All section headings and subheadings are inserted for convenience only and shall not affect any construction or interpretation of this Agreement.

11.6 Gender and Number. As used herein, the neuter gender includes the masculine and feminine, the feminine gender includes the masculine, and the masculine gender includes the feminine. As used herein, the singular of any word includes the plural.

11.7 Joint and Several Obligations. If this Agreement is signed by more than one OWNER, all obligations of such OWNERS under this Agreement shall be joint and several, and the default of any such OWNER shall be the default of all such OWNERS.

11.8 Time of Essence. Time is of the essence in the performance of the provisions of this Agreement as to which time is an element.

11.9 Waiver. Failure by a party to insist upon the strict performance of any of the

provisions of this Agreement by the other party, or the failure by a party to exercise its rights upon the default of the other party; shall not constitute a waiver of such party's right to insist and demand strict compliance by the other party with the terms of this Agreement thereafter.

11.10 No Third Party Beneficiaries. Unless expressly stated herein, this Agreement is made and entered into for the sole protection and benefit of the parties and their successors and assigns. No other person shall have any right of action based upon any provision of this Agreement.

11.11 Force Majeure. Neither party shall be deemed to be in default where failure or delay in performance of any of its obligations under this Agreement is caused by floods, earthquakes, other Acts of God, fires, wars, riots or similar hostilities, strikes and other labor difficulties beyond the party's control, (including the party's employment force). If any such events shall occur, the term of this Agreement and the time for performance by either party of any of its obligations hereunder may be extended by the written agreement of the parties for the period of time that such events prevented such performance, provided that the term of this Agreement shall not be extended under any circumstances for more than five (5) years.

11.12 Mutual Covenants. The covenants contained herein are mutual covenants and also constitute conditions to the concurrent or subsequent performance by the party benefited thereby of the covenants to be performed hereunder by such benefited party.

11.13 Successors in Interest. The burdens of this Agreement shall be binding upon, and the benefits of this Agreement shall inure to, all successors in interest to the parties to this Agreement. All provisions of this Agreement shall be enforceable as equitable servitudes and constitute covenants running with the land. Each covenant to do or refrain from doing some act hereunder with regard to development of the Property: (a) is for the benefit of and is a burden upon every portion of the Property; (b) runs with the Property and each portion thereof; and, (c) is binding upon each party and each successor in interest during ownership of the Property or any

portion thereof.

11.14 Counterparts. This Agreement may be executed by the parties in counterparts, which counterparts shall be construed together and have the same effect as if all of the parties had executed the same instrument.

11.15 Jurisdiction and Venue. Any action at law or in equity arising under this Agreement or brought by a party hereto for the purpose of enforcing, construing or determining the validity of any provision of this Agreement shall be filed and tried in the Riverside Historic Courthouse of the Superior Court of the County of Riverside, State of California, and the parties hereto waive all provisions of law providing for the filing, removal or change of venue to any other court.

11.16 Project as a Private Undertaking. It is specifically understood and agreed by and between the parties hereto that the development of the Project is a private development, that neither party is acting as the agent of the other in any respect hereunder, and that each party is an independent contracting entity with respect to the terms, covenants and conditions contained in this Agreement. No partnership, joint venture or other association of any kind is formed by this Agreement. The only relationship between COUNTY and OWNER is that of a government entity regulating the development of private property and the owner of such property.

11.17 Further Actions and Instruments. Each of the parties shall cooperate with and provide reasonable assistance to the other to the extent contemplated hereunder in the performance of all obligations under this Agreement and the satisfaction of the conditions of this Agreement. Upon the request of either party at any time, the other party shall promptly execute, with acknowledgement or affidavit if reasonably required, and file or record such required instruments and writings and take any actions as may be reasonably necessary under the terms of this Agreement to carry out the intent and to fulfill the provisions of this Agreement or to evidence or consummate the transactions contemplated by this Agreement.

11.18 Eminent Domain. No provision of this Agreement shall be construed to limit or restrict the exercise by COUNTY of its power of eminent domain. As used herein, “Material Condemnation” means a condemnation of all or a portion of the Property that will have the effect of preventing development of the Project in accordance with this Agreement. In the event of a Material Condemnation, OWNER may (i) request the COUNTY to amend this Agreement and/or to amend the Development Plan, which amendment shall not be unreasonably withheld, (ii) decide, in its sole discretion, to challenge the condemnation, or (iii) request that COUNTY agree to terminate this Agreement by mutual agreement, which agreement shall not be unreasonably withheld, by giving a written request for termination to the COUNTY.

11.19 Agent for Service of Process. In the event OWNER is not a resident of the State of California or it is an association, partnership or joint venture without a member, partner or joint venturer resident of the State of California, or it is a foreign corporation, then in any such event, OWNER shall file with the TLMA Director, upon its execution of this Agreement, a designation of a natural person residing in the State of California, giving his or her name, residence and business addresses, as its agent for the purpose of service of process in any court action arising out of or based upon this Agreement, and the delivery to such agent of a copy of any process in any such action shall constitute valid service upon OWNER. If for any reason service of such process upon such agent is not feasible, then in such event OWNER may be personally served with such process out of this County and such service shall constitute valid service upon OWNER. OWNER is amenable to the process so served, submits to the jurisdiction of the Court so obtained and waives any and all objections and protests thereto. OWNER for itself, assigns and successors hereby waives the provisions of the Hague Convention (Convention on the Service Abroad of Judicial and Extra Judicial Documents in Civil or Commercial Matters, 20 U .S.T. 361, T.I.A.S. No. 6638).

11.20 Designation of COUNTY Officials. Except for functions to be performed by the

Board of Supervisors, COUNTY may, at any time and in its sole discretion, substitute any COUNTY official to perform any function identified in this Agreement as the designated responsibility of any other official. COUNTY shall provide notice of such substitution pursuant to Section 2.7; provided, however, the failure to give such notice shall not affect the authority of the substitute official in any way.

11.21 Authority to Execute. The person executing this Agreement on behalf of OWNER warrants and represents that he has the authority to execute this Agreement on behalf of his corporation, partnership or business entity and warrants and represents that he has the authority to bind OWNER to the performance of its obligations hereunder.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the day and year set forth below.

COUNTY OF RIVERSIDE, a political subdivision of the State of California

Dated: _____

By _____
[Insert Chairman's Name]
Chairman, Board of Supervisors

ATTEST:

KECIA HARPER
Clerk of the Board

By _____

Deputy
(SEAL)

OWNER:

Dated:_____ By:_____

Title:_____

Dated:_____ By:_____

Title:_____

(ALL SIGNATURES SHALL BE ACKNOWLEDGED BEFORE A NOTARY PUBLIC.
EXECUTION ON BEHALF OF ANY CORPORATION SHALL BE BY TWO
CORPORATE OFFICERS.)

EXHIBIT "A"

Development Agreement No. 1900012

LEGAL DESCRIPTION OF PROPERTY

BEING A PORTION OF THE NORTH ONE-HALF AND THE SOUTH ONE-HALF OF GIVERNMENT LOT 2, IN THE SOUTHWEST QUARTER OF SECTION 7, RANGE 2 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE UNINCORPORATED TERRITORY OF THE COUNTY. OF RIVERSIDE, STATE OF CALIFORNIA.

EXHIBIT "B"

Development Agreement No. 1900012

MAP OF PROPERTY AND ITS LOCATION

*(This Exhibit will indicate the property's legal (metes and bounds, if required) boundary
and its location)*

EXHIBIT "C"

Development Agreement No. 1900012

EXISTING DEVELOPMENT APPROVALS

(This exhibit will list all existing Development Approvals of the subject property)

SPECIFIC PLAN

ZONING

LAND DIVISIONS

OTHER DEVELOPMENT APPROVALS

The development approvals listed above include the approved maps and all conditions of approval.

COPIES OF THE EXISTING DEVELOPMENT APPROVALS LISTED ABOVE ARE ON FILE IN THE RIVERSIDE COUNTY PLANNING DEPARTMENT AND ARE INCORPORATED HEREIN BY REFERENCE.

EXHIBIT "D"

Development Agreement No. 1900012

EXISTING LAND USE REGULATIONS

1. Riverside County Comprehensive General Plan as amended through Resolution No. 2019-050
2. Ordinance No. 348 as amended through Ordinance No. 348.4913
3. Ordinance No. 448 as amended through Ordinance No. 448.A
4. Ordinance No. 457 as amended through Ordinance No. 457.105
5. Ordinance No. 458 as amended through Ordinance No. 458.16
6. Ordinance No. 460 as amended through Ordinance No. 460.154
7. Ordinance No. 461 as amended through Ordinance No. 461.10
8. Ordinance No. 509 as amended through Ordinance No. 509.2
9. Ordinance No. 547 as amended through Ordinance No. 547.7
10. Ordinance No. 555 as amended through Ordinance No. 555.20
11. Ordinance No. 617 as amended through Ordinance No. 617.4
12. Ordinance No. 650 as amended through Ordinance No. 650.6
13. Ordinance No. 659 as amended through Ordinance No. 659.13
14. Ordinance No. 663 as amended through Ordinance No. 663.10
15. Ordinance No. 671 as amended through Ordinance No. 671.21
16. Ordinance No. 673 as amended through Ordinance No. 673.4
17. Ordinance No. 679 as amended through Ordinance No. 679.4
18. Ordinance No. 682 as amended through Ordinance No. 682.4
19. Ordinance No. 726 as amended through Ordinance No. 726
20. Ordinance No. 743 as amended through Ordinance No. 743.3

21. Ordinance No. 748 as amended through Ordinance No. 748.1
22. Ordinance No. 749 as amended through Ordinance No. 749.1
23. Ordinance No. 752 as amended through Ordinance No. 752.2
24. Ordinance No. 754 as amended through Ordinance No. 754.3
25. Ordinance No. 787 as amended through Ordinance No. 787.9
26. Ordinance No. 806 as amended through Ordinance No. 806
27. Ordinance No. 810 as amended through Ordinance No. 810.2
28. Ordinance No. 817 as amended through Ordinance No. 817.1
29. Ordinance No. 824 as amended through Ordinance No. 824.15
30. Ordinance No. 847 as amended through Ordinance No. 847.1
31. Ordinance No. 859 as amended through Ordinance No. 859.3
32. Ordinance No. 875 as amended through Ordinance No. 875.1
33. Ordinance No. 915 as amended through Ordinance No. 915
34. Ordinance No. 925 as amended through Ordinance No. 925.1
35. Ordinance No. 926 as amended through Ordinance No. 926
36. Ordinance No. 927 as amended through Ordinance No. 927
37. Ordinance No. 931 as amended through Ordinance No. 931
38. Resolution No. 2019-037 Establishing Procedures and Requirements of
the County of Riverside for the Consideration of Development
Agreements (Commercial Cannabis Activities)
39. Board of Supervisors Policy No. B-9 Commercial Cannabis Activities

COPIES OF THE EXISTING LAND USE REGULATIONS LISTED ABOVE ARE ON
FILE IN THE RIVERSIDE COUNTY PLANNING DEPARTMENT AND ARE
INCORPORATED HEREIN BY REFERENCE.

EXHIBIT "E"

Development Agreement No. 190012

COMMERCIAL CANNABIS ACTIVITY SITE PLAN & DESCRIPTION

As shown on the attached site plan, CUP No. 190019 permits a storefront Cannabis Retailer to operate in a 1,709 square foot suite located within an existing 2,890 square foot building on a 0.71 acre lot.

EXHIBIT "F"

Development Agreement No. 1900012

APPLICABLE PUBLIC BASE BENEFITS PAYMENTS

The Cannabis Retailer operating at the Property pursuant to CUP No. 190019 includes a 1,709 square foot suite as shown on Exhibit "G". In accordance with Board Policy B-9, the base public benefit is \$16.00 per square foot. Therefore, the public base benefit payment will be \$27,344 and will increase annually at a rate of 2%.

EXHIBIT "G"

Development Agreement No. 1900012

CANNABIS AREA CALCULATION EXHIBIT

The Cannabis Area calculation includes the 1,709 square foot suite within the existing 2,890 square foot building. The Cannabis Retailer will only operate from the 1,709 square foot suite as shown in this Exhibit "G".

EXHIBIT "H"

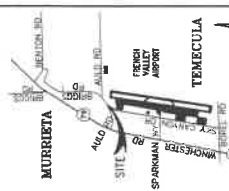
Development Agreement No. 1900012

COMMERCIAL CANNABIS ACTIVITY PUBLIC BENEFIT

The additional annual public benefit provided by the OWNER shall be \$77,600.00 with an annual increase of 5%. The COUNTY will utilize the additional annual public benefit within the surrounding community for additional public benefits, including, but not limited to, code enforcement, public safety services, infrastructure improvements, community enhancement programs and other similar public benefits as solely determined by the COUNTY's Board of Supervisors. Additionally, consistent with CAN XXX, OWNER will participate in community events, career opportunity events, as well as educational and wellness seminars within the surrounding community.

CONDITIONAL USE PERMIT NO. 190019 - SITE PLAN EXHIBIT

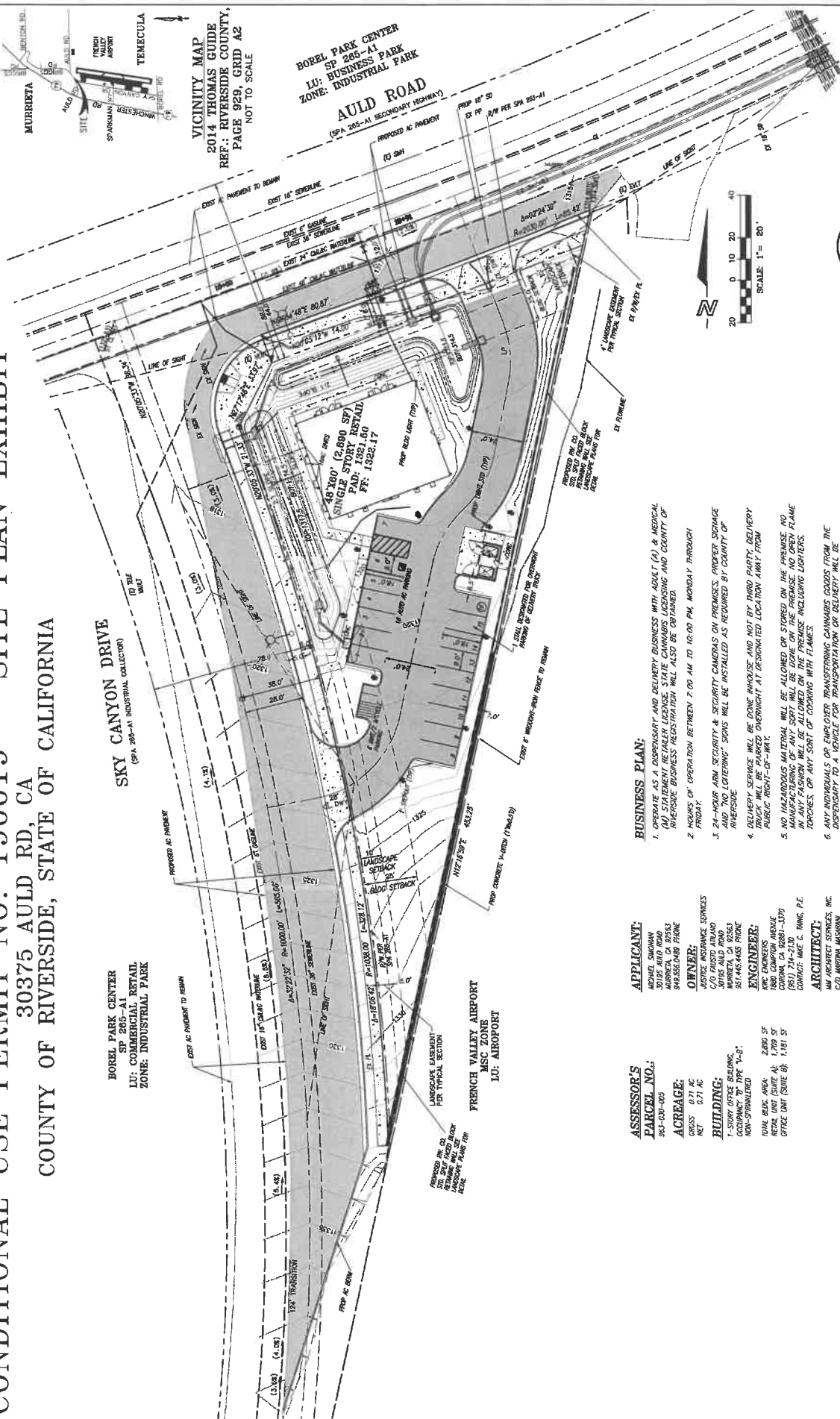
30375 AULD RD, CA COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



VICINITY MAP
 2014 THOMAS GUIDE
 REF.: RIVERSIDE COUNTY,
 PAGE 929, GRID A2
 NOT TO SCALE

BOREL PARK CENTER
 SP 265-A1
 LU: COMMERCIAL RETAIL
 ZONE: INDUSTRIAL PARK

BOREL PARK CENTER
 SP 265-A1
 LU: BUSINESS PARK
 ZONE: INDUSTRIAL PARK



DATED: 08-05-20
HUC ENGINEERS
 1700 N. CALIFORNIA STREET, SUITE 100, RIVERSIDE, CA 92503
 PHONE: (951) 514-3300
 FAX: (951) 514-3301
 WWW.HUCENGINEERS.COM



DATE PREPARED:
 07/29/2020

- BUSINESS PLAN:**
- OPERATE AS A RECREARY AND RECREATION BUSINESS WITH ADULT (21+) & MEDICAL ASSISTANCE SERVICES. ALL BUSINESS LICENSES, STATE CHAMBERS LICENSING AND COUNTY OF RIVERSIDE BUSINESS REGISTRATION WILL ALSO BE OBTAINED.
 - HOURS OF OPERATION BETWEEN 7:00 AM TO 10:00 PM, MONDAY THROUGH FRIDAY.
 - 24-HOUR ARM SECURITY & SECURITY CAMERAS ON PREMISES. PROPER STORAGE OF FIREARMS WILL BE INSTALLED AS REQUIRED BY COUNTY OF RIVERSIDE.
 - DELIVERY SERVICE WILL BE DONE INCLUDES AND NOT BY THIRD PARTY DELIVERY TRUCK. TRUCK WILL BE PARKED OUTWRIGHT AT DESIGNATED LOCATION AWAY FROM PUBLIC RIGHT-OF-WAY.
 - NO HAZARDOUS MATERIAL WILL BE ALLOWED OR STORED ON THE PREMISE. NO MANUFACTURING OF ANY SORT WILL BE DONE ON THE PREMISE. NO OPEN FLAME TORCHES OR ANY SORT OF COOKING WITH FLAMES.
 - ANY INDIVIDUALS OR EMPLOYER TRANSPORTING CHAIRLIFT GOODS FROM THE PREMISES TO A VEHICLE FOR TRANSPORTATION OR DELIVERY WILL BE ACCOMPANIED BY A SECURITY GUARD DURING THE TRANSPORT.

ASSESSOR'S
 PARCEL NO.: 947-00-002
ACREAGE:
 GROSS: 0.71 AC
 NET: 0.71 AC
BUILDING:
 1-STORY OFFICE BUILDING
 CONSTRUCTION TYPE: V-B
 POP-UP/REPLACED
 TOTAL RETN. AREA: 2,890 SF
 TOTAL FLOOR AREA: 2,890 SF
 OFFICE UNIT (SUITE #): 1,191 SF

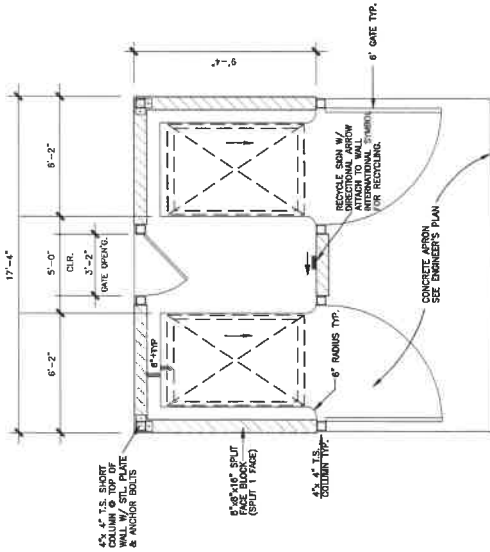
APPLICANT:
 MICHAEL SHUMAN
 30152 AULD ROAD
 MURRIETA, CA 92581
 951-514-3300
 951-514-3301

OWNER:
 JUSTICE INSURANCE SERVICES
 30152 AULD ROAD
 MURRIETA, CA 92581
 951-514-3300

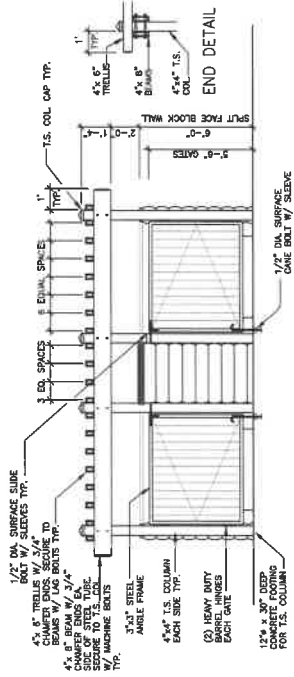
ENGINEER:
 HUC ENGINEERS
 1700 N. CALIFORNIA STREET, SUITE 100
 RIVERSIDE, CA 92503
 (951) 514-3300
 CONTACT: MIKE C. THOMAS, P.E.

ARCHITECT:
 MM ARCHITECT SERVICES, INC.
 C/O MARTINA MASHANN
 1700 N. CALIFORNIA STREET, SUITE 100
 RIVERSIDE, CA 92503
 PHONE: (951) 351-5977

ASSESSOR'S
 PARCEL NO.: 947-00-002
ACREAGE:
 GROSS: 0.71 AC
 NET: 0.71 AC
BUILDING:
 1-STORY OFFICE BUILDING
 CONSTRUCTION TYPE: V-B
 POP-UP/REPLACED
 TOTAL RETN. AREA: 2,890 SF
 TOTAL FLOOR AREA: 2,890 SF
 OFFICE UNIT (SUITE #): 1,191 SF



(8) TRASH ENCLOSURE
N.T.S.



(8) TRASH ENCLOSURE DBL. GATE ELEVATION
N.T.S.



DATED: 08-05-20

CONDITIONAL USE PERMIT NO. 190019 - GRADING PLAN

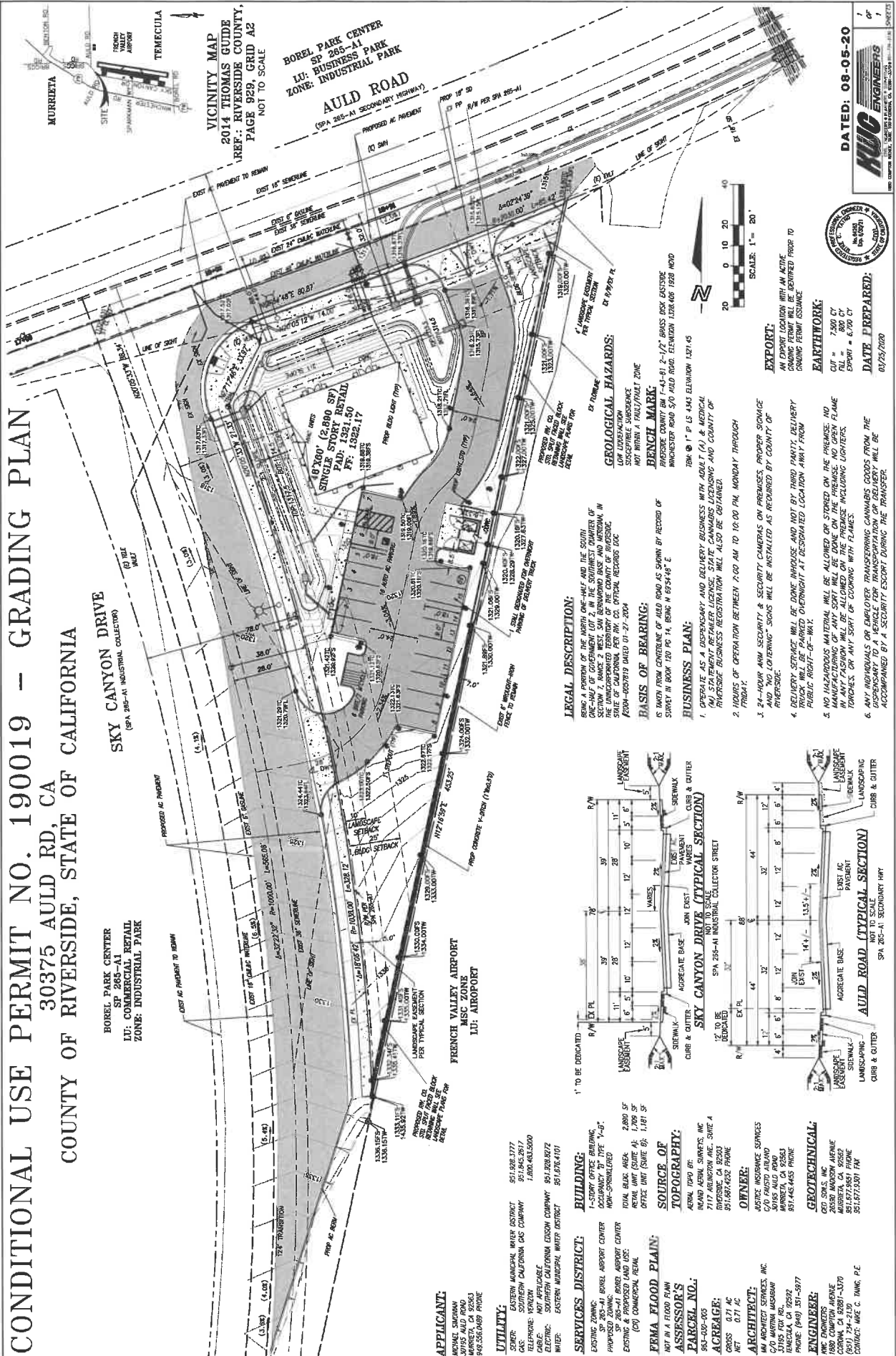
30375 AULD RD, CA COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

BOREL PARK CENTER
SP 265-A1
LU: COMMERCIAL RETAIL
ZONE: INDUSTRIAL PARK

SKY CANYON DRIVE
(SPA 265-A1 INDUSTRIAL COLLECTOR)

VICINITY MAP
2014 THOMAS GUIDE
REF: RIVERSIDE COUNTY,
PAGE 929 GRID A2
NOT TO SCALE

BOREL PARK CENTER
SP 265-A1
LU: BUSINESS PARK
ZONE: INDUSTRIAL PARK
AULD ROAD
(SPA 265-A1 SECONDARY HIGHWAY)



APPLICANT:
MICHAEL SWANSON
30715 AULD ROAD
MURRIETA, CA 92563
951.635.0100

UTILITY:
EASTERN MUNICIPAL WATER DISTRICT 951.938.1777
SOUTHERN CALIFORNIA GAS COMPANY 951.842.2917
SOUTHERN CALIFORNIA GAS COMPANY 1.800.463.5000
SOUTHERN CALIFORNIA Edison COMPANY 951.828.8272
EASTERN MUNICIPAL WATER DISTRICT 951.676.4101

SERVICES DISTRICT:
EXISTING ZONING: SP 265-A1 BOREL AIRPORT CENTER
PROPOSED ZONING: BOREL AIRPORT CENTER
EXISTING AND PROPOSED LAND USE:
EXISTING: COMMERCIAL RETAIL
PROPOSED: COMMERCIAL RETAIL

PERMITS:
NOT IN A FLOOD PLAIN
NOT IN A SEISMIC HAZARD ZONE
NOT IN A HISTORIC DISTRICT

ASSASSOR'S PARCEL NO.:
954-000-003
GROSS: 0.71 AC
NET: 0.71 AC

ARCHITECT:
M.A. ARCHITECT SERVICES, INC.
C/O MARTHA MASONIAN
13145 FAY RD, SUITE 4
MURRIETA, CA 92563
PHONE: (949) 351-5917

ENGINEER:
1888 COMPTON AVENUE
CORONA, CA 92681-1370
(951) 241-2120
FAX: (951) 241-2120
CORNER, INC. C. INC., P.E.

BUILDING:
1-STORY OFFICE BUILDING
OCCUPANCY: TYPE "A"
NON-SPRINKLERED
TOTAL BLDG AREA: 2,800 SF
TOTAL UNF (SUITE A): 1,700 SF
OFFICE UNIT (SUITE B): 1,181 SF

SOURCE OF TOPOGRAPHY:
AERIAL PHOTOGRAPHY
NANO AERIAL SURVEYS, INC.
10000 S. HIGHWAY 101, SUITE 4
MURRIETA, CA 92563
PHONE: (951) 687-6326

OWNER:
JUSTICE INSURANCE SERVICES
1888 COMPTON AVENUE
CORONA, CA 92681-1370
MURRIETA, CA 92563
PHONE: (951) 241-2120
FAX: (951) 241-2120

GEOTECHNICAL:
2630 WILSON AVENUE
MURRIETA, CA 92567
(951) 241-2120
FAX: (951) 241-2120



LEGAL DESCRIPTION:
BEING A PORTION OF THE NORTH ONE-HALF AND THE SOUTH ONE-HALF OF QUARTER LOT 2, IN THE SOUTHWEST QUARTER OF SECTION 7, RANGE 2 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN SAN BERNARDINO COUNTY, CALIFORNIA, COMMENCED AND BEING THE SAME AS CALICATED PER SPA 265-A1, OFFICE RECORD # 954-000-003 DATED 01-27-2004

BASIS OF BEARING:
IS TAKEN FROM CENTERLINE OF AULD ROAD AS SHOWN BY RECORD OF SURVEY IN BOOK 130 PG 74, BEING N 69°34'48" E

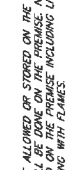
BUSINESS PLAN:
1. OPERATE AS A DISPENSARY AND DELIVERY BUSINESS WITH ADULT (A) & MEDICAL (M) STATEMENT REGISTRATION WITH SAN BERNARDINO COUNTY OF PUBLIC HEALTH REGISTRATION WILL ALSO BE OBTAINED.
2. HOURS OF OPERATION BETWEEN 7:00 AM TO 10:00 PM, MONDAY THROUGH FRIDAY.
3. 24-HOUR ARM SECURITY AND SECURITY CAMERAS ON PREMISES. PROPER STORAGE AND "NO LOITERING" SIGNS WILL BE INSTALLED AS REQUIRED BY COUNTY OF RIVERSIDE.
4. DELIVERY SERVICE WILL BE DONE HOUSEHOLD AND NOT BY THIRD PARTY. DELIVERY SERVICE WILL BE DONE DURING THE NIGHT AT DESIGNATED LOCATION AREA FROM PUBLIC RIGHT-OF-WAY.
5. NO HAZARDOUS MATERIAL WILL BE ALLOWED ON STORED ON THE PREMISES. NO HAZARDOUS MATERIAL WILL BE STORED ON THE PREMISES. NO HAZARDOUS MATERIAL IN ANY FASHION WILL BE ALLOWED ON THE PREMISES INCLUDING LIGHTERS, TORCHES, OR ANY SORT OF CIGARETTES WITH FLAMES.
6. ANY INDIVIDUALS OR EMPLOYER TRANSPORTING HAZARDOUS GOODS FROM THE DISPENSARY TO A VEHICLE FOR TRANSPORTATION OR DELIVERY WILL BE ACCOMPANIED BY A SECURITY ESCORT DURING THE TRANSPORT.

GEOLOGICAL HAZARDS:
LOW DISSEMINATED
NOT WITHIN A FALL/HAIL ZONE
BENCH MARK:
WINCHESTER ROAD 5/10 AULD ROAD, ELEVATION 1208.606 1888 AULD ROAD
BENCH MARK 1/1 P 1 S 4345 ELEVATION 1271.45

EXPORT:
AN EXPORT LOCATION WITH AN ACTIVE EXPORT LICENSE IS REQUIRED PRIOR TO GRADING FROM THIS ISSUE.

EARTHWORK:
CUT = 7,500 CY
FILL = 800 CY
EXPORT = 6,700 CY

DATE PREPARED:
03/25/2020



HUC ENGINEERS
1888 COMPTON AVENUE
CORONA, CA 92681-1370
PHONE: (951) 241-2120
FAX: (951) 241-2120

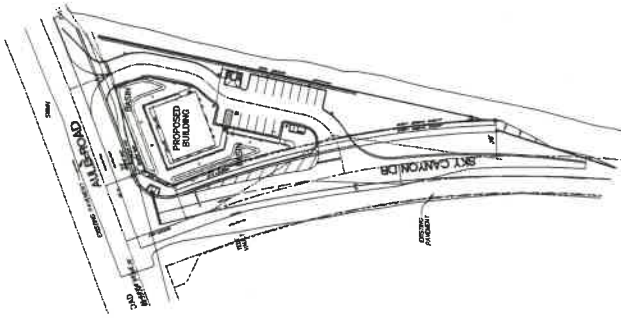
DATED: 08-05-20

COUNTY OF RIVERSIDE JUSTICE INSURANCE BUILDING FF#26047 LANDSCAPE PLANS

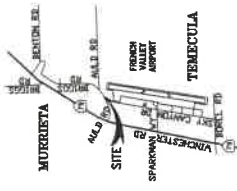
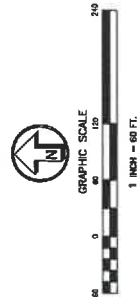


PROJECT NOTES:

- OWNER**
JUSTICE INSURANCE SERVICES
5880 CALLE MEXANA
SUNNYVALE, CA 94086
951.727.9000 PHONE
951.445.4388 FAX
- FEMA FLOOD PLAN**
NOT IN A FLOOD PLAN
ASSESSORS
PARCEL NO.: 945-039-005
- LEGAL DESCRIPTION**
PORTION 1/4 SEC 7, T7S, R2W, FRENCH VALLEY AREA, RIVERSIDE COUNTY, CALIF.
- ACREAGE**
GROSS 0.71 AC
NET 0.69 AC
- LANDSCAPE AREA**
INCLUDES: 2.00 ACRES / 13,224 S.F.
- UTILITIES**
SEWER: EASTERN MUNICIPAL WATER DISTRICT
GAS: SOUTHERN CALIFORNIA GAS COMPANY
TELEPHONE: VERIZON
CABLE: NOT APPLICABLE
ELECTRIC: SOUTHERN CALIFORNIA EDISON COMPANY
WATER: EASTERN MUNICIPAL WATER DISTRICT
- SERVICES DISTRICT**
EXISTING ZONING: SP 250-01, RETAIL AIRPORT CENTER
PROPOSED ZONING: SP 250-01, RETAIL AIRPORT CENTER
PLANNING DEPARTMENT USE: COMMERCIAL RETAIL (C/R)
- 951.926.9777
951.463.3817
1.800.483.5000
951.926.8272
951.974.0101



SHEET INDEX MAP



VICINITY MAP
NTS
2814 THOMAS BLVD. REF. RIVERSIDE COUNTY.
PAGE 02A, 02B & 4E

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF ALL UTILITIES, PERMITS AND RELOCATION COSTS OF ALL UTILITIES. PERMITS MUST INFORM COUNTY OF CONSTRUCTION SCHEDULE AT LEAST 45 DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION. PHONE: (951) 665-0885

ENCROACHMENT NOTE:
THE CONTRACTOR SHALL OBTAIN ALL ENCROACHMENT & GRADING PERMITS PRIOR TO STARTING ANY WORK.

SOIL TESTING (SOIL MANAGEMENT REPORT):
CONTRACTOR SHALL PROVIDE A HORTICULTURAL SOILS ANALYSIS PERFORMED BY A LABORATORY ACCREDITED TO ASTM D1567. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY LABORATORY CONTRACTOR QUALITY SOIL AMENDMENT RECOMMENDATIONS TO CONFORM TO SOIL ANALYSIS RESULTS AS REQUIRED. SEND ALL LABORATORY RESULTS AND SOIL AMENDMENT RECOMMENDATIONS TO THE PLANNING DEPARTMENT PRIOR TO PRE-LANDSCAPE INSTALLATION INSPECTION.

I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE PLANNING DEPARTMENT'S DESIGN AND GRADING PLAN. THESE PLANS MAY BE SUBJECT TO CHANGE BASED ON THE UPDATED ORDINANCE.

APPLICANT: Vincent D. [Signature]
DATE: 3-28-20

VINCENT D. [Name]
STATE OF CALIFORNIA
LICENSE NO. 14809-27-2000
A PROFESSIONAL ENGINEER
EXPIRES 01/31/2019
TELEPHONE: [Phone Number]

NOTE: APPROVAL BY THE TRANSPORTATION DEPARTMENT IS FOR WORK WITHIN THE ROAD RIGHT-UP-WAY ONLY.
THESE PLANS CONTAINED WITHIN THESE PLANS SHALL NOT COMBINE WITH ANY OTHER PLANS OR GRADING FROM THIS DESIGN.
No other sheets or drawings from this set are a part of the project. The contractor shall verify the scope of work and the accuracy of all data and drawings used in the design and shall be responsible for any errors or omissions.

NO.	DESCRIPTION	DATE	BY	CHK

PROJECT MARK
PROJECT NO.: [Number]
DRAWING NO.: [Number]

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (PLANNING DEPARTMENT ONLY - ROW / OFFSITE).

PLAN CHECK OVERSIGHT LIA / CID	REGISTRATION NUMBER	DATE SIGNED	TENTATIVE APP #P#

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (TRANSPORTATION DEPARTMENT ONLY - ROW / OFFSITE).

PLAN CHECK OVERSIGHT ENGINEER	REGISTRATION NUMBER	DATE SIGNED	ORD. 859 VERSION

VINCENT D. [Name]
STATE OF CALIFORNIA
LICENSE NO. 14809-27-2000
A PROFESSIONAL ENGINEER
EXPIRES 01/31/2019
TELEPHONE: [Phone Number]

ALHAMBRA GROUP
LANDSCAPE ARCHITECTURE
41635 Enterprise Circle, North, Suite C
IRVINE, CA 92614
(951) 256-8602 FAX 256-8803

Vincent D. [Signature]
CERT. NO. 2017, EXP. 08/2021 DATE: 3-28-20

PLOT PLAN 26047 CUP 150019
COUNTY OF RIVERSIDE
JUSTICE INSURANCE BUILDING
ADD ROAD AND SKY CANYON ROAD

TITLE SHEET
A97 14-121
1 of 3 SHEETS

FOR: JUSTICE INSURANCE CO. THE CITY OF RIVERSIDE

SHEET NO.	DESCRIPTION
L-1	

DATE: 3-28-20

PROJECT MARK
PROJECT NO.: [Number]
DRAWING NO.: [Number]

NOTE: APPROVAL BY THE TRANSPORTATION DEPARTMENT IS FOR WORK WITHIN THE ROAD RIGHT-UP-WAY ONLY.
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PLOT PLAN NO. 26047

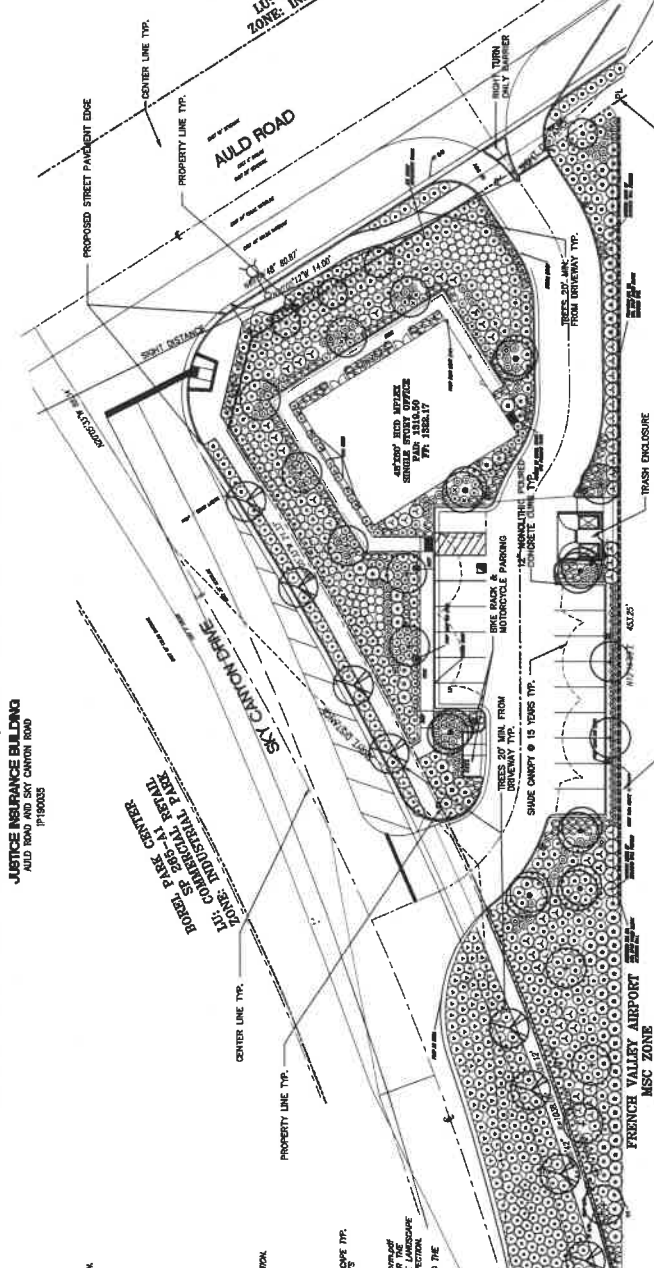
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

CONTINUED LANDSCAPE MAINTENANCE PROVIDED BY ON-SITE OWNER OFF-SITE OWNER

JUSTICE INSURANCE BUILDING
ADD THE ROAD AND 3RD CANTON ROAD
P18X003

PLANTING NOTES

1. CONTRACTOR SHALL APPLY "NON STAIN" PRE-INVENTORY HERBICIDE AT 3 GALS. PER 1000 S.F. AFTER PLANTING AND PER CONTRACTOR'S RECOMMENDATIONS ON NON-SOILED AREAS.
2. ALL PLANTING SHALL CONFORM TO THE COUNTY OF RIVERSIDE STANDARDS AND SPECIFICATIONS.
3. SOIL TESTING (SOIL MANAGEMENT REPORT) SHALL BE COMPLETED BY THE CONTRACTOR PRIOR TO PLANTING. THE CONTRACTOR SHALL SUBMIT THE REPORT TO THE COUNTY ENGINEER FOR REVIEW AND APPROVAL. THE CONTRACTOR SHALL OBTAIN A PERMIT FROM THE CALIFORNIA ASSOCIATION OF AGRICULTURAL LABORERS (CAL ALU) PRIOR TO PLANTING. THE CONTRACTOR SHALL OBTAIN A PERMIT FROM THE CALIFORNIA ASSOCIATION OF AGRICULTURAL LABORERS (CAL ALU) PRIOR TO PLANTING. THE CONTRACTOR SHALL OBTAIN A PERMIT FROM THE CALIFORNIA ASSOCIATION OF AGRICULTURAL LABORERS (CAL ALU) PRIOR TO PLANTING.
4. THE CONTRACTOR SHALL VERIFY THE SITE AND VERIFY ALL THE CONDITIONS AND DETERMINE PRIOR TO PLANTING WITH ANY WORKS. THE CONTRACTOR SHALL VERIFY ALL THE CONDITIONS AND DETERMINE PRIOR TO PLANTING WITH ANY WORKS. THE CONTRACTOR SHALL VERIFY ALL THE CONDITIONS AND DETERMINE PRIOR TO PLANTING WITH ANY WORKS.
5. ALL PLANTING MATERIALS SHALL BE STORED ON TRUCKS AND COVERED EXCESSIVE MATERIALS FROM THE JOB SITE PRIOR TO PROCEEDING WITH ANY WORK.
6. ALL PLANTING MATERIALS SHALL BE HANDED OR STORED SO THAT THEY ARE IMMEDIATELY PROTECTED FROM DAMAGE. FROM THE CONTRACTOR SHALL APPLY TO ALL SHOULDER PLANTING AREAS A 3" LAYER OF FINEST BLEND WOOD BRICKS CONTACT WITH THE PLANTING MATERIALS. THE CONTRACTOR SHALL OBTAIN A PERMIT FROM THE COUNTY ENGINEER PRIOR TO INSTALLATION.
7. THE CONTRACTOR SHALL VERIFY ALL PLANT DIMENSIONS SHOWN ON PLANS.
8. SEE SHEETS J FOR DETAILS & S FOR SPECIFICATIONS.
9. ALL PLANTING SHALL NOT INTERFERE WITH EXISTING UTILITIES.
10. ALL PLANTING SHALL NOT INTERFERE WITH EXISTING UTILITIES.
11. THE CONTRACTOR SHALL VERIFY THE PLANTING MATERIALS ARE PLANTED TO THE SPECIFICATIONS AND THE CONTRACTOR SHALL OBTAIN A PERMIT FROM THE COUNTY ENGINEER PRIOR TO INSTALLATION.
12. THE CONTRACTOR SHALL VERIFY THE PLANTING MATERIALS ARE PLANTED TO THE SPECIFICATIONS AND THE CONTRACTOR SHALL OBTAIN A PERMIT FROM THE COUNTY ENGINEER PRIOR TO INSTALLATION.
13. ANY CHANGES OR SUBSTITUTIONS SHALL BE MADE WITHOUT REFERENCE TO THE PLANS AND THE APPROVAL OF THE COUNTY ENGINEER.
14. TREES SHALL BE PLANTED AT MINIMUM FROM STREET CORNER TYP.



SHADE REQUIREMENT

REQUIRED 16 SPACES @ 162 S.F. EA = 2,592 S.F.
2,592 S.F. @ 30% COVERAGE REQUIRED= 778 S.F.
ACTUAL AREA SHADEN= 1073 S.F.

INTERIOR LANDSCAPE REQUIREMENT

REQUIRED 15 SPACES @ 162 S.F. EA = 2,430 S.F.
2,430 S.F. @ 10% COVERAGE REQUIRED= 243 S.F.
ACTUAL AREA = 276 S.F.

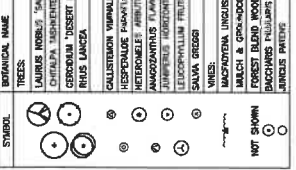
FOR PROJECT CONSTRUCTION / ASSESS TO DETERMINE A COMPLIES WITH THE REQUIREMENTS OF ORDINANCE NO. 100000. THE CONTRACTOR SHALL OBTAIN A PERMIT FROM THE COUNTY ENGINEER PRIOR TO PLANTING. THE CONTRACTOR SHALL OBTAIN A PERMIT FROM THE COUNTY ENGINEER PRIOR TO PLANTING. THE CONTRACTOR SHALL OBTAIN A PERMIT FROM THE COUNTY ENGINEER PRIOR TO PLANTING.

ENCROACHMENT NOTE

THE CONTRACTOR SHALL OBTAIN ALL ENCROACHMENT & SHADING PERMITS PRIOR TO STARTING ANY WORK. THE CONTRACTOR SHALL OBTAIN ALL ENCROACHMENT & SHADING PERMITS PRIOR TO STARTING ANY WORK. THE CONTRACTOR SHALL OBTAIN ALL ENCROACHMENT & SHADING PERMITS PRIOR TO STARTING ANY WORK.

SYMBOL	BRAND/NAME	COMMON NAME	SIZE	NUMBER	REMARKS	WATER USE
(Symbol)	LAUREL NEROLI / SHANTIGA	LAUREL	24" BOX	8	DOUBLE STAKE / HEIGHT 8'-10" / SPREAD 3'-4" MIN.	L
(Symbol)	CHITRA / THERMOPHILA	FLORIBUND CHITRA	24" BOX	14	DOUBLE STAKE / HEIGHT 8'-10" / SPREAD 3'-4" MIN.	L
(Symbol)	CEPHEUS / JERSEY MUSEUM	DESERT MEXICAN PALM VARIETY	24" BOX	4	DOUBLE STAKE / HEIGHT 8'-10" / SPREAD 3'-4" MIN.	L
(Symbol)	PHIS LANCEA	AFRICAN SAMBO	24" BOX	7	DOUBLE STAKE / HEIGHT 8'-10" / SPREAD 3'-4" MIN.	L
(Symbol)	CALLISTEMON VIVIDUS / LITTLE BUNK	ORANGE BOTTLE BRUSH	5 GAL	58	FULL & BUSH @ 3' O.C.	L
(Symbol)	HEPTACARPUS / HAWAIIANA	RED YUCCA	5 GAL	60	FULL & BUSH @ 3' O.C.	L
(Symbol)	HEPTACARPUS / HAWAIIANA	YUCCA	5 GAL	72	FULL & BUSH @ 3' O.C.	L
(Symbol)	AMORCANTHUS FLAVUS / VELVET	AMARANTHUS	1 GAL	130	FULL & BUSH @ 3' O.C.	L
(Symbol)	JURBERGIA / HAWAIIANA	BLUE JIG JUMPER	1 GAL	85	FULL & BUSH @ 3' O.C.	L
(Symbol)	LEPTOCARPUS / FROSTEDICE DR. CLOUD	GREEN CLOUD TEARS WINKER	5 GAL	81	FULL & BUSH @ 3' O.C.	L
(Symbol)	SAVIA ORIGIN	AUTUMN SHADE	5 GAL	104	FULL & BUSH @ 3' O.C.	L
(Symbol)	MACRODIA / UNIGUS CATI	CUTS SLUR VINE	5 GAL	2	ATTACH TO WALL	L
(Symbol)	MAHOGANY / BUCKLE	MAHOGANY	3" STEP - INSTALLED IN ALL CURBS PLANTING AREAS TYP.	AS REQD.		L
(Symbol)	MAHOGANY / BUCKLE	MAHOGANY	1 GAL	601	TRANSILAR SPACING @ 3' O.C. IN BURN	L
(Symbol)	MAHOGANY / BUCKLE	MAHOGANY	1 GAL	111	TRANSILAR SPACING @ 3' O.C. IN BURN	L

PLANTING LEGEND



NOTE: APPROVAL BY THE TRANSPORTATION DEPARTMENT IS FOR WORK WITHIN THE ROAD RIGHT-OF-WAY ONLY.

WORKS NOT CONTAINED WITHIN THESE PLANS SHALL NOT CONSTITUTE A BASIS FOR ANY CLAIMS OR DAMAGES. THE CONTRACTOR SHALL OBTAIN A PERMIT FROM THE COUNTY ENGINEER PRIOR TO PLANTING.

FOR MORE INFORMATION, CONTACT THE COUNTY ENGINEER AT (951) 298-6803.

DATE: 3-28-20

APPLICANT'S SIGNATURE: *Wendell D. D... (Signature)*



FOR MORE INFORMATION, CONTACT THE COUNTY ENGINEER AT (951) 298-6803.

ALHAMBRA GROUP LANDSCAPE ARCHITECTURE
41655 Enterprise Circle, Suite C
(951) 298-6803 FAX: 298-6803
APR 14-121
CERT NO. 2017, EXP. 09/2021

JUSTICE INSURANCE CO.
PLOT PLAN 26047 CIP 190019
JUSTICE INSURANCE BUILDING
ADD ROAD AND 3RD CANTON ROAD
PLANTING PLAN
DATE: 3-28-20

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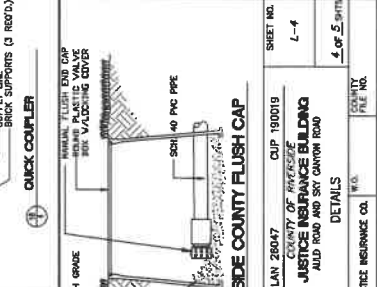
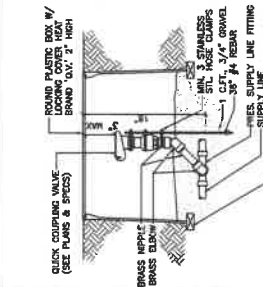
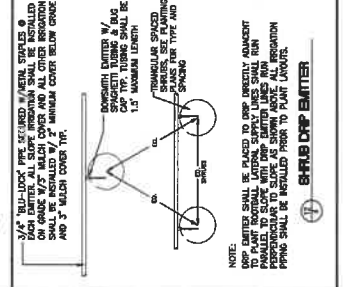
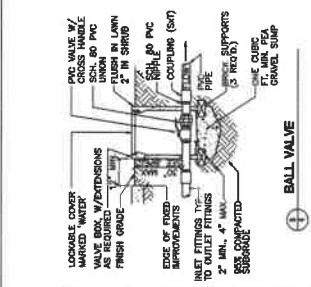
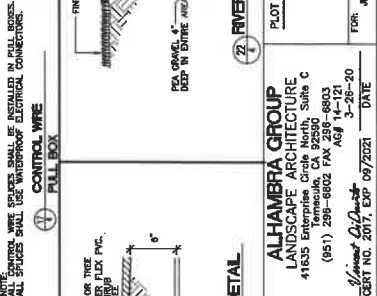
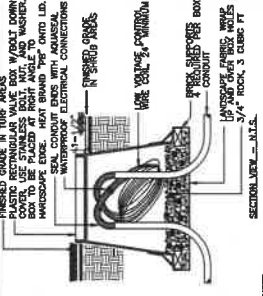
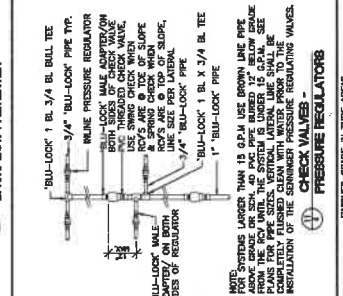
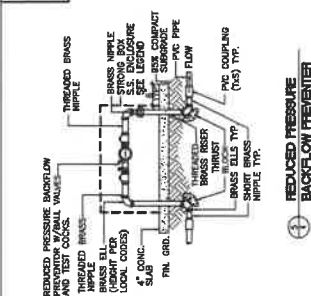
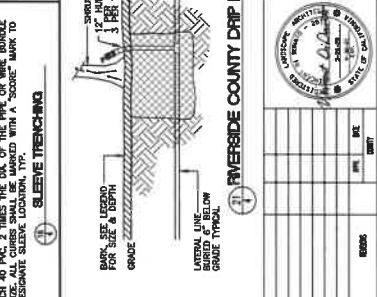
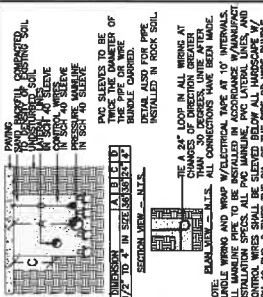
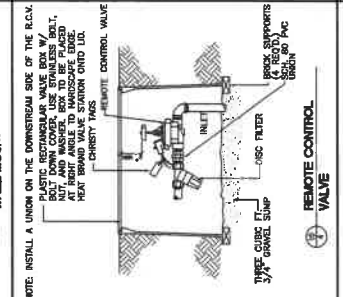
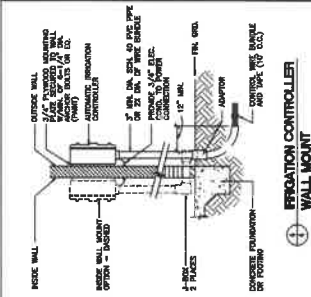
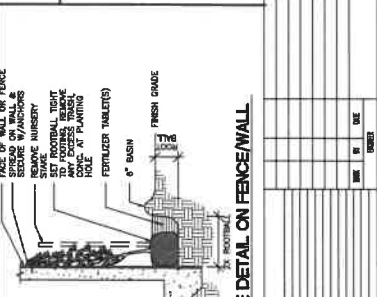
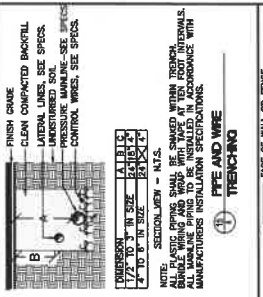
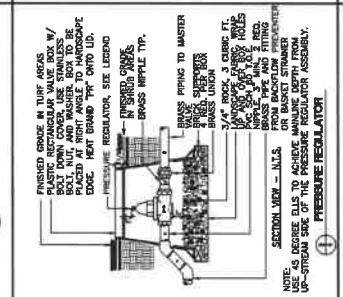
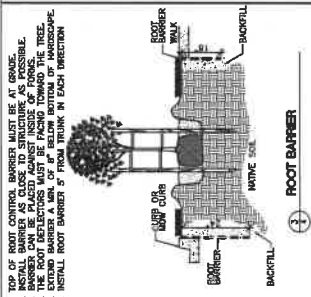
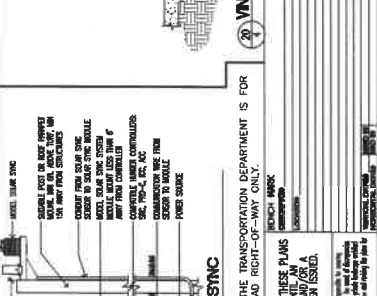
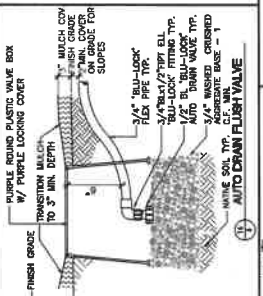
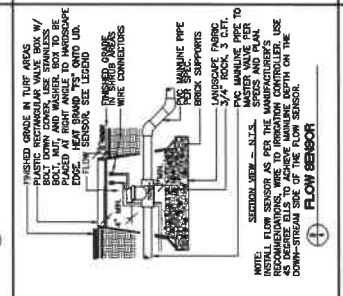
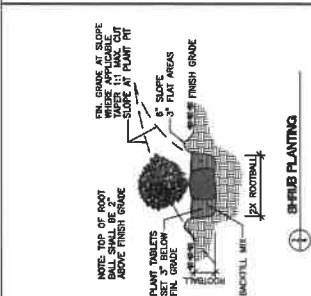
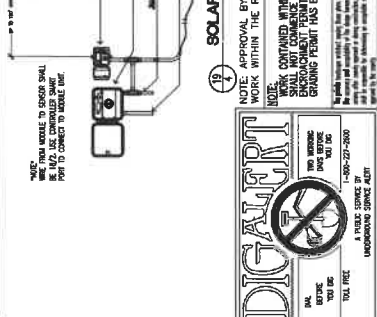
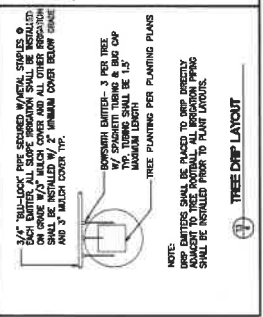
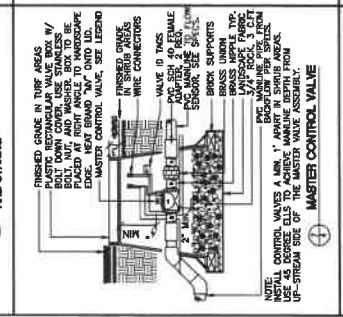
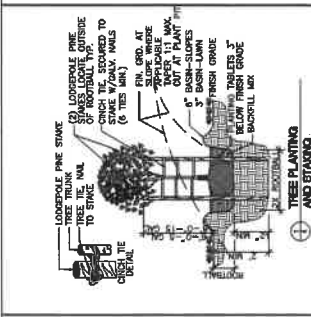
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CERT NO. 2017, EXP. 09/2021

ALHAMBRA GROUP LANDSCAPE ARCHITECTURE
41655 Enterprise Circle, Suite C
(951) 298-6803 FAX: 298-6803
APR 14-121
CERT NO. 2017, EXP. 09/2021



DIGALERT

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ALHAMBRA GROUP
LANDSCAPE ARCHITECTURE
41635 Emeryville Circle North, Suite C
Emeryville, CA 94608
(916) 296-8828 FAX (916) 498-1121

Wagner Design

CERT. NO. 2017, EXP. 09/2021 DATE 3-28-20

TITLE: JUSTICE INSURANCE CO. DETAILS

SHEET NO. 1-4

CLIP 100019

PLOT PLAN 28047

JUSTICE INSURANCE BUILDING
AULD ROAD AND SKY CANYON ROAD

DATE: 03/28/20 10:23 AM

<p>IRIGATION</p> <p>1. INTENT - TO INDICATE AND SPECIFY A COMPLETE AND EFFICIENT IRRIGATION SYSTEM WITH ALL WORK SHOWN AND MATERIAL CONCERNING TO GOVERNING CODES.</p> <p>2. ALL DIMENSIONS AND LOCATIONS SHOWN ARE DIAGRAM SITE CONDITIONS AND SHALL BE VERIFIED BEFORE INITIATING WORK.</p> <p>3. ALL WORK SHALL BE INSTALLED IN THE MOST DIRECT AND ECONOMICAL MANNER WITHOUT INTERFERING WITH EXISTING OR PROPOSED PLANTING OR OTHER WORK AND UTILITY LINES.</p> <p>4. IRRIGATION MATERIALS</p> <p>POLYETHYLENE: MOLDED, BS P.S.I.</p> <p>BALL VALVES: PLASTIC BODIED, 125 P.S.I. MINIMUM, HEAVY DUTY TYPE, FEDERAL SPEC, CROSS HANDLE.</p> <p>DRIP EMITTERS: OF MODEL AND TYPE SHOWN ON PLANS.</p> <p>CONTROL WIRE: DIRECT BURIAL, UL APPROVED, WHITE FOR COMMON, BLACK FOR CONTROL, 12 GAUGE MINIMUM SIZE COMMON, 14 GAUGE MINIMUM SIZE CONTROL WIRE, 2-WIRE SYSTEM.</p> <p>QUICK COUPLING VALVES: SINGLE LUG, TWO PIECE, PER LEGEND.</p> <p>EXTRA STOCK: SUPPLY OWNER WITH VALVE KEYS, EXTRA EQUIPMENT, USED.</p> <p>5. EXCAVATION</p> <p>TRENCHES SHALL BE CUT TO FOLLOWING REQUIRED GRADES: PRESSURE PIPE AT (18") MIN. COVER, ALL NON-PRESSURE PIPE @ (12") MIN. COVER EXCEPT BLU-LOOK @ (2") MIN. COVER.</p> <p>6. PIPE FITTING AND LAYOUT</p> <p>JOIN AND INSTALL PIPING IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTALLATION GUIDE. INSTALL LINES AWAY FROM FIXED IMPROVEMENTS AND ALONG EDGE OF PLANNING AREAS.</p> <p>7. EQUIPMENT AND INSTALLATION</p> <p>SET ALL EQUIPMENT TRUE, FIRM, SECURE AND ACCESSIBLE FOR OPERATION AND SERVICING PER MANUFACTURER'S RECOMMENDATIONS AND PER DETAILS SHOWN.</p> <p>8. BACKFILLING</p> <p>MATERIAL: SUITABLE FILL SOIL OF LARGE ROCKS AND CLOS.</p> <p>BACKFILL: TRENCHER SHALL BE COMPACTED TO AT LEAST 85% OF THE MAX. RELATIVE DENSITY AS DETERMINED BY THE ASTM D-1557 EXCEPT BACKFILL IN TRENCHES LOCATED UNDER A.C. PAVED AREAS AND/OR ANY TRAFFIC AREAS IN WHICH CASE TRENCHES SHALL BE COMPACTED TO AT LEAST 95% RELATIVE DENSITY AS TESTED BY THE SOILS ENGINEER.</p> <p>9. TESTING AND ADJUSTING</p> <p>SETTLING: PROPERLY WETTED AND TAMPED TO A FIRM FINISH GRADE WITH NO FUTURE SETTLING.</p> <p>10. RECORD PRINTS</p> <p>PRESSURE TEST: PRESSURE LINES AT 150 P.S.I. FOR 2 HOURS. PRESSURE FOR 2 HOURS. LINES SHALL BE WATERTIGHT WITH NO LEAKAGE.</p> <p>COVERSAGE TEST: ADJUST AND POSITION EMITTERS FOR COMPLETE COVERAGE OF ALL PLANTING AREAS.</p> <p>11. RECORD PRINTS</p> <p>MAINTAIN A SET OF PRINTS DELINEATING AND DIMENSIONING LOCATIONS AND DEPTHS OF ALL PRESSURE PIPING, VALVES, AND EMITTERS. ALL RECORD PRINTS SHALL REMAIN ON THE JOB SITE THROUGHOUT CONSTRUCTION. LEGIBLE REDUCED LAMINATED SET SHALL BE PREPARED AND SUBMITTED TO THE OWNER PRIOR TO FINAL ACCEPTANCE.</p>	<p>3. INSTALLATION</p> <p>ALL AREAS TO BE HYDROSEEDED SHALL BE WATERED TO A DEPTH OF SIX INCHES (6") PRIOR TO HYDROSEEDING.</p> <p>USE HYDRAULIC EQUIPMENT WITH BUILT-IN AGITATION SYSTEM STANDARD TO THE INDUSTRY.</p> <p>USING HYDROMULCH PULP AS A GUIDE, SPRAY THE SOIL WITH A UNIFORM VISIBLE COAT OF SLURRY UNTIL A COMPLETE EVEN COVERAGE OF THE AREA IS ACHIEVED.</p> <p>SOIL PREPARATION AND PLANTING</p> <p>1. ALL PLANTING LOCATIONS, SHOWN AND MEASUREMENTS SCALED FROM THE DRAWINGS ARE APPROXIMATE. FINAL LOCATIONS TO BE APPROVED BY THE LANDSCAPE ARCHITECT.</p> <p>2. ALL PLANT MATERIALS SHALL BE PROTECTED FROM EXCESSIVE WIND, SUN, AND ALL OTHER DAMAGE.</p> <p>3. MATERIALS:</p> <p>TOPSOIL: APPROVED CLEAN SANDY LOAM AND/OR LOAM SOIL, OR APPROVED EQUIVALENT.</p> <p>SOIL CONDITIONER</p> <p>NITROGENIZED SHAVINGS, TERRA BLEND OR APPROVED EQUAL.</p> <p>GYP-SUK: BEN FRANKLIN AGRICULTURAL GYPSUM, OR EQUAL.</p> <p>PRE-PLANT FERTILIZER: COMMERCIAL (6-20-20) OR EQUAL.</p> <p>POST-PLANT FERTILIZER: COMMERCIAL (16-9-9) OR EQUAL.</p> <p>PLANTING TABLETS: AGRIFORM (20-10-5) BLUE CHIP TABLETS.</p> <p>PLANTING BACKFILL: TWO (2) PARTS EXCAVATED SOIL BLENDED WITH ONE (1) PART SOIL CONDITIONER.</p> <p>TREE STAKES: TWO INCH (2") BY TEN FOOT (10') LONG SOUND LOOSE POLY PINE STAKES, POINTED ONE END ONLY.</p> <p>TREE TIES: BLACK VINYL CINCH-TIES BY BORDEN OR EQUAL.</p> <p>(N.L.C.) TREE GUTS: 12 GAUGE GALVANIZED STRANDED WIRE PER DETAIL.</p> <p>(N.L.C.) WOOD HEADERS: CONSTRUCTION ALL-HEART REDWOOD, FREE OF KNOTS ON TOP EDGE.</p> <p>PLANT MATERIALS: PER THE CALIFORNIA STATE DEPARTMENT OF AGRICULTURE'S REGULATIONS FOR NURSERY INSPECTIONS OF RULES AND GRADING. PLANTS SHALL BE SOUND AND HEALTHY, FREE OF DISEASE AND DEFECTS, WELL DEVELOPED OF SIZE UNSATISFACTORY AND UNDER-SIZED PLANTS WILL BE REJECTED. PROTECT PLANTS AT ALL TIMES ACCORDING TO SPECIES.</p> <p>SEEDS: PURE, LATE SEED, OF VARIETIES SPECIFIED, FREE OF WEED SEEDS; GERMINATION AS SPECIFIED.</p> <p>4. SOIL PREPARATION AND GRADING</p> <p>ROUGH GRADES AND ROCK PLACEMENT: ESTABLISHED BY OTHER SECTIONS.</p> <p>5. SOIL CONDITIONING, BACKFILL, AND HYDROSEEDING</p> <p>SOIL CONDITIONER - PER SOIL TEST.</p> <p>HYDROSEEDING - PER SOIL TEST.</p> <p>WETTING AGENT - PER SOIL TEST.</p> <p>DEEP WATERING: DEEP WATERING LEACH ALL PLANTING AREAS TO EIGHT (8) INCHES MINIMUM DEPTH.</p> <p>FINAL GRADING: ENSURE POSITIVE DRAINAGE OF PROJECT AREA WITH ALL AREAS LEFT SMOOTH AND EVEN AND FREE OF ROCKS, CLOS AND DEBRIS. FINISH GRADE SHALL BE ONE INCH (1") ABOVE ADJACENT PLAYGROUND AND CURBS EXCEPT LAWN SHALL BE FLUSH.</p>	<p>5. PLANTING INSTALLATION</p> <p>LAYOUT, PER PLANS WITH FINAL REVIEW AND APPROVAL OF LOCATIONS BY LANDSCAPE ARCHITECT.</p> <p>EXCAVATION: PLANTING HOLES SHALL BE AS SHOWN ON DETAILS.</p> <p>PLANTING TABLETS: SET THREE INCHES (3") BELOW GRADE:</p> <p>1-5 GRAM PER PLANT PLANT AND/OR CUTTING</p> <p>1-10 GRAM PER 5 GALLON</p> <p>3-21 GRAM PER 15 GALLON</p> <p>5-21 GRAM PER EACH 2 INCH BOX SIZE</p> <p>1-21 GRAM PER EACH 2 INCH BOX SIZE</p> <p>SETTING: SET PLANTS SLIGHTLY HIGHER THAN FINISH GRADE AND THOROUGHLY WATER IN.</p> <p>STAKING AND GAWING: TO INSURE SAFETY AND PROPER HEALTH OF TREE. TIE WITH TIES PER DETAILS.</p> <p>WATER BASINS: AS REQUIRED TO ADEQUATELY WATER TREES AND SHRUBS.</p> <p>LEVELING: ALL PLANTING AREAS SHALL BE LEFT SMOOTH AND EVEN.</p> <p>MULCHING: NOTED AREAS SHALL RESERVE EIGHT THREE INCH (8") DEEP OF WOOD MULCH IN ALL PLANTING AREAS EXCEPT FUEL MODIFICATION AREAS WITH NO MULCH TYP.</p> <p>LAWN INSTALLATION</p> <p>LAY SOIL WITHIN 24 HOURS AFTER IT IS DELIVERED. PROTECT ROLLS IN PATTERN OF STRIPS, TAMP EACH ROLL AGAINST THE ADJACENT STRIPS TO ELIMINATE JOINTS AND EDGES.</p> <p>6. MAINTENANCE</p> <p>PLANT MAINTENANCE WORK SHALL CONSIST OF APPLYING WATER (EXCEPT INITIAL WATERING OF PLANTS) WEEDING, CARING FOR PLANTS AND REPORTING DAMAGE TO THE LANDSCAPE ARCHITECT. FOLLOWING FINAL PLANT ESTABLISHMENT WORK:</p> <p>THE ENTIRE PROJECT TO BE MAINTAINED FOR A PERIOD OF (60) CALENDAR DAYS COMMENCING FROM THE TIME ALL ITEMS OF THE LANDSCAPE ARCHITECT ARE COMPLETED TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT.</p> <p>DURING THE FINAL (60) CALENDAR DAY PERIOD ALL PLANTS AND TREES SHALL BE PROTECTED FROM DAMAGE BY MOWER, TRACTOR, AT ALL TIMES WEEDS, DALLAS, JOHNSON, AND BERMAUDA GRASS SHALL BE REMOVED.</p> <p>CLEAN CONDITION WILL BE PRESENTED AT ALL TIMES, TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT.</p> <p>CONTRACTOR SHALL MAINTAIN A SUFFICIENT NUMBER OF MEN AND EQUIPMENT TO MAINTAIN THE PROJECT THROUGHOUT THE PERIOD UNNECESSARILY BEFORE DURING OR AFTER PLANTING. DAMAGED OR COMPACTED SHRUB AREAS SHALL BE RE-PLANTED AT THE CONTRACTOR'S EXPENSE.</p> <p>IN ORDER TO EXPEDITE THE PLANT ESTABLISHMENT WORK, ADEQUATE EQUIPMENT TO PERFORM THE WORK HEREIN SPECIFIED SHALL BE PROVIDED AND OPERATIONAL FROM THE BEGINNING OF THE FINAL (60) CALENDAR DAY PERIOD.</p> <p>THE CONTRACTOR MAY BE RELIEVED FROM MAINTENANCE WORK IF THE LANDSCAPE ARCHITECT IS SATISFIED THAT THE WORK HAS BEEN SATISFACTORILY COMPLETED TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT.</p>	<p>8. CLEAN-UP</p> <p>UPON COMPLETION OF WORK OF THIS SECTION, REMOVE RUBBISH, TRASH AND DEBRIS RESULTING FROM OPERATION, REMOVE EXCESSIVE MULCH, AND REMOVE EXCESSIVE SOIL. REMOVE EXCESSIVE AREA INVOLVED IN A HEAT AND ACCEPTABLE CONDITION SUCH AS TO MEET THE APPROVAL OF THE LANDSCAPE ARCHITECT. WITH ALL PAVING, WALKS AND OTHER CONSTRUCTION WASHED-DOWN AND FREE OF ALL DIRT AND DEBRIS.</p> <p>9. SPECIAL CONDITIONS</p> <p>ALL PROVISIONS OF THE GENERAL CONDITIONS OF THE CONTRACT SHALL APPLY TO THE WORK AS IF HEREIN WRITTEN.</p> <p>1. ALL EXISTING UTILITY LINES AND IMPROVEMENTS SHALL BE LOCATED PRIOR TO WORK.</p> <p>2. CONTRACTOR SHALL SECURE AND PAY FOR ALL REQUIRED PERMITS AND FEES TO COMPLETE WORK.</p> <p>3. CONTRACTOR SHALL BE INSURED FOR LIABILITY AND PROPERTY DAMAGE.</p> <p>4. CONTRACTOR SHALL ADEQUATELY PROTECT ALL EXISTING PROPERTY.</p> <p>5. CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FOR ONE YEAR. (EXCEPT AS NOTED)</p> <p>6. ALL MATERIALS SHALL BE OF STANDARD, APPROVED, AND FIRST GRADE QUALITY AND SHALL BE IN PRIME CONDITION.</p> <p>7. WORK SHALL BE PERFORMED WHEN WEATHER CONDITIONS PERMIT SATISFACTORY RESULTS.</p> <p>8. ALL WORK SHALL BE IN FULL COMPLIANCE WITH ALL GOVERNING CODES AND REGULATIONS.</p> <p>9. ALL AREAS SHALL BE LEFT CLEAN, FREE OF DEBRIS AND WASHED DOWN.</p> <p>10. LANDSCAPE ARCHITECT RETAINS OPTION TO REQUIRE THAT CONTRACTOR RECEIVE A FIELD OBSERVATION OF EACH OPERATION AND MATERIAL PRIOR TO INCORPORATION INTO THE WORK.</p> <p>11. CONTRACTOR SHALL USE ANY MEANS NECESSARY TO PROTECT ALL PLANTED AREAS FROM FOOT TRAFFIC, INCLUDING BUT NOT LIMITED TO STAKES & WARNING TAPE.</p>	<p>DAMAGE TO PLANTING AREAS SHALL BE REPLACED IMMEDIATELY.</p> <p>(1) DEPRESSIONS CAUSED BY VEHICLES, BICYCLES, OR FOOT TRAFFIC TO BE FILLED WITH TOPSOILS AND LEVELLED. REPLANT DAMAGED AREAS.</p> <p>(2) EXTERMINATE COPHERS AND MOLES AND REPAIR DAMAGE AS ABOVE.</p> <p>8. GUARANTEE AND REPLACEMENTS</p> <p>ALL SHRUBS AND GROUNDCOVER SHALL BE GUARANTEED BY THE CONTRACTOR AS TO GROWTH AND HEALTH FOR A PERIOD OF SIX MONTHS AFTER COMPLETION OF THE SPECIFIED WORK. THE LANDSCAPE ARCHITECT, ALL TREES UP TO 5 GALLON SIZE SHALL BE GUARANTEED BY THE CONTRACTOR TO LIVE AND GROW IN AN ACCEPTABLE UPRIGHT POSITION FOR A PERIOD OF SIX MONTHS AFTER FINAL PLANTING. SPECIFIED PLANTING PERIOD SHALL BE IN 15 GALLON, OR LARGER, AND ALL FIELD GROWN SPECIMENS SHALL BE GUARANTEED BY THE CONTRACTOR TO LIVE AND GROW IN AN ACCEPTABLE UPRIGHT POSITION FOR A PERIOD OF SIX MONTHS AFTER FINAL PLANTING. THE CONTRACTOR SHALL MAINTAINANCE PERIOD, AND/OR FINAL ACCEPTANCE BY THE LANDSCAPE ARCHITECT.</p>
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NOTE: APPROVAL BY THE TRANSPORTATION DEPARTMENT IS FOR WORK WITHIN THE ROAD RIGHT-OF-WAY ONLY.

ALL WORK SHALL BE IN ACCORDANCE WITH THE CALIFORNIA STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION, UNLESS OTHERWISE SPECIFIED.

FOR: JUSTICE INSURANCE CO. INC. DATE

ALHAMBRA GROUP LANDSCAPE ARCHITECTURE

41635 Empingham Circle, Suite C
 Alhambra, CA 91806
 (951) 298-8602 FAX 298-8803

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 Alhambra, CA 91806
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PILOT PLAN 26047 CUP 190019

CITY OF PASADENA

PLANNING DEPARTMENT

APPROVED FOR: JUSTICE INSURANCE CO. INC. DATE

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 Alhambra, CA 91806
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THESE PLANS SHALL NOT BE USED FOR CONSTRUCTION UNTIL ISSUED BY THE ARCHITECT AND REQUIRED PERMITS HAVE BEEN ISSUED FROM AGENCIES OF JURISDICTION. CONTACT WMM IMMEDIATELY IF DISCREPANCIES ARE FOUND IN THESE PLANS. ANY CHANGES MUST BE MADE IN WRITING AND APPROVED BY THE ARCHITECT AND ALL AGENCIES OF JURISDICTION.

DATE: MAR. 12, 2020
DRAWN BY: BYM

334 Verdugo Way, Upland, CA. 91786
serge@woodruffmayer.com
(909)971-1872
WOODRUFF MAYER ARCHITECTURE, INC.

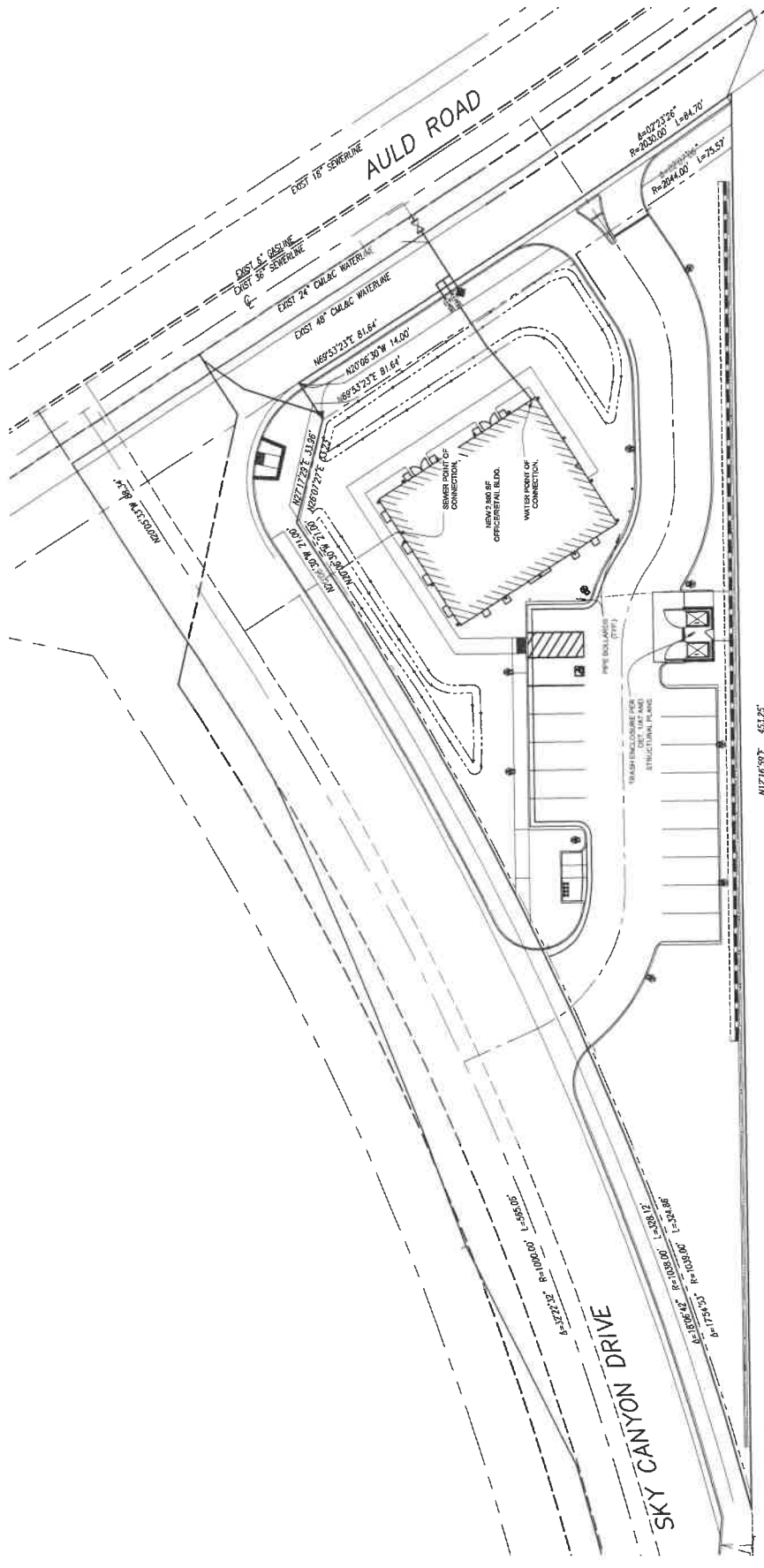


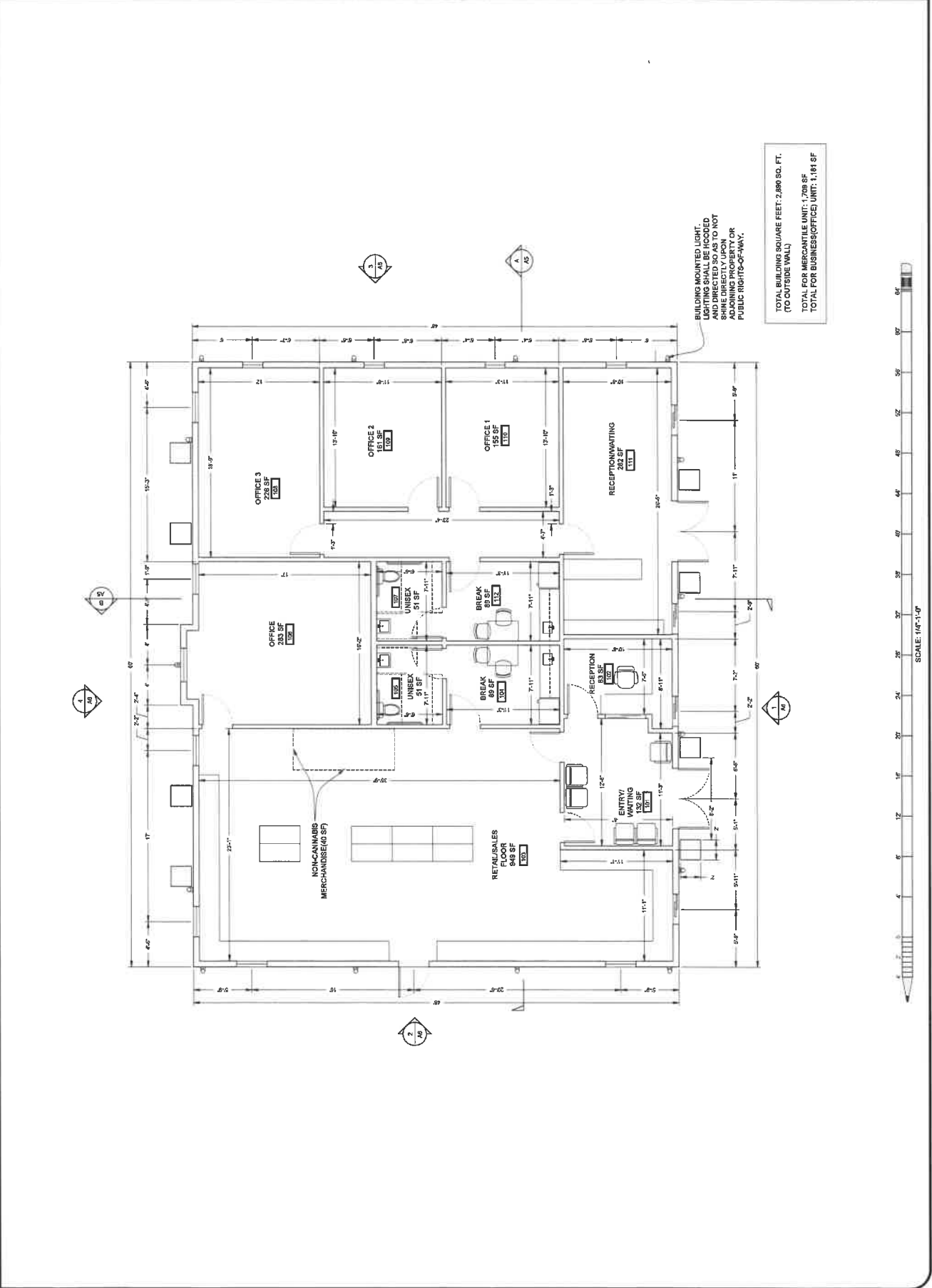
NO.	REVISIONS	DATE

JUSTICE INSURANCE SERVICES
S.E.C. SKY CANYON DR. & AULD RD.
COUNTY OF RIVERSIDE, CA.

SITE PLAN

SCALE: AS NOTED
SHEET NO. **A1**





THESE PLANS SHALL NOT BE USED FOR CONSTRUCTION UNLESS THEY HAVE BEEN ISSUED FROM A LICENSED ARCHITECT AND REQUIRED PERMITS HAVE BEEN OBTAINED FROM THE LOCAL JURISDICTION. CONTACT WOODRUFF MAYER ARCHITECTURE, INC. FOR MORE INFORMATION. ANY DISCREPANCIES ARE FOUND IN THESE PLANS SHALL BE CORRECTED BY THE ARCHITECT AND REQUIRED PERMITS HAVE BEEN OBTAINED FROM THE LOCAL JURISDICTION.

DATE: MAR. 12, 2020
DRAWN BY: SHM

334 Verdugo Way, Upland, CA 91786
sage@woodruffmayer.com
(909)971-872

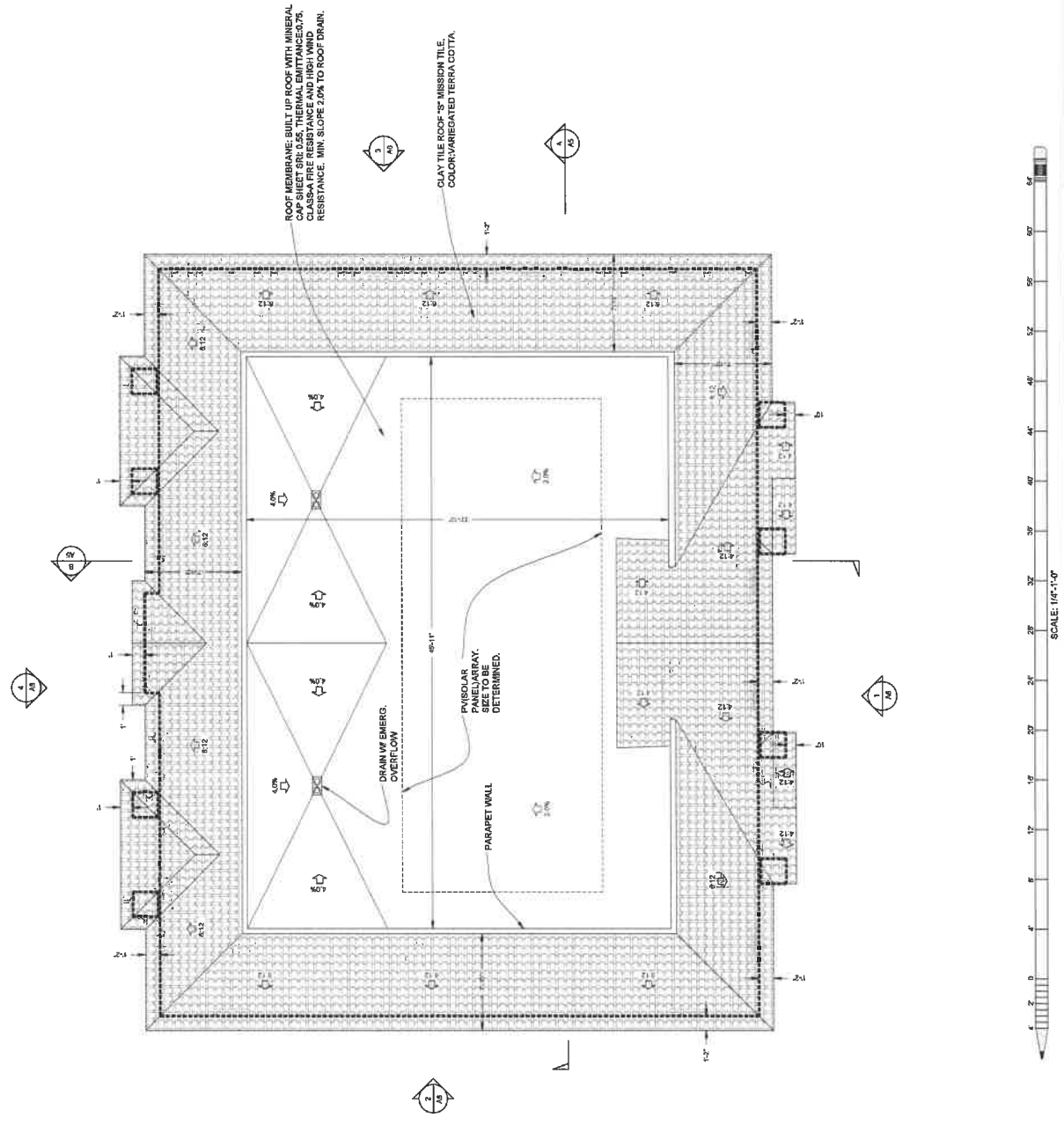
WOODRUFF MAYER ARCHITECTURE, INC.



JUSTICE INSURANCE SERVICES
S.E.C. SKY CANYON DR. & AULD RD.
COUNTY OF RIVERSIDE, CA.

ROOF PLAN

SCALE: 1/4"=1'-0"
SHEET NO. A4



DATE: MAR. 12, 2020
DRAWN BY: SVM

334 Verdugo Way, Tylard, CA 91786
serge@woodruffmayer.com
(509)971-1872
WOODRUFF MAYER ARCHITECT, INC.



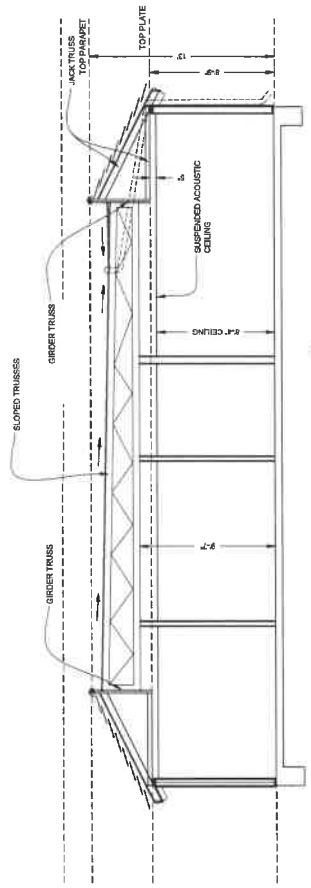
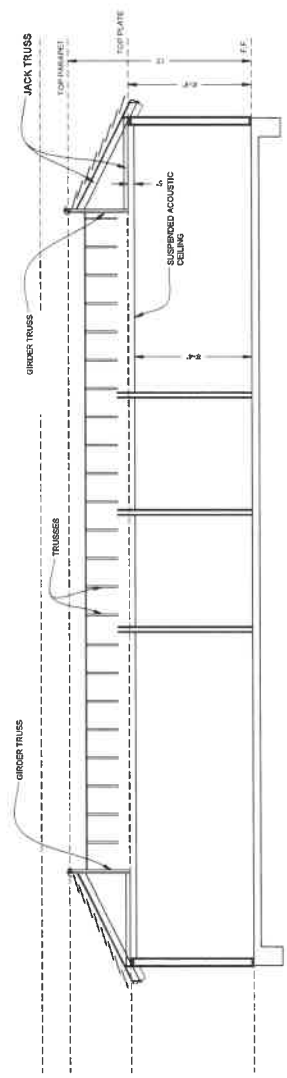
NO.	DATE	REVISIONS

JUSTICE INSURANCE SERVICES
S.E.C. SKY CANYON DR. & AULD RD.
COUNTY OF RIVERSIDE, CA.

SECTIONS

SCALE: 1/4"=1'-0"
SHEET NO.

A5



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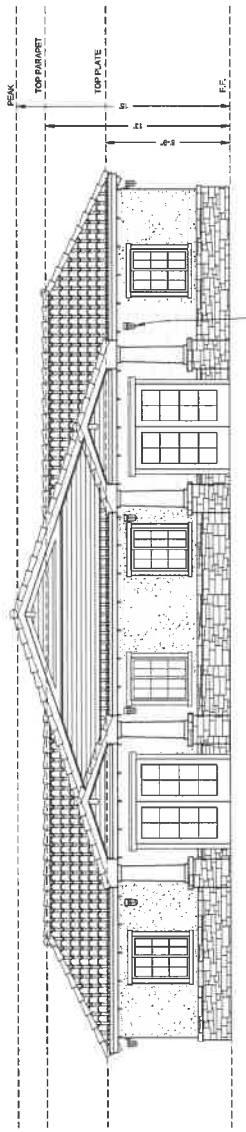
DATE: MAR 12, 2020
 DRAWN BY: SWM
 334 Verdugo Way, Upland, CA 91786
 serge@woodruffmayer.com
 (909)997-1872
WOODRUFF MAYER ARCHITECTURE, INC.



JUSTICE INSURANCE SERVICES
 S.E.C. SKY CANYON DR. & AULD RD.
 COUNTY OF RIVERSIDE, CA.

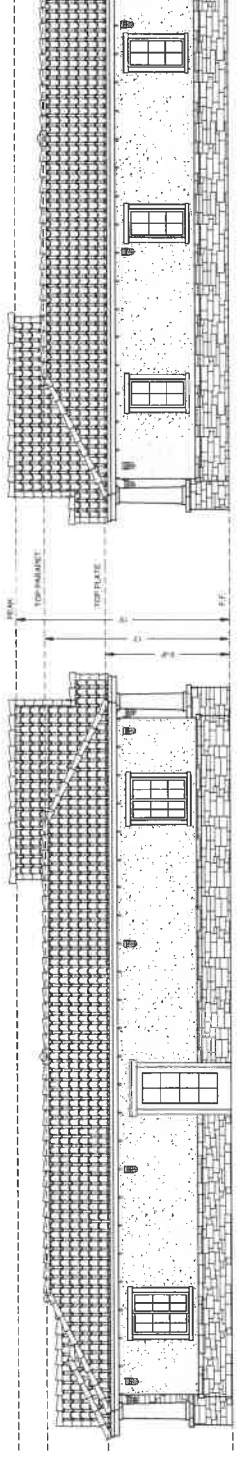
ELEVATIONS

SCALE: 1/4"=1'-0"
 SHEET NO. **A6**



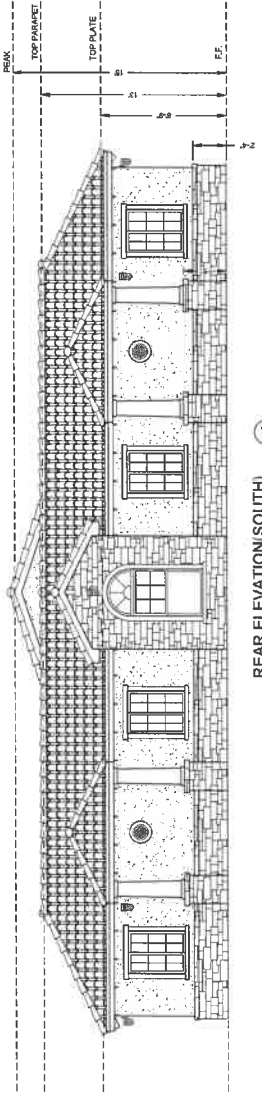
FRONT ELEVATION (NORTH)
 1/4"=1'-0"

LIGHTING SHALL BE HOODED
 AND DIRECTED SO AS TO NOT
 SHINE DIRECTLY UPON
 ADJACENT PROPERTIES OR
 PUBLIC RIGHTS-OF-WAY.



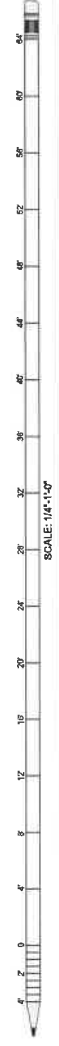
LEFT ELEVATION (EAST)
 1/4"=1'-0"

RIGHT ELEVATION (WEST)
 1/4"=1'-0"



REAR ELEVATION (SOUTH)
 1/4"=1'-0"

NO SECURITY BARS TO BE
 INSTALLED INSIDE OR OUTSIDE
 OF WINDOWS AND DOORS.



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THIS SHALL NOT BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT AND REQUIRED PERMITS HAVE BEEN ISSUED FROM AGENCIES OF JURISDICTION. CONTACT WOODRUFF MAYER ARCHITECTURE, INC. FOR MORE INFORMATION OR TO DISCUSS PERMITS ARE FOUND IN THESE PLANS. OTHERWISE, CONTACT WOODRUFF MAYER ARCHITECTURE, INC. FOR MORE INFORMATION OR TO DISCUSS PERMITS ARE FOUND IN THESE PLANS. OTHERWISE, CONTACT WOODRUFF MAYER ARCHITECTURE, INC. FOR MORE INFORMATION OR TO DISCUSS PERMITS ARE FOUND IN THESE PLANS.

DATE: MAR. 14, 2020
DRAWN BY: GMM

314 Ventura Way, Upland, CA, 91786
serge@woodruffmayer.com
(909)957-1872
WOODRUFF MAYER ARCHITECTURE, INC.



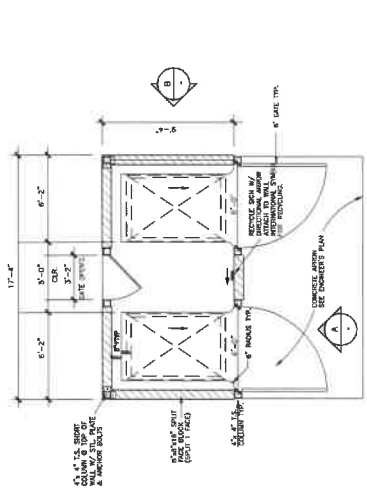
NO.	DATE	REVISIONS

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COUNTY OF RIVERSIDE, CA.

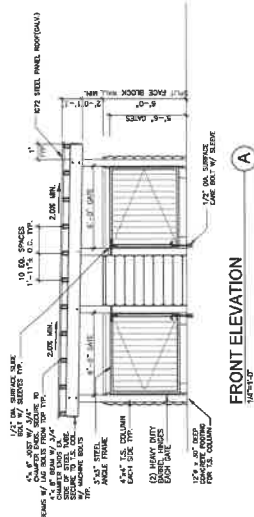
DETAILS

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SHEET NO.

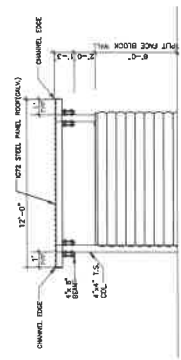
A7



PLAN
1/4"=1'-0"



FRONT ELEVATION
1/4"=1'-0"



SIDE ELEVATION
1/4"=1'-0"

TRASH ENCLOSURE
1/4"=1'-0" 1



JUSTICE OFFICE BUILDING
 COUNTY OF RIVERSIDE, CA
 8.E.C. 99Y CANYON DR. & AUD RD.
 JUSTICE OFFICE BUILDING
 8.E.C. 99Y CANYON DR. & AUD RD.
 RIVERSIDE, CA 92507
 TEL: 951.343.1111
 FAX: 951.343.1112

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 8.E.C. 99Y CANYON DR. & AUD RD.
 COUNTY OF RIVERSIDE, CA

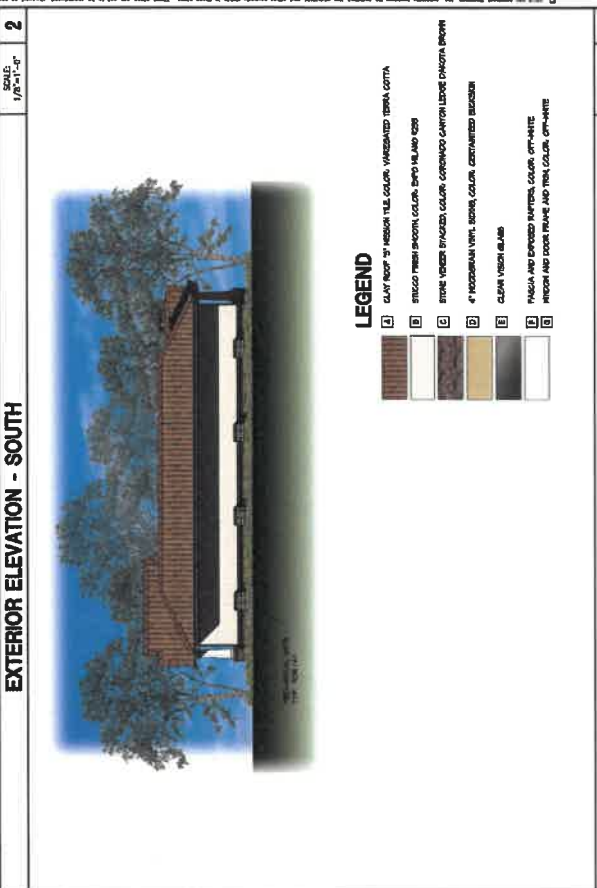
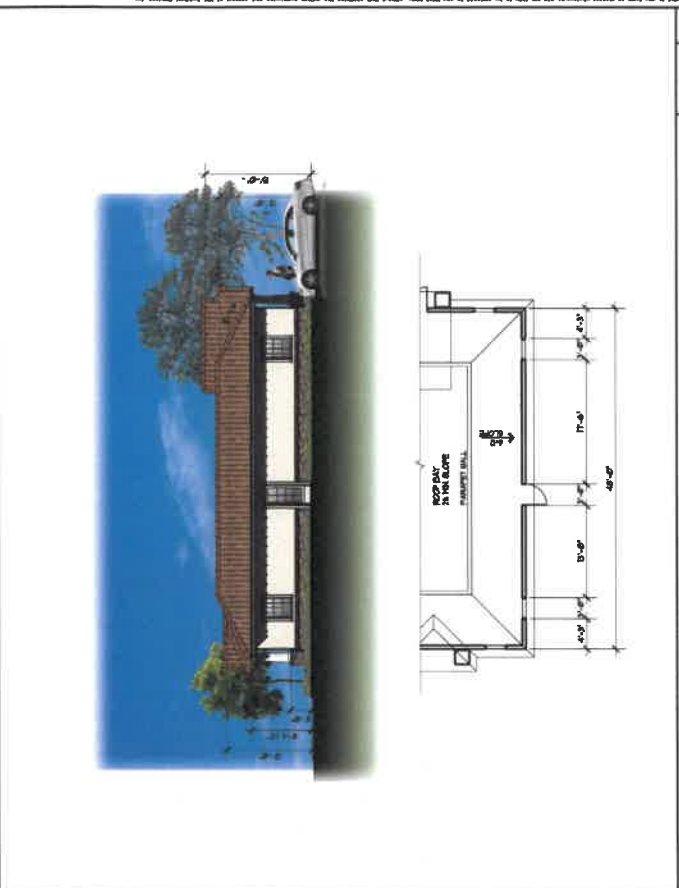
EXTERIOR ELEVATIONS

REVISIONS:

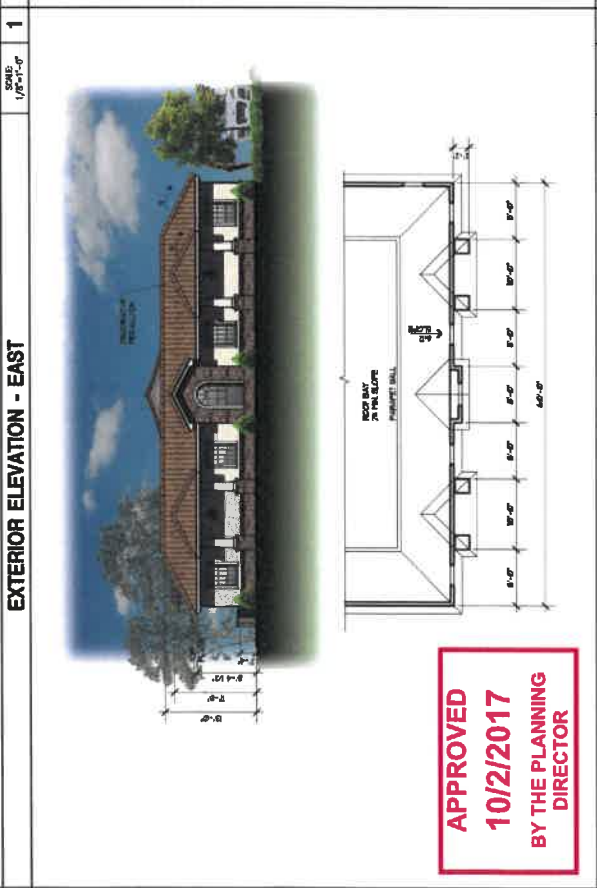
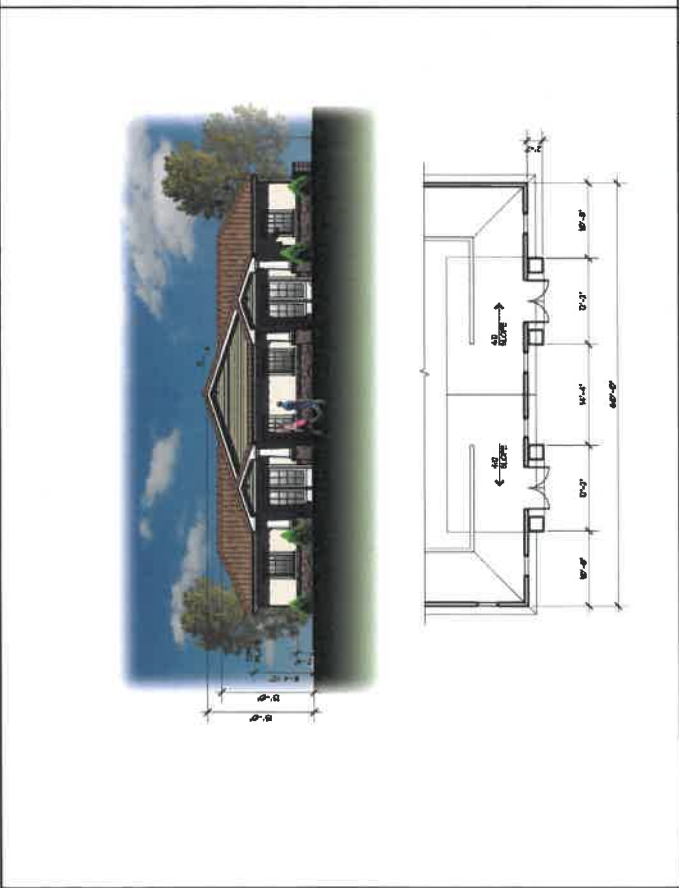
DATE: MARCH 29, 2016

JOB NO.: 160040
 SHEET:

A-2
 . OF . SHEETS



- LEGEND**
- 1 CLAY ROOF 3" INSIDE THE COLOR, VENEERED TERRA COTTA
 - 2 STUCCO WITH IMPACT COLOR, 3/8" RAL AND 20R
 - 3 STONE VENEER STAZED COLOR, CERRITOS CANYON LIGHT CINQUA STONE
 - 4 FERRUGINA VENT. BOARD COLOR, CERRITOS CANYON
 - 5 CLEAN VENEER BOARD
 - 6 FINISH AND IMPACT PARTS COLOR, OFF-WHITE
 - 7 INSIDE AND COOR FRAME AND TRIM COLOR, OFF-WHITE



APPROVED
10/2/2017
 BY THE PLANNING
 DIRECTOR



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

Juan C. Perez
Agency Director



11/09/20, 1:38 pm

CUP190019

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for CUP190019. 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 (CUP190019) 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 190019 (CUP190019) is a proposal for a retail cannabis business with delivery to occupy 1,709 square-foot suite to be used as a storefront on a 0.71 acre lot with parking and landscaping.

Advisory Notification. 3 AND - Exhibits

The development of the premises shall conform substantially with that as shown on the following APPROVED EXHIBIT(S)

- Exhibit A (Site Plan), dated 08-05-20.
- Exhibit B (Elevations), dated 03-12-20.
- Exhibit C (Floor Plans), dated 03-12-20.
- Exhibit D (Conceptual Grading Plan), dated 08-05-20.
- Exhibit E (Conceptual Landscaping and Irrigation Plans), dated 03-26-20.
- Exhibit H (Wall and Fencing Plan), dated 09-30-19.

Advisory Notification. 4 AND - Federal, State & Local Regulation Compliance

1. Compliance with applicable Federal Regulations, including, but not limited to:
 - National Pollutant Discharge Elimination System (NPDES)
 - Clean Water Act
 - Migratory Bird Treaty Act (MBTA)
2. Compliance with applicable State Regulations, including, but not limited to:
 - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 4 AND - Federal, State & Local Regulation Compliance (cont.)

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
- Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)

3. Compliance with applicable County Regulations, including, but not limited to:

- Ord. No. 348 (Land Use Planning and Zoning Regulations)
- Ord. No. 413 (Regulating Vehicle Parking)
- Ord. No. 457 (Building Requirements)
- Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)
- Ord. No. 460 (Division of Land)
- Ord. No. 461 (Road Improvement Standards)
- Ord. No. 484 (Control of Blowing Sand)
- Ord. No. 625 (Right to Farm)
- Ord. No. 716 (Abandoned, Neglected or Cruelly Treated Animals)
- Ord. No. 771 (Controlling Potentially Dangerous & Dangerous Animals)
- Ord. No. 878 (Regarding Noisy Animals)
- Ord. No. 671 (Consolidated Fees)
- Ord. No. 679 (Directional Signs for Subdivisions)
- Ord. No. 787 (Fire Code)
- Ord. No. 847 (Regulating Noise)
- Ord. No. 857 (Business Licensing)
- Ord. No. 859 (Water Efficient Landscape Requirements)
- Ord. No. 915 (Regulating Outdoor Lighting)
- Ord. No. 916 (Cottage Food Operations)
- Ord. No. 927 (Regulating Short Term Rentals)

4. Mitigation Fee Ordinances

- Ord. No. 659 Development Impact Fees (DIF)
- Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
- Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
- Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)

BS-Plan Check

BS-Plan Check. 1

Gen - Custom

BUILDING AND SAFETY COMMENTS

To assist in providing an expeditious review, please cloud all corrections on revised exhibit. Items labeled as "Notifications" are for your information only and are not required for entitlement approval. Thank You.

NOTIFICATIONS:

ACCESSIBLE PATH OF TRAVEL:

ADVISORY NOTIFICATION DOCUMENT

BS-Plan Check

BS-Plan Check. 1

Gen - Custom (cont.)

Please include with the building submittal a revised site plan to indicate the required continuous accessible paved path of travel. The accessible path of travel details shall include;

1. Accessible path construction type (Asphalt or concrete).
2. Accessible path width.
3. Accessible path directional slope % and cross slope %.
4. All accessible ramp and curb cut-out locations and details where applicable.

The Accessible path of travel shall:

1. Connect to the public R.O.W.
2. Connect to all building(s).
3. Connect to all accessible parking loading/unloading areas.
4. Connect to accessible sanitary facilities.
5. Connect to areas of public accommodation.

Please be aware that the approved site plan with accessibility requirements should be included with any building plan submittals. The plan review staff may have additional comments depending on the additional information or revisions provided during the plan review process. Additional accessible requirements within the structure shall be reviewed during the building plan review.

CODE/ORDINANCE REQUIREMENTS:

The applicant shall obtain the required building permit(s) from the building department prior to any construction on the property. All building plans and supporting documentation shall comply with current adopted California Building Codes, Riverside County Ordinances regulations in effect at the time of building plan submittal and fee payment to the Building Department. All Building Department plan submittal and fee requirements shall apply.

NOTE: The new updated 2019 California Building Codes will be in effect as of January 1st 2020, as mandated by the state of California. Any building plan and fee payment submitted to the building department on or after January 1st, 2020 will be subject to the new updated California Building Code(s).

PERMIT ISSUANCE:

Per section 105.1 (2016 California Building Code, CBC): Where any owner or authorized agent intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert, or replace any electrical, gas, mechanical, or plumbing system, the regulation of which is governed by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.

The applicant shall obtain the required building permit(s) from the building department prior to any construction or placement of any building, structure or equipment on the property.

The applicant shall obtain an approved final building inspection and certificate of occupancy from the building department prior to any use or occupancy of the building, or structure.

At no time shall the approval of the planning case exhibit allow for the construction or use of any building, structure, or equipment. In residential applications, each separate structure will require a separate building permit.

Plan Info

Plans prepared, stamped and signed by a design professional (California licensed Architect, or California

ADVISORY NOTIFICATION DOCUMENT

BS-Plan Check

BS-Plan Check. 1 Gen - Custom (cont.)

Licensed Engineer) may not be altered with hand drawn information. The jurisdictional plan review and/or inspection staff is unable to determine when such information has been placed, and if in fact either the design professional or applicable park authority has in fact approved the added information.

All added structural components, cabinets/counter, or utility additions shall be included within the printed designed plans.

Selvana Guirguis
Riverside County Building and Safety
(951) 955-1871

E Health

E Health. 1 DEH Hazmat

The facility will require a business emergency plan for the storage of hazardous materials if greater than 55 gallons, 200 cubic feet or 500 pounds, or any acutely hazardous materials or extremely hazardous substances is handled or stored on the premises. Additionally, THC extraction or other processing activities may require a permit from DEH Hazmat. Contact Hazmat at (951) 766-6524 for any questions.

E Health. 2 DEH Water and Sewer

Prior to building permit, provide current documentation from the appropriate purveyor(s) for the establishment of water and sewer service for this project. List information about water and wastewater on exhibits. Only domestic wastewater from restrooms and kitchens can be discharged to sewer. Other waste, including industrial waste or commercial waste related to cannabis processing, cannot be discharged to sewer without written approval from the Regional Water Quality Control Board and the sewer agency. It is the responsibility of the applicant to ensure that all requirements to obtain potable water service and sanitary sewer service are met with the appropriate purveyors, as well as, all other applicable agencies. Contact DEH Land Use at 951-955-8980 for any questions.

E Health. 3 ECP COMMENTS

If contamination or the presence of a naturally occurring hazardous material is discovered at the site, assessment, investigation, and/or cleanup may be required. Contact Riverside County Environmental Health - Environmental Cleanup Programs at (951) 955-8980, for further information.

General

General. 1 General – Business Licensing

Every person conducting a business within the unincorporated area of Riverside County, as defined in Riverside County Ordinance No. 857, shall obtain a business license. For more information regarding business registration, contact the Business Registration and License Program Office of the Building and Safety Department.

General. 2 General – Causes for Revocation

ADVISORY NOTIFICATION DOCUMENT

General

General. 2 **General – Causes for Revocation (cont.)**

In the event the use hereby permitted under this permit is found:

- (a) to be in violation of the terms and conditions of this permit; and/or,
 - (b) to have been obtained by fraud or perjured testimony; and/or,
 - (c) to be detrimental to the public health, safety or general welfare, or is a public nuisance,
- then this permit shall be subject to revocation procedures.

General. 3 **General – Ceased Operations**

In the event the use hereby permitted ceases operation for a period of one (1) year or more, this Conditional Use Permit and accompanying Development Agreement approval shall become null and void.

General. 4 **General – Hold Harmless**

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees ("COUNTY") from the following:

- (a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the project or its associated environmental documentation; and,
 - (b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the project, including, but not limited to, decisions made in response to California Public Records Act requests; and
- (a) and (b) above are hereinafter collectively referred to as "LITIGATION."

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

ADVISORY NOTIFICATION DOCUMENT

General

General. 4 General – Hold Harmless (cont.)

amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. To the extent such costs are not recoverable under the California Public Records Act from the records requestor, applicant/permittee agrees that deposits under this section may also be used to cover staff time incurred by the COUNTY to compile, review, and redact records in response to a Public Records Act request made by a petitioner in any legal challenge to the Project when the petitioner is using the Public Records Act request as a means of obtaining the administrative record for LITIGATION purposes. Within ten (10) days of written notice from COUNTY, applicant/permittee shall make such additional deposits.

General. 5 General – Human Remains

If human remains are found on this site, the developer/permit holder or any successor in interest shall comply with State Health and Safety Code Section 7050.5.

General. 6 General – Review Fees

Any subsequent submittals required by these conditions of approval, including but not limited to grading plan, building plan, or mitigation and monitoring review, shall be reviewed on an hourly basis (research fee), or other such review fee as may be in effect at the time of submittal, as required by Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

General. 7 General – Unanticipated Resources

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

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.

ADVISORY NOTIFICATION DOCUMENT

General

General. 7 **General – Unanticipated Resources (cont.)**

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

Planning

Planning. 1 **15 - PLANNING - Landscape Requirement**

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. 2 **General - A. Application Requirements**

At the time of filing the application for a Commercial Cannabis Activity on a form provided by the Planning Department, the applicant shall also provide the applicable fee for processing the land use permit application. All entitlement fees shall be paid in full, prior to operating the cannabis business.

Planning. 3 **General - B. State License Required**

Obtain and maintain during the life of the Commercial Cannabis Activity the applicable California license issued pursuant to California Business and Professions Code Sections 19300.7 or 26050(a) as may be amended from time to time.

Planning. 4 **General - C. Suspension, Revocation, or Termination of State License**

Suspension of a license issued by the State of California, or by any State licensing authority, shall

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 4

General - C. Suspension, Revocation, or Termination of State License (cont.)

immediately suspend the ability of a Commercial Cannabis Activity to operate within the County until the State, or its respective State licensing authority, reinstates or reissues the State license. Revocation or termination of a license by the State of California, or by any State licensing authority, will also be grounds to revoke or terminate any conditional use permit granted to a Commercial Cannabis Activity pursuant to this Article.

Planning. 5

General - D. Health and Safety

Commercial Cannabis Activities shall at all times be operated in such a way as to ensure the health, safety, and welfare of the public. Commercial Cannabis Activities shall not create a public nuisance or adversely affect the health or safety of the nearby residents, businesses or employees working at the Commercial Cannabis Activity by creating dust, glare, heat, noise, noxious gasses, odor, smoke, traffic, vibration, unsafe conditions or other impacts, or be hazardous due to the use or storage of materials, processes, products, and runoff of water, pesticides or wastes.

Planning. 6

General - E. Development Agreement

No approval required by this ordinance shall be given for any permit for a Commercial Cannabis Activity unless the Board of Supervisors prior to or concurrently with approves a development agreement, pursuant to Section 18.26b of this ordinance, setting forth the terms and conditions under which the Commercial Cannabis Activity will operate in addition to the requirements of this ordinance, all other local ordinances and regulations, state law and such other terms and conditions that will protect and promote the public health, safety and welfare. No use or operation under any permit for a Commercial Cannabis Activity shall be allowed to begin until the development agreement is effective.

Planning. 7

General - F. Nuisance Odors

All Commercial Cannabis Activities shall be sited and operated in a manner that prevents Cannabis nuisance odors from being detected offsite. All Commercial Cannabis Activities shall provide a sufficient odor absorbing ventilation and exhaust system so that odor generated inside the Commercial Cannabis Activity that is distinctive to its operation is not detected outside of the operation's facility, anywhere on adjacent lots or public rights-of-way, on or about the exterior or interior common area walkways, hallways, breezeways, foyers, lobby areas, or any other areas available for use by common tenants or the visiting public, or within any other unit located inside the same building as the Commercial Cannabis Activity. In order to control nuisances such as odors, humidity and mold, Commercial Cannabis Activities shall install and maintain at the minimum, the following equipment, or any other equipment that can be proven to be an equally or more effective method or technology to control these nuisances:

1. An exhaust air filtration system with odor control that prevents internal odors from being emitted externally;

2. An air system that creates negative air pressure between the Commercial Cannabis Activities' interior and exterior, so that the odors generated by the Commercial Cannabis Activity are not detectable on the outside of the Commercial Cannabis Activity.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 16

General - N. Security - Part 2 (cont.)

11. A Commercial Cannabis Activity shall cooperate with the County and, upon reasonable notice to the Commercial Cannabis Activity, allow the County to inspect or audit the effectiveness of the security plan for the Commercial Cannabis Activity.

12. The permittee for a Commercial Cannabis Activity shall notify the Riverside County Sheriff's Department immediately after discovering any of the following:

- a. Significant discrepancies identified during inventory.
- b. Diversion, theft, loss, or any criminal activity involving the Commercial Cannabis Activity or any agent or employee of the Commercial Cannabis Activity.
- c. The loss or unauthorized alteration of records related to Cannabis, registering qualifying patients, primary caregivers, or employees or agents of the Commercial Cannabis Activity.
- d. Any other breach of security.

13. Firearms shall not be permitted at a Commercial Cannabis Activity by an owner, manager, employee, volunteer or vendor other than those individuals authorized as a State Licensed Security Personnel.

14. Cannabis or Cannabis Products shall not be stored outside at any time.

Planning. 17

General - O. Permit and License Posting

The permittee shall post or cause to be posted at the Commercial Cannabis Activity all required County and State permits and licenses to operate. Such posting shall be in a central location, visible to the patrons, and in all vehicles that deliver or transport Cannabis.

Planning. 18

General - P. Signage

Signage for a Commercial Cannabis Activity shall comply with the following:

1. In addition to the requirements set forth in this section and California Business and Professions Code section 26152 as may be amended, business identification signage for a Commercial Cannabis Activity shall comply with Section 19.4 of this ordinance.
2. No Commercial Cannabis Activity shall advertise by having a person or device holding a sign or an air dancer sign advertising the activity to passersby, whether such person, device or air dancer is on the lot of the Commercial Cannabis Activity or elsewhere including, but not limited to, the public right-of-way.
3. No Commercial Cannabis Activity shall publish or distribute advertising or marketing that is attractive to children.
4. No Commercial Cannabis shall advertise or market Cannabis or Cannabis Products on motor vehicles.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 18

General - P. Signage (cont.)

5. Except for advertising signs inside a licensed Premises and provided that such advertising signs do not advertise or market Cannabis or Cannabis Products in a manner intended to encourage persons under 21 years of age to consume Cannabis or Cannabis Products, no Commercial Cannabis Activity shall advertise or market Cannabis or Cannabis Products on an advertising sign within 1,000 feet of a Child Day Care Center, a K-12 school, a public park or a Youth Center.
6. No signs placed on the lot of a Commercial Cannabis Activity shall obstruct any entrance or exit to the building or any window.
7. Each entrance to a Commercial Cannabis Activity shall be visibly posted with a clear and legible notice indicating that smoking, ingesting, or otherwise consuming Cannabis on the lot of the Commercial Cannabis Activity is prohibited.
8. Signage shall not be directly illuminated, internally or externally.
9. No banners, flags, billboards, or other prohibited signs may be used at any time.

Planning. 19

General - Q. Records

1. Each owner and permittee of a Commercial Cannabis Activity shall maintain clear and adequate records and documentation demonstrating that all Cannabis or Cannabis Products have been obtained from and are provided to other permitted and licensed Cannabis operations. The County shall have the right to examine, monitor, and audit such records and documentation, which shall be made available to the County upon written request.
2. Each owner and permittee of a Commercial Cannabis Activity shall maintain a current register of the names and contact information, including name, address, and telephone number, of anyone owning or holding an ownership interest in the Commercial Cannabis Activity, and of all the officers, managers, employees, agents and volunteers currently employed or otherwise engaged by the Commercial Cannabis Activity. The County shall have the right to examine, monitor, and audit such records and documentation, which shall be made available to the County upon request.
3. All Commercial Cannabis Activities shall maintain an inventory control and reporting system that accurately documents the present location, amounts, and descriptions of all Cannabis and Cannabis Products for all stages of the growing and production or manufacturing, laboratory testing and distribution processes until purchase by or distribution to a qualified patient, primary caregiver for medical purpose or an adult 21 years of age or older who qualifies to purchase adult-use Cannabis.

Planning. 20

General - R. Water

All Commercial Cannabis Activities shall obtain a 'Will Serve' letter from the applicable water purveyor, indicating agreement to supply water for the Commercial Cannabis Activity. The letter shall include the activity proposed and any improvements required for service. For Commercial Cannabis Activities where water service is not available, conditions from the Department of Environmental Health for a permitted

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 20 **General - R. Water (cont.)**

onsite, in-ground well will be required for the conditional use permit. Irrigation and domestic water supplies shall not include water transported by vehicle from off-site sources.

Planning. 21 **General - S. Waste Water**

All Commercial Cannabis Activities shall obtain a 'Will Serve' letter from the applicable sanitary sewer purveyor, indicating agreement to supply sewer for the Commercial Cannabis Activity. The letter shall include the activity proposed and any improvements required for service. For Commercial Cannabis Activities where sewer service is not available, conditions from the Department of Environmental Health will be required for the conditional use permit. Where sanitary sewer is not available, the applicant shall obtain clearance from the appropriate regional water quality control board.

Planning. 22 **General - T. Parking**

Parking shall be provided in accordance with Section 18.12 of this ordinance.

Planning. 23 **General - U. Visibility**

In no case shall Live Cannabis Plants be visible from a public or private road, sidewalk, park or common public viewing area.

Planning. 24 **General - V. Hazardous Materials**

All Commercial Cannabis Activities that utilize hazardous materials shall comply with applicable hazardous waste generator, Riverside County Ordinance No. 615, and hazardous materials handling, Riverside County Ordinance No. 651, requirements and maintain any applicable permits for these programs from the Riverside County Fire Department, the Riverside County Department of Environmental Health, the Riverside County Department of Waste Resources and the Agricultural Commissioner.

Planning. 25 **General - W. Compliance with Local and State Laws and Regulations**

1. All Commercial Cannabis Activities shall comply with all applicable local and State laws, ordinances and regulations related to, but not limited to, the following: the California Environmental Quality Act, California Building Code, California Fire Code, Riverside County Ordinance No. 787, Riverside County Ordinance No. 457, Riverside County Ordinance No. 657, Riverside County Ordinance No. 745, Airport Land Use Compatibility Plans, weights and measures regulations, track and trace requirements, pesticide use, water quality, storm water discharge and the grading of land.

2. All buildings and structures, including greenhouse, hoop structures, or other similar structures shall comply with all applicable Building, Fire, and Safety laws and regulations. All buildings and structures shall be reviewed by the Riverside County Building and Safety Department in accordance with the California Building Code and Riverside County Ordinance No. 457 and by the Riverside County Fire Department in accordance with Riverside County Ordinance No. 787 and the California Fire Code.

Planning. 26 **General - X. Material Alterations to Premises**

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 26

General - X. Material Alterations to Premises (cont.)

No physical change, alteration, or modification shall be made to a Premises without first obtaining the appropriate approvals from the County, including but not limited a substantial conformance or revised permit and all other necessary permits. Alterations or modifications requiring approval include, without limitation: (i) the removal, creation, or relocation of a common entryway, doorway, passage, or a means of public entry or exit, when such common entryway, doorway, or passage alters or changes limited-access areas within the Premises; (ii) the removal, creation, addition, or relocation of a Cultivation Area; (iii) or the addition or alteration of a water supply. The requirement of this Section is in addition to compliance with any other applicable State or local law or regulation pertaining to approval of building modifications, zoning, and land use requirements. In the event that the proposed modification requires a new or modified conditional use permit such permit must be obtained prior to issuance of building permits.

Planning. 27

General - Y. Multiple Commercial Cannabis Activities

Multiple Commercial Cannabis Activities may be allowed on the same lot provided the proposed activities are allowed in the zone classification and meet all requirements in this Article and State Law.

Planning-All

Planning-All. 1

Cannabis Retail Operations - 1

Entrances into the retail location of the Cannabis Retailer shall be separate from the reception area and locked at all times with entry strictly controlled. An electronic or mechanical entry system shall be utilized to limit access and entry to the retail location.

Planning-All. 2

Cannabis Retail Operations - 10

Cannabis Retailers shall not distribute any Cannabis or Cannabis Product unless such products are labeled and in a tamper-evident package in compliance with the California Business and Professions Code and any additional rules promulgated by a licensing authority.

Planning-All. 3

Cannabis Retail Operations - 11

Cannabis Retailers shall not provide free samples of any type, including Cannabis Products, to any person and shall not allow any person to provide free samples on the Cannabis Retailer's lot.

Planning-All. 4

Cannabis Retail Operations - 12

Deliveries shall be conducted in accordance with California Business and Professions Code Section 26090 or as may be amended and all state regulations pertaining to delivery of Cannabis Products.

Planning-All. 5

Cannabis Retail Operations - 13

Cannabis or Cannabis Products shall not be sold or delivered by any means or method to any person within a motor vehicle.

ADVISORY NOTIFICATION DOCUMENT

Planning-All

Planning-All. 6 Cannabis Retail Operations - 14 (cont.)

Planning-All. 6 Cannabis Retail Operations - 14

Cannabis Retailers shall not include a drive-in, drive-through or walk up window where retail sales of Cannabis or Cannabis Products are sold to persons or persons within or about a motor vehicle.

Planning-All. 7 Cannabis Retail Operations - 2

Cannabis Retailers may include the sale of Medical Cannabis, requiring an M-License from the State. Cannabis Retailers selling only Medical Cannabis shall verify consumers who enter the Premises are at least 18 years of age and that they hold a valid Physician's Recommendation.

Planning-All. 8 Cannabis Retail Operations - 3

Cannabis Retailers may include the sale of Adult Use Cannabis, requiring an A-license from the State. Cannabis Retailers selling only Adult Use Cannabis shall verify that consumers who enter the Premises are at least 21 years of age.

Planning-All. 9 Cannabis Retail Operations - 4

A Cannabis Retailers may include the sale of both Medical and Adult use Cannabis requiring both an A-License and an M-License from the State. All Cannabis Retailers selling both Medical and Adult Use Cannabis shall verify that consumers who enter the premises are at least 18 years of age and that they hold a valid Physician's Recommendation or are at least 21 years of age.

Planning-All. 10 Cannabis Retail Operations - 5

Display areas shall include the smallest amount of Cannabis and Cannabis Products reasonably anticipated to meet sales during operating hours.

Planning-All. 11 Cannabis Retail Operations - 6

Cannabis and Cannabis Products not in the display area shall be maintained in a locked secure area.

Planning-All. 12 Cannabis Retail Operations - 7

Not more than 10% of the Cannabis Retailer floor area, up to a maximum of 50 square feet, shall be used for the sale of incidental goods such as, but not limited to, clothing, posters, or non-cannabis goods.

Planning-All. 13 Cannabis Retail Operations - 8

Restroom facilities shall be locked and under the control of the Cannabis Retailer.

Planning-All. 14 Cannabis Retail Operations - 9

Cannabis Retailers shall ensure that all Cannabis and Cannabis Products held for sale by the Cannabis

ADVISORY NOTIFICATION DOCUMENT

Planning-All

Planning-All. 14 Cannabis Retail Operations - 9 (cont.)

Retailer are cultivated, manufactured, transported, distributed, and tested by California licensed and permitted facilities that are in full conformance with State and local laws and regulations.

Planning-GEO

Planning-GEO. 1 GEO200021 Accepted

County Geologic Report GEO No. 200021, submitted for the project CUP190019, was prepared by GeoSoils, Inc. (GSI), and is titled; "Update Seismic and Preliminary Foundation Design Recommendations, Proposed Fausto's Bail Bonds Office Building, CUP190019 (APN 963-030-005), 30175 Auld Road, Murrieta Area, Riverside County, California," dated March 25, 2020. In addition, GSI has also submitted the following reports:

"Update Seismic and Preliminary Foundation Design Recommendations, Proposed Fausto's Bail Bonds Office Building, Plot Plan No. 26047 (APN 963-030-005), 30175 Auld Road, Murrieta Area, Riverside County, California, W.O. 7720-A-SC", dated May 7, 2018

"Preliminary Geotechnical Evaluation and Infiltration Testing, Proposed Office Building, APN 963-030-005, French Valley Area, Riverside County, California", dated April 22, 2008. (County Geologic Report No. 2508).

GEO200021 concluded:

1. Based on our review, it is our opinion that the subject site appears suitable for the proposed commercial development, provided the recommendations contained herein, and within the referenced reports by GSI (2020, 2018, and 2008) are properly implemented.
2. It is our understanding that the proposed commercial structure will now utilize a typical footings with slab-on-grade construction or a post-tension/mat foundation system, instead of a modular office building.
3. The foundation systems should be designed and constructed in accordance with guidelines presented in the 2019 CBC.
4. It is anticipated that the expansive qualities of onsite soils will generally be low to medium (E.I. 21 to 90)

GEO200021 recommended:

1. For preliminary planning purposes, removal depths are estimated to generally range from ± 2 to ± 4 feet across the site, with localized deeper removals possible, if not removed by planned cuts.
 2. Actual depths of removals will be evaluated in the field during grading by the geotechnical consultant.
 3. Removals should extend at least 5 feet laterally beyond the footing limits where possible.
 4. Static settlement is calculated to be less than approximately 1.00 inch, and static differential settlement can be expected to be about 0.50 inches over a horizontal distance of approximately 30 feet.
- GEO No. 200021 satisfies the requirement for an update geologic/geotechnical study for Planning/CEQA purposes. GEO No. 200021 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

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 1 **RCTD - General (cont.)**

Transportation. 1 **RCTD - General**

1. With respect to the conditions of approval for the referenced tentative exhibit, the landowner shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Riverside County Road Improvement Standards (Ordinance 461). It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. This ordinance and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

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

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

4. Alterations to natural drainage patterns shall require protecting downstream properties by means approved by the Transportation Department.

5. If the Transportation Department allows the use of streets for drainage purposes, the 10-year discharge shall be contained in the top of curb or asphalt concrete dikes, and the 100-year discharge shall be 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. Ramps shall be constructed at 4-way intersections per Standard No. 403, sheets 1 through 7 of Ordinance 461.

8. All centerline intersections shall be at 90 degrees, plus or minus 5 degrees.

9. All corner cutbacks shall be applied per Standard 805, Ordinance 461.

10. The Project shall obtain approval of street improvement plans from the Transportation Department.

Improvement plans shall be based upon a design profile extending a minimum of 300 feet beyond the project limits.

11. Additional information, standards, ordinances, policies, and design guidelines can be obtained from the Transportation Department Web site: <http://rctlma.org/trans/>. If you have questions, please call the Plan Check Section at (951) 955-6527.

ADVISORY NOTIFICATION DOCUMENT

Waste Resources

Waste Resources. 1

Waste - General

Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division.

AB 341 focuses on increased commercial waste recycling as a method to reduce greenhouse gas (GHG) emissions. The regulation requires businesses and organizations that generate four or more cubic yards of waste per week and multifamily units of 5 or more, to recycle. A business shall take at least one of the following actions in order to reuse, recycle, compost, or otherwise divert commercial solid waste from disposal:

- Source separate recyclable and/or compostable material from solid waste and donate or self-haul the material to recycling facilities.
- Subscribe to a recycling service with their waste hauler.
- Provide recycling service to their tenants (if commercial or multi-family complex).
- Demonstrate compliance with the requirements of California Code of Regulations Title 14.

For more information, please visit:

www.rivcowm.org/opencms/recycling/recycling_and_compost_business.html#mandatory

The use of mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries is recommended. Recycle green waste through either onsite composting of grass, i.e., leaving the grass clippings on the lawn, or sending separated green waste to a composting facility. Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.

AB 1826 requires businesses and multifamily complexes to arrange for organic waste recycling services. Those subject to AB 1826 shall take at least one of the following actions in order to divert organic waste from disposal:

- Source separate organic material from all other recyclables and donate or self-haul to a permitted organic waste processing facility.
- Enter into a contract or work agreement with gardening or landscaping service provider or refuse hauler to ensure the waste generated from those services meet the requirements of AB 1826.

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 1 Fee Balance Not Satisfied

Prior to issuance of grading permits, the Planning Department shall determine if the deposit based fees for CUP190019 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

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.

060 - Planning-EPD. 2 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)

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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 2 0060-EPD-Nesting Bird Survey (MBTA) (cont.) Not Satisfied
documenting the results of the pre-construction nesting bird survey.

Planning-PAL

060 - Planning-PAL. 1 PRIMP Not Satisfied

This site is mapped in the County's General Plan as having a High potential for paleontological resources (fossils). Proposed project site grading/earthmoving activities could potentially impact this resource. HENCE:

PRIOR TO ISSUANCE OF GRADING PERMITS:

1. The applicant shall retain a qualified paleontologist approved by the County to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).
2. The project paleontologist retained shall review the approved development plan and grading plan and conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for approval prior to issuance of a Grading Permit. Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:
 1. A corresponding County Grading Permit (BGR) Number must be included in the title of the report. PRIMP reports submitted without a BGR number in the title will not be reviewed.
 2. Description of the proposed site and planned grading operations.
 3. Description of the level of monitoring required for all earth-moving activities in the project area.
 4. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
 5. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
 6. Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.
 7. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
 8. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
 9. Procedures and protocol for collecting and processing of samples and specimens.
 10. Fossil identification and curation procedures to be employed.
 11. Identification of the permanent repository to receive any recovered fossil material. *Pursuant the County "SABER Policy", paleontological fossils found in the County should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.
 12. All pertinent exhibits, maps and references.
 13. Procedures for reporting of findings.
 14. Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

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60. Prior To Grading Permit Issuance

Planning-PAL

060 - Planning-PAL. 1 PRIMP (cont.) Not Satisfied

15. All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. PG), as appropriate. One original signed copy of the report(s) shall be submitted to the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, Plan Check staff, Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP.

Safeguard Artifacts Being Excavated in Riverside County (SABER)

Survey

060 - Survey. 1 RCTD - Prior to Road Construction Not Satisfied

Prior to road construction, if survey monuments including centerline monuments, tie points, property corners and benchmarks found it shall be located and tied out and corner records filed with the County Surveyor pursuant to Section 8771 of the Business & Professions Code. Survey points destroyed during construction shall be reset, and a second corner record filed for those points prior to completion and acceptance of the improvements.

Transportation

060 - Transportation. 1 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") 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.

80. Prior To Building Permit Issuance

Fire

080 - Fire. 1 Prior to permit Not Satisfied

Business Plan Request

Prior to building permit issuance, please provide a business plan with a complete scope of work. Indicate any storage, hazardous materials or manufacturing that may be conducted on this site. In addition, please note proposed business hours, the use of any delayed egress/ingress systems (limited access passages) and if open flame devices will be on site.

080 - Fire. 2 Prior to permit Not Satisfied

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80. Prior To Building Permit Issuance

Fire

080 - Fire. 2 Prior to permit (cont.) Not Satisfied

- 1. The minimum number of fire hydrants required, as well as the location and spacing of fire hydrants, shall comply with the C.F.C. and NFPA 24. Fire hydrants shall be located no closer than 40 feet to a building. A fire hydrant shall be located within 50 feet of the fire department connection for buildings protected with a fire sprinkler system. The size and number of outlets required for the approved fire hydrants are (6" x 4" x 2 1/2" x 2 1/2") (CFC 507.5.1, 507.5.7, Appendix C, NFPA 24-7.2.3.)
- 2. Existing fire hydrants on public streets are allowed to be considered available. Existing fire hydrants on adjacent properties shall not be considered available unless fire apparatus access roads extend between properties and easements are established to prevent obstruction of such roads. (CFC 507, 501.3)

080 - Fire. 3 Prior to permit Not Satisfied

Final fire and life safety conditions will be addressed when the Office of the Fire Marshal reviews building plans. These conditions will be based on occupancy, use, California Building Code (CBC), California Fire Code (CFC), and related codes, which are in effect at the time of building plan submittal.

- 1. The Office of the Fire Marshal is required to set a minimum fire flow for the remodel or construction of all commercial buildings per CFC Appendix B and Table B105.1. The applicant/developer shall provide documentation to show there exists a water system capable of delivering said waterflow for 2 to 4 hour(s) duration at 20-PSI residual operating pressure. The required fire flow may be adjusted during the approval process to reflect changes in design, construction type, or automatic fire protection measures as approved by the Fire Prevention Bureau. Specific requirements for the project will be determined at time of submittal. (CFC 507.3, Appendix B)

080 - Fire. 4 Prior to permit Not Satisfied

- 1. The Fire Department emergency vehicular access road shall be (all weather surface) capable of sustaining an imposed load of 75,000 lbs. GVW. The approved fire access road shall be in place during the time of construction. Temporary fire access roads shall be approved by the Office of the Fire Marshal. (CFC 501.4)
- 2. Prior to construction, all locations where structures are to be built shall have an approved Fire Department access based on street standards approved by the Office of the Fire Marshal. (CFC 501.4)
- 3. Fire lanes and fire apparatus access roads shall have an unobstructed width of not less than twenty-four (24) as approved by the Office of the Fire Marshal and an unobstructed vertical clearance of not less the thirteen (13) feet six (6) inches. (CFC 503.2.1)

Planning

080 - Planning. 1 Fee Status Not Satisfied

Prior to issuance of building permits for CUP190019, the Planning Department shall determine the status of the deposit based fees for project. If the case fees are in a negative state, the permit holder shall pay the outstanding balance.

Survey

080 - Survey. 1 RCTD - Right-of-Way Dedication Not Satisfied

Sufficient public street right-of-way along Sky Canyon Road shall be conveyed for public use to

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80. Prior To Building Permit Issuance

Survey

080 - Survey. 1 RCTD - Right-of-Way Dedication (cont.) Not Satisfied
provide for a 39 foot half-width dedicated right-of-way per County Standard No. 111, Ordinance 461.

Transportation

080 - Transportation. 1 80 - TRANSPORTATION - Landscape Inspection Deposit Re Not Satisfied
Landscape Inspection Deposit Required

This condition applies to both onsite and offsite (ROW) landscaping:

The developer/ permit holder shall:

Prior to building permit issuance, the developer/permit holder shall verify all plan check fees have been paid and deposit sufficient funds to cover the costs of the required landscape inspections associated with the approved landscape plans. The deposit required for landscape inspections shall be determined by the Transportation Department, Landscape Section. The Transportation Department, Landscape Section shall clear this condition upon determination of compliance.

080 - Transportation. 2 80 - TRANSPORTATION - Landscape Plot Plan/Permit Requ 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.

When applicable, plans shall include the following components:

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 2 80 - TRANSPORTATION - Landscape Plot Plan/Permit Requ Not Satisfied

- 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 80 - TRANSPORTATION - Landscape Project Specific Requi Not Satisfied
Landscape Project Specific Requirements

This condition applies to both onsite and offsite (ROW) landscaping:

The developer/ permit holder shall:

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

- Project shall comply with the latest version of Ord. 859 ETo of .45, for commercial applications, .50 ETo for residential, or .70 ETo for recycled water uses. Project shall comply with the latest State Model Water Efficient Landscape Ordinance. Project shall comply with the local servicing water purveyor/district/company landscape requirements including those related to recycled water.
- Project proponent shall design overhead irrigation with a minimum 24" offset from non-permeable surfaces, even if that surface drains into a permeable area.
- Landscaping plans shall incorporate the use of specimen (24" box or greater) canopy trees. All trees and shrubs shall be drawn to reflect the average specimen size at 15 years of age. All trees shall be double or triple staked and secured with non-wire ties.
- Project shall prepare water use calculations as outlined in Ord 859.3.
- Trees shall be hydrozoned separately.
- Irrigation shall be designed using hydrozones by plant water type, irrigation type, and flat/sloped areas.
- The developer/ permit holder/landowner shall use the County of Riverside's California Friendly Plant List when making plant selections. Use of plant material with a "low" or "very low" water use designation is strongly encouraged.
- All plant materials within landscaped areas shall be maintained in a viable growth condition throughout the useful plant life, and replaced with an equal or lessor water use plant.
- Project shall use County standard details for which the application is available in County Standard

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 3 80 - TRANSPORTATION - Landscape Project Specific Requi Not Satisfied
Detail Format.

- Monuments, boulders, and fan palms shall be located outside the County Maintained Road Right-of-Way (ROW).
- Restricted plant species noted in MSHCP documents shall not be used if MSHCP areas are adjacent to the project.
- Plant species shall meet ALUC requirements, if applicable.
- Hydroseeding is not permitted in stormwater BMP slope areas, container stock will be required on slopes. Trees must be located to avoid drainage swales and drain, utility, leach, etc. lines and structures
- Landscape and irrigation plans must meet erosion control requirements of Ordinance 457.
- Project shall use 50% point source irrigation type regardless of meeting the water budget with alternative irrigation methods, except as needed within stormwater BMP areas as noted in an approved WQMP document. Point source is defined as one emitter (or two) located at each plant. In-line emitter tubing is not defined as point source for the purpose of this requirement.

080 - Transportation. 4 RCTD - Annexation into L&LMD or Other District Not Satisfied

Prior to the issuance of a building permit, the project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance 461. Assurance of maintenance is required by filing an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951) 955-6767, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division. Said annexation should include the following:

1. Landscaping.
2. Streetlights.
3. Street sweeping.

For street lighting, the project proponent shall contact the Transportation Department L&LMD 89-1-C Administrator and submit the following:

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

080 - Transportation. 5 RCTD - Landscaping Design Plans Not Satisfied

Landscaping within public road right of-way shall comply with Transportation Department standards, Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859 and shall require approval by the Transportation Department.

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 5 RCTD - Landscaping Design Plans (cont.) Not Satisfied

Landscaping plans shall be designed and submitted to the Transportation Department. Plans shall be submitted on standard County format (24" x 36"). Landscaping plans shall be with the street improvement plans.

080 - Transportation. 6 RCTD - Lighting Plan Not Satisfied

A separate street and/or bridge light plan shall be approved by the Transportation Department. Street and/or bridge lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No. 1000 or No. 1001.

080 - Transportation. 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.

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, 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

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80. Prior To Building Permit Issuance

Waste Resources

080 - Waste Resources. 2 Waste Recycling Plan (cont.) Not Satisfied
of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.

90. Prior to Building Final Inspection

Fire

090 - Fire. 1 Prior to final Not Satisfied
Prior to issuance of a Certificate of Occupancy or Building Final, a "Knox Box Rapid Entry System" shall be provided. The Knox-Box shall be installed in an accessible location approved by the Fire Code Official. All exterior security emergency access gates shall be electronically operated and be provided with Knox key switches and remote actuating devices, for access by emergency personnel. (CFC 506.1)

Transportation

090 - Transportation. 1 90 - TRANSPORTATION - Landscape Inspection and Drought 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.

Upon determination of compliance, the Transportation Department, Landscape Section shall clear this condition.

090 - Transportation. 2 RCTD - Complete Annexation into L&LMD or Other District Not Satisfied

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division for continuous maintenance within public road rights-of-way, in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859.

A Streetlight Authorization form from SCE, or other electric provider required in order to complete the annexation process.

Plan: CUP190019

Parcel: 963030005

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 6 RCTD - Payment of Transportation Fees (cont.) 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.

2. All Fees for Zone "D" of the Southwest Road and Bridge Benefit District for a project gross acreage of 4.17 acres.

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.

In addition, the Project shall ensure that streetlights are energized and operational along the streets where the Project is seeking Building Final Inspection (Occupancy).

Waste Resources

090 - Waste Resources. 1 Waste - Commercial and Organics Recycling (Form D) Not Satisfied

Prior to final inspection, the applicant shall complete a Mandatory Commercial Recycling and Organics Recycling Compliance form (Form D). Form D requires applicants to identify programs or plans that address commercial and organics recycling, in compliance with State legislation/regulation. Once completed, Form D shall be submitted to the Recycling Section of the Department of Waste Resources for approval. To obtain Form D, please contact the Recycling Section at 951-486-3200, or email to: Waste-CompostingRecycling@rivco.org.

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

Plan: CUP190019

Parcel: 963030005

90. Prior to Building Final Inspection

Waste Resources

090 - Waste Resources. 3 Waste Reporting Form and Receipts (cont.) 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: September 16, 2019

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Public Health Dept.
Riv. Co. Fire Department (Riv. Office)
Riv. Co. Building & Safety – Plan Check

Riv. Co. Trans. Dept. – Landscape Section
Riv. Co. Sheriff's Dept.
Riv. Co. Waste Resources Management Dept.
Riv. Co. Airport Land Use Commission
Board of Supervisors - Supervisor: Washington

City of Murrieta Sphere of Influence
City of Temecula Sphere of Influence
Western Municipal Water District (WMWD)
Southern California Edison Co. (SCE)
Southern California Gas Co.

DEVELOPMENT AGREEMENT NO. 1900012, CONDITIONAL USE PERMIT NO. 190019 – CEQ190092
– Applicant: Michael Simonian – Third Supervisorial District – Rancho California Area – Southwest Area
Plan: Commercial Retail: (CR) (0.20 – 0.35 FAR) – Location: North of Sparkman Way, east of Winchester,
south of Auld Road, and west of Sky Canyon – 0.71 Acres – Zoning: Specific Plan (SP) – **REQUEST:**
Development Agreement No 1900012. would impose a lifespan on the proposed cannabis project and
provide community benefit to the Southwest Area. Conditional Use Permit No. 190019 proposes to occupy
suite B (approximately 1,541 sqft) of previously approved new office building under PP26047, to be used
as a storefront for a retail cannabis business – APN: 963-030-005 – **BBID: 670-423-087**

DAC staff members and other listed Riverside County Agencies, Departments and Districts staff:
A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the
map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft
conditions in the Public Land Use System (PLUS) on or before the indicated DAC date. If it is determined
that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and
DENY the PLUS routing on or before the above date. This case is scheduled for a **DAC meeting on
September 26, 2019.** Once the route is complete, and the approval screen is approved with or without
corrections, the project can be scheduled for a public hearing.

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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



RIVERSIDE COUNTY

PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

Any questions regarding this project, should be directed to Mina Morgan, Project Planner at (951) 955-6035, or e-mail at mimorgan@rivco.org / MAILSTOP #: 1070

Public Hearing Path: Administrative Action: DH: PC: BOS:

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- PLOT PLAN PUBLIC USE PERMIT VARIANCE
 CONDITIONAL USE PERMIT TEMPORARY USE PERMIT

REVISED PERMIT Original Case No. _____

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: Michael Simonian

Contact Person: Michael Simonian E-Mail: _____

Mailing Address: c/o 30195 Auld Road

Murrieta CA 92563
City State ZIP

Daytime Phone No: (949) 556-0489 Fax No: () _____

Engineer/Representative Name: KWC Engineers

Contact Person: Mike Taing E-Mail: mike.taing@kwceengineers.com

Mailing Address: 1880 Compton Avenue, Suite 100

Corona CA 92881
City State ZIP

Daytime Phone No: (951) 734-2130 x235 Fax No: (951) 734-9139

Property Owner Name: Fausto Atilano

Contact Person: Fausto Atilano E-Mail: _____

Mailing Address: 30195 Auld Road

Murrieta CA 92563
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.)

Fausto Atilano

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): 963-030-005

Approximate Gross Acreage: .72 acres

General location (nearby or cross streets): North of Sparkman Way, South of Auld Road, East of Winchester Road, West of Sky Canyon Drive.

APPLICATION FOR LAND USE AND DEVELOPMENT

PROJECT PROPOSAL:

Describe the proposed project.

Cannabis Retail Facility

Identify the applicable Ordinance No. 348 Section and Subsection reference(s) describing the proposed land use(s): Section 19.519

Number of existing lots: 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			1	Suite A - Bail Bond Office; Suite B - Cannabis Retail
2				
3				
4				
5				
6				
7				
8				
9				
10				

PROPOSED Outdoor Uses/Areas: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
No.*	Square Feet	Use/Function
1		
2		
3		
4		
5		

APPLICATION FOR LAND USE AND DEVELOPMENT

6		
7		
8		
9		
10		

* Match to Buildings/Structures/Outdoor Uses/Areas identified on Exhibit "A".

Check this box if additional buildings/structures exist or are proposed, and attach additional page(s) to identify them.)

Related cases filed in conjunction with this application:

Are there previous development applications filed on the subject property: Yes No

If yes, provide Application No(s). CAN190048, PP26047
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) 42918 EIR No. (if applicable): _____

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes No

If yes, indicate the type of report(s) and provide a signed copy(ies): GEO 02508, PDA04998, PDB06372

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: Fausto Atilano

Address: _____

Phone number: _____

Address of site (street name and number if available, and ZIP Code): 30375 Auld Road, Murrieta, CA
92563

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: 963-030-005

Specify any list pursuant to Section 65962.5 of the Government Code: _____

Regulatory Identification number: _____

Date of list: _____

Applicant: _____ Date _____

HAZARDOUS MATERIALS DISCLOSURE STATEMENT

Government Code Section 65850.2 requires the owner or authorized agent for any development project to disclose whether:

1. Compliance will be needed with the applicable requirements of Section 25505 and Article 2 (commencing with Section 25531) of Chapter 6.95 of Division 20 of the Health and Safety Code or the requirements for a permit for construction or modification from the air pollution control district or air quality management district exercising jurisdiction in the area governed by the County. Yes No
2. The proposed project will have more than a threshold quantity of a regulated substance in a process or will contain a source or modified source of hazardous air emissions. Yes No

I (we) certify that my (our) answers are true and correct.

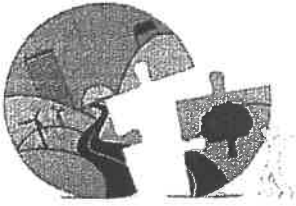
Owner/Authorized Agent (1) *Fausto Atilano* Date _____

Owner/Authorized Agent (2) _____ Date _____

APPLICATION FOR LAND USE AND DEVELOPMENT

This completed application form, together with all of the listed requirements provided on the Land Use and Development Application Filing Instructions Handout, are required in order to file an application with the County of Riverside Planning Department.

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\Land Use and Development Condensed application.docx
Created: 04/29/2015 Revised: 08/03/2018



**RIVERSIDE COUNTY
PLANNING DEPARTMENT**

Charissa Leach, P.E.
Assistant TLMA Director

APPLICATION FOR DEVELOPMENT AGREEMENT

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: Michael Simonian

Contact Person: Michael Simonian E-Mail: _____

Mailing Address: c/o 30195 Auld Road
Murrieta CA 92563
City State ZIP

Daytime Phone No: (949) 556-0489 Fax No: () _____

Engineer/Representative Name: KWC Engineers

Contact Person: Brandon Barnett E-Mail: brandon.barnett@kwcengineers.com

Mailing Address: 1880 Compton Avenue, Suite 100
Corona CA 92881
City State ZIP

Daytime Phone No: (951) 734-2130 x203 Fax No: (951) 734-9139

Property Owner Name: Fausto Atilano

Contact Person: Fausto Atilano E-Mail: _____

Mailing Address: 30195 Auld Road
Murrieta CA 92563
City State ZIP

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

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Palm Desert, California 92211
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APPLICATION FOR DEVELOPMENT AGREEMENT

DESCRIBE APPLICANT'S INTEREST IN THE PROPERTY:

Applicant will be leasing a suite from the owner

***NOTE:** ATTACH DOCUMENTATION VERIFYING THE APPLICANT'S INTEREST AND AUTHORIZATION TO APPLY ON BEHALF OF THE OWNER (See Section 104 of Exhibit "A" of Resolution No. 2012-047).

Michael Simonian

PRINTED NAME OF APPLICANT



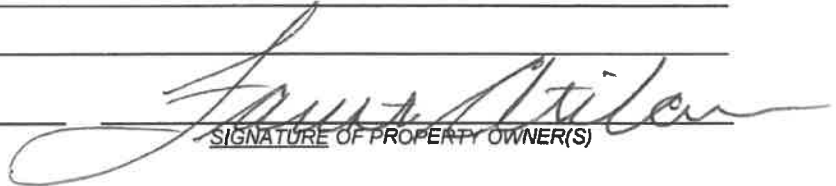
SIGNATURE OF APPLICANT

DESCRIBE OWNER'S INTEREST IN THE PROPERTY:

Owner intends to retain ownership of the property

Fausto Atilano

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the General Plan Amendment type and number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 963-030-005

Approximate Gross Acreage: .71 acres

General location (nearby or cross streets): North of Sparkman Way, South of Auld Road, East of Winchester Road, West of Sky Canyon Drive.

This completed application form, together with all of the listed requirements provided on the Development Agreement Application Filing Instructions Handout, are required in order to file an application with the County of Riverside Planning Department.

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-1070 DA Condensed Application.docx
Created: 07/06/2015 Revised: 07/30/2018

APPLICATION FOR LAND USE AND DEVELOPMENT

PROJECT PROPOSAL:

Describe the proposed project.

Cannabis Retail Facility

Identify the applicable Ordinance No. 348 Section and Subsection reference(s) describing the proposed land use(s): Section 19.519

Number of existing lots: 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			1	Suite A - Bail Bond Office; Suite B - Cannabis Retail
2				
3				
4				
5				
6				
7				
8				
9				
10				

PROPOSED Outdoor Uses/Areas: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
No.*	Square Feet	Use/Function
1		
2		
3		
4		
5		

APPLICATION FOR LAND USE AND DEVELOPMENT

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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). CAN190048, PP26047
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) 42918 EIR No. (if applicable): _____

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes No

If yes, indicate the type of report(s) and provide a signed copy(ies): GEO 02508, PDA04998, PDB06372

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



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.

Fausto Atilano

Property Owner(s) Signature(s) and Date

Fausto Atilano
Fausto Atilano

Printed Name of Owner

If the property is owned by multiple owners, the paragraph above must be signed by each owner. Attach additional sheets of this page, if necessary.

If the property owner is a corporate entity, Limited Liability Company, partnership or trust, the following documentation must also be submitted with this application:

- *If the property owner is a limited partnership, provide a copy of the LP-1, LP-2 (if an amendment) filed with the California Secretary of State.*
- *If the property owner is a general partnership, provide a copy of the partnership agreement documenting who has authority to bind the general partnership and to sign on its behalf.*
- *If the property owner is a corporation, provide a copy of the Articles of Incorporation and/or a corporate resolution documenting which officers have authority to bind the corporation and to sign on its behalf. The corporation must also be in good standing with the California Secretary of State.*
- *If the property owner is a trust, provide a copy of the trust certificate.*

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P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

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Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

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INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

- *If the property owner is a Limited Liability Corporation, provide a copy of the operating agreement for the LLC documenting who has authority to bind the LLC and to sign on its behalf.*

If the signing entity is also a corporate entity, Limited Liability Company, partnership or trust, the above documentation must also be submitted with this application. For any out of State legal entities, provide documentation showing registration with the California Secretary of State.

In addition to the above, provide a copy of a Preliminary Title Report for the property subject to this application. The Preliminary Title Report must be issued by a title company licensed to conduct business in the State of California and dated less than six months prior to the date of submittal of this application. The Assistant TLMA Director may waive the requirement for a Preliminary Title Report if it can be shown to the satisfaction of the Assistant TLMA Director that the property owner(s) has owned the property consistently for at least the last five years.

If the application is for a plot plan for a Wireless Communication Facility, the property owner(s) and the cellular service provider must sign the indemnification paragraph above. If the application is for a plot plan for a wireless communication co-location, only the co-locating service provider needs to sign the indemnification paragraph above.

NOTICE OF PUBLIC HEARING

A PUBLIC HEARING has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider a proposed project in the vicinity of your property, as described below:

CONDITIONAL USE PERMIT NO. 190019 and DEVELOPMENT AGREEMENT NO. 1900012 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15303(c) (New Construction or Conversion of Small Structures) – CEQ190089 – Michael Simonian – Third Supervisorial District – Rancho California Area – Southwest Area Plan: Commercial Retail (CR) (0.20 – 0.35 FAR) – Location: Northerly of Sparkman Way, easterly of Winchester, southerly of Auld Road, and westerly of Sky Canyon – 0.71 Acres – Zoning: Specific Plan (SP) – **REQUEST:** Development Agreement No. 1900012 has a term of 10 years and grants the applicant vesting rights to develop the Project, in accordance with the terms of Development Agreement No. 1900012 and Conditional Use Permit No. 190019, and will provide community benefits to the Southwest Area. Conditional Use Permit No. 190019 is a proposal for a retail cannabis business with delivery to occupy 1,709 sq. ft. suite to be used as a storefront on a 0.71 acre lot with parking and landscaping.

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: **NOVEMBER 18, 2020**
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET, RIVERSIDE, CA 92501

Pursuant to Executive Order N-25-20, this meeting will be conducted by teleconference and at the place of hearing, as listed above. Public access to the meeting location will be allowed, but limited to comply with the Executive Order. Information on how to participate in the hearing will be available on the Planning Department website at: <https://planning.rctlma.org/>.

For further information regarding this project please contact the Project Planner Mina Morgan at (951) 955-6035 or email at mimorgan@rivco.org, or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above-described application is exempt from the provisions of the California Environmental Quality Act (CEQA). The Planning Commission will consider the proposed application at the public hearing. The case file for the proposed project is available for review via email by contacting the project planner. Please contact the project planner regarding additional viewing methods.

Any person wishing to comment on the proposed project may submit their comments in writing by mail or email, or by phone between the date of this notice and the public hearing; or, you may appear and be heard at the time and place noted above. 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: Mina Morgan
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on August 24, 2020,

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

APN (s) or case numbers CUP190019 for

Company or Individual's Name RCIT - GIS,

Distance buffered 1200'

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

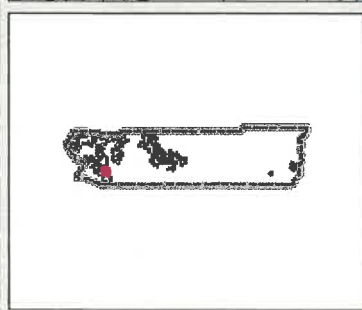
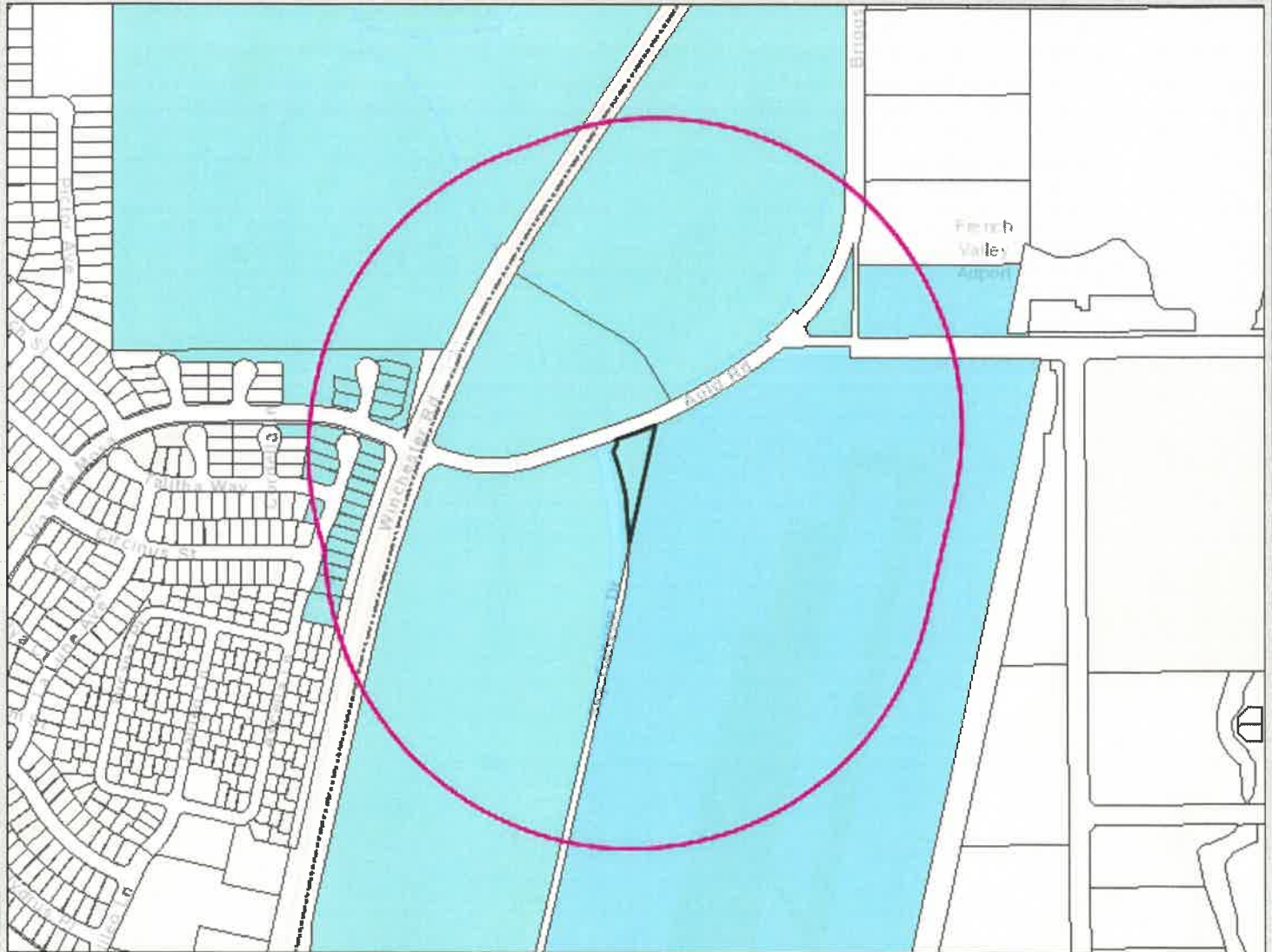
ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502

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

Riverside County GIS Mailing Labels

CUP190019 (1200 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...8/24/2020 10:14:28 AM

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900481001
SCOT EDWARD PAYNE
37020 ASCELLA LN
MURRIETA CA 92563

900481007
HERBERT S. GORDON
36972 ASCELLA LN
MURRIETA CA 92563

900481012
JOSE LUIS RUIZ
36932 ASCELLA LN
MURRIETA CA 92563

900481020
JAMES F. MOSCINSKI
36930 CORDELLA LN
MURRIETA CA 92563

900481003
JOHN L. GARDNER
37004 ASCELLA LN
MURRIETA CA 92563

900481016
MATTHEW P. NEWTON
36953 ASCELLA LN
MURRIETA CA 92563

963030006
B I AULD
36371 BRIGGS RD
MURRIETA CA 92563

963070039
COUNTY OF RIVERSIDE
3403 10TH STREET, STE 400
RIVERSIDE CA 92501

963070051
MURRIETA KLC HOLDINGS 130
888 PROSPECT STE 330
LA JOLLA CA 92307

963070056
MOON VALLEY NURSERY OF CALIF INC
19820 N 7TH ST STE 260
PHOENIX AZ 85024

900483005
NAUTHIP SARNLERTSOPHON
7527 COVINGTON PL
RANCHO CUCAMONGA CA 91730

900481006
CALVIN BROWN
PSC 559 BOX 6518
FPO AP 96377

963030004
WAL MART STORES INC
1301 SE 10TH ST
BENTONVILLE AR 72716

963030005
FAUSTO 50 REVOCABLE TRUST DTD 7/9/2019
39665 CALLE MEDUSA
TEMECULA CA 92591

900481004
JENNIFER PERRY
36996 ASCELLA LN
MURRIETA CA 92563

900481005
ZACH M. STAUFFER
36988 ASCELLA LN
MURRIETA CA 92563

900481010
JORGE GUIZAR
36948 ASCELLA LN
MURRIETA CA 92563

963070031
SILVER HILLS INTERNATIONAL
P O BOX 455
VAN VLECK TX 77482

900481009
XIAOZHOU WU
24601 OVERLAND DR
WEST HILLS CA 91304

900483004
DUSTIN DE ANGELIS
36913 CAPRICIOUS LN
MURRIETA CA 92563

963030010
COUNTY OF RIVERSIDE
PO BOX 130878
CARLSBAD CA 92013

900070004
CITY OF MURRIETA
1 TOWN SQUARE
MURRIETA CA 92562

900481013
GERMAN E. FIESCO
36929 ASCELLA LN
MURRIETA CA 92563

900481014
RYAN HARDY
36937 ASCELLA LN
MURRIETA CA 92563

900481015
TAYLOR YONTZ
36945 ASCELLA LN
MURRIETA CA 92563

900483007
ERIK CRUZ
36900 CAPRICIOUS LN
MURRIETA CA 92563

900483008
NICOLAS DURAN
36908 CAPRICIOUS LN
MURRIETA CA 92563

900483009
JEFFREY C. FIGGINS
36916 CAPRICIOUS LN
MURRIETA CA 92563

900481002
MATTHEW D. DOWNING
37012 ASCELLA LN
MURRIETA CA 92563

900481008
ZUBAIR HAKIMZADA
36964 ASCELLA LN
MURRIETA CA 92563

900481011
BRANDIE BURNETT
36940 ASCELLA LN
MURRIETA CA 92563

900483006
AARON D. OERDING
36892 CAPRICIOUS LN
MURRIETA CA 92563

900510090
NORTHSTAR RANCH COMMUNITY ASSN
27349 JEFFERSON AVE 101
TEMECULA CA 92590

900482007
BHAVANBHAI V. PATEL
17536 EDGEWOOD LN
YORBA LINDA CA 92886

Kirkland West
Habitat Defense Council
PO Box 7821
Laguna Niguel, Ca, 92607-7821

Richard Drury
Komalpreet Toor
Lozeau Drury, LLP
1939 Harrison Street, Suite 150
Oakland, CA 94612



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

4 . 6

Planning Commission Hearing: November 18, 2020

PROPOSED PROJECT

Case Number:	CZ2000007
Environmental:	CEQA Categorical Exemption
Supervisory District:	County-wide
Project Planner:	John Hildebrand
Applicant:	County Initiated



John Hildebrand
Interim Planning Director

PROJECT DESCRIPTION AND LOCATION

CHANGE OF ZONE NO. 2000007 – Exempt from the California Environmental Quality Act (“CEQA”), pursuant to Section 15061(b)(3) (Common Sense Exemption) – Applicant: County of Riverside – Location: Countywide – REQUEST: Change of Zone No. 2000007 is an amendment to the County’s Land Use Ordinance, Ordinance No. 348, to revise Article XIXg, Wireless Facilities. The purpose of this amendment is to update definitions, revise the administrative procedures for the permitting process for wireless facilities, clarify the likely levels of environmental analysis pursuant to CEQA as they relate to different types of wireless facilities, and incorporate new changes in State and Federal laws related to the establishment of wireless communication facilities. This amendment also revises several other sections within Ordinance No. 348, for the purpose of establishing a single, consistent entitlement application appeal process for projects for which the Planning Director or Planning Commission have approval authority.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:

FIND that Change of Zone No. 2000007 is not a project and is exempt from CEQA pursuant to State CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption) based on the findings and conclusions incorporated in the staff report; and,

APPROVE Change of Zone No. 2000007, based on the findings and conclusions incorporated into this staff report.

PROJECT BACKGROUND AND ANALYSIS

Background:

Change of Zone No. 2000007 is an amendment to Ordinance No. 348 (Land Use), updating Article XIXg, Wireless Facilities. The update addresses new Federal and State legislation related to wireless facilities. The update also clarifies the wireless facilities permitting process, updates definitions, and discusses levels of environmental analysis to ensure internal consistency. Separately, this amendment also revises several administrative sections within Ordinance No. 348, for the purpose of creating consistency with the entitlement appeal process, clarifying when an appeal starts and ends, and also updates the final reporting process to the Board of Supervisors.

Wireless Facilities:

Due to new Federal and State legislation, coupled with internal inconsistencies in Ordinance No. 348, the Board of Supervisors initiated a request for staff to amend Ordinance No. 348, revising Article XIXg, Wireless Facilities. This initiation, which was approved on the February 4th, 2020 Board of Supervisors ("BOS") hearing, tasked staff with reporting back to BOS recommendations for amending the Ordinance. Planning staff, in conjunction with County Counsel, provided a report for the BOS, which was heard on the April 21st, 2020, BOS hearing and outlined a course of action. The report detailed specific areas within the Wireless Facilities Ordinance that would be addressed, and suggested that a complete update to Article XIXg should be implemented. Staff then proceeded forward with County Counsel to work on revising the Ordinance. The result of this effort is a comprehensive update to Article XIXg Wireless Facilities. The following summarizes the more substantive changes:

- 1) The definitions section has been reworded for clarity and expanded upon to ensure not just consistency but also to address uncertainty. Specifically, "Concealed" and "Disguised" wireless facility type definitions have been expanded to reduce ambiguity in their application. Also, definitions related to "Eligible Facilities" and "Temporary Wireless Facility" have been included to ensure that all types of Wireless Facilities are addressed and defined. The definitions have also been updated to be consistent with changes in State and Federal law.
- 2) The current version of Article XIXg includes discussions pertaining to CEQA, and what types of Wireless Facilities are considered projects requiring some level of environmental analysis. This portion of the Ordinance is outdated, inconsistent, and does not accurately reflect the requirements under CEQA. It has been amended to more appropriately define what types of Wireless Facilities are likely subject to which level of CEQA review, but leaves the ultimate determination to be made based on the specific facts of each project.
- 3) The amendment expands the types of wireless facilities to be consistent with State and Federal law, by providing categories for types of facilities, such as "Temporary Facilities" and "Collocations", as well as "Concealed or "Disguised," as well as provide requirements for how each such type is to be processed. Most substantively however, is the addition of Conditions of Approval for wireless facilities that are "Deemed Approved." Any wireless facility of any type that bypasses the County approval process and instead becomes deemed approved, approved by operation of law, or approved under a court order, shall be subject to each of the provisions under Section 19.404.G. This Section establishes a set of criteria for design and operations of deemed approved wireless facilities, which otherwise could be approved without any conditions of approval. This section **ONLY** applies to facilities that are deemed approved. There are separate sections containing provisions for design and operations for all other non-deemed approved Wireless

Facilities, and appropriate conditions of approval will continue to be required of those projects on a project-by-project basis as part of the approval process.

- 4) Section 19.405 sets forth where Wireless Facilities may be located by addressing Zoning. While the proposed amendments do not change the types of Wireless Facilities appropriate for any particular zone, it is now set forth more clearly where the identified types of Wireless Facilities may be located.
- 5) Development standards related to the overall height and design of Wireless Facilities have not changed. However, flexibility has been added regarding the landscaping required for Wireless Facilities that have no source of water available or that cannot be seen by the general public. Even in these situations, all other design standards related to aesthetics are still required to be achieved.
- 6) Under the current version of the Wireless Facilities Ordinance, there is a provision that grants a 10-year approval period for all new, entitled facilities. Prior to the expiration, an applicant is required to submit an application requesting additional operation time for the facility. These requests have generally been processed like an extension of time. Staff would check on the condition of the facility to ensure the original Conditions of Approval have been upheld and then schedule for a public hearing, applying an additional 10-year grant of time. This Amendment removes the 10-year minimum time frame, enabling an approval to be good for the life of the facility's operation. It is anticipated that a condition of approval will be required of wireless facilities projects imposing minimum 10-year approval period with an automatic extension of that approval period, unless Planning has given notice to the applicant that there have been substantiated complaints about the maintenance and operation of the facilities, including regarding compliance with Conditions of Approval. Should the facility not comply with the approved Conditions of Approval or become a nuisance, compliance and abatement can be enforced through the efforts of Code Enforcement and the Planning Department. For Wireless Facilities that are "Deemed Approved," the 10-year lifespan remains in effect. Upon conclusion of the 10 years, a "Deemed Approved" Wireless Facility would be required to seek entitlement approval or be removed.
- 7) In addition to the overall Wireless Facilities changes, the appeal process has also been amended. Due to State and Federal laws imposing a shot clock with short time periods in which to act on an application, an appeal of a decision on a wireless facility will now go directly to the Board of Supervisors. Should a resident or community group feel aggrieved from a DH decision that approved a Wireless Facility, and an appeal is timely filed, the project will be scheduled for an upcoming Board of Supervisors hearing, rather than Planning Commission where a DH decision would otherwise normally be heard.

Appeals and Report of Actions:

Ordinance No. 348 provides for an appeal process, related to actions taken by the Planning Director and the Planning Commission ("PC"). Both have authority to approve certain types of entitlement applications, which are specified in Ordinance No. 348 and are generally characterized as non-legislative. Ordinance No. 348, as currently written, requires certain types of entitlement applications and certain types of uses, including approvals of permits relating to wireless facilities, to be Received and Filed ("R&F") at the next highest hearing body. Upon agendizing the R&F item, the appeal period starts. This R&F process, and specifically when the appeal period starts, is inconsistent throughout Ordinance No. 348, whereby some application types and uses are required to go through the R&F process, while others are not.

Wireless Facilities, which are approved either with a Plot Plan or Conditional Use Permit, are currently subject to the R&F process. This Ordinance amendment revises the Wireless Facilities article pursuant to the above changes and also removes the requirement for an R&F. Through the process of amending the Wireless Facilities R&F requirement, staff felt it would be appropriate to address the entire appeal process and R&F requirements throughout Ordinance No 348, to provide consistency and certainty. As a result, and as proposed under this Ordinance amendment, an action that is taken by the Planning Director or PC starts the 10-day appeal process, rather than when a project is Received and Filed. All actions taken at a public hearing at Director's Hearing or PC will then be agendized for a Board of Supervisors hearing, as a single report of actions rather than individual items. This revised process ensures consistency with appeals for all projects, provides certainty for applicants, and provides the Board of Supervisors with a consolidated report of all hearing actions, rather than an individual R&F item.

Ordinance No. 348 includes the processing requirements for most land use entitlements. However, the processing of subdivisions, including Tentative Parcel and Tract Maps, are addressed in Ordinance No. 460 and also specifically require an R&F process. A separate effort to amend Ordinance No. 460 is underway with the intent of implementing this same change, for consistency with all applications.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

While a large number of changes are proposed to be made to Ordinance No. 348, CEQA does not apply to this amendment and/or it is exempt from CEQA for multiple reasons. First, ordinances that merely incorporate existing law do not constitute a project under CEQA. (*Union of Medical Marijuana Patients, Inc. v. City of Upland* (2016) 245 Cal.App.4th 1265, 1273.) A significant portion of the changes proposed in CZ No. 2000007 are updates to definitions and requirements under State and Federal law. In addition, organizational and/or administrative activities of government entities, such as the reorganization, formatting, addition of introductory explanation to the ordinance, and changes to administrative processing and application requirements do not constitute a project under CEQA pursuant to State CEQA Guidelines section 15378. A significant portion of the changes proposed in CZ No. 2000007 reorganize Article XIXg to make it more coherent and orderly. A number also merely clarify and update administrative processing requirements for wireless facilities applications and administrative steps for filing an appeal of decisions on use permits.

Change of Zone No. 2000007 has also been determined to be categorically exempt from CEQA, pursuant to State CEQA Guidelines Section 15061(b)(3)(Common Sense Exemption). Section 15061(b)(3) provides that an "activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA." The scope of this ordinance amendment includes revising Article XIXg, Wireless Facilities, which is an existing article within Ordinance No 348 (Land Use) for the purpose of updating provisions related to new Federal and State requirements, clarifying definitions and making them consistent with State and Federal terminology, updating the permitting process, and clarifying likely levels of environmental analysis pursuant to CEQA. The amendment also amends additional portions of Ordinance No. 348, addressing inconsistencies in the entitlement appeal process and reporting of actions, establishing a consistent process. The permitting process for each Wireless Facility within the County will continue to be analyzed on a case-by-case basis to determine the appropriate level of environment analysis. As a result, this ordinance amendment is exempt from CEQA, and there is no possibility that such clarifications, organizational changes, and amendments to administrative processes may have a significant effect on the environment.

FINDINGS AND CONCLUSIONS

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

1. Change of Zone No. 2000007 applies to all unincorporated areas of Riverside County.
2. Change of Zone No. 2000007 primarily revises Ordinance No. 348 (Land Use), Article XIXg, Wireless Facilities as well as amending other sections within the Ordinance No. 348 related to the entitlement appeal and final reporting process.
3. Change of Zone No. 2000007's specific revisions include clarification to definitions, updates to the permitting process, delineation of likely required levels of environmental analysis pursuant to CEQA, and incorporation of new changes in State and Federal laws related to the establishment of wireless facilities. It also amends the entitlement appeal process to ensure consistency with timeframes and the final reporting procedures.
4. Change of Zone No. 2000007 is consistent with and in conformance with all elements of the Riverside County General Plan. Specifically, this amendment revises the entitlement permitting process, not just for Wireless Facilities, but all entitlement applications, resulting a direct cost reduction and time savings. The Riverside County General Plan's Vision Statement, includes the following: Intergovernmental Cooperation, 2. "A coordinated and streamlined permitting process is now in operation that is feasible because areas clearly slated for development are identified and appropriate open space areas are acquired or protected."
5. Change of Zone No. 2000007 is internally consistent with the provisions of Ordinance No. 348 (Land Use).
6. Change of Zone No. 2000007 was reviewed by the Riverside County Airport Land Use Commission ("ALUC") and was determined to be consistent with their plans, having no impacts.

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

A public hearing notice was included in a publication of the Press Enterprise and Desert Sun newspapers, prior to the November 18th Planning Commission hearing.

The draft Ordinance was made available to the general public for review and comment prior to the Planning Commission hearing of November 18th. Staff individually met with AT&T, T-Mobile, and Verizon to discuss the Ordinance amendment and solicit comments, which resulted in further changes to the Ordinance, addressing industry comments.

1 ORDINANCE NO. 348.XXXX

2 AN ORDINANCE OF THE COUNTY OF RIVERSIDE

3 AMENDING ORDINANCE NO. 348 RELATING TO ZONING

4
5 The Board of Supervisors of the County of Riverside ordains as follows:

6 Section 1. Ordinance No. 348 Article XIXg is amended in its entirety to read as follows:

7 **“ARTICLE XIXg WIRELESS FACILITIES**

8 **SECTION 19.400. PURPOSE AND INTENT.**

9 The purpose of this article is to do each of the following:

- 10 A. Enhance the ability of telecommunication service providers to
11 effectively and efficiently provide new wireless communication
12 services in the unincorporated area of Riverside County;
- 13 B. Encourage the design and placement of wireless facilities in a way
14 that minimizes their impact to the visual character, health, economic
15 vitality and biological resources of Riverside County;
- 16 C. Encourage and maximize the use of existing and approved wireless
17 facilities, buildings and other structures while taking into account
18 the use of concealment technology in order to reduce the number of
19 facilities needed to serve businesses and residents in Riverside
20 County;
- 21 D. Ensure continuous maintenance of new and existing wireless
22 facilities; and,
- 23 E. Ensure the timely removal of any unused or outdated wireless
24 facilities.

25 **SECTION 19.401. EXCLUSIONS.** The following facilities are exempt from the
26 requirements of this article but may be governed by other laws and other portions of this ordinance.

- 27 A. CONSUMER-END ANTENNAS. Consumer-end antennas shall be
28 exempt from the provisions of this article if they meet the following

requirements, as applicable:

1. A satellite dish less than one meter (39.37 inches) in diameter and that, if mounted on a mast, is mounted no higher than needed to receive or transmit an acceptable quality signal and in no event higher than twelve (12) feet above roofline.
2. An antenna designed to receive over-the air broadcast signals, no higher than needed to receive or transmit an acceptable quality signal and in no event higher than twelve (12) feet above roofline.
3. A broadband radio service antenna one meter or less in diameter or diagonal measurement and that, if mounted on a mast, is mounted no higher than needed to receive or transmit an acceptable quality signal and in no event higher than twelve (12) feet above roofline.

B. AMATEUR RADIO ANTENNAS:

1. That are completely enclosed within a permitted building; or
2. That consist of a single wire not exceeding one-fourth inch in diameter. Such wire antennas may be located in setback areas provided the antenna does not extend above the maximum building height in the district; or
3. That consist of a single ground-mounted vertical pole or whip antenna not exceeding fifty (50) feet in height in residential zone classifications or one hundred and five (105) feet in height in non-residential zone classifications, measured from finish grade at the base of the antenna, and not located in any required setback area. Support structures or masts for pole or whip antennas shall conform to

standards set out in the California Building Standards Code.

A building permit may be required for the support structure or mast.

- C. LIKE KIND EQUIPMENT REPLACEMENTS. Like kind equipment replacements or adding or changing equipment in an existing cabinet, vault, or shroud that does not increase pre-existing visual or noise impacts and has the same or less radio frequency (RF) emissions. The existing equipment must have been approved by the County and the equipment must be in compliance with all permit conditions. Qualifying like kind equipment replacements that do not require County approval consist of upgrades or exchanges of equipment that are substantially similar in appearance and the same or less in size, dimensions, weight, and RF emissions to the then-existing and approved equipment. This exemption does not apply to generators.
- D. CERTAIN TEMPORARY FACILITIES. The following temporary wireless facilities that will be placed for less than fourteen (14) consecutive days, provided any necessary building permit or other approval is obtained and the landowner's written consent is provided to the County:
1. Facilities installed and operated for large-scale events; and
 2. Facilities needed for coverage during the temporary relocation of an existing and already-approved facility.
- E. LEGALLY EXISTING WIRELESS FACILITIES. Any wireless facility already legally constructed and in operation as of the date of this ordinance's effective date shall remain subject to the provisions of the version of the ordinance in effect prior to this revision, unless and until a revised permit, substantial conformance, or other

1 modification is approved on such facility, at which time the
2 provisions of the revised ordinance shall apply in full force going
3 forward as to such facility.

4 **SECTION 19.402. DEFINITIONS.** The following terms shall have the
5 following meanings for the purposes of this article:

- 6 A. Antenna. A device used for the purpose of transmitting or receiving
7 wireless communication signals or both.
- 8 B. Base Station. A structure or equipment at a fixed location that
9 enables FCC-licensed or authorized wireless communications
10 between user equipment and a communications network as defined
11 in 47 C.F.R. section 1.6100(b)(1), or any successor provision.
- 12 C. CPUC. California Public Utilities Commission.
- 13 D. CEQA. The California Environmental Quality Act, Public
14 Resources Code section 21000 et seq. and State CEQA Guidelines
15 section 15000 et seq.
- 16 E. Collocation. The mounting or installation of transmission
17 equipment on a legally existing base station or tower as defined: (a)
18 for the purposes of any eligible facilities request, the same as
19 defined by the FCC in 47 C.F.R. section 1.6100(b)(2), as may be
20 amended, which defines that term as '[t]he mounting or installation
21 of transmission equipment on an eligible support structure for the
22 purpose of transmitting and/or receiving radio frequency signals for
23 communications purposes.' As an illustration and not a limitation,
24 the FCC's definition means to add transmission equipment to an
25 existing facility and does not necessarily refer to two or more
26 different facility operators in the same location; and (b) for all other
27 purposes, the same as defined in 47 C.F.R. section 1.6002(g)(1) and
28 (2), as may be amended, which defines the term collocation as (1)

1 mounting or installing an antenna facility on a pre-existing structure,
2 and/or (2) modifying a structure for the purpose of mounting or
3 installing an antenna facility on that structure.

4 F. Concealed Wireless Facilities. Facilities blended into the
5 environment by being placed entirely within an existing or new
6 structure or so as not to be recognized as a wireless facility.
7 Concealed Wireless Facilities include, but are not limited to,
8 architecturally screened roof-mounted facilities, facade-mounted
9 design feature facilities, clock tower facilities and entry statement
10 signage facilities. These may consist of concealed wireless facilities
11 on a new structure or concealed wireless facilities on an existing
12 structure, and the distinction may affect how the associated permit is
13 processed.

14 G. Disguised Wireless Facilities. Facilities designed and sited so as to
15 be minimally visually intrusive, which incorporate concealment
16 elements that screen or otherwise alter the appearance of the
17 wireless facility to integrate it into the surrounding environment and
18 support structure or base station. Disguised wireless facilities
19 include, but are not limited to, faux trees including but not limited to
20 monopalms and monopines, facilities integrated into flagpoles,
21 facilities integrated onto water towers or other architecturally
22 designed structures, facilities integrated onto street lights, facilities
23 integrated into electric utility poles, and strand mounted antennas

24 H. Eligible Facilities Request. Any request for modification of a
25 legally existing tower or base station that does not substantially
26 change the physical dimensions of such tower or base station as
27 defined in 47 C.F.R. section 1.6100(b)(3), or any successor
28 provision.

- 1 I. Equipment Enclosure. Any freestanding or mounted structure,
2 shelter, cabinet, or vault used to house and protect Supporting
3 Equipment.
- 4 J. FAA. The Federal Aviation Administration or its lawful successor.
- 5 K. FCC. The Federal Communications Commission or its lawful
6 successor.
- 7 L. Non-Residential Zone Classifications. Any of the following zones:
8 R-D, I-P, M-SC, M-M, M-H, M-R, M-R-A, MU, N-A, A-1 (lots
9 larger than two and one-half (2 and ½) acres), A-P, A-2, A-D, W-2,
10 W-2-M, W-1, W-E, R-VC, C-1/C-P, C-T, C-P-S, C-O, C-C/V.
- 11 M. Other Wireless Facilities. New wireless facilities or modifications
12 to existing wireless facilities that are not otherwise exempt from this
13 article and that do not qualify as small cell facilities, collocations,
14 eligible facilities requests, disguised facilities, or concealed
15 facilities.
- 16 N. Personal Wireless Services. Services as defined in 47 U.S.C.
17 section 332(c)(7)(C)(i) or any successor provision, current examples
18 of which include but are not limited to commercial mobile services,
19 unlicensed wireless services, and common carrier wireless exchange
20 access services.
- 21 O. Personal Wireless Services Facility. A wireless facility used for the
22 provision of personal wireless services
- 23 P. Planning Director. The Planning Director of Riverside County or
24 his or her designee.
- 25 Q. RCIT. Riverside County Information Technology.
- 26 R. Residential Zone Classifications. Any of the following zones: A-1
27 (lots two and one-half (2 and ½) acres and smaller), R-T-R, C-R,
28 C/V, R-3, R-3-A, R-5, R-R, R-R-O, R-A, R-1, R-1-A, R-2, R-2-A,

1 R-4, R-6, R-T.

2 S. Small Cell Facility. The term as defined in 47 C.F.R. 1.6002(l), or
3 any successor provision.

4 T. Support Structure. A pole, tower, base station, or other building,
5 whether or not it has an existing antenna facility, that is used or to be
6 used for the provision of personal wireless service, whether on its
7 own or comingled with other types of services, as defined in 47
8 C.F.R. 1.6002(m) or any successor provision,

9 U. Supporting Equipment. The equipment necessary for processing
10 wireless communication signals and any ancillary equipment
11 including, but not limited to, air conditioners, emergency generators,
12 and other back-up power suppliers.

13 V. Temporary Wireless Facility. A wireless facility intended or used to
14 provide wireless services on a temporary or emergency basis, such
15 as a large-scale special event in which more users than usual gather
16 in a single location or following a duly proclaimed local or state
17 emergency as defined in Government Code section 8558 requiring
18 additional service capabilities. Temporary facilities include without
19 limitation, cells on wheels (also referred to as COWs), sites on
20 wheels (also referred as SOWs), cells on light trucks (also referred
21 to as COLTs), or other similar wireless facilities: (1) that will be in
22 place for no more than six months (or such other longer time as the
23 County may allow in light of the event or emergency); (2) for which
24 required notice is provided to the FAA; (3) that do not require
25 marking or lighting under FAA regulations; (4) that will not exceed
26 the height limit in the applicable zone; and (5) that will either
27 involve no excavation or involve excavation only as required to
28 safely anchor the facility, where the depth of previous disturbance

1 exceeds the proposed construction depth (excluding footings and
2 other anchoring mechanisms) by at least two (2) feet.

3 W. Tower. Any structure built for the sole or primary purpose of
4 supporting any FCC-licensed or authorized antennas and their
5 associated facilities, including structures that are constructed for
6 personal wireless services including, but not limited to, private,
7 broadcast, and public safety services, as well as unlicensed wireless
8 services and fixed wireless services such as microwave backhaul, and
9 the associated site. This definition does not include Utility Poles.

10 X. Utility Pole. A structure designed to support electric, telephone, and
11 similar utility lines. A Tower is not a utility pole.

12 Y. Wireless Facility, Wireless Communication Facility or Facility.
13 Transmitters, antenna structures and other types of installations used
14 for the provision of wireless services at a fixed location, including,
15 without limitation, any associated tower(s), support structure(s), and
16 base station(s).

17 **SECTION 19.403. ADMINISTRATION.**

18 A. REVIEWING AUTHORITY. The Planning Director is responsible
19 for administering this article. As part of such administration, except
20 as otherwise determined by the Board, the Planning Director may:

- 21 1. Interpret all provisions of this article relating to wireless
22 communications, as long as such interpretation is not
23 contrary to state or federal law;
- 24 2. Develop and implement standards governing the placement
25 and modification of wireless facilities consistent with the
26 requirements of this ordinance, including regulations
27 governing collocation and resolution of conflicting
28 applications for placement of wireless facilities;

- 1 3. Develop and implement acceptable design standards for
2 wireless facilities, taking into account the applicable built
3 environment(s);
- 4 4. Develop forms and procedures for submission of
5 applications for placement or modification of wireless
6 facilities, and proposed changes to any support structure
7 consistent with this article;
- 8 5. Take such other steps as may be required to timely act upon
9 applications for placement of wireless facilities, including
10 issuing written decisions, entering into agreements to
11 mutually extend the time for action on an application, and
12 denying an application if all of the information required for
13 approval to be granted, taking into account legal deadlines
14 for County action on the application, has not been submitted.

15 **SECTION 19.404. PROCESSING REQUIREMENTS.**

16 A. CEQA EXEMPT WIRELESS FACILITIES TYPES.

- 17 1. For the following types of facilities: (a) small cell facilities,
18 (b) collocations, (c) temporary wireless facilities, (d)
19 disguised wireless facilities of any type to be located in a
20 non-residential zone classification, and (e) concealed
21 wireless facilities on a legally existing structure, an
22 application shall be submitted to the Planning Director for a
23 plot plan made in accordance with the requirements of this
24 ordinance. Unless the facts relating to a specific application
25 demonstrate otherwise, the project shall be processed as one
26 exempt from CEQA and classified under this ordinance as a
27 plot plan that is not subject to CEQA and that is not
28 transmitted to any governmental agency other than the

1 County Planning Department for review and comment. A
2 public hearing on the application shall not be required. All
3 of the procedural provisions of this ordinance for processing
4 a plot plan shall apply to the application. If the wireless
5 facility is proposed to be located in the Western Riverside
6 County Multiple Species Habitat Conservation Plan area or
7 the Coachella Valley Multiple Species Habitat Conservation
8 Plan area, contains or a has a high potential to contain one or
9 more listed species, contains historic resources onsite, is
10 otherwise within a particularly sensitive environment
11 including a sensitive viewshed, is within an airport influence
12 area, may result in damage to scenic resources, would have a
13 significant impact on the environment due to unusual
14 circumstances, would result in a cumulative impact due to
15 successive projects of the same type in the same place over
16 time, or is otherwise determined by the Planning Director, in
17 his or her discretion, to require an initial study, the plot plan
18 application shall be reclassified as a plot plan subject to the
19 California Environmental Quality Act. The decision of the
20 Planning Director shall be final unless appealed to the Board
21 of Supervisors in accordance with the requirements of this
22 ordinance.

23 B. TYPES OF WIRELESS FACILITIES REQUIRING A PLOT
24 PLAN SUBJECT TO CEQA.

- 25 1. For the following types of facilities: (a) concealed wireless
26 facilities on a new structure, (b) disguised wireless facilities
27 of any type to be located in a residential zone classification,
28 (c) other wireless facilities, (d) wireless facilities determined

1 by the Planning Director to require an initial study, or (e)
2 wireless facilities that otherwise do not qualify under the
3 previous subsection as CEQA exempt wireless facility types,
4 an application shall be submitted to the Planning Director for
5 an plot plan in accordance with this ordinance. The
6 application shall be classified as a plot plan subject to CEQA
7 and requiring a public hearing as ordinarily processed, with
8 the public hearing notice sent to all property owners in
9 accordance with this ordinance. Despite the classification of
10 the types of wireless facilities identified in this subsection as
11 a plot plan subject to CEQA, the Planning Director retains
12 the discretion to determine that a particular wireless facility
13 is nevertheless exempt from CEQA. The decision of the
14 Planning Director shall be final unless appealed to the Board
15 of Supervisors in accordance with the requirements of this
16 ordinance.

17 C. MODIFICATIONS TO LEGALLY EXISTING WIRELESS
18 FACILITIES.

- 19 1. Modifications Qualifying as an Eligible Facilities Request.
20 An application for modification of a legally existing
21 permitted wireless facility qualifying as an eligible facilities
22 request shall be made to the Planning Director and include
23 all information necessary to demonstrate that the proposed
24 modification qualifies as an eligible facilities request. Upon
25 written confirmation from the Planning Director that the
26 proposed modification qualifies as an eligible facilities
27 request, no additional use permit or revision to an existing
28 permit is required, and the Office of Building and Safety

1 may issue a building permit as appropriate and necessary.

2 2. Substantial Conformance Review for Other Types of
3 Modifications to Wireless Facilities. An application for
4 modification of an existing permitted wireless facility that
5 does not qualify as an eligible facilities request but that
6 meets the qualifications for a substantial conformance shall
7 be made to the Planning Director and processed for
8 substantial conformance review in accordance with the
9 requirements of this ordinance.

10 3. Revised or New Permit Review for All Other Modification
11 Requests for Wireless Facilities. An application for
12 modification of an existing permitted wireless facility that
13 does not qualify as an eligible facility request or a substantial
14 conformance shall be made to the Planning Director and
15 processed as a plot plan for an Other Wireless Facility in
16 accordance with this ordinance.

17 D. WIRELESS FACILITY APPLICATION FORM. All applications
18 for a wireless facility permit shall use the form published by the
19 Planning Director, which may be updated from time to time. In
20 addition to any requirements required by the Planning Director and
21 any requirements for all applications for plot plans, modifications
22 for approved permits, variances, or any other permit or land use
23 approval, the wireless facility application requires submission of the
24 following:

25 1. A fully executed copy of the lease or other agreement
26 entered into with the owner of the underlying property. The
27 lease or other agreement shall include a provision indicating
28 that the Personal Wireless Services provider, or its

1 successors and assigns, shall remove the wireless facility
2 completely upon its abandonment. The lease or other
3 agreement shall also include a provision notifying the
4 property owner that if the Personal Wireless Services
5 provider does not completely remove a facility upon its
6 abandonment, the County may remove the facility at the
7 property owner's expense and lien the property for the cost of
8 such removal. The lease or other agreement shall not include
9 a provision limiting collocations to a specific wireless carrier
10 or carriers. Proprietary information in the lease may be
11 redacted. If a lease or other agreement is not available, a
12 letter shall be submitted, signed by all property owners and
13 the applicant, acknowledging and agreeing to the provisions
14 in this paragraph.

- 15 2. Proof of compliance, as proposed for use, with FCC
16 regulations governing radiofrequency emissions.
- 17 3. For a temporary wireless facility, an appropriate plan for
18 removal of the facility and restoration of property affected by
19 it.

20 E. SPHERE OF INFLUENCE. When a proposed wireless facility
21 would be located within the sphere of influence of any city within
22 the County, planning staff shall transmit the application to the
23 affected city for review and comment if a public hearing is required
24 by this article. When a proposed wireless facility has the potential to
25 impact federal or state lands, tribal lands, or special districts,
26 planning staff may also transmit the application to the appropriate
27 federal agency, state agency, tribe(s), or special district for review
28 and comment.

1 F. FINDINGS.

2 1. GENERAL FINDINGS FOR APPROVAL FOR ALL
3 WIRELESS FACILITIES REQUIRING A PLOT PLAN.

4 No plot plan for the installation of wireless facilities shall be
5 approved unless, on the basis of the application and other
6 materials or evidence provided in review thereof, the
7 Planning Director finds the following:

- 8 a. The facility complies with all applicable
9 requirements of this ordinance, including all
10 requirements for a plot plan; all application
11 requirements; and all applicable design, location, and
12 development standards, or has a variance or waiver
13 thereof; and will not to unreasonably interfere with
14 pedestrian or vehicular traffic; and
- 15 b. The facility meets applicable requirements and
16 standards of federal and state law, including all
17 applicable general orders of the CPUC, including, but
18 not limited to General Order 95.

19 2. FINDINGS FOR APPROVAL OF CONCEALED
20 WIRELESS FACILITIES. No plot plan shall be approved
21 for a concealed wireless facility unless, on the basis of the
22 application and other materials or evidence provided in
23 review thereof, the following findings are made in addition
24 to the general findings for all wireless facilities: that the
25 facility meets all requirements for a concealed wireless
26 facility as set forth in this article.

27 3. FINDINGS FOR APPROVAL OF DISGUISED WIRELESS
28 FACILITIES. No plot plan shall be approved for a disguised

1 wireless facility unless, on the basis of the application and
2 other materials or evidence provided in review thereof, the
3 following findings are made in addition to the general
4 findings for all wireless facilities:

- 5 a. The facility meets all requirements for a disguised
6 wireless facility set forth in this ordinance;
- 7 b. The facility is designed and sited so that it is
8 minimally visually intrusive; and
- 9 c. Supporting equipment is located entirely within an
10 equipment enclosure that is architecturally
11 compatible with the surrounding area or is screened
12 from view.

13 4. FINDINGS FOR APPROVAL OF SMALL CELL
14 FACILITIES. No plot plan shall be approved for a small cell
15 facility unless, on the basis of the application and other
16 materials or evidence provided in review thereof, the
17 following finding is made in addition to the general findings
18 for all wireless facilities: that the facility meets all
19 requirements for a small cell facility set forth in this article.

20 5. FINDINGS FOR APPROVAL OF COLLOCATION
21 FACILITIES. No plot plan shall be approved for a disguised
22 wireless facility unless, on the basis of the application and
23 other materials or evidence provided in review thereof, the
24 following finding is made, in addition to the general findings
25 for all wireless facilities: that the facility meets all
26 requirements for a collocation set forth in this article.

27 6. FINDINGS FOR APPROVAL OF OTHER WIRELESS
28 FACILITIES. No plot plan shall be approved for a facility

1 that qualifies as an Other Wireless Facility unless, on the
2 basis of the application and other materials or evidence
3 provided in review thereof, the following findings are made
4 in addition to the general findings for all wireless facilities:

- 5 a. The facility is not located within a sensitive
6 viewshed; and
- 7 b. Supporting equipment is located entirely within an
8 equipment enclosure that is architecturally
9 compatible with the surrounding area or is screened
10 from view.

11 7. FINDINGS FOR APPROVAL OF TEMPORARY
12 FACILITIES. No plot plan shall be approved for a
13 temporary wireless facility unless, on the basis of the
14 application and other materials or evidence provided in
15 review thereof, the following findings are made:

- 16 a. The facility qualifies as a temporary facility;
- 17 b. There is an adequate need for the facility (e.g.,
18 wireless facility relocation or large-scale event).

19 G. CONDITIONS OF APPROVAL FOR ANY WIRELESS
20 FACILITY DEEMED APPROVED. The Planning Department
21 shall keep a set of standard Wireless Facilities Conditions of
22 Approval and Advisory Notification Document on file at the
23 Planning Department. All wireless facilities shall comply with
24 either those conditions of approval, as modified by the Planning
25 Director or the Board of Supervisors as necessary for a particular
26 wireless facilities permit or be subject to revocation, or the
27 conditions in this section. Any wireless facility, of any type, that is
28 deemed approved, approved by operation of law, or approved under

1 a court order shall be subject to the standard Wireless Conditions of
2 Approval and Advisory Notification Document and the conditions
3 set forth in this subsection. For any wireless facility that is deemed
4 approved by operation of law, or approved under a court order, to
5 the extent the standard Wireless Facilities Conditions of Approval
6 and Advisory Notification Document conflict with the requirements
7 of this section, this section shall control.

8 1. Entitlement Life for Wireless Facilities Deemed Approved.

9 A wireless facility that has been deemed approved by
10 operation of law or approved under court order shall be valid
11 for a period of ten (10) years, unless pursuant to another
12 legal provision or these conditions, it expires sooner or is
13 terminated. At the end of ten (10) years from the date of
14 issuance, such wireless facility permit shall automatically
15 expire. Upon expiration, a person holding a wireless facility
16 permit must remove the facility within sixty (60) days
17 following the permit's expiration. No extension may be
18 approved for a wireless facility that has been deemed
19 approved by operation of law or that has received judicial
20 approval, although a new application may be submitted for
21 the facility. The approval of any collocation or other
22 modification shall not extend the wireless facility permit
23 duration.

24 2. Timing of Installation. The installation of a wireless facility
25 shall begin within one (1) year after its approval, or it shall
26 be deemed expired. The installation and construction
27 authorized by a wireless facility permit shall conclude,
28 including any necessary post-installation repairs and/or

1 restoration to the installation site, within ninety (90) days
2 following the day construction commenced. If the wireless
3 facility is to be installed adjacent to residences, construction
4 and maintenance of the facility shall be limited to the hours
5 of 9:00 AM to 5:00 PM, Monday through Friday.

6 Emergency repairs of the wireless facility may occur at any
7 time.

- 8 3. Commencement of Operations. The operation of the
9 approved facility shall commence no later than one (1)
10 month after the completion of installation, or the wireless
11 facility shall be deemed expired.
- 12 4. Undergrounding. All utilities shall be installed underground.
- 13 5. Inspections; Emergencies. The County or its designee may
14 enter onto the facility area to inspect the facility upon 48
15 hours prior notice to the permittee. The permittee shall
16 cooperate with all inspections and may be present for any
17 inspection of its facility by the County. The County reserves
18 the right to enter or direct its designee to enter the facility
19 and support, repair, disable, or remove any elements of the
20 facility in emergencies or when the facility threatens
21 imminent harm to persons or property. The County shall
22 make an effort to contact the permittee prior to disabling or
23 removing any facility elements, but in any case shall notify
24 permittee within 24 hours of doing so.
- 25 6. Contact. The permittee shall at all times maintain accurate
26 contact information for all parties responsible for the facility,
27 which shall include a phone number, street mailing address
28 and email address for at least one natural person. The FCC

1 Antenna Structure Registration site number, County wireless
2 facility permit number, primary leaseholder's and facility
3 manager's contact information shall be kept current and
4 prominently displayed on the facility where it can be easily
5 viewed from ground level.

6 7. Insurance. Permittee shall obtain and maintain throughout
7 the term of the wireless facility permit commercial general
8 liability insurance with a limit of \$1,000,000 per occurrence
9 for bodily injury and property damage and \$1,000,000
10 general aggregate including premises operations, contractual
11 liability, personal injury, and products completed operations.
12 The relevant policy or policies shall name the County, its
13 elected/appointed officials, commission members, officers,
14 representatives, agents, and employees as additional
15 insureds. Permittee shall use its best efforts to provide thirty
16 (30) days' prior notice to the County of to the cancellation or
17 material modification of any applicable insurance policy.

18 8. Indemnities. The permittee and the owner of the property
19 upon which the wireless facility is installed shall defend,
20 indemnify and hold harmless the County, its agents, officers,
21 officials, and employees (i) from any and all damages,
22 liabilities, injuries, losses, costs, and expenses, and from any
23 and all claims, demands, law suits, writs of mandamus, and
24 other actions or proceedings brought against the County or
25 its agents, officers, officials, or employees to challenge,
26 attack, seek to modify, set aside, void or annul the County's
27 approval of the wireless facility permit, including any
28 challenge to a decision made by the County concerning the

1 project, including, but no limited to, decisions made in
2 response to California Public Record Act requests, and (ii)
3 from any and all damages, liabilities, injuries, losses, costs,
4 and expenses, and any and all claims, demands, law suits, or
5 causes of action and other actions or proceedings of any kind
6 or form, whether for personal injury, death or property
7 damage, arising out of or in connection with the activities or
8 performance of the permittee or, if applicable, the property
9 owner or any of each one's agents, employees, licensees,
10 contractors, subcontractors, or independent contractors. In
11 the event the County becomes aware of any such actions or
12 claims the County shall promptly notify the permittee and, if
13 applicable, the property owner and shall reasonably
14 cooperate in the defense. The County shall have the right to
15 approve the legal counsel providing the County's defense,
16 and the property owner and/or permittee (as applicable) shall
17 reimburse County for any costs and expenses directly and
18 necessarily incurred by the County in the course of the
19 defense. Payment for County's costs related to any litigation
20 on the above shall be made on a deposit basis. Within thirty
21 (30) days of receipt of notice from County that litigation has
22 been initiated against the Project, the permittee shall initially
23 deposit with the Planning Department the total amount of
24 Twenty Thousand Dollars (\$20,000). The permittee shall
25 deposit with County such additional amounts as County
26 reasonably and in good faith determines, from time to time,
27 are necessary to cover costs and expenses incurred by the
28 County, including but not limited to, the Office of County

1 Counsel, Riverside County Planning Department and the
2 Riverside County Clerk of the Board associated with the
3 litigation. To the extent such costs are not recoverable under
4 the California Public Records Act from the records
5 requestor, permittee agrees that deposits under this section
6 may also be used to cover staff time incurred by the County
7 to compile, review, and redact records in response to a
8 Public Records Act request made by a petitioner in any legal
9 challenge to the Project when the petitioner is using the
10 Public Records Act request as a means of obtaining the
11 administrative record for litigation purposes. Within ten (10)
12 days of written notice from County, permittee shall make
13 such additional deposits.

- 14 9. Performance Bond. Prior to issuance of a wireless facility
15 permit, the permittee shall file with the County, and shall
16 maintain in good standing throughout the term of the
17 approval, a performance bond or other surety or another
18 form of security for the removal of the facility in the event
19 that the use is abandoned or the permit expires, or is revoked,
20 or is otherwise terminated. The security shall be in the
21 amount equal to the percentage of the cost of physically
22 removing the facility and all related facilities and equipment
23 on the site, based on the higher of two contractor's quotes for
24 removal that are provided by the permittee. The permittee
25 shall reimburse the County for staff time associated with the
26 processing and tracking of the bond, based on the hourly rate
27 adopted by the Board of Supervisors. Reimbursement shall
28 be paid when the security is posted and during each

1 administrative review.

2 10. Adverse Impacts on Adjacent Properties. Permittee shall
3 undertake all reasonable efforts to avoid undue adverse
4 impacts to adjacent properties and/or uses that may arise
5 from the construction, operation, maintenance, modification,
6 and removal of the facility.

7 11. Noninterference. Permittee shall not move, alter,
8 temporarily relocate, change, or interfere with any existing
9 structure, improvement, or property without the prior consent
10 of the owner of that structure, improvement, or property. No
11 structure, improvement, or property owned by the County
12 shall be moved to accommodate a permitted activity, unless
13 the County determines that such movement will not
14 adversely affect the County or any surrounding businesses or
15 residents, and the Permittee pays all costs and expenses
16 related to the relocation of said structure, improvement, or
17 property. Prior to commencement of any work pursuant to a
18 wireless facility permit, the Permittee shall provide the
19 County with documentation establishing to the County's
20 satisfaction that the Permittee has the legal right to use or
21 interfere with any other structure, improvement, or property
22 within the highway or County utility easement to be affected
23 by Permittee's facilities.

24 12. RF Exposure Compliance. All facilities must comply with all
25 standards and regulations of the FCC and any other state or
26 federal government agency with the authority to regulate RF
27 exposure standards. After transmitter and antenna system
28 optimization, but prior to unattended operations of the

1 facility, permittee or its representative must conduct on-site
2 post-installation RF emissions testing to demonstrate actual
3 compliance with the FCC OET Bulletin 65 RF emissions
4 safety rules for general population/uncontrolled RF exposure
5 in all sectors. For this testing, the transmitter shall be
6 operating at maximum operating power, and the testing shall
7 occur outwards to a distance where the RF emissions no
8 longer exceed the uncontrolled/general population limit.

9 13. Testing. Testing of any equipment shall take place on
10 weekdays only, and only between the hours of 8:30 a.m. and
11 4:30 p.m., except that testing is prohibited on holidays that
12 fall on a weekday.

13 14. Abandonment. If a facility is not operated for a continuous
14 period of six (6) months, the wireless facility shall be
15 deemed abandoned. No later than ninety (90) days from the
16 date the facility is determined to have been deemed
17 abandoned or the permittee has notified the Planning
18 Director of its intent to vacate the site, the permittee shall
19 remove all equipment and improvements associated with the
20 use and shall restore the site to its original condition to the
21 satisfaction of the Planning Director. The permittee shall
22 provide written verification of the removal of the facilities
23 within thirty (30) days of the date the removal is completed.
24 If the facility is not removed within thirty (30) days after the
25 permit has been discontinued pursuant to this subsection, the
26 site shall be deemed to be a nuisance, and the County may
27 cause the facility to be removed at permittee's expense or by
28 calling any bond or other financial assurance to pay for

1 removal. If there are two (2) or more users of a single
2 facility or support structure, then this provision shall apply to
3 the specific elements or parts thereof that were abandoned,
4 but will not be effective for the entirety thereof until all users
5 cease use thereof.

6 15. Records. The permittee must maintain complete and
7 accurate copies of all permits and other regulatory approvals
8 issued in connection with the facility, which includes without
9 limitation this approval, the approved plans and photo
10 simulations incorporated into this approval, all conditions
11 associated with this approval and any permits or approvals
12 issued in connection with this approval. In the event that the
13 permittee does not maintain such records as required in this
14 condition or fails to produce true and complete copies of
15 such records within a reasonable time after a written request
16 from the County, any ambiguities or uncertainties that
17 would be resolved through an inspection of the missing
18 records will be construed against the permittee.

19 16. Attorney's Fees. In the event the County determines that it is
20 necessary to take legal action to enforce any of these
21 conditions, or to revoke a wireless facility permit, and such
22 legal action is taken, the Permittee shall be required to pay
23 any and all costs of such legal action, including reasonable
24 attorney's fees, incurred by the County, even if the matter is
25 amicably resolved or otherwise not prosecuted to a final
26 judgment, unless the County should otherwise agree with
27 permittee to waive said fees or any part thereof.

28 H. CONDITIONS OF APPROVAL FOR SPECIFIC TYPES OF

1 WIRELESS FACILITIES.

2 1. CONDITIONS OF APPROVAL FOR ELIGIBLE
3 FACILITIES REQUESTS. In addition to the conditions
4 provided in the previous subsections, if applicable,, all
5 permits for an eligible facility request shall be subject to the
6 following additional conditions:

- 7 a. Permit subject to conditions of underlying permit.
8 Any permit or wireless facility permit granted in
9 response to an application qualifying as an eligible
10 facilities request shall be subject to the terms and
11 conditions of the underlying permit to the extent
12 allowed by law.
- 13 b. No permit term extension. The County's grant or
14 grant by operation of law of an eligible facilities
15 request permit constitutes a federally mandated
16 modification to the underlying permit or approval for
17 the subject tower or base station. Notwithstanding
18 any permit duration established in another permit
19 condition, the County's grant or grant by operation of
20 law of a eligible facilities request permit will not
21 extend the permit term for the underlying permit or
22 any other underlying regulatory approval, and its
23 term shall be coterminous with the underlying permit
24 or other regulatory approval for the subject tower or
25 base station or ten (10) years, whichever is shorter.

26 2. CONDITIONS OF APPROVAL FOR TEMPORARY
27 WIRELESS FACILITIES. The conditions of approval for a
28 temporary wireless facility shall specify the maximum time

1 period that the facility may remain in place.

2 **SECTION 19.405. LOCATION AND DESIGN STANDARDS.** All wireless
3 facilities shall be located and designed as follows and in accordance with the design standards
4 published and updated from time to time by the Planning Director, if any.

5 A. LOCATION AND TYPES OF FACILITIES: All wireless facilities
6 shall be located in accordance with the following standards,
7 depending upon the type of wireless facility sought.

- 8 1. CONCEALED WIRELESS FACILITIES. Concealed
9 wireless communication facilities may be located in any
10 zone classification.
- 11 2. ELIGIBLE FACILITIES REQUESTS AND
12 COLLOCATED WIRELESS FACILITIES. Eligible
13 facilities requests and collocated wireless facilities may be
14 located in any zone classification.
- 15 3. SMALL CELL FACILITIES AND TEMPORARY
16 WIRELESS FACILITIES. Small cell facilities and
17 temporary wireless facilities may be located in any
18 residential or non-residential zone classification. Small cell
19 facilities must use flat rate electric metering, if available, so
20 that no meter is required in any case where a meter otherwise
21 would be ground-mounted or pole-mounted. Where a
22 ground-mounted or pole-mounted meter is used, the smallest
23 form factor metering device available shall be used.
- 24 4. DISGUISED WIRELESS FACILITIES. Disguised wireless
25 communication facilities may be located in any residential
26 zone classification or non-residential zone classification.
- 27 5. OTHER WIRELESS FACILITIES. Any type of wireless
28 facility may be located in non-residential zone

1 classifications.

2 B. DESIGN STANDARDS.

- 3 1. ALL WIRELESS FACILITIES. No above-ground power or
4 communication lines shall be extended to the site, unless an
5 applicant demonstrates that undergrounding such lines would
6 result in substantial environmental impacts or a letter is
7 received from the power company indicating it is unable to
8 underground the wires. All underground utilities shall be
9 installed in a manner to minimize disturbance of existing
10 vegetation and wildlife habitats during construction.
11 Removal of underground equipment upon the abandonment
12 of a facility is not recommended unless leaving the
13 equipment underground would pose a threat to health, safety
14 or sensitive resources. All cables and wiring must be within
15 the structure, or if not feasible, within a conduit on the
16 exterior of the structure. The conduit must be a color that
17 matches the support structure and of the smallest size
18 technically feasible.
- 19 2. SMALL CELL FACILITIES. Small cell facilities must use
20 flat rate electric metering, if available, so that no meter is
21 required in any case where a meter otherwise would be
22 ground-mounted or pole-mounted. Where a ground-mounted
23 or pole-mounted meter is used, the smallest form factor
24 metering device available shall be used.
- 25 3. DISGUISED WIRELESS FACILITIES, FAUX TREES. If a
26 faux tree is proposed for the disguised wireless facility, it
27 shall be of a type of tree compatible with those existing in
28 the immediate areas of the installation. If no trees exist

1 within the immediate areas, a landscape setting shall be used
2 that integrates the faux tree with added species of a similar
3 height and type. Antennas shall be painted, coated, or
4 covered to match their background and shall not extend
5 beyond the monotree branches or fronds. There shall be
6 ample branch coverage to hide the antennas from view as
7 effectively as possible. There shall be no exterior wiring,
8 visible footpegs, portals, cabling, cable shrouds, or other
9 unnatural appearing features on the faux tree. Additional
10 camouflage of the faux tree may be required depending on
11 the type and design of faux tree proposed.

12 4. OTHER FACILITIES MOUNTED ON A DISGUISED
13 TOWER.

- 14 a. Facilities mounted to a disguised tower, including,
15 but not limited to, the attached antennas, shall be
16 designed to be the minimum functional height and
17 width required to adequately support the proposed
18 facility and meet FCC requirements. The applicant
19 shall provide documentation satisfactory to the
20 Planning Director establishing compliance with this
21 paragraph. In any event, facilities mounted to a
22 disguised tower shall not exceed the applicable height
23 limit for a wireless facility in the applicable zone
24 classification.
- 25 b. Aside from the antenna and tower themselves, no
26 additional equipment may be visible. All cables,
27 including, but not limited to, electrical and utility
28 cables, shall be run within the interior of the tower

1 and shall be camouflaged or hidden to the fullest
2 extent feasible without jeopardizing the physical
3 integrity of the tower.

- 4 c. Installations shall be situated so as to utilize existing
5 natural or man-made features including topography,
6 vegetation, buildings, or other structures to provide
7 the greatest amount of visual screening.

8 5. ROOFTOP-MOUNTED FACILITIES. Rooftop-mounted
9 facilities shall be concealed wireless facilities and shall
10 comply with one of the following, in this order of preference:

- 11 a. The wireless facilities may be completely concealed
12 and architecturally integrated into the rooftop-
13 mounted structure with no visible impacts from any
14 publicly accessible areas at ground level. Permissible
15 examples of this include, but are not limited to,
16 antennas behind existing parapet walls or facades
17 replaced with RF-transparent material and finished to
18 mimic the replaced materials;
- 19 b. If meeting the requirements of the prior subsection is
20 not technically feasible, then wireless facilities may
21 be completely concealed on new structures or
22 appurtenances designed to mimic the support
23 structure's original architecture and proportions so
24 that the support structure remains consistent in size
25 and design with the areas within which it is located.
26 Examples of such structure and appurtenances
27 include, but are not limited to, cupolas, steeples,
28 chimneys, and water tanks. A particular change will

1 be assessed using standards that apply for similar
2 discretionary modifications that do not involve
3 wireless facilities, and as reflected in the principles in
4 the following;

5 c. Where the preferred options in the above two
6 subsections are not feasible, unscreened rooftop
7 wireless facilities and supporting structures may be
8 approved only when they are of low enough height
9 and setback from the roofline so that the equipment is
10 effectively concealed from public view from ground
11 level. Equipment may not be placed on a rooftop
12 where the rooftop is less than twenty (20) feet above
13 ground level unless completely concealed.

14 6. FAÇADE-MOUNTED WIRELESS FACILITIES. Facade-
15 mounted wireless facilities shall be concealed or disguised
16 wireless facilities. Façade-mounted wireless facilities should
17 be integrated architecturally into the structure to which the
18 equipment will be attached. Where integration is not
19 possible, a facade-mounted wireless facility should be
20 behind screen walls as flush to the building facade as
21 practicable and designed to conceal the facility so that it
22 appears to be part of the facade design. Pop-out screen
23 boxes do not meet this standard, unless such design is
24 architecturally consistent with the original support structure.
25 An exposed, facade-mounted facility will not be approved
26 unless it is shown that, because of the size or design of the
27 facility, or the design or location of the structure to which it
28 is to be attached, the proposed facility would have no

adverse visual impacts.

SECTION 19.406. DEVELOPMENT STANDARDS FOR ALL WIRELESS

FACILITIES. All wireless facilities shall comply with the following development standards:

A. Height limitations. Wireless facilities to be located in residential zone classifications shall not exceed fifty (50) feet. Wireless facilities to be located in non-residential zone classifications shall not exceed one hundred and five (105) feet. Eligible facilities requests may be up to twenty (20) percent taller, as measured by the original approved height of the underlying wireless facility, or as otherwise provided in 47 C.F.R. section 1.6100(b)(3), or any successor provision, provided there are no safety issues with such increased height and they meet the requirements of this ordinance relating to setback from habitable dwellings or setback from residential property lines and the development standards for the relevant type of wireless facility.

B. Landscaping. All wireless facilities shall have landscaping around the perimeter of the leased area or equivalent and shall match or augment the natural landscaping in the area, where feasible. Wireless facilities constructed to look like trees shall have other similar tree species planted adjacent to or around the facility to enhance the concealing effect. If a water source is not available and there are no other trees in the area, new trees may not be required, but indigenous plants may be required and manually watered until established. If landscaping is deemed necessary in native habitats, only native plant species shall be used in order to avoid introduction of exotic invasive species. All landscaping shall be irrigated unless a water source is unavailable within the parcel on which the facility is located. If the equipment enclosure is not readily visible to the

1 general public and a water source is not available, the Planning
2 Director may lessen or waive the landscaping requirements.

3 C. Lighting. Outside lighting, other than temporary lightning for
4 maintenance purposes, is prohibited unless required by the FAA or
5 the California Building Code, including the appendix and standards
6 adopted by the California Building Standards Commission. All
7 Wireless Facilities that require a warning light to comply with FAA
8 regulations shall use the minimum amount possible. All security
9 lighting and maintenance lighting shall meet the requirements of
10 Ordinance No. 655. Any lighting system installed shall also be
11 shielded to the greatest extent possible so as to minimize the
12 negative impact of such lighting on adjacent properties and so as not
13 to create a nuisance for surrounding property owners or a wildlife
14 attractant.

15 D. Parking. Within close proximity of the wireless facility, a parking
16 space shall be provided for maintenance vehicles.

17 E. Setbacks. Concealed wireless facilities shall meet the setback
18 requirements of the zone classification in which they are located.
19 Disguised wireless facilities in non-residential zone classifications
20 shall meet the setback requirements of the zone classification in
21 which they are located and shall be setback from habitable dwellings
22 a distance equal to one hundred and twenty-five (125) percent of the
23 facility height. Disguised wireless facilities in or adjacent to
24 residential zone classifications shall meet the setback requirements
25 of the zone classification in which they are located and shall be
26 setback from habitable dwellings a distance equal to two hundred
27 (200) percent of the facility height or shall be setback from
28 residential property lines a distance equal to one hundred (100)

1 percent of the facility height, whichever is greater. Other wireless
2 facilities shall meet the setback requirements of the zone
3 classification in which they are located and shall be setback from
4 habitable dwellings a distance equal to one thousand (1,000) feet.
5 All eligible facilities requests and collocations must meet the same
6 setback from habitable dwellings requirements as the underlying
7 wireless facility.

- 8 F. Support Facilities. Any appurtenant equipment boxes, cabinets, or
9 freestanding equipment enclosures shall not exceed thirteen (13) feet
10 in height.

11 **SECTION 19.407. ABANDONED SITES.**

- 12 A. Any wireless communication facility that is not continuously
13 operated for a period of ninety (90) days, or the period set forth in its
14 conditions of approval, whichever is shorter, shall be deemed
15 abandoned.
- 16 B. The Personal Wireless Services provider shall have sixty (60) days
17 after a notice of abandonment is mailed by the County to make the
18 facility operable, replace the facility with an operable facility, or
19 remove the facility.
- 20 C. Within ninety (90) days of the date the notice of abandonment is
21 mailed, the County may remove the wireless communication facility
22 at the underlying property owner's expense and shall place a lien on
23 the property for the cost of such removal.
- 24 D. The owner of the property shall, within one hundred and twenty
25 (120) days of the County's removal, return the site to its approximate
26 natural condition. If the owner fails to do so, the County can restore
27 and revegetate the site at the property owner's expense.
- 28 E. If there are two (2) or more users of a single facility, the facility

1 shall not be deemed abandoned until all users abandon it.

2 **SECTION 19.408. EXCEPTIONS TO REQUIREMENTS.**

3 A. The Board of Supervisors, as applicable, may grant exceptions to the
4 requirements for wireless facilities in this article, if a variance
5 cannot be obtained and it is determined that the applicant has
6 established that denial of an application or strict adherence to the
7 location and design standards would:

- 8 1. Prohibit or effectively prohibit the provision of personal
9 wireless services, within the meaning of federal law; or
- 10 2. Otherwise violate applicable laws or regulations; or
- 11 3. Require a technically infeasible design or installation of a
12 wireless facility.

13 B. If that determination is made, said requirements may be waived, but
14 only to the minimum extent required to avoid the prohibition,
15 violation, or technically infeasible design or installation.”

16 Section 2. Ordinance No. 348 Article XVIII Section 18.20, HEIGHT EXCEPTIONS,
17 is amended in its entirety to read as follows:

18 **“SECTION 18.20. HEIGHT EXCEPTIONS.**

- 19 A. Public or semipublic buildings in the R-1 and R-2 Zones may be
20 erected to a height not exceeding four stories or 60 feet when the
21 required yards are increased by an additional two feet for each foot
22 by which the height exceeds 35 feet.
- 23 B. Structures necessary for the maintenance and operation of a building
24 and flagpoles, chimneys or similar structures that exceed the
25 prescribed height limits may exceed the prescribed height limits
26 where such structures do not provide additional floor space. This
27 exception shall not apply to wireless facilities subject to Article
28 XIXg of this ordinance.”

1 Section 3. Ordinance No. 348 Article XVIII Section 18.26, PERMIT

2 APPLICATIONS, Subsection E. is amended in its entirety to read as follows:

3 “E. PUBLIC HEARINGS AND NOTICE OF DECISION.

4 The hearing body or officer shall hear relevant testimony from interested
5 persons and make its decision within a reasonable time after the close of the
6 public hearing. A notice of the decision shall be mailed to the applicant and
7 to any person who has made a written request for a copy of the decision. In
8 a reasonable time the Planning Director shall report to the Board of
9 Supervisors all final decisions made at a public hearing either at Planning
10 Commission or by the Planning Director or the Planning Director’s
11 designee. The Planning Director shall report in the same way on the
12 inability of the Planning Commission to make a decision on a public
13 hearing item, which shall be considered a denial of the application.”

14 Section 4. Ordinance No. 348 Article XVIII Section 18.26, PERMIT

15 APPLICATIONS, Subsection F. is amended in its entirety to read as follows:

16 “F. PROCEEDING BEFORE THE BOARD OF SUPERVISORS.

17 The decision of the hearing body is considered final and no action by the
18 Board of Supervisors is required unless, within ten (10) calendar days from
19 the date of the decision, either: an appeal therefrom is filed, accompanied by
20 the fee set forth in County Ordinance No. 671, with the Clerk of the Board;
21 or a member of the Board of Supervisors submits a request to the Planning
22 Director that the decision be set for public hearing before the Board of
23 Supervisors. The Clerk of the Board shall set the matter for public hearing
24 before the Board not less than thirteen (13) nor more than sixty (60) days
25 thereafter and shall give notice of the time and place of the public hearing in
26 the same manner as notice was given of the public hearing before the hearing
27 body.”

28 Section 5. Ordinance No. 348 Article XVIII Section 18.28b., CROWING FOWL,

1 Subsection B. is amended in its entirety to read as follows:

2 “B. DECISION AND NOTICE OF DECISION.

3 Upon acceptance of an application as complete, the Planning Department
4 shall transmit a copy of the application to the Environmental Health
5 Department and Animal Control Services and Licensing Division of the
6 Health Services Agency for review and comment.

7 1. Not less than thirty (30) days after acceptance of an application as
8 complete, the Planning Director shall schedule the time and date on
9 which the Planning Director's decision on the application is to be
10 made. Not less than ten (10) days prior to the date on which the
11 decision is to be made, the Planning Director shall give notice of the
12 proposed use by mail or delivery to all owners shown on the last
13 equalized assessment roll and any updates as owning real property
14 within a 600-foot radius of the exterior boundaries of the proposed
15 project. Notice of the proposed use shall also be given by
16 publication in a newspaper of general circulation in the County. The
17 notice shall include the statement that no public hearing will be held
18 unless a public hearing is requested in writing before the date
19 scheduled for the decision to be made.

20 2. No public hearing on the application shall be held before a decision
21 is made unless a public hearing is requested in writing by the
22 applicant or other interested person, or if the Planning Director
23 determines that a public hearing should be required. The Planning
24 Director shall give notice of the decision to the applicant and to any
25 other person who requests notice of the decision.

26 3. If a public hearing is required under the provisions of this
27 Subsection, notice of the time, date and place of the public hearing
28 before the Planning Director, and a general description of the

1 location of the real property which is the subject of the public
2 hearing, shall be given at least ten (10) days prior to the public
3 hearing as follows:

- 4 a. Mailing or delivering to the owner of the subject real
5 property or the owner's duly authorized agent.
- 6 b. Mailing or delivering to all owners of real property which is
7 located within a 600-foot radius of the exterior boundaries of
8 the subject property, as such owners are shown on the last
9 equalized assessment roll and any updates.
- 10 c. The Planning Director may require that additional notice be
11 given in any other matter the Planning Director deems
12 necessary or desirable.
- 13 d. At the public hearing, the Planning Director shall hear
14 relevant testimony from interested persons and make a
15 decision within a reasonable time after the close of the public
16 hearing.”

17 Section 6. Ordinance No. 348 Article XVIII Section 18.28b., CROWING FOWL,
18 Subsection E. is amended in its entirety to read as follows:

19 “E. APPEAL.

20 An applicant or any interested person may appeal a decision by the
21 following procedure:

- 22 1. Initial Appeal. The decision of the Planning Director is considered
23 final and no further action is required unless, within ten (10)
24 calendar days from the date of the decision, either: an appeal
25 therefrom is filed, accompanied by the fee set forth in County
26 Ordinance No. 671, with the Clerk of the Board; or a member of the
27 Board of Supervisors or Planning Commission submits a request to
28 the Planning Director that the decision be set for public hearing

1 before the Planning Commission. The appeal shall be set for public
2 hearing before the Planning Commission not less than thirteen (13)
3 nor more than sixty (60) days thereafter. If the permit did not
4 require a public hearing, the Planning Director shall mail notice of
5 the public hearing to the applicant and the appellant. If the permit
6 required a public hearing, notice of the appeal shall be given in the
7 same manner that notice was given for the original public hearing.

8 2. Appeal from Planning Commission. The decision of the Planning
9 Commission is considered final and no further action is required
10 unless, within ten (10) calendar days from the date of the Planning
11 Commission's decision, either: an appeal therefrom is filed,
12 accompanied by the fee set forth in County Ordinance No. 671, with
13 the Clerk of the Board; or a member of the Board of Supervisors
14 submits a request to the Planning Director that the decision be set
15 for public hearing before the Board of Supervisors. The Clerk of the
16 Board shall set the public hearing before the Board of Supervisors
17 not less than five (5) days nor more than sixty (60) days thereafter.
18 If the permit did not require a public hearing, the Planning Director
19 shall mail notice of the public hearing on the appeal to the applicant
20 and the appellant. If the permit required a public hearing, notice of
21 the appeal shall be given in the same manner that notice was given
22 for the original public hearing. The Board of Supervisors shall
23 render its decision within thirty (30) days following the close of the
24 public hearing on the appeal. The decision of the Board of
25 Supervisors shall be final.”

26 Section 7. Ordinance No. 348 Article XVIII Section 18.30, PLOT PLANS, Subsection
27 E. is amended in its entirety to read as follows:

28 “E. APPEALS - (PLOT PLANS NOT INCLUDING WIRELESS

1 FACILITIES).

2 An applicant or any other interested party may appeal from a decision on a
3 plot plan not including wireless facilities by the following procedure:

- 4 1. Initial Appeal. The decision of the Planning Director is considered
5 final and no further action is required unless, within ten (10)
6 calendar days from the date of the decision, either: an appeal
7 therefrom is filed, accompanied by the fee set forth in County
8 Ordinance No. 671, with the Clerk of the Board; or a member of the
9 Board of Supervisors or Planning Commission submits a request to
10 the Planning Director that the decision be set for public hearing
11 before the Planning Commission. The appeal shall be set for public
12 hearing before the Planning Commission not less than thirteen (13)
13 nor more than sixty (60) days thereafter. If the permit did not
14 require a public hearing, the Planning Director shall mail notice of
15 the public hearing on the appeal to the applicant and the appellant.
16 If the permit required a public hearing, notice of the appeal shall be
17 given in the same manner that notice was given for the original
18 public hearing.
- 19 2. Appeal from Planning Commission. The decision of the Planning
20 Commission is considered final and no further action is required
21 unless, within ten (10) calendar days from the date of the Planning
22 Commission's decision, either: an appeal therefrom is filed,
23 accompanied by the fee set forth in County Ordinance No. 671, with
24 the Clerk of the Board; or a member of the Board of Supervisors
25 submits a request to the Planning Director that the decision be set
26 for public hearing before the Board of Supervisors. The Clerk of the
27 Board shall set the appeal for public hearing before the Board of
28 Supervisors not less than five (5) days nor more than sixty (60) days

1 thereafter. If the plot plan did not require a public hearing, the
2 Planning Director shall mail notice of the public hearing on the
3 appeal to the applicant and the appellant. If the plot plan required a
4 public hearing, notice of the appeal shall be given in the same
5 manner that notice was given for the original public hearing. The
6 Board of Supervisors shall render its decision within thirty (30) days
7 following the close of the public hearing on the appeal. The
8 decision of the Board of Supervisors shall be final.”

9 Section 8. Ordinance No. 348 Article XVIII Section 18.30, PLOT PLANS, Subsection
10 F. is amended in its entirety to read as follows:

11 “F. APPEALS – (WIRELESS FACILITY PLOT PLANS)

12 An applicant or any other interested party may appeal from a decision on a
13 wireless facility plot plan by the following procedure:

- 14 1. Appeal to the Board of Supervisors. The decision of the Planning
15 Director is considered final and no further action is required unless,
16 within ten (10) calendar days from the date of the Planning
17 Director’s decision, either: an appeal therefrom is filed,
18 accompanied by the fee set forth in County Ordinance No. 671, with
19 the Clerk of the Board; or a member of the Board of Supervisors
20 submits a request to the Planning Director that the decision be set
21 for public hearing before the Board of Supervisors. The Clerk of the
22 Board shall set a public hearing before the Board of Supervisors not
23 less than five (5) nor more than sixty (60) days thereafter. If the
24 permit did not require a public hearing, the Planning Director shall
25 mail notice of the public hearing on the appeal to the applicant and
26 the appellant. If the permit required a public hearing, notice of the
27 appeal shall be given in the same manner that notice was given for
28 the original public hearing. The Board of Supervisors shall render

1 its decision within thirty (30) days following the close of the public
2 hearing on the appeal. The decision of the Board of Supervisors
3 shall be final.”

4 Section 9. CONFLICTING REGULATIONS. Section 18.1 of Ordinance No. 348
5 shall control in the case of any conflict between this ordinance and any other provision in Ordinance No.
6 348 or between this ordinance and any other applicable ordinance.

7 Section 10. SEVERABILITY. If any provision of this ordinance or the application
8 thereof to any person or circumstance is held invalid, the remainder of the ordinance and application of
9 such provision or provisions to other persons or circumstances shall not be affected.

10 Section 11. EFFECTIVE DATE. This ordinance shall take effective thirty (30) days
11 after its adoption.

12 BOARD OF SUPERVISORS OF THE COUNTY OF
13 RIVERSIDE, STATE OF CALIFORNIA

14 By: _____
15 Chairman, Board of Supervisors

16 ATTEST:
17 CLERK OF THE BOARD
18 Kecia R. Harper

19 By: _____
20 Deputy

21 (SEAL)

22 APPROVED AS TO FORM

23 November ____, 2020

24 By: _____
25 MELISSA R. CUSHMAN
26 Deputy County Counsel
27
28



AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

September 17, 2020

CHAIR
Russell Betts
Desert Hot Springs

VICE CHAIR
Steven Stewart
Palm Springs

COMMISSIONERS

Arthur Butler
Riverside

John Lyon
Riverside

Steve Manoe
Lake Elsinore

Richard Stewart
Moreno Valley

Gary Youmans
Ternecula

STAFF

Director
Simon A. Housman

Paul Rull
Barbara Santos

County Administrative Center
4080 Lemon St., 14th Floor
Riverside, CA 92501
(951) 955-6132

www.rcaluc.org

Mr. John Hildebrand, Project Planner
County of Riverside Planning Department
4080 Lemon Street, 12th Floor
Riverside CA 92501
(VIA HAND DELIVERY)

**RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW –
DIRECTOR’S DETERMINATION**

File No.: ZAP1054RG20
Related File No.: CZ2000007 (Ordinance No. 348 Amendment)
APN: Countywide

Dear Mr. Hildebrand:

As authorized by the Riverside County Airport Land Use Commission (ALUC) pursuant to its Resolution No. 2011-02, as ALUC Director, I have reviewed County of Riverside amendment to Land Use Ordinance No. 348, a proposal to revise Article XIXg, Wireless Facilities, to clarify definitions, update the permitting process, delineate levels of environmental analysis, revise development standards, and incorporate new changes in State and Federal laws related to the establishment of wireless telecommunications towers.

The proposed amendment requires major wireless facilities to be processed with a Plot Plan application approved by the Planning Director. These types of applications would prompt ALUC review if occurring within an airport influence area. The proposed amendment also identifies facilities that are exempt from Planning review, such as consumer-end antennas, amateur radio antennas, temporary facilities, and legally existing wireless facilities. These types of facilities would normally not prompt ALUC review.

The proposed amendment does not involve changes in development standards or allowable land uses that would increase residential density or non-residential intensity. Therefore, this amendment has no possibility for having an impact on the safety of air navigation within airport influence areas located within the unincorporated areas of Riverside County.

As ALUC Director, I hereby find the above-referenced project **CONSISTENT** with all Riverside County Airport Land Use Compatibility Plans.

This determination of consistency relates to airport compatibility issues and does not necessarily constitute an endorsement of the proposed amendment.

If you have any questions, please contact Paul Rull, ALUC Principal Planner, at (951) 955-6893.

AIRPORT LAND USE COMMISSION

Sincerely,
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Simon A. Housman, ALUC Director

cc: ALUC Case File

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



**ITEM: 3.1
(ID # 11885)**

MEETING DATE:
Tuesday, February 4, 2020

FROM : SUPERVISOR V. MANUEL PEREZ AND SHERIFF CHAD BIANCO :

SUBJECT: SUPERVISOR V. MANUEL PEREZ & SHERIFF CHAD BIANCO: Wireless
Telecommunications-County Ordinance 348.4896

RECOMMENDED MOTION: That the Board of Supervisors direct:

1. The County Executive Officer, Chief Operating Officer, Assistant CEO-TLMA, and the Director of Planning Department to complete a comprehensive review of County Ordinance 348.4896
2. That the review be completed within 60 days from the submittal date and that findings and recommendations for modifications be reported back to the Board of Supervisors

ACTION:Policy


Supervisor V. Manuel Perez, Chairman

1/30/2020


Chad Bianco, Riverside County Sheriff

1/31/2020

MINUTES OF THE BOARD OF SUPERVISORS

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

FISCAL IMPACTS: N/A

BACKGROUND:

Wireless Telecommunications play a vital part of our emergency and disaster communications. Wireless Communications also play an important role in the business and personal lives of the 2.4 million residents of the County of Riverside along with those who pass through the 7200 square miles of the county. In 2017 U.S. Department of Commerce (USDOC) authorized FirstNet, an independent authority within the USDOC. This system was envisioned and authorized to boost emergency and disaster communications nationwide. California opted to participate in FirstNet and Riverside County followed suit. FirstNet is authorized and built exclusively for public safety agencies and departments. A dedicated core with end to end encryption it offers 168 petabytes of data, is certified by U.S. Department of Homeland Security, and maintains our data in a highly confidential manner. The review and improvements to County Ordinance 348.4896 is essential to improve overall wireless communication and expedite review and permitting process. This ordinance review and revisions are overdue and as a county that strives to be people and business friendly keeping pace with the changes in the arena of Wireless Communications is imperative. Updates shall include adherence to CEQA Guidelines Section 15303 and 15300.2. Compliance with the Federal Communication Commission Regulation 80 Fed 1,238 is also imperative. The review and update should be modified to include the 150 day processing window for all wireless projects. Additionally, a 90 period to act on an application to collocate a wireless facility should also be included. The Federal Shot Clock addresses both regulations governing processing time along with pauses in the Shot Clock as well. For more information on FirstNet please visit info@firstnet.gov

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



**ITEM: 3.24
(ID # 12300)**

MEETING DATE:
Tuesday, April 21, 2020

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: Initiation of an amendment to Article XIXg of Ordinance No. 348 – Wireless Communication Facilities. All Districts. [\$9,000 Total Cost – 100% General Fund]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Initiate an amendment to Ordinance No. 348 (Land Use), Article XIXg Wireless Communication Facilities, to include updated definitions, processing enhancements, and to address current State and Federal legislation.

ACTION:Policy

Charissa Leach, Assistant TLMA Director

4/13/2020

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Jeffries, seconded by Supervisor Washington and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt
Nays: None
Absent: None
Date: April 21, 2020
xc: Planning

Kecia R. Harper
Clerk of the Board

By:
Deputy

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

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 6,000	\$ 3,000	\$ 9,000	\$ 0
NET COUNTY COST	\$ 6,000	\$ 3,000	\$ 9,000	\$ 0
SOURCE OF FUNDS: Riverside County General Funds 100%			Budget Adjustment: No	
			For Fiscal Year: 19/20-20/21	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

On the February 4, 2020 Board of Supervisors hearing, Supervisor Manuel Perez and Sheriff Chad Bianco requested staff to review the Wireless Telecommunications Facilities Section of Riverside County Ordinance No. 348 (Land Use). The purpose of the action order was to solicit staff recommendations for amending the Ordinance to address any internal inconsistencies and update wireless telecommunication facilities entitlement processing, as well as ensuring legal compliance with current State and Federal law.

Planning Staff, in conjunction with County Counsel and some concerned members of the wireless telecommunication industry, reviewed the Wireless Telecommunication Facilities Section of Ordinance No. 348 and recommends addressing the following items through an ordinance amendment:

- Revise all definitions as needed, but specifically Concealed facilities vs. Disguised facilities.
- Clarify entitlement processing requirements.
- Remove the 10-year operating life-span.
- Remove application submittal requirements.
 - (This information is already found separately in the application submittal form).
- Clarify the role of the California Environmental Quality Act (“CEQA”).
- Establish additional standards for wireless telecommunication facilities located in residential Zones.
- Include relevant current State and Federal law updates.

The action order further requested that staff review how the U.S. Department of Commerce’s (“USDOC”) FirstNet program could fit within the context of this ordinance amendment or provide a separate set of guidelines on how to process FirstNet related projects.

Recommendations were to be provided back to the Board of Supervisors, 60-days from the February 4, 2020 action order. As a result of staff’s analysis, it is recommended that the Board of Supervisors initiate an amendment to Ordinance No. 348 (Land Use), Article XIXg Wireless

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

Communication Facilities, in order to address each of these items. Staff will also continue to evaluate how to best integrate FirstNet services into the entitlement process.

Impact on Citizens and Businesses

This Ordinance amendment will update wireless telecommunication facilities entitlement processing, as well as ensuring legal compliance with current State and Federal law.

Additional Fiscal Information

County initiated Ordinance amendments are funded by the department's General Fund allocation. The funding for this amendment is included in the department's approved budget for FY 19/20 and 20/21. No new General Fund is requested for this project.

Contract History and Price Reasonableness

Not applicable, this work is being done by Planning and County Counsel staff.



Jason Farin, Senior Management Analyst

4/16/2020



Gregory V. Priamos, Director County Counsel

4/16/2020

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:

CHANGE OF ZONE NO. 2000007 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption) – Applicant: County of Riverside – Location: Countywide – **REQUEST:** Change of Zone No. 2000007 is an amendment to the County's Land Use Ordinance, Ordinance No. 348, to revise Article XIXg, Wireless Facilities. The purpose of this amendment is to clarify definitions, update the permitting process, delineate levels of environmental analysis pursuant to the California Environmental Quality Act (CEQA), revise development standards, and incorporate new changes in State and Federal laws related to the establishment of wireless telecommunication towers. This amendment also revises several other sections within Ordinance No. 348, for the purpose of establishing a single, consistent entitlement application appeal process for projects that Director's Hearing or Planning Commission have approval authority.

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: **NOVEMBER 18, 2020**
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET, RIVERSIDE, CA 92501

Pursuant to Executive Order N-25-20, this meeting will be conducted by teleconference and at the place of hearing, as listed above. Public access to the meeting location will be allowed, but limited to comply with the Executive Order. Information on how to participate in the hearing will be available on the Planning Department website at: <https://planning.rctlma.org/>.

For further information regarding this project please contact the Project Planner John Hildebrand at (951) 955-1888 or email at jhildebr@rivco.org, or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above-described application is exempt from the provisions of the California Environmental Quality Act (CEQA). The Planning Commission will consider the proposed application at the public hearing. The case file for the proposed project is available for review via email by contacting the project planner. Please contact the project planner regarding additional viewing methods.

Any person wishing to comment on the proposed project may submit their comments in writing by mail or email, or by phone between the date of this notice and the public hearing; or, you may appear and be heard at the time and place noted above. 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: John Hildebrand
P.O. Box 1409, Riverside, CA 92502-1409

Ad Number: 10011422769-01
External Ad Number:

Ad Size: 5 X 90 LI

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Press-Enterprise: 11/08

Product: Daily Bulletin

Requested Placement: Legals CLS LA-SB-PE

Requested Position: County Legal IE

Run Dates: 11/08/20

Inserts: 1

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

NOTICE OF EXEMPTION

TO: Office of Planning and Research (OPR) P.O. Box 3044 Sacramento, CA 95812-3044
 County of Riverside County Clerk

FROM: Riverside County Planning Department
 4080 Lemon Street, 12th Floor P. O. Box 1409 Riverside, CA 92502-1409

38686 El Cerrito Road Palm Desert, CA 92201

Project Title/Case No.: Change of Zone No. 1900015 (Ordinance No. 348)

Project Location: County-wide (Text Amendment to Ord No. 348 Land Use)

Project Description: Change of Zone No. 2000007 is an amendment to the County's Land Use Ordinance, Ordinance No. 348, to revise Article XIXg, Wireless Facilities. The purpose of this amendment is to clarify definitions, update the permitting process, delineate levels of environmental analysis pursuant to the California Environmental Quality Act ("CEQA"), revise development standards, and incorporate new changes in State and Federal laws related to the establishment of wireless telecommunication towers. This amendment also revises several other sections within Ordinance No. 348, for the purpose of establishing a single, consistent entitlement application appeal process for projects that Director's Hearing or Planning Commission have approval authority.

Name of Public Agency Approving Project: County of Riverside Board of Supervisors

Project Applicant & Address: County of Riverside, 4080 Lemon Street, 12th Floor, Riverside, CA 92501

Exempt Status: (Check one)

- Ministerial (Sec. 21080(b)(1); 15268)
 Declared Emergency (Sec. 21080(b)(3); 15269(a))
 Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- Categorical Exemption (Section 15061(b)(3)(Common Sense Exemption)
 Statutory Exemption (_____)
 Other: _____

Reasons why project is exempt: Change of Zone No. 2000007 has been determined to be categorically exempt from CEQA, pursuant to State CEQA Guidelines Section 15061(b)(3)(Common Sense Exemption). Section 15061(b)(3) provides that an "activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA." The scope of this ordinance amendment includes revising Article XIXg, Wireless Facilities, which is an existing article within Ordinance No 348 (Land Use) for the purpose of updating provisions related to new Federal and State requirements, clarify definitions, update the permitting process, and delineate levels of environmental analysis pursuant to the California Environmental Quality Act ("CEQA"). The amendment also amends additional portions of Ordinance No. 348, addressing inconsistencies in the entitlement appeal process and reporting of actions, establishing a consistent process. The permitting process for each Wireless Facility within the County will continue to be analyzed on a case-by-case basis to determine the appropriate level of environment analysis. As a result, this ordinance amendment, will not cause a significant impact to the environment.

John Earle Hildebrand III _____ (951) 955-1888 _____
County Contact Person Phone Number

John Hildebrand _____ Interim Planning Director _____ 11/18/20 = PC _____
Signature Title Date

Date Received for Filing and Posting at OPR: _____

FOR COUNTY CLERK'S USE ONLY