



# RIVERSIDE COUNTY PLANNING DEPARTMENT

1:30 P.M.

JULY 8, 2019

## AGENDA RIVERSIDE COUNTY PLANNING DEPARTMENT DIRECTOR'S HEARING

COUNTY ADMINISTRATIVE CENTER  
1<sup>st</sup> Floor, Conference Room 2A  
4080 Lemon Street, Riverside, CA 92501

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

In compliance with the Americans with Disabilities Act, if you require reasonable accommodations please contact the TLMA Commission Secretary at (951) 955-7436 or e-mail at [esarabia@rivco.org](mailto:esarabia@rivco.org). Requests should be made 72 hours in advance or as soon as possible prior to the scheduled meeting. Alternative formats are available upon request.

### 1.0 CONSENT CALENDAR:

**NONE**

### 2.0 PUBLIC HEARINGS: CONTINUED ITEMS: 1:30 p.m. or as soon as possible thereafter.

**NONE**

### 3.0 PUBLIC HEARINGS: NEW ITEMS: 1:30 p.m. or as soon as possible thereafter.

- 3.1 **PLOT PLAN NO. 180013 – Intent to Adopt a Negative Declaration** – CEQ180046 – Applicant: Verizon Wireless – Engineer/Representative: Randi Newton/Spectrum Services – Third Supervisorial District – Rancho California Area – Southwest Area Plan – Highway 79 Policy Area – Community Development: Public Facilities (CD-PF) (≤ 0.60 FAR) – Location: Northerly of Auld Road, southerly of Benton Road, easterly of Moser Road, and westerly of Washington Street – 38.62 Net Acres – Zoning: Light Agriculture – 10 Acre Minimum (A-1-10) – **REQUEST:** Plot Plan No. 180013 proposes to construct a wireless communication facility consisting of a 70 foot high mono-pole for Verizon Wireless with 12 panel antennas, one (1) 4-foot parabolic antenna dish, one (1) 2-foot parabolic antenna dish, 12 remote radio units, two (2) tower mounted junction box units, a 195 sq. ft. equipment shelter, and a 30 KW generator within an approximate 900 sq. ft. lease area enclosed by a 6-foot tall decorative block wall. Project Planner: Tim Wheeler at (951) 955-6060 or email at [twheeler@rivco.org](mailto:twheeler@rivco.org).

**STAFF RECOMMENDS A CONTINUANCE TO OCTOBER 7, 2019 IN RIVERSIDE.**

- 3.2 **PLOT PLAN NO. 180023 – Intent to Adopt a Mitigated Negative Declaration** – CEQ180088 – Applicant: CHI/Acquisitions CA, L.P./Jared Riemer – Engineer/Representative: EPD Solutions, Inc./Andrea Arcilla – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan: Community Development: Business Park (CD-BP) – Location: Northerly of Rider Street, southerly of Cajalco Road, easterly of Patterson Avenue, and westerly of Harvill Avenue – 9.58 Acres – Zoning: Industrial Park (I-P) – **REQUEST: Plot Plan No. 180023** proposes to construct a 203,445 sq. ft. single-story concrete tilt up building with a maximum height of 44 ft. Approximately 7,000 sq. ft. of office space would be proposed at ground level and on a mezzanine in the northwest and northeast corner of the building. In addition, a gated truck cover is proposed along the northern area of the site that would provide access to 28 loading docks on the north side of the building. A total of 126 parking stalls are proposed for the 9.58 site. Project Planner: Deborah Bradford at (951) 955-6646 or email at [dbradfor@rivco.org](mailto:dbradfor@rivco.org).

### 4.0 SCOPING SESSION: 1:30 p.m. or soon as possible thereafter:

**NONE**

### 5.0 PUBLIC COMMENTS:



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

# RIVERSIDE COUNTY PLANNING DEPARTMENT

## Memorandum

3.1

**Date:** July 1, 2019

**To:** Riverside County Planning Director – Director’s Hearing

**From:** Tim Wheeler, Project Planner

**RE:** July 8, 2019 Regular Scheduled Planning Director’s Hearing, Agenda Item 3.1, PLOT PLAN NO. 180013 – Intent to Adopt a Negative Declaration

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The applicant/representative for Plot Plan No. 180013 has requested a continuance of Agenda Item 3.1. The reason for the continuance is to allow all parties, both property owner and wireless communication facility carrier, additional time to fully execute the Indemnification Agreement.

Therefore, staff recommends that item 3.1 be continued to the October 7, 2019 regularly scheduled Planning Director’s Public Hearing.




**COUNTY OF RIVERSIDE  
PLANNING DEPARTMENT  
STAFF REPORT**

**Agenda Item No.**

**3.2**

**Director's Hearing: July 8, 2019**

**PROPOSED PROJECT**

<b>Case Number(s):</b>	PPT180023	<b>Applicant(s):</b> CHI/Acquisitions CA, LP.
<b>EA No.:</b>	CEQ180088	Jared Riemer
<b>Area Plan:</b>	Mead Valley	<b>Representative(s):</b> EPD Solutions -
<b>Zoning Area/District:</b>	North Perris Area	Andrea Arcilla
<b>Supervisory District:</b>	First District	
<b>Project Planner:</b>	Deborah Bradford	
<b>Project APN(s):</b>	317-170-046 (Previous APN's: 317-174-040, 041, and 042)	 Charissa Leach, P.E. Assistant TLMA Director

**PROJECT DESCRIPTION AND LOCATION**

**Plot Plan No. 180023** proposes to construct a 203,445 square foot, single-story concrete tilt up building with a maximum height of forty-four (44') feet for a warehousing facility. Approximately 7,000 square feet of office space would be proposed at ground level and on a mezzanine in the northwest and northeast corner of the building. In addition, a gated truck cover is proposed along the northern area of the site that would provide access to 28 loading docks on the north side of the building. A total of 126 parking stalls are proposed for the 9.58 site.

The Project site is located north of Rider Street, south of Cajalco Road, east of Patterson Avenue, and west of Harvill Avenue.

**PROJECT RECOMMENDATION**

**STAFF RECOMMENDATIONS:**

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

**ADOPT** a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. CEQ180088**, based on the findings and conclusions provided in the initial study, attached hereto, and the conclusion that the project will not have a significant effect on the environment; and,

**APPROVE PLOT PLAN NO. 180023**, 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:**

Existing General Plan Foundation Component:	Community Development
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Business Park (BP)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	N/A
Surrounding General Plan Land Uses	
North:	Community Development: Business Park (CD: BP)
East:	Community Development: Light Industrial (CD: LI)
South:	Rural Community: Very Low Density Residential (RC: VLDR) and Community Development: Business Park (CD: BP)
West:	Rural Community: Very Low Density Residential (RC: VLDR)
Existing Zoning Classification:	Industrial Park (I-P) Zone
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	Manufacturing - Service Commercial (M-SC) Zone
East:	Manufacturing - Service Commercial (M-SC) Zone and Manufacturing – Heavy (M-H) Zone
South:	Rural Residential (R-R) Zone and Manufacturing - Service Commercial (M-SC) Zone
West:	Rural Residential (R-R) Zone
Existing Use:	Vacant Land
Surrounding Uses	
North:	Vacant Land
South:	Vacant Land and Single-Family Residential
East:	Vacant Land and Industrial Use
West:	Vacant Land and Single-Family Residential

**Project Details:**

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	9.58ac = 417,305 sq. ft.	N/A
Proposed Building Area (SQFT):	203,445 Sq. Ft.	
Floor Area Ratio:	.488	0.25 (9.58ac) = 104,326 sq. ft. 0.60 (9.58ac) = 250,383 sq. ft.

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Building Height (FT):	44' max	50' max.

**Parking:**

<i>Type of Use</i>	<i>Building Area (in SF)</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
Warehousing	196,445 SF.	1/2000 SF.	98	98
Office	7,000 SF.	1/250 SF.	28	28
<b>TOTAL:</b>				<b>126</b>

**Located Within:**

City's Sphere of Influence:	Yes – Perris
Community Service Area ("CSA"):	Yes – Perris #89 - Lighting
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	No - Low Potential
Subsidence Area:	Yes – Susceptible
Fault Zone:	No
Fire Zone:	Yes – Very High LRA
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes
Airport Influence Area ("AIA"):	Yes – March Air Reserve Base, Zone C2

## PROJECT LOCATION MAP

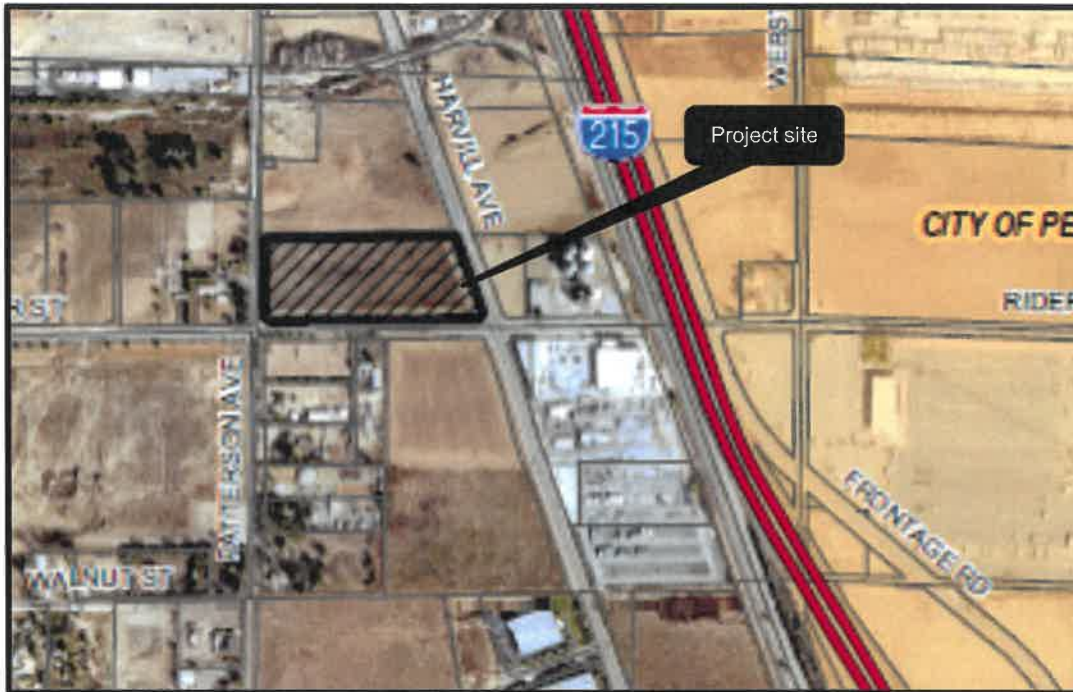


Figure 1: Project Location Map

## PROJECT BACKGROUND AND ANALYSIS

### Background:

The Project site was previously entitled for Change of Zone No. 7648 and Plot Plan No. 23342. This project was a Fast Tract project and was approved by the Board of Supervisors on October 28, 2008. The project area included the current Project site (APN 317-170-046) and also a parcel located on the northeast corner of Harvill Avenue. The change of zone changed the zoning classification from Manufacturing Service Commercial (M-SC) to Industrial Park I-P) and Manufacturing Heavy (M-H) to Manufacturing Service Commercial (M-SC). The plot plan was for the construction of four industrial warehousing buildings totaling 180,560 square feet on 11.39 gross acres. At the time of project approval plot plans could receive extensions of time in order to begin substantial construction. The extension of time could not exceed 5 years from the original decision date. The applicant received a total of 3 extensions, the last was to expire on October 28, 2013. Based on review of our Land Management System (LMS) and given that the site is vacant it can be determined that the application for Plot Plan No. 23342 has expired. The Change of Zone was adopted by the Board of Supervisors on November 18, 2008.



Figure 2: Plot Plan 23342

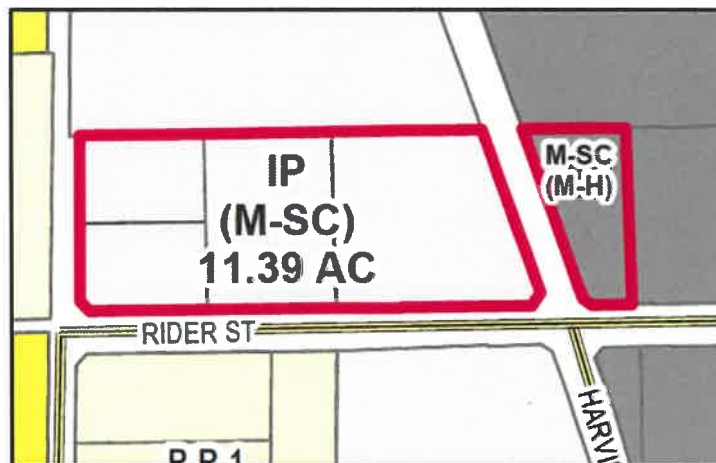


Figure 3: Change of Zone No. 7648

### Site Characteristics

The project site consists of a rectangular shaped, approximately 9.58-acre parcel located in unincorporated Riverside County, near the City of Perris. The project site takes access from Harvill Avenue to the east, Paterson Avenue to the west, and Rider Street to the south. The project site is regionally accessed from the I-215/Cajalco Expressway interchange. Currently, the site is vacant and undeveloped.

The project site has been previously disturbed by agricultural uses that occupied the project site from 1961 through 1978. The agricultural uses, ceased operation in 1978 and has since remained vacant.

Elevations within the project site range from 1,506 feet above mean sea level (amsl) on the northeastern side of the site at its lowest point, to the highest point of 1,527 feet amsl on the southwestern side of the project site. Topographically, the site slopes from east to northeast where surface water drains to storm water inlets along Harvill Avenue.

**General Plan Consistency:** The General Plan land use designation is Business Park (BP). The proposed Plot Plan is consistent with the land use designation of Business Park (BP) since uses encouraged in areas designated as Business Park include employee-intensive uses, including research and development, technology centers, corporate and support office uses, clean industry and supporting retail uses. The proposed warehouse/ building has an FAR of 0.48, which falls within the FAR range of 0.25 to 0.6 for land uses in the BP land use designation. In addition LU30.1 states that the continuation of existing and the development of new industrial, manufacturing, research and development in areas appropriately designated by the County's General Plan and Area Plans should be accommodated. Because the proposed development is located within an area that is largely surrounded by Business Park (BP), Light Industrial (LI), and Very Low Density Residential (VLDR) land use designations, which encourages uses such as, new industrial development, warehousing, and light manufacturing, the proposed use is consistent with this land use policy and with the General Plan.

**Ordinance No. 348 Consistency:** The project site's zoning classification is Industrial Park (I-P). As provided in Ordinance No. 348, in the Industrial Park (I-P) zoning classification warehousing is a permitted use subject to Plot Plan approval. The project complies with all the development standards stated in the Section 10.4 of the I-P zoning classification, in terms of lot size, height, landscaping and landscaped setbacks, parking, loading, trash and service areas, outside storage, undergrounding utilities, roof mounted mechanical equipment and signage. Details of these requirements are provided in the Findings section of this staff report.

**Current Project Characteristics**

The proposed Project is for the construction of a 203,445 square foot, single-story concrete tilt up building with a maximum height of forty-four (44') feet for warehousing. Approximately 7,000 square feet of office space will be proposed at ground level and on a mezzanine on the northwest and northeast corner of the building. In addition, a gated truck cover is proposed along the northern area of the site that would provide access to 28 loading docks on the north side of the building. A total of 126 parking stalls are proposed for the 9.58 site.

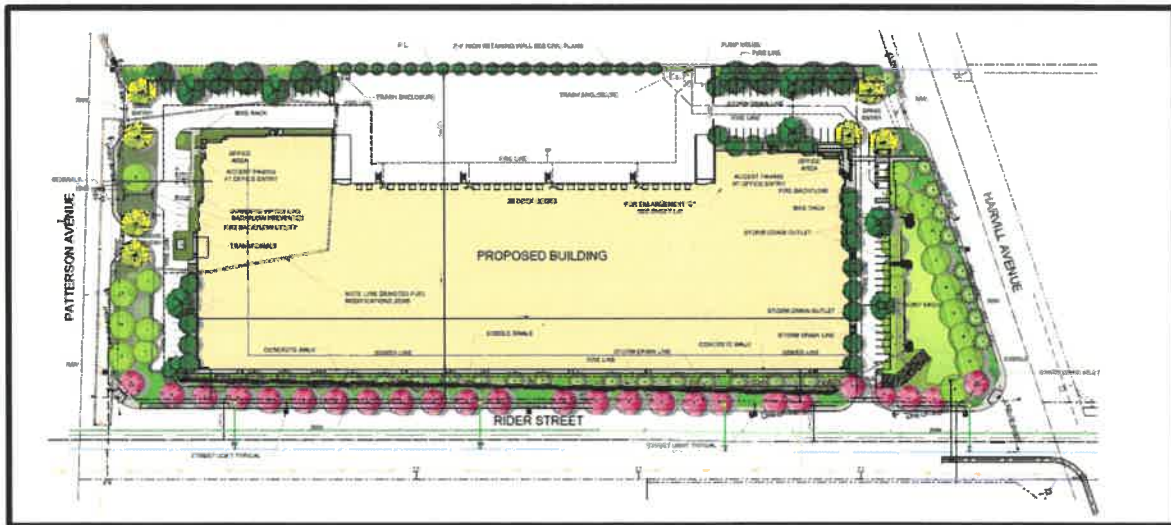


Figure 4. Conceptual Landscaping/Site Plan

The project would provide two driveways for trucks; one from Patterson Avenue and one from Harvill Avenue. Passenger vehicle access would be provided by driveways on Rider Street and Patterson



Avenue. A gated truck court would be located on the north side of the building and trucks would have direct access to the truck court from the two truck access driveways previously mentioned. The project would provide 110 standard parking stalls, 6 handicapped accessible parking spaces, and 10 electric vehicle / carpool stalls, for a total of 126 parking spaces.

The building would consist of painted concrete with blue glass accents. The building's main entry would have an aluminum finished canopy and recessed glass entry doors. The overall color scheme of the building would include: blues, grays, and white, with aluminum and blue glass accents. See Figure 3, Exterior Elevations.

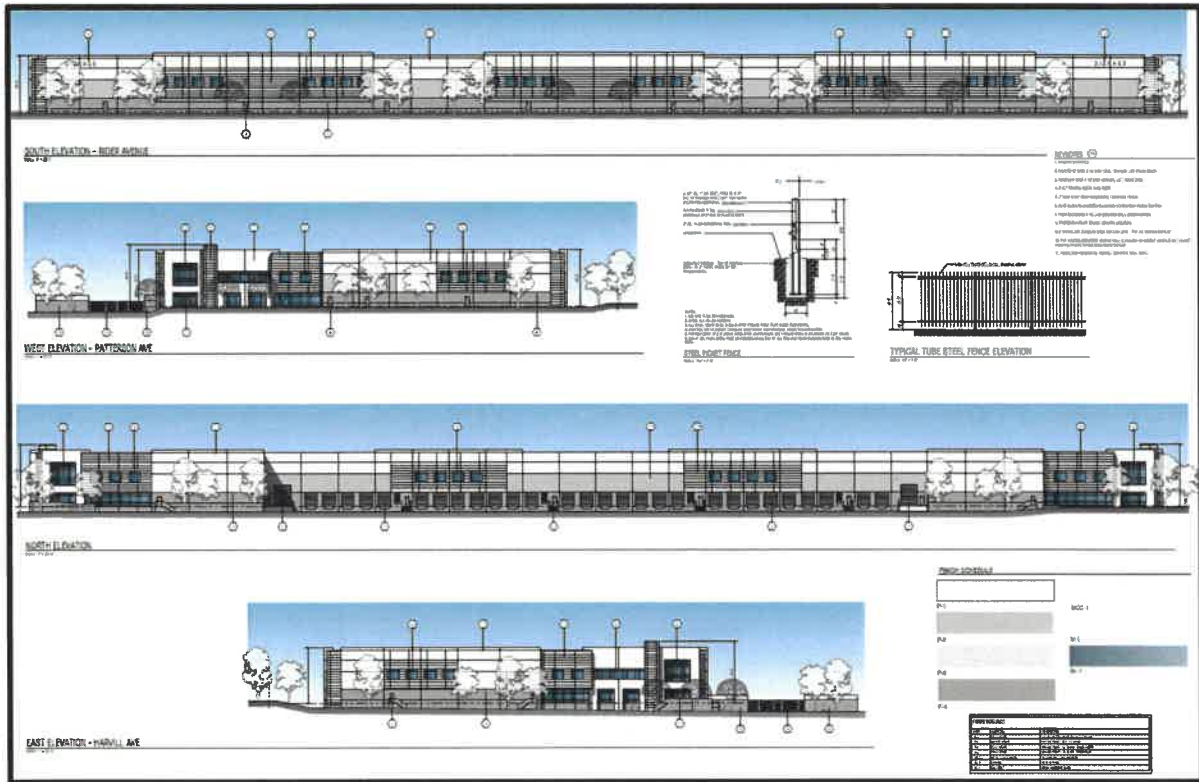


Figure 5. Exterior Elevations

**Landscaping**

The proposed project would include approximately 87,418 SF of landscaping. As shown on Figure 2, landscaping would be planted along the southern setback from Rider Street, along the eastern border of the site along Harvill Avenue, and western border along Patterson Avenue. In addition, landscaping would be installed in the parking areas, along the sides of the proposed building, and along the north property line.

The types of trees that would be installed include: 15-gallon Lemon Bottlebrush (*Callistemon citrinus*), 36-inch box Thornless Palo Verde (*Cercidium 'Desert Museum'*), 24-inch box Chinese Flame Tree (*Koelreuteria bipinnata*), 48-inch box Chinese Flame Tree (*Koelreuteria bipinnata*), 24-inch box Afghan Pine (*Pinus eldarica*), 24-inch box London Plane Tree (*Platanus acerifolia*), 24-inch box Chilean Mesquite (*Prosopis chilensis*), 24-inch box Southern Live Oak (*Quercus virginiana*), 24-inch box African Sumac

(*Rhus lancea*), 24-inch box Brisbane Box (*Tristania conferta*). In addition, a variety of 1-5 gallon shrubs and ground covers would be installed. See Figure 6, *Preliminary Landscape Plan*.

### **Drainage Facilities**

The project includes installation of two storm drains and a 12,126 cubic foot infiltration basin located to the east of the proposed building at the corner of Rider Street and Harvill Avenue. The basin would discharge into a new drainage inlet. This drainage inlet would flow into a proposed 80-foot long 24-inch storm drain and a proposed 72-inch storm drain flowing east on Rider Street and south on Harvill Avenue. The new 72-inch storm drain is a 1,350-foot long offsite improvement within the existing right-of-way of Rider Street and Harvill Avenue.

File No. PPT180023 was submitted to the County of Riverside on September 17, 2018. The project has received clearance from all the Departments notified.

## **ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS**

An Initial Study (IS) and a Mitigated Negative Declaration (MND) have been prepared for this project in accordance with the California Environmental Quality Act (CEQA). Environmental Assessment No. CEQ180088 identified potentially significant impacts in regards to Air Quality, Archaeological Resources, Airports, Biological Resources, Paleontological Resources, and Mandatory Findings of Significance; however, with the incorporation of mitigation measures the impacts were reduced to less than significant. The IS and MND represent the independent judgement of Riverside County. The documents were circulated for public review per the California Environmental Quality Act Statute and Guidelines Section 15105.

### **Solar Energy:**

Riverside County Climate Action Plan, as revised in 2018, includes Measure R2-E10 which requires renewable energy generation by projects of a certain size. However, this measure is only applicable to project applications submitted at least 45 days after the adoption of the revised Climate Action Plan, which was adopted on July 17, 2018. The proposed project was applied for on September 17, 2018, so this measure and the requirements for renewable energy are applicable to this project.

The GHG report prepared for the Project stated that the proposed development would be required to comply with CAP Measure R2-E10. The Measure requires that if any tentative tract map, plot plan, or conditional use permit that proposes to add more than 75 new dwelling units of residential development or one or more new buildings totaling more than 100,000 gross square feet of commercial, office, industrial or manufacturing development the project would be required to offset its energy demands by 20 percent by on-site renewable energy production. The Initial Study prepared for the proposed Project determined that through the incorporation of energy reducing measures and the incorporation of Condition of Approval 080 - Planning. 7, the proposed project would be in compliance with Measure R2-E10.

## **FINDINGS AND CONCLUSIONS**

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

**Land Use Findings:**

1. The project site has a General Plan Land Use Designation of Community Development: Business Park (CD: BP) with an FAR of 0.25 - 0.60. The land use proposed by the Plot Plan is consistent with the Business Park (CD: BP) land use designation and other aspects of the General Plan since the applicant is proposing a warehousing facility with supporting offices which are consistent with the intended uses as described in the Business Park Land Use Designations Summary in the General Plan. In addition the 203,445 square foot structure has an FAR of 0.48 which falls within the allowable FAR range of 0.25 – 0.60.
2. The project site has a Zoning Classification of Industrial Park (I-P) Zone. Industrial uses allowed in Section 10.1 B (g) of Ordinance No. 348 subject to Plot Plan approval include but are not limited to warehousing, mini- warehouses, telephone exchanges and switch equipment, post offices, fire and police stations and parcel delivery services. The proposed Project is for the development of a warehousing use with supporting office uses which complies with permitted uses subject to Plot Plan approval as stated in the I-P zoning classification.
3. The proposed use, a 203,445 square foot warehousing building is compliant with Ordinance No. 348 and is allowed within the I-P Zoning Classification, subject to Plot Plan approval.

**Entitlement Findings:**

**Plot Plan**

The following findings shall be made pursuant to the provisions of the Riverside County Zoning Ordinance 348:

The proposed Project, a warehousing use is considered an allowable use with the approval of a Plot Plan in the I-P zoning classification in that it falls within the category of warehousing and distribution. The land use designation is Community Development: Business Park (CD: BP) which encourages research and development, technology centers, corporate offices and clean industry with an FAR of 0.25 – 0.60. The proposed industrial development has an FAR of 0.48 and is consistent with the General Plan policies which apply to Industrial and Business Park designated properties within the Community Development General Plan Foundation Component. Specifically, LU30.1 states that the accommodation and the continuation of existing and development of new industrial uses is encouraged. The proposed Project is for the development of a new industrial use located in an area largely surrounded by Business Park and Light Industrial land use designations. LU30.4 states that industrial and business park uses should be concentrated in proximity to transportation facilities and utilities, and along transit corridors. The proposed Project is located adjacent to Harvill Avenue and Interstate 215 which are considered transit corridors. LU 30.6 states that the development of industrial uses that use, store, produce, or transport toxins, generate unacceptable levels of noise or air pollution or result in other impacts should be controlled. The proposed Project will not result in the development of a use that would generate unacceptable levels of noise or air pollution as stated in the Noise Study and Air Quality Report prepared for the Project nor will result in any significant environmental impacts as analyzed in the Mitigated Negative Declaration. Lastly MVAP 6.2 states that any new industrial project on properties zoned I-P shall be setback 50 feet if the property abuts a property zoned for residential, agricultural, or commercial uses. The proposed Project, is located across the street from residentially zoned properties to the south and west. The proposed building is setback approximately

80 feet from the residentially zoned area to the west and approximately 110 feet from the residential property to the south.

1. The overall development of the land shall be designed for the protection of the public health, safety and general welfare. The Project site is consistent with Ordinance No. 348 in terms of development standards for property located in the Industrial Park (I-P) zoning classification as detailed further following this section. In addition, implementation of specific conditions of approval such as Condition of Approval 060 - Planning 1, which requires that during construction equipment be fixed and mobile, with properly operating maintained mufflers and that equipment staging area be located far from sensitive receptors to reduce noise impacts associated with Project construction. Conditions of Approval 90 - Transportation 2, 3, and 7 require improvements to Harvill Avenue, Patterson Avenue and Rider Street and 090 Transportation 10 requires that the installation of streetlights along streets associated with the development be installed to aid in the safety to vehicles and pedestrians traveling in the area. Furthermore, through compliance with the California Building Code, Riverside County Ordinance No. 787, and Riverside County Ordinance No. 348 the project will not negatively affect the public health, safety, or welfare.
2. The proposed use conforms to the logical development of the land and is compatible with the present and future logical development of the surrounding property. The project site is located within the Mead Valley Area Plan which describes this area east of Interstate 215 as a major employment center, which may include a mixture of industrial, office, business park and commercial uses. Additionally, the Project site's land use designation is Business Park, which encourages research and development, technology centers, corporate offices and clean industry. The proposed Project with access on Harvill Avenue to Interstate 215 conforms to the present and future logical development of the land and is compatible with the surrounding areas, which includes commercial and industrial uses.
3. The plan for the proposed use shall consider the location and need for dedication and improvement of necessary streets and sidewalks, including the avoidance of traffic congestion; and shall take into account topographical and drainage conditions, including the need for dedication and improvements of necessary structures as a part thereof. The project will include improvements to Harvill Avenue, Rider Street and Paterson Avenue as stated in Conditions of Approval 090 - Transportation 2, 3 and 4. These improvements include, paving a portion of Paterson Avenue, a right-of-way dedication along Harvill Avenue to be conveyed for public use, continuation of existing curb and gutters, new driveway, sidewalks and drainage devices, including sewer and water laterals within the dedicated right-of-way shall be constructed on Rider Street. Additionally, new driveways parkways, sidewalks, and landscaping will be provided within Harvill Avenue, Rider Street, and Paterson Avenue. Given that the Project is located within the limits of the Perris Valley Area Drainage Plan (ADP) the construction of downstream ADP facilities as stated in Condition of Approval 060 Flood. 3 may be required. Condition of Approval 060 – Flood. 2 states that the Project shall prevent for the adverse impacts of increase runoff that will be generated by this development. Lastly, the applicant is proposing a detention basin and outlet structure that will be provided on site and be capable of passing the 100-year storm without damage to the facility.
4. All use permits which permit the construction of more than one structure on a single legally divided parcel shall, in addition to all other requirements, be subject to a condition which prohibits the sale of any existing or subsequently constructed structures on the parcel until the parcel is divided and a final map recorded in accordance with Ordinance No. 460 in such a manner that each building is located on a separate legally divided parcel. The proposed Project will result in the construction of one structure on an existing lot.

**Development Standards Findings:**

1. The existing Zoning Classification for the Project site is Industrial Park (I-P). Development standards for the proposed 203,445 square foot industrial building are as follows:
  - A. The minimum lot size shall be 20,000 square feet with a minimum average lot width of 100 feet. The Project site is comprised of one parcel. The Project site has a width of approximately 410 feet and a length of approximately 1,018 feet for a gross acreage of 9.5 acres. The proposed Project complies with this development standard.
  - B. The maximum height of all structures including buildings shall be 35' at the yard setback line. Any portion of the 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 of 75 feet for buildings and 105 feet for structures are specifically permitted under the provisions of Section 18.34 of Ordinance No. 348. The proposed structure will be varied in height from 40' – 44'. The height of the structure along Rider Street is 40 feet. The building is set back approximately 35 feet from the property line. The building height along Harvill and Patterson Avenue is approximately 44 feet. The building is setback 72 feet from the property line along Harvill Avenue and 110 feet from the property line along Patterson Avenue. Compliance with Section 18.34 was not required in that the proposed building will not exceed 50 feet in height and all the increased setbacks have been met for buildings over 35 feet in height. Therefore, the proposed Project complies with this development standard.
  - C. A minimum 15 percent of the site shall be landscaped and automatic irrigation shall be installed. The applicant is proposing approximately 87,418 square feet of landscaping approximately 20% of the site will be landscaped. The proposed landscaping shall be in compliance with Ordinance No. 859 – Water Efficient Landscape Requirements which will ensure that automatic irrigation will be provided. The proposed Project complies with this development standard.
  - D. A minimum 25 foot setback shall be required on any street. Setbacks along Rider Street will be 35' from property line, the building is set back 72' from the property line along Harvill Avenue, and 110' from the property line along Patterson Avenue. A minimum ten foot strip adjacent to the street line shall be appropriately landscaped and maintained. All portions of the Project site adjacent to the streets have been provided with the required 10 foot landscaped strip. The proposed Project complies with this development standard.
  - E. The minimum sideyard setback shall equal not less than ten feet for the two side lot areas combined. The interior sideyard setback seventy-seven (77') feet. The proposed Project complies with this development standard.
  - F. The minimum rear yard setback shall be fifteen (15') feet. The Project site is located on a corner lot and has triple lot frontage. There is no rear yard. However, required setbacks for buildings located along street frontages and interior side yards have been met. The proposed Project complies with the development standards as they relate to setbacks.
  - G. A minimum 50 foot setback shall be required on any boundary where the industrial property abut a residential or commercially zoned property. The proposed Project, is located across the street from residentially zoned properties to the south and west. The proposed building is setback approximately 80 feet from the residentially zoned area to the west and approximately 110 feet

from the residential zoned area to the south. The proposed Project complies with this development standard.

- 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. The dock and loading areas and trash enclosures are located within the interior portion (north elevation) of the Project site adjacent to property zoned M-SC. Additionally, the loading dock areas will be recessed and blocked from view by the office portions of the structure located along the western, and eastern elevations of the structure, adjacent to Harvill and Patterson Avenues. Trash enclosures will be enclosed with painted concrete tilt up panels along the sides, metal canopies and screened from view by landscaping pursuant to Condition of Approval 090 – Planning. 8. The proposed Project complies with this development standard.
- I. Outside storage shall be screened with structures or landscaping. No outside storage is proposed; therefore, the proposed Project complies with this development standard.
- J. Automobile parking shall be provided as required by Section 18.12 of Ordinance No. 348. The applicant has stated that approximately 70 people will be employed by the proposed business. Based on warehousing/and wholesaling 1 space/ 2,000 square feet of gross floor area shall be provided and for office areas within an industrial uses 1 space/250 square feet shall be provided. Based on 196,445 square feet of warehousing space and 7,000 square feet of office space the applicant will be providing a total of 126 parking spaces. The proposed Project complies with this development standard.
- K. EV Parking: All development projects that require 50 or more parking spaces shall designate three (3) spaces for electric vehicles, and designate one (1) additional space for electrical vehicles for each additional 50 parking spaces. Based on the parking spaces required the applicant would be required to provide four (4) EV parking spaces. Each electrical vehicle parking space shall have a charging station. Charging stations if capable may service more than one electrical vehicle. The applicant's site plan will illustrate the location of these spaces and charging stations. The proposed Project complies with this development standard as provided for in Condition of Approval 080 – Planning. 5.
- L. All new utilities shall be underground. Condition of Approval 090 – Planning. 7, requires that all utilities except electrical lines rated 33kV or greater, shall be installed underground. Therefore, the proposed Project complies with this development standard.
- M. All roof mounted mechanical equipment shall be screened from the ground elevation view to a minimum sight distance of 1,320 feet. Condition of Approval 080 – Planning. 6, requires that all roof mounted equipment be shielded from ground view. Screening material shall be subject to Planning Department approval. The proposed Project complies with this development standard.
- N. All signs shall be in conformance with Article XIX of Ordinance No. 348. No signage is proposed as a part of this Plot Plan application. Signage will be provided at a later time and with a separate permit. Therefore, the proposed Project complies with this development standard.

**Other Findings:**

1. The project site is located within the City of Perris Sphere of Influence. This project was provided to the City of Perris for review and comment. No comments were received either in favor or opposition of the project.
2. The project site is located within the March Air Reserve Base Airport Influence Area (“AIA”) boundary and is therefore subject to the Airport Land Use Commission (“ALUC”) review. This project was submitted to ALUC for review on January 10, 2019 where it was determined that the proposed Project was Consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan subject to recommended conditions of approval. Those recommended conditions of approval have been incorporated into the Advisory Notification Document (AND) 015 Planning. 1, Condition of Approval (COA) 080 Planning. 1 and COA 090 Planning. 2.
3. On October 4, 2018 AB 52 notifications for PPT180023 were sent to the Cahuilla Band of Indians, Colorado River Indian Tribes, Morongo Band of Mission Indians, Pala Band of Mission Indians, Pechanga Band of Luiseño Indians, Quechan Indian Tribe, Ramona Band of Cahuilla, Rincon Band of Luiseño Indians, and Soboba Band of Luiseño Indians. Both the Pechanga and Soboba Band of Luiseño Indians requested consultation. Emails were sent to the tribes with proposed conditions of approval. No further responses occurred, and consultation was concluded on March 6, 2019.
4. The project site is located within Zone ‘B’ of the Mount Palomar Observatory Lighting Zone boundary, as identified by Ordinance No. 655 (Mt. Palomar). The project is required to comply with all lighting standards specified within Ordinance No. 655, pursuant to Zone ‘B’ and as provided in Advisory Notification Document (AND) 015 Planning. 5.
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 based on 9.58 gross acres would be approximately \$4,790. Therefore, instead of onsite mitigation, payment of the fee will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen’s Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP.

**Fire Findings:**

1. The project site is located within a Very High/High Fire Hazard Area and is within the Local Responsibility Area (“LRA”) for fire protection services. Being in a LRA is not subject to Title 14 requirements. However, Ordinance No. 460 does not distinguish between State Responsibility and Local Responsibility areas in terms of secondary access, construction materials, and location of fire hydrants, water systems and fire flow. The following additional findings have been met:
  - a. Plot Plan No. 180023 is for the proposed development of a 203,445 square foot, concrete tilt up building on 9.58 gross acres and is in compliance with sections 4290 and 4291 of the Public Resources Code in that the applicant is providing adequate access onto and out of the Project site. A proposed fire loop within the interior of the site will be provided and on-site fire hydrants will be located along all sides of the building, Fire protection services

can easily access the site, via Patterson and Harvill Avenues and Rider Street. Plans for the proposed water system for fire protection will be required to be reviewed and approved prior to building permit issuance.

- b. Fire protection and suppression services are available for the site through the County of Riverside Fire Department.

With incorporation of COA 080 – Fire. 1 Prior to permit, the project meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 et seq. of the Public Resources Code, the regulations adopted thereto, and Riverside County Ordinance No. 787. All necessary roadway infrastructure exists and the project site is located adjacent to Patterson and Harvill Avenues and Rider Street.

**Conclusion:**

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

**PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH**

This project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 1,600 feet of the project site. As of the writing of this report, Planning Staff has not received written communication/phone calls from indicating support/opposition to the proposed project.

This project was presented before the Mead Valley MAC group on November 7, 2018.

**APPEAL INFORMATION**

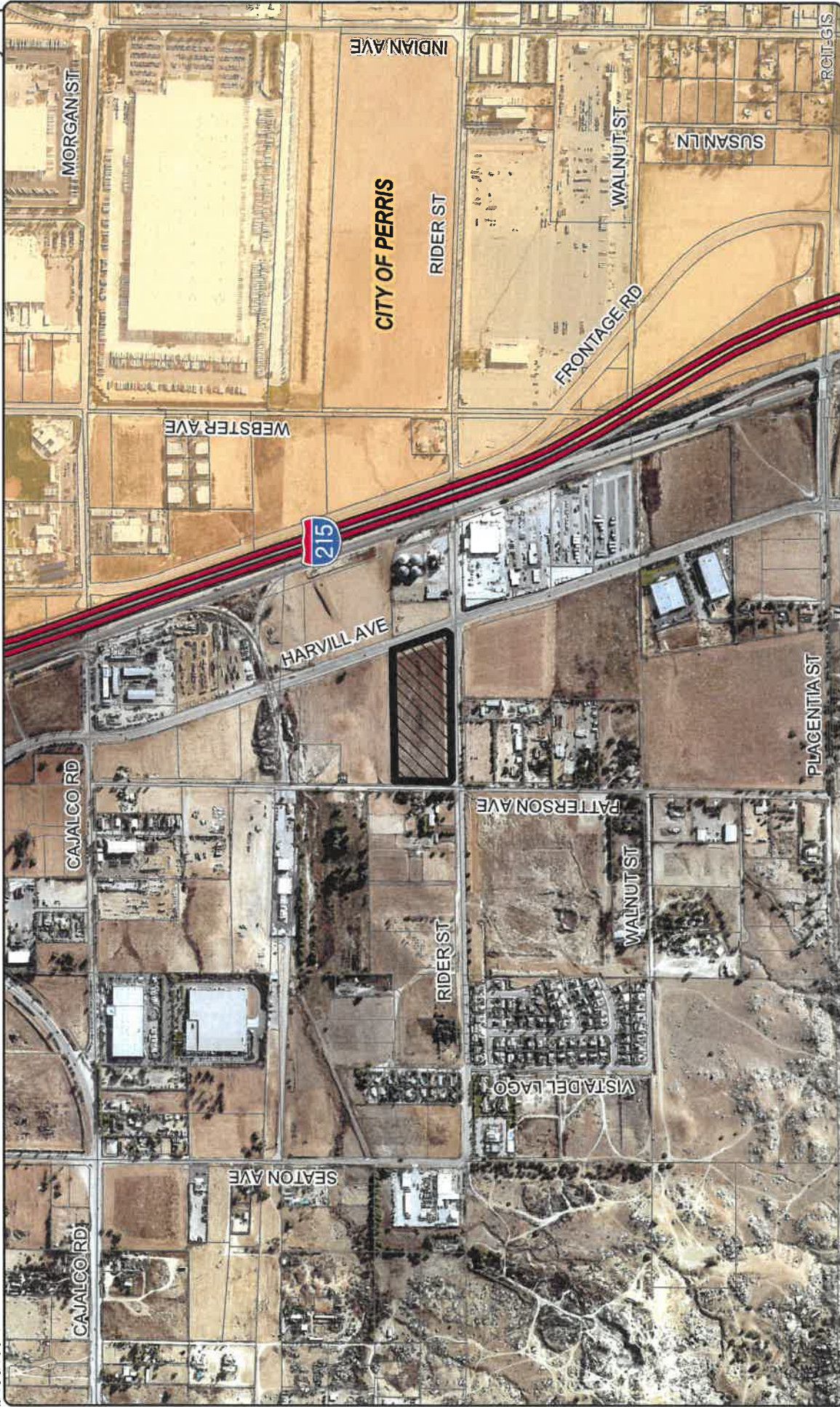
Within ten calendar days after the date of the mailing of the decision by the Planning Director, an appeal in writing may be made on the form provided by the Planning Department and which shall be accompanied by a filing fee as set forth in Ordinance No. 671. Upon receipt of a completed appeal, the Planning Director shall set the matter for hearing and mail notice thereof to the applicant and the appellant if the plot plan did not require a public hearing. If the plot plan required a public hearing, notice of the appeal shall be given in the same manner that notice was given for the original hearing. Such appeals shall be heard by the Planning Commission. (Ordinance No. 348 Section 18.30 E. 1)



**RIVERSIDE COUNTY PLANNING DEPARTMENT**  
**PPT180023**  
**VICINITY/POLICY AREAS**

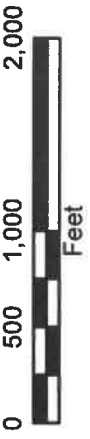
Supervisor: Jeffries  
District 1

Date Drawn: 04/24/2019  
Vicinity Map



Zoning Area: North Perris

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2005, the County of Riverside adopted a new General Plan and a new General Plan Map. The new General Plan and General Plan Map are the most current and authoritative documents for land use planning. The County of Riverside Planning Department offices in Riverside at 7051 155th Street (Western County) or in Palm Desert at (760) 943-8277 (Eastern County) or Website: <http://www.riversideca.gov>

# RIVERSIDE COUNTY PLANNING DEPARTMENT

## PPT180023

### LAND USE

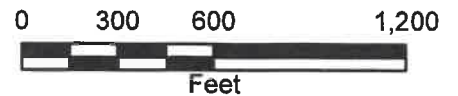
Supervisor: Jeffries  
District 1

Date Drawn: 04/24/2019  
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.rcplma.org>

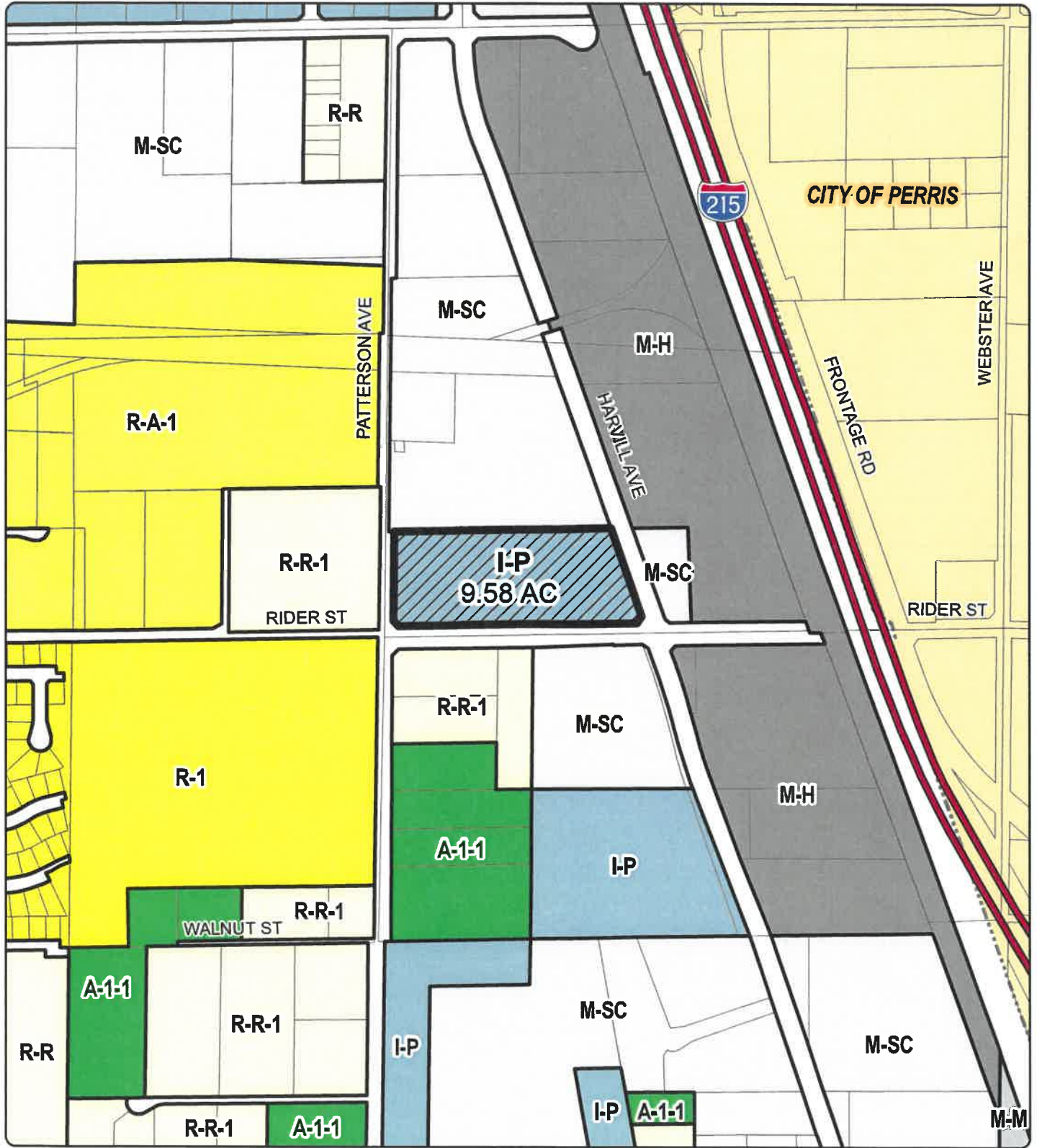
RIVERSIDE COUNTY PLANNING DEPARTMENT

PPT180023

EXISTING ZONING

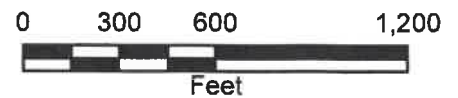
Supervisor: Jeffries  
District 1

Date Drawn: 04/24/2019  
Exhibit 2



Zoning Area: North Perris

Author: Vinnie Nguyen



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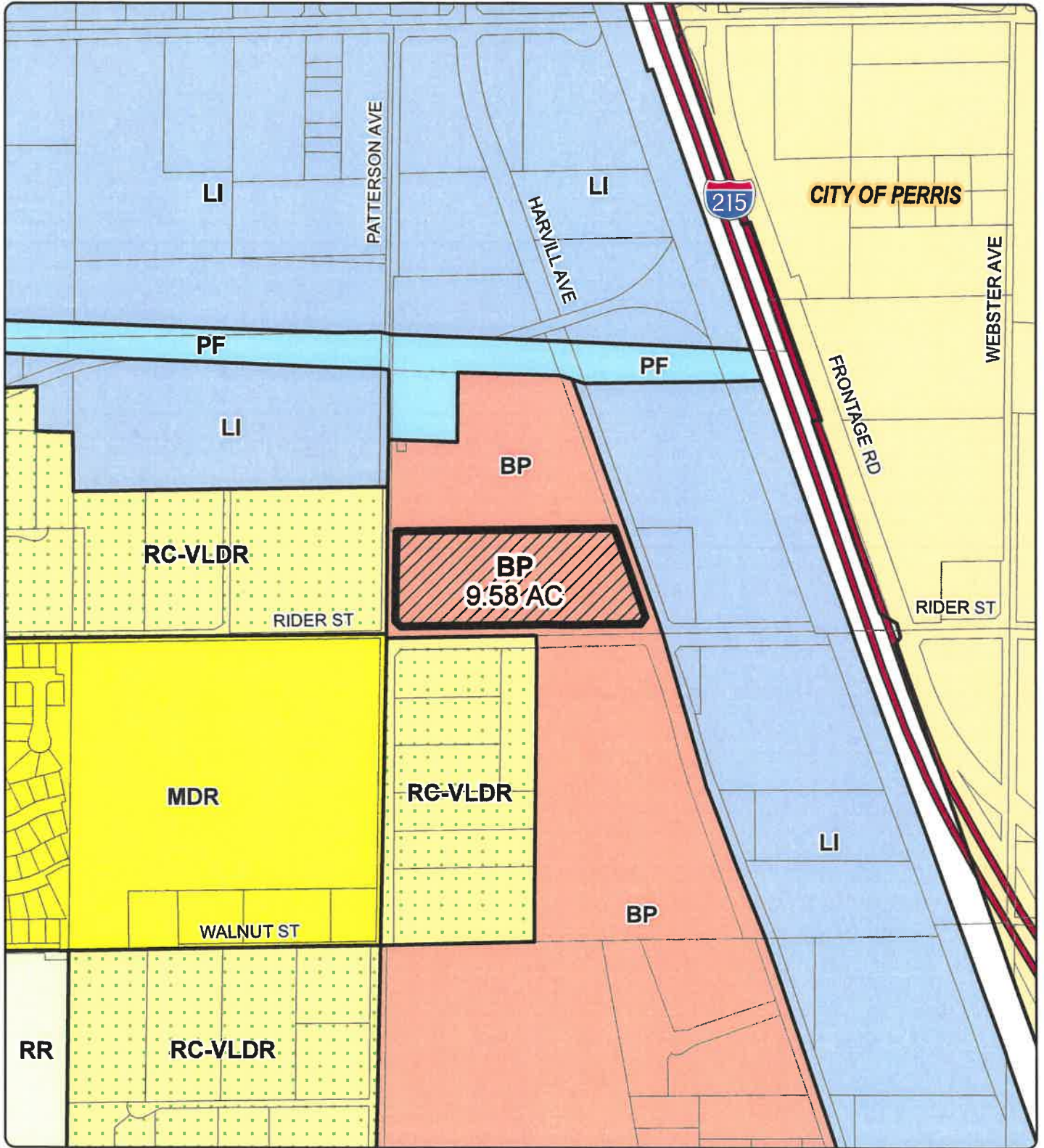
RIVERSIDE COUNTY PLANNING DEPARTMENT

PPT180023

EXISTING GENERAL PLAN

Supervisor: Jeffries  
District 1

Date Drawn: 04/24/2019  
Exhibit 5



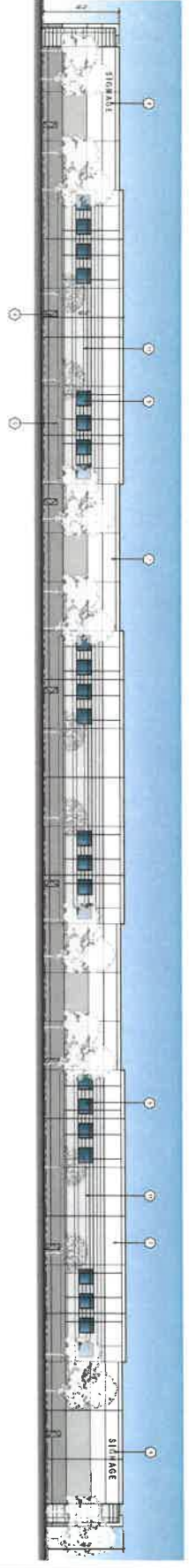
Zoning Area: North Perris

Author: Vinnie Nguyen

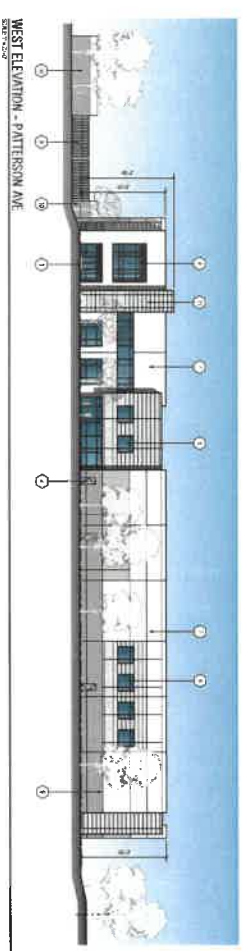


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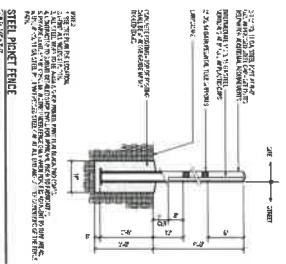




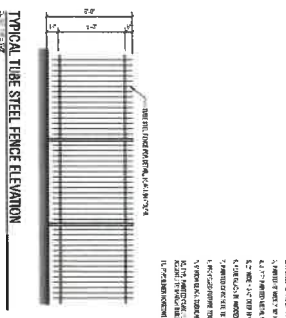
**SOUTH ELEVATION - RIDGER AVENUE**



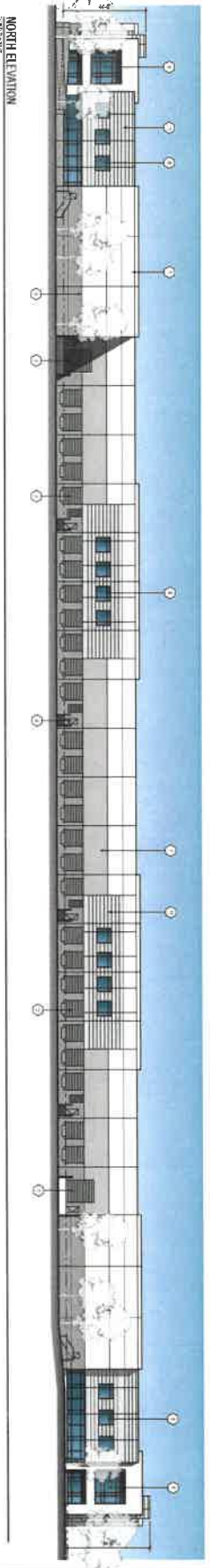
**WEST ELEVATION - PATTERSON AVE**



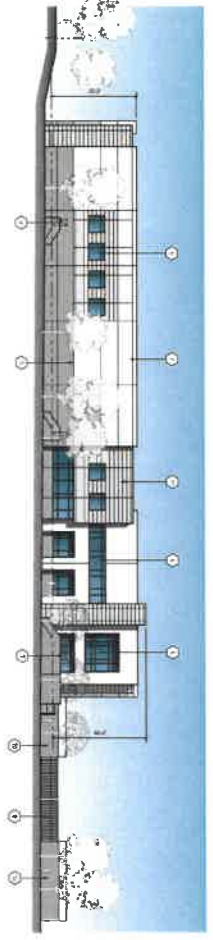
**STEEL SPIGOT**



**TYPICAL TUBE STEEL FENCE ELEVATION**



**NORTH ELEVATION**



**EAST ELEVATION - HARMLL AVE**

**FINISH SCHEDULE**

PA1	CONCRETE
PA2	PAINT
PA3	GLASS
PA4	STEEL

**PROJECT GENERAL**

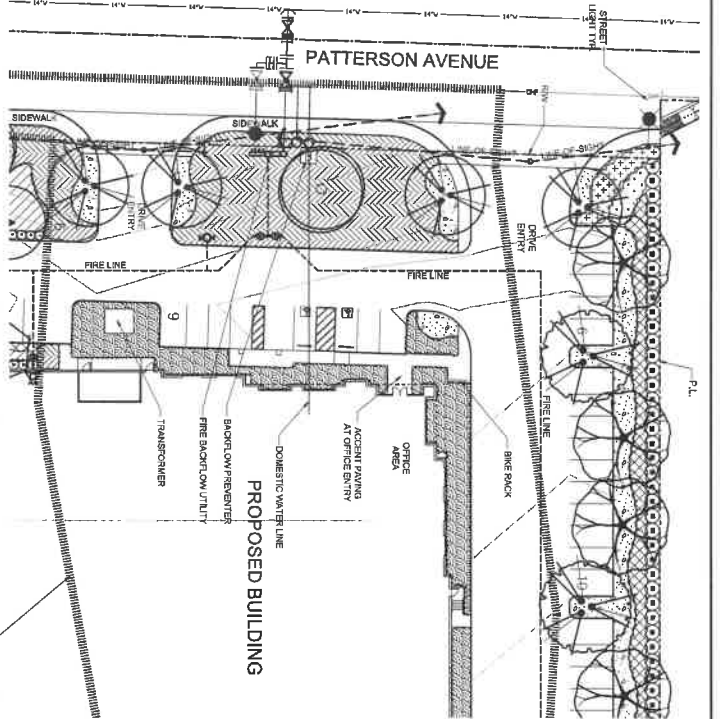
NO.	DESCRIPTION
1	GENERAL CONTRACTOR
2	ARCHITECT
3	STRUCTURAL ENGINEER
4	Mechanical/Electrical/Plumbing (MEP) ENGINEER
5	LANDSCAPE ARCHITECT
6	TRUCKING
7	CONSTRUCTION
8	INSURANCE
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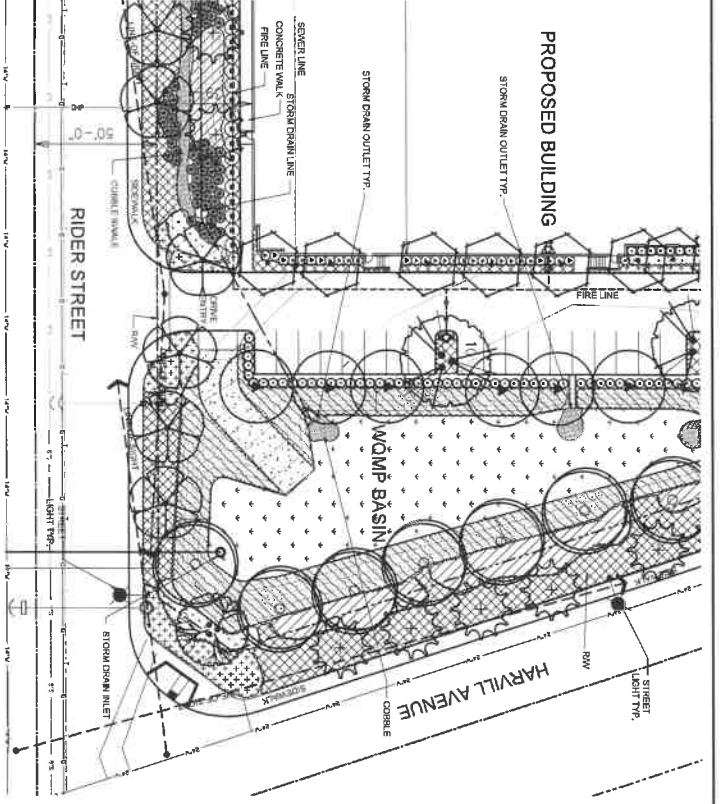








**ENLARGEMENT "A"  
NORTH WEST CORNER**  
(SCALE 1"=20'-0")



**ENLARGEMENT "B"  
SOUTH EAST CORNER**  
(SCALE 1"=20'-0")

**PLANT SCHEDULE**

SYMBOL	MINIMUM QUALIFICATION NAME	SIZE	QUANTITY	SEX
(Symbol)	California Shrub (1/2" Caliper)	18" dia	10	M
(Symbol)	California Shrub (1/2" Caliper)	36" dia	7	M
(Symbol)	California Shrub (1/2" Caliper)	27" dia	23	M
(Symbol)	California Shrub (1/2" Caliper)	18" dia	2	M
(Symbol)	Plant Material (1/2" Caliper)	27" dia	33	M
(Symbol)	Plant Material (1/2" Caliper)	27" dia	12	M
(Symbol)	Plant Material (1/2" Caliper)	27" dia	4	M
(Symbol)	Plant Material (1/2" Caliper)	27" dia	1	M
(Symbol)	Plant Material (1/2" Caliper)	27" dia	11	M
(Symbol)	Plant Material (1/2" Caliper)	27" dia	12	M

**CONCEPT PLANT SCHEDULE**

CONCEPT PLANT SCHEDULE: 1. 1/2" CALIPER NAME: ...

CONCEPT PLANT SCHEDULE: 2. 1/2" CALIPER NAME: ...

CONCEPT PLANT SCHEDULE: 3. 1/2" CALIPER NAME: ...

CONCEPT PLANT SCHEDULE: 4. 1/2" CALIPER NAME: ...

CONCEPT PLANT SCHEDULE: 5. 1/2" CALIPER NAME: ...

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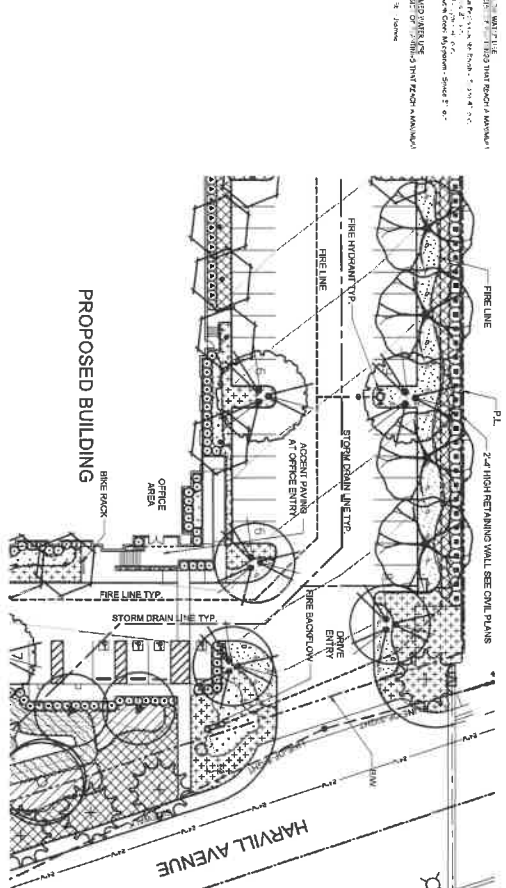
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CONCEPT PLANT SCHEDULE: 28. 1/2" CALIPER NAME: ...

CONCEPT PLANT SCHEDULE: 29. 1/2" CALIPER NAME: ...

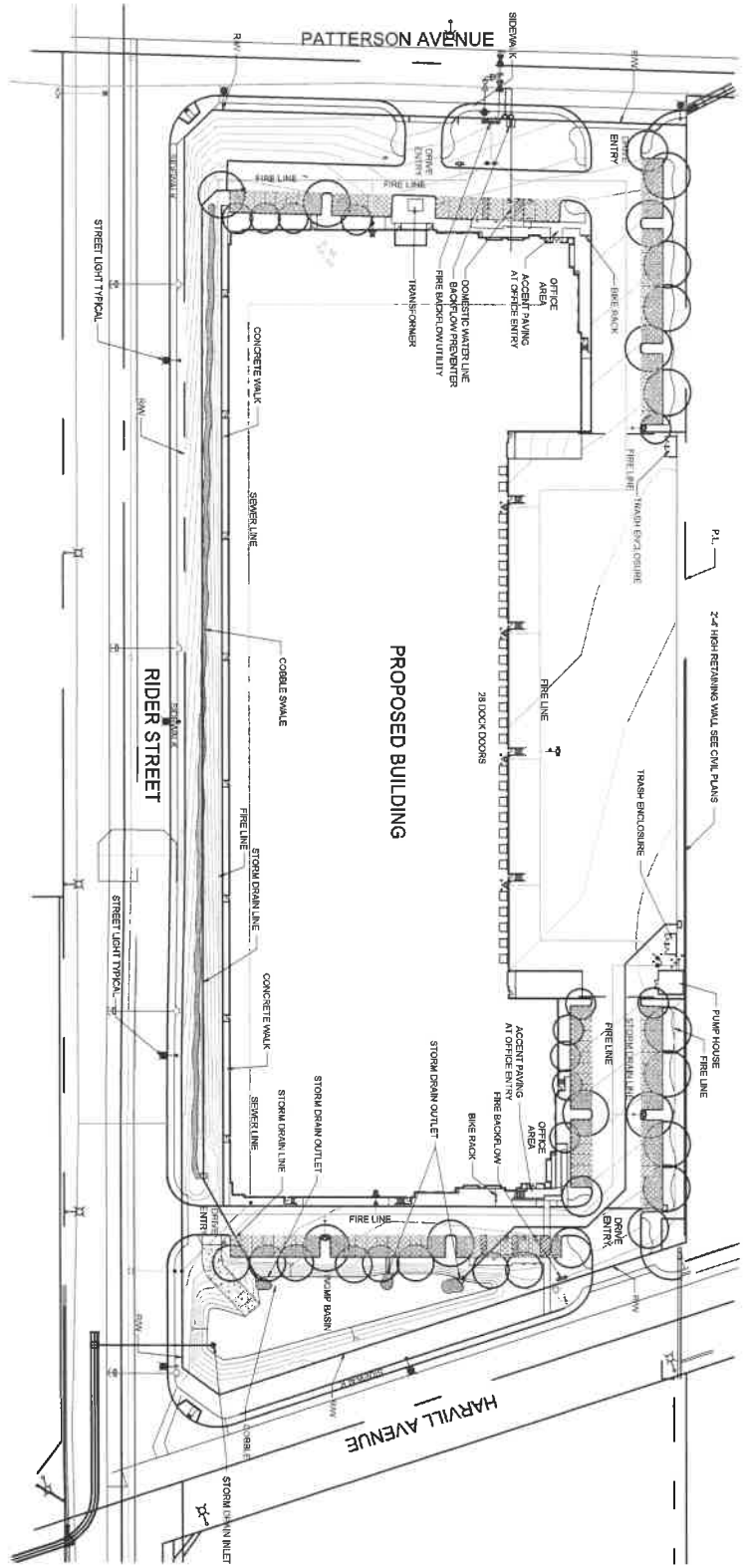
CONCEPT PLANT SCHEDULE: 30. 1/2" CALIPER NAME: ...



**ENLARGEMENT "C"  
NORTH EAST CORNER**  
(SCALE 1"=20'-0")







**REFERENCE NOTES SCHEDULE**

[Symbol]	CONCRETE	CONCRETE
[Symbol]	PAVING LOT / ASPH	PAVING LOT / ASPH
[Symbol]	TRUSS SHADE	TRUSS SHADE
[Symbol]	SHADE	SHADE

**SHADE TABULATION**  
 Parking area = 17,908 s.f.  
 Shade provided = 9,942 s.f.  
 by trees in parking area  
 Percentage of parking area  
 shaded by trees = 55%



PROJECT NO. 12345  
 SHEET NO. 4 OF 5  
 DATE 12/31/15

**SHEET TITLE: SHADE PLAN**  
 PROPOSED DEVELOPMENT:  
**RIDER COMMERCE CENTER**  
 00000 RIDER STREET  
 COUNTY OF RIVERSIDE, CA

DEVELOPED BY:  
**Crow Holdings**  
 INDUSTRIAL

**Environs** LLC  
 LANDSCAPE ARCHITECTURE  
 Creating Sustainable & Water Conserving Solutions  
 3100 S. Redwood Avenue • Chino Hills, CA 91709  
 Ph: (909) 434-6642 • Fax: (909) 434-3641

NO.	DATE	REVISIONS





# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach*  
*Assistant TLMA Director*

## MITIGATED NEGATIVE DECLARATION

Project/Case Number: PPT180023

Based on the Initial Study, it has been determined that the proposed project, subject to the proposed mitigation measures, will not have a significant effect upon the environment.

PROJECT DESCRIPTION, LOCATION, AND MITIGATION MEASURES REQUIRED TO AVOID POTENTIALLY SIGNIFICANT EFFECTS. (see Environmental Assessment/Initial Study and Conditions of Approval)

COMPLETED/REVIEWED BY:

By: Deborah Bradford Title: Contract Project Planner Date: June 11, 2019

Applicant/Project Sponsor: CHI/Acquisitions CA, L.P., Jared Riemer Date Submitted: September 17, 2018

**ADOPTED BY:** Board of Supervisors

Person Verifying Adoption: \_\_\_\_\_ Date: \_\_\_\_\_

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

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

For additional information, please contact Deborah Bradford at (951) 955-6646.

Please charge deposit fee case#: CEQ180088 ZCFG

**FOR COUNTY CLERK'S USE ONLY**

# RIDER COMMERCE CENTER

## ENVIRONMENTAL ASSESSMENT/ MITIGATED NEGATIVE DECLARATION

Plot Plan 180023

**Lead Agency:**  
County of Riverside

**Project Applicant:**  
CHI/Acquisitions CA, L.P.  
527 West 7<sup>th</sup> Street, Suite 308  
Los Angeles, CA 90014

**CEQA Consultant:**  
**ENVIRONMENT | PLANNING | DEVELOPMENT SOLUTIONS, INC.**

2 Park Plaza, Suite 1120  
Irvine, CA 92614

April 2019

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Appendix G	Preliminary Hydrology Report
Appendix H	Project Specific Water Quality Management Plan
Appendix I	Noise Impact Analysis
Appendix J	Phase 1 Paleontological Resources Assessment
Appendix K	Focused Circulation Analysis

# 1 INTRODUCTION

## 1.1 PURPOSE OF THE ENVIRONMENTAL ASSESSMENT / INITIAL STUDY

This Environmental Assessment (EA) / Initial Study (IS) has been prepared in accordance with the following:

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

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

This EA/IS informs County decision-makers, affected agencies, and the public of potentially significant environmental impacts associated with the implementation of the project. A “significant effect” or “significant impact” on the environment means *“a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project”* (Guidelines §15382).

The City’s intent is to adhere to the following CEQA principles:

- Provide meaningful early evaluation of site planning constraints, service and infrastructure requirements, and other local and regional environmental considerations. (Pub. Res. Code §21003.1)
- Encourage the applicant to incorporate environmental considerations into project conceptualization, design, and planning at the earliest feasible time. (State CEQA Guidelines §5004[b][3])
- Specify mitigation measures for reasonably foreseeable significant environmental effects, and commit the City and applicant to future measures containing performance standards to ensure their adequacy when detailed development plans and applications are submitted. (State CEQA Guidelines §15126.4)

## 1.2 DOCUMENT ORGANIZATION

This EA/IS includes the following sections:

### Section 1.0 Introduction

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

### Section 2.0 Setting

Provides information about the proposed project's location.

### Section 3.0 Project Description

Includes a description of the proposed project's physical features and construction and operational characteristics.

### Section 4.0 Environmental Checklist

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

## 2 PROJECT SETTING

### 2.1 PROJECT LOCATION

The 9.58-acre project site is located in unincorporated Riverside County, near the City of Perris. More specifically, the project site is located at the northwest corner of the intersection of Harvill Avenue and Rider Street. The project site is regionally accessed from the I-215/Cajalco Expressway interchange. Locally, the project site is accessed by both Harvill Avenue and Rider Street, which are the main arterial roadways in the project area, and are adjacent to the project site, as shown on Figure 1, *Regional Location*. The project site consists of three parcels (APN: 317-170-046) and located within both the U.S. Geological Survey (USGS) Steele Park and Perris 7.5 Minute Series Topographic Quadrangles.

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

The site is vacant and undeveloped, as shown on Figure 2, *Local Vicinity* and Figure 3, *Aerial Photograph*. The project site has been disturbed through previous agricultural uses that existed on the project site from 1961 through 1978. Since cessation of the agricultural uses, then the site has remained vacant.

Elevations within the project site range from 1,506 feet above mean sea level (amsl) on the northeastern side of the site at its lowest point, to 1,527 feet amsl on the southwestern side of the project at its highest point (GPI 2018). Topographically, the site slopes from east to northeast where surface water drains to storm water inlets along Harvill Avenue.

The General Plan land use designation is Business Park (BP). The project site is zoned Industrial Park (I-P). In addition, the site is within the March Air Reserve Base Airport Influence Area, Compatibility Zone C2, and Zone B of the Mt. Palomar Night Time Lighting Policy Area.

### 2.3 SURROUNDING LAND USES AND ZONING DESIGNATIONS

The surrounding land uses are described below.

**North:** Property to the north of the project site is currently vacant and has a land use designation of Community Development: Business Park (CD: BP) The Zoning Classification to the north is Manufacturing-Service Commercial (M-SC).

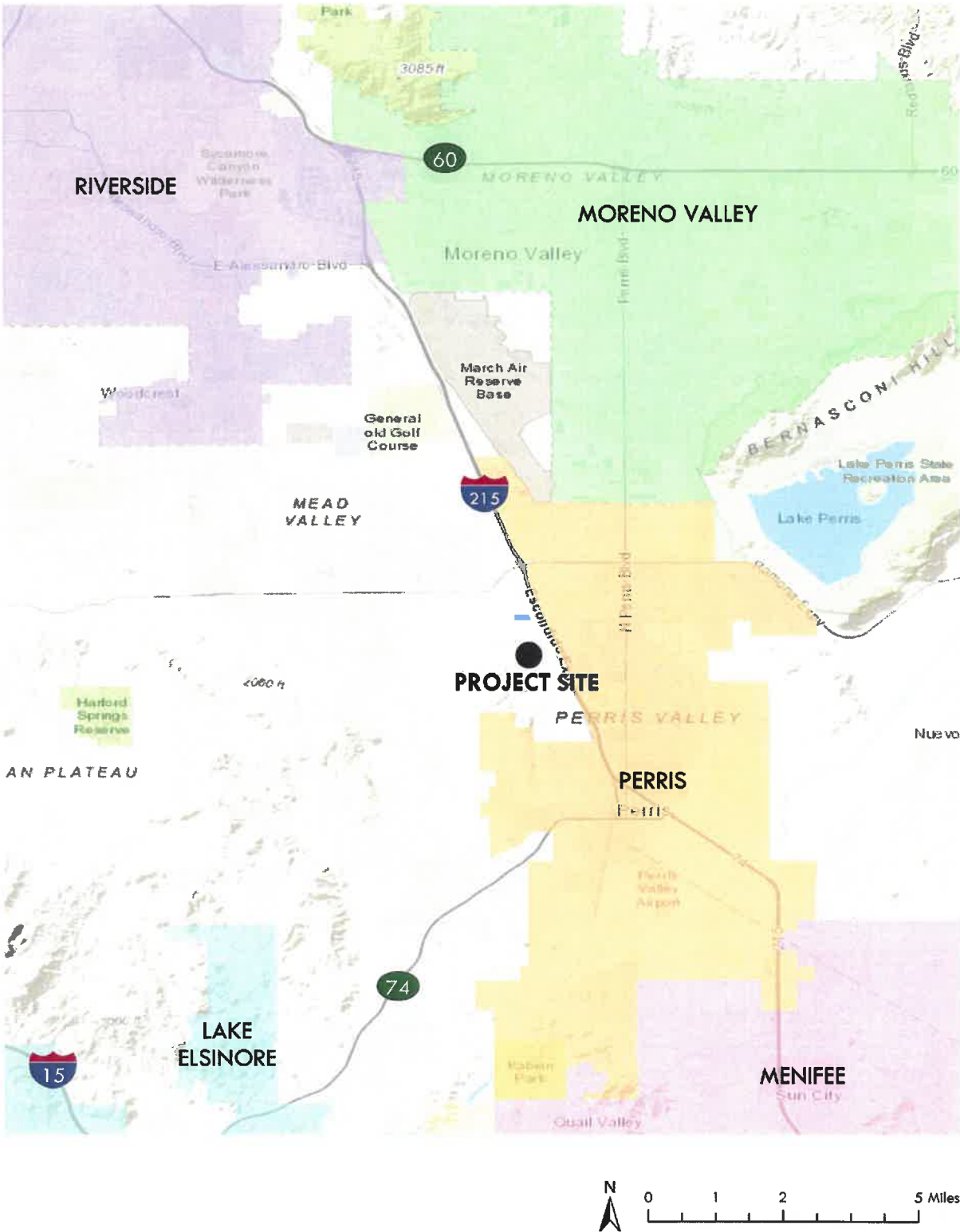
**West:** Property to the west of the project site, west of Patterson Avenue, consists of agricultural use and low density residential uses and has a land use designation of Rural Community – Very Low Density Residential (RC: VLDR) and Community Development: Light Industrial (CD: LI) Zoning classifications to the west include Rural Residential (R-R-1) and Rural Agriculture (R-A-1).

**South:** Property to the south of the project site, consists of vacant land, agricultural uses, and an approved industrial warehouse; the property has a land use designation of, Rural Community: Very Low Density Residential (RC: VLDR) and Community Development: Business Park (CD: BP). Zoning classifications to the south include, Rural Residential (R-R-1) and Manufacturing-Service Commercial (M-SC).

**East** Property to the east of the project site is vacant and has a land use designation of Community Development: Light Industrial (CD: LI). Zoning classifications to the east includes Manufacturing-Service Commercial (M-SC) at the northeast corner of Harvill Avenue and Rider Street and Manufacturing-Heavy (M-H).

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# Regional Location



**Figure 1**

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# Local Vicinity

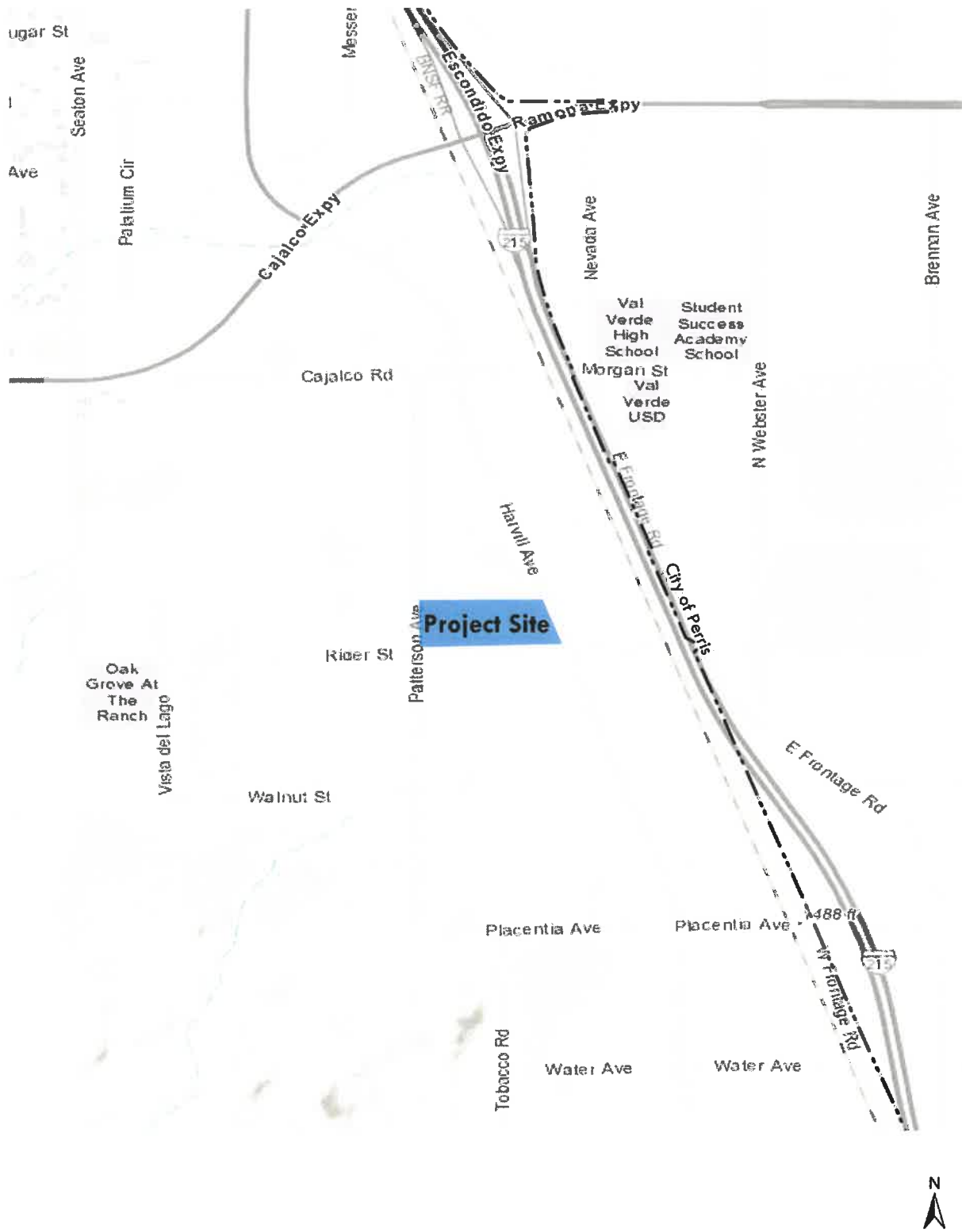


Figure 2

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# Aerial Photograph



**Figure 3**

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## 3 PROJECT DESCRIPTION

### 3.1 PROJECT CHARACTERISTICS

#### **Industrial Warehousing Uses**

The proposed project would construct a 203,445-square foot (SF), one-story industrial warehousing building with a two-story office that would be approximately 44 feet high. 196,445 sq. ft. of the building designated for warehousing and with 7,000 sq. ft. designated for office use. The concrete tilt-up industrial building would be approximately 800 feet long and 291 feet wide and include office and warehousing space, and 28 loading docks. The proposed building would be setback approximately 82 feet from Patterson Avenue. See Figure 4, *Proposed Site Plan*.

The project would provide two driveways for trucks; one from Patterson Avenue and one from Harvill Avenue. Passenger vehicle access would be provided by driveways on Rider Street and Patterson Avenue. A gated truck court would be located on the north side of the building and trucks would have direct access to the truck court from the two truck access driveways previously mentioned. The project would provide 110 standard parking stalls, 6 handicapped accessible parking spaces, and 10 electric vehicle / carpool stalls, for a total of 126 parking spaces. See Figure 3, *Conceptual Plot Plan*.

The building would consist of painted concrete with blue glass accents. The building's main entry would have an aluminum finished canopy and recessed glass entry doors. The overall color scheme of the building would include: blues, grays, and white, with aluminum and blue glass accents. See Figure 5, *Exterior Elevations*.

#### **Landscaping**

The proposed project would include approximately 87,418 SF of landscaping. As shown on Figure 6, landscaping would be planted along the southern setback from Rider Street, along the eastern border of the site along Harvill Avenue, and western border along Patterson Avenue. In addition, landscaping would be installed in the parking areas, along the sides of the proposed building, and along the north property line.

The types of trees that would be installed include: 15-gallon Lemon Bottlebrush (*Callistemon citrinus*), 36-inch box Thornless Palo Verde (*Cercidium 'Desert Museum'*), 24-inch box Chinese Flame Tree (*Koelreuteria bipinnata*), 48-inch box Chinese Flame Tree (*Koelreuteria bipinnata*), 24-inch box Afghan Pine (*Pinus eldarica*), 24-inch box London Plane Tree (*Platanus acerifolia*), 24-inch box Chilean Mesquite (*Prosopis chilensis*), 24-inch box Southern Live Oak (*Quercus virginiana*), 24-inch box African Sumac (*Rhus lancea*), 24-inch box Brisbane Box (*Tristania conferta*). In addition, a variety of 1-5 gallon shrubs and ground covers would be installed. See Figure 6, *Preliminary Landscape Plan*.

#### **Drainage Facilities**

The project includes installation of two storm drains and a 12,126 cubic foot infiltration basin located to the east of the proposed building at the corner of Rider Street and Harvill Avenue. The basin would discharge into a new drainage inlet. This drainage inlet would flow into a proposed 80-foot long 24-inch storm drain and a proposed 72-inch storm drain flowing east on Rider Street and south on Harvill Avenue. The new 72-inch storm drain is a 1,350-foot long offsite improvement within the existing right-of-way of Rider Street and Harvill Avenue.

### 3.1.1 CONSTRUCTION

Construction of the project is anticipated to last approximately 13 months. As shown on Table 1 below, construction activities include site preparation, grading, building construction, paving, and architectural coatings.

Grading activities are expected to cut and fill earthwork during construction. The project is estimated to include approximately 13,334 cubic yards of import.

**Table 1: Construction Schedule**

<b>Construction Phase</b>	<b>Days</b>
Site Preparation	10
Grading	20
Building Construction	230
Paving	20
Architectural Coating	20

Excavation and grading for the project are anticipated to extend approximately 5 feet below the existing ground surface for the structure foundation and installation of utilities. Construction would occur within the hours allowable by the Riverside County Ordinance No. 847, which limits any private construction activity located within one-quarter of a mile from an inhabited dwelling to between the hours of 6:00 a.m. and 6:00 p.m., during the months of June through September, and 7:00 a.m. and 6:00 p.m., during the months of October through May.

### 3.2 DISCRETIONARY APPROVALS

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

#### **COUNTY OF RIVERSIDE**

- Adoption of a Mitigated Negative Declaration (MND)
- Approval of the project
- Grading, Building, Improvement, and Occupancy Permits
- Plot Plan

#### **OTHER AGENCIES**

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

- Santa Ana Regional Water Quality Control Board for approval of a Stormwater Pollution Prevention Plan (SWPPP) and a Water Quality Management Plan (WQMP).
- Eastern Municipal Water District
- Riverside County Airport Land Use Commission (ALUC)
- South Coast Air Quality Management District (SCAQMD)

# Proposed Site Plan

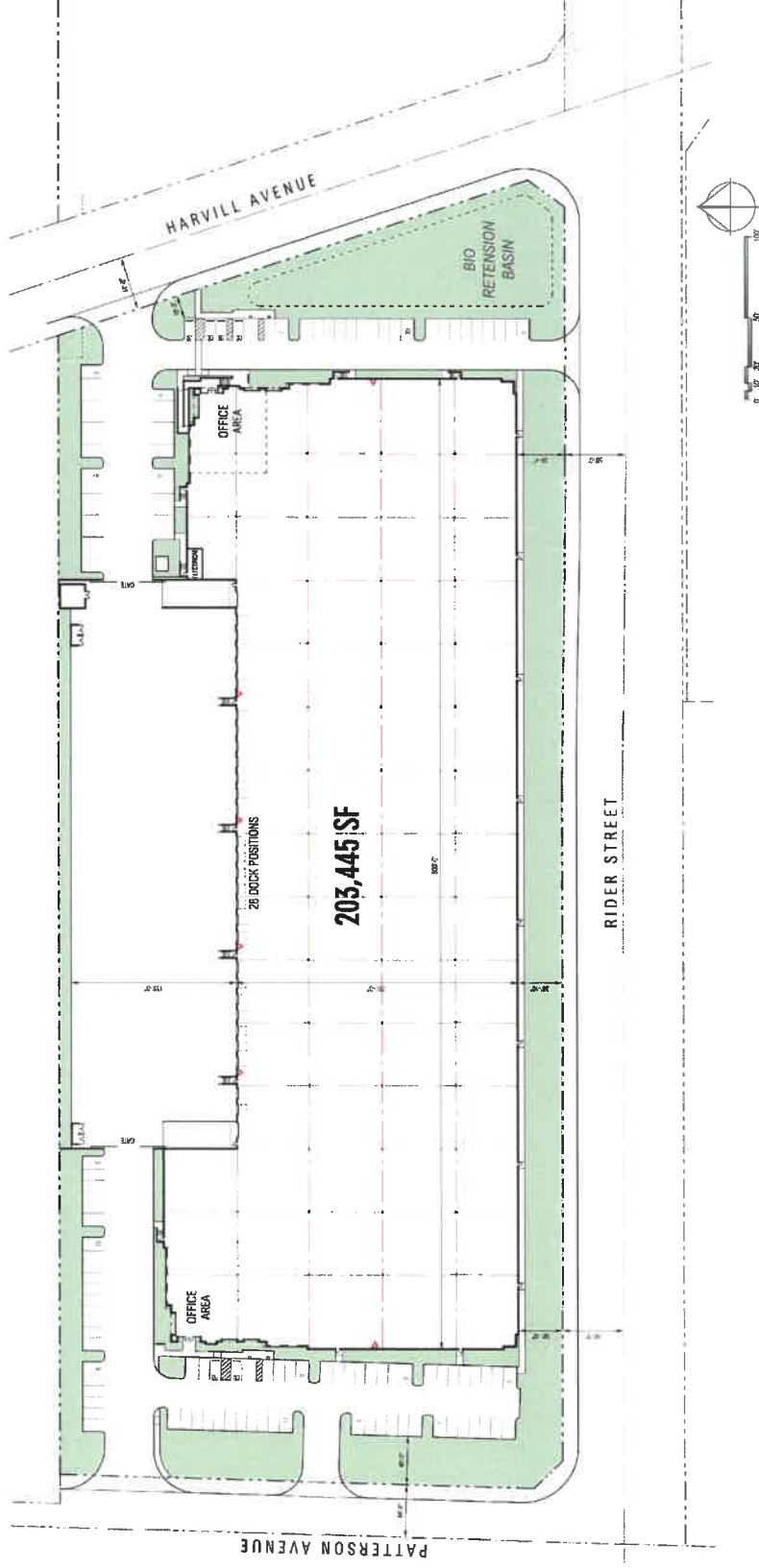
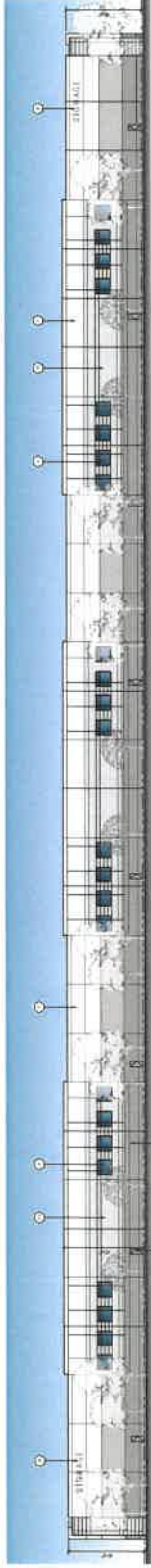


Figure 4  
CEQ180088

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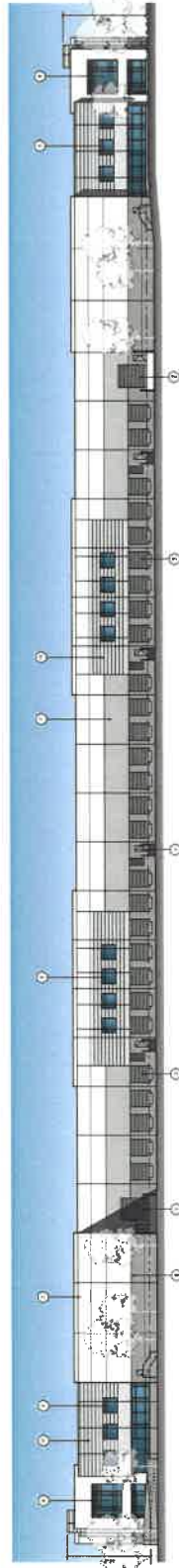
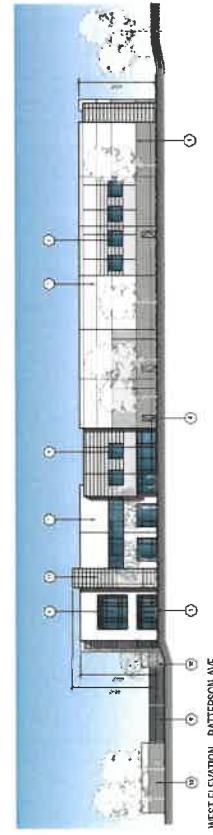
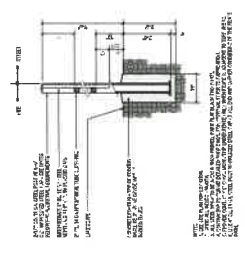


# Exterior Elevation



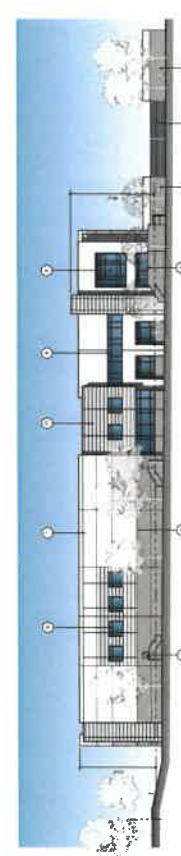
## KEYNOTES

1. NUMBER OF PANELS TO BE INSTALLED TO MATCH UP TO EXISTING
2. NUMBER OF PANELS TO BE INSTALLED AT INTERSECTIONS
3. 4" X 4" METAL TUBE, 1/4" WALL THICKNESS
4. 1/2" X 1/2" METAL TUBE, 1/4" WALL THICKNESS
5. 1/2" X 1/2" METAL TUBE, 1/4" WALL THICKNESS
6. 1/2" X 1/2" METAL TUBE, 1/4" WALL THICKNESS
7. 1/2" X 1/2" METAL TUBE, 1/4" WALL THICKNESS
8. 1/2" X 1/2" METAL TUBE, 1/4" WALL THICKNESS
9. 1/2" X 1/2" METAL TUBE, 1/4" WALL THICKNESS
10. 1/2" X 1/2" METAL TUBE, 1/4" WALL THICKNESS
11. 1/2" X 1/2" METAL TUBE, 1/4" WALL THICKNESS
12. 1/2" X 1/2" METAL TUBE, 1/4" WALL THICKNESS



FINISH SCHEDULE

R-1	MASS-1
R-2	M-1
R-3	GC-1
R-4	



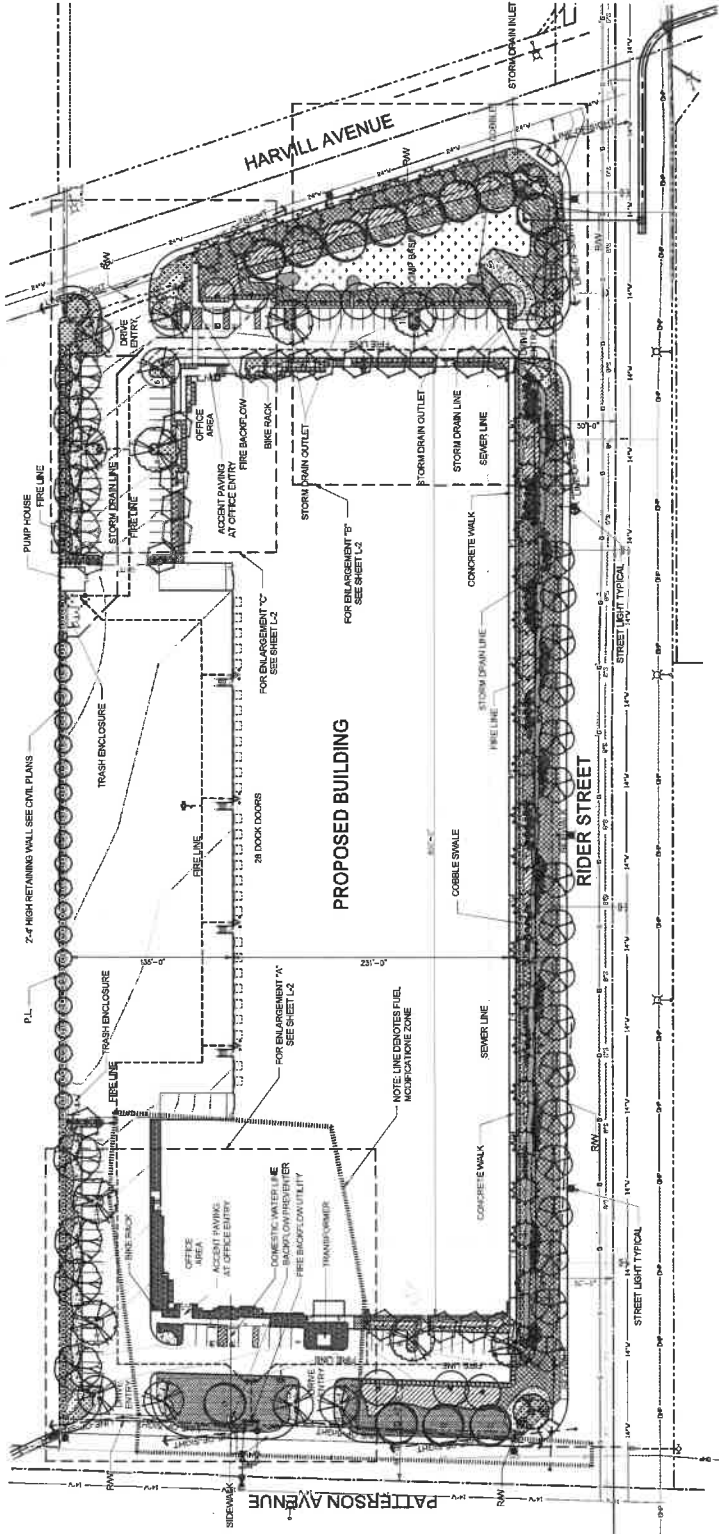
FINISH SCHEDULE

1	1/2" X 1/2" METAL TUBE, 1/4" WALL THICKNESS
2	1/2" X 1/2" METAL TUBE, 1/4" WALL THICKNESS
3	1/2" X 1/2" METAL TUBE, 1/4" WALL THICKNESS
4	1/2" X 1/2" METAL TUBE, 1/4" WALL THICKNESS
5	1/2" X 1/2" METAL TUBE, 1/4" WALL THICKNESS
6	1/2" X 1/2" METAL TUBE, 1/4" WALL THICKNESS
7	1/2" X 1/2" METAL TUBE, 1/4" WALL THICKNESS
8	1/2" X 1/2" METAL TUBE, 1/4" WALL THICKNESS
9	1/2" X 1/2" METAL TUBE, 1/4" WALL THICKNESS
10	1/2" X 1/2" METAL TUBE, 1/4" WALL THICKNESS
11	1/2" X 1/2" METAL TUBE, 1/4" WALL THICKNESS
12	1/2" X 1/2" METAL TUBE, 1/4" WALL THICKNESS

Figure 5  
CEQ180088

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# Preliminary Landscape Plan



## PLANT SCHEDULE

TREES	RECOMMENDED COMMON NAME	SIZE	QUANTITY	NOTES	SIZE
	Callalison cypress / Laurel Sedge/box	15' tall	Low	20	
	Cardinalis / Sweet Birch / Blackberry / No. Yew	24" Tall	Low	7	
	Endemolite spicata / Callist. (Palm Tree - 20' x 10')	24" Tall	Med	23	
	Endemolite spicata / Callist. (Palm Tree - 20' x 10')	48" Tall	Med	2	
	Plant (Shrub) / Magnolia Tree	24" Tall	Low	29	
	Platanus acerifolia / London Plane Tree	24" Tall	Med	11	
	Prunella coccinea / Cherry Blossom	24" Tall	Low	9	
	Quercus agrifolia / Southern Live Oak	24" Tall	Low	8	
	Rosa rugosa / Rugosa Rose	24" Tall	Low	11	
	Taxus canadensis / Eastern White Pine	24" Tall	Med	20	

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PPT180023

Page xxii

CEQ.180088

# COUNTY OF RIVERSIDE

## 4 ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

**Environmental Assessment CEQ:** 180088

**Project Case Type (s) and Number(s):** PP180023

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

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

**Contact Person:** Deborah Bradford, Planner

**Telephone Number:** (951) 955-6646

**Applicant's Name:** CHI/Acquisitions CA, L.P., 527 W 7th Street, Suite 308 Los Angeles, CA 90014

### I. PROJECT INFORMATION

**Project Description:** The plot plan proposes to construct a 203,445 square foot, single-story concrete tilt up building with a maximum height of forty-four (44') feet. Approximately 7,000 square feet of office space would be proposed at ground level and on a mezzanine in the northwest and northeast corner of the building. In addition, a gated truck cover is proposed along the northern area of the site that would provide access to 28 loading docks on the north side of the building. A total of 126 parking stalls are proposed for the 9.58 site.

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

**B. Total Project Area:** 9.58 acres

<b>Residential Acres:</b>	<b>Lots:</b>	<b>Units:</b>	<b>Projected No. of Residents:</b>
<b>Commercial Acres:</b>	<b>Lots:</b>	<b>Sq. Ft. of Bldg. Area:</b>	<b>Est. No. of Employees:</b>
<b>Industrial Acres:</b> 9.58	<b>Lots:</b>	<b>Sq. Ft. of Bldg. Area:</b> 203,445	<b>Est. No. of Employees:</b> 70
<b>Other:</b>			

**C. Assessor's Parcel No(s):** 317-170-046

**Street References:** Northwest corner of Rider Street and Harvill Avenue

**D. Section, Township & Range Description or reference/attach a Legal Description:** San Bernardino Township 4 S Range 4 W

**E. Brief description of the existing environmental setting of the project site and its surroundings:** Refer to Section 2.

### II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

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

- 1. Land Use:** The project site has a General Plan land use designation of Business Park (BP), which allows a 0.25-0.60 floor area ratio (FAR). As described in the General Plan, this designation is for employee intensive uses, including research and development, technology centers, corporate offices, "clean" industry, and supporting retail uses.
- 2. Circulation:** The Mead Valley Area Plan identifies Harvill Avenue as a Major (118' ROW) and Rider Street as a Secondary (100' ROW) roadway.

3. **Multipurpose Open Space:** The proposed project would develop an industrial warehousing facility on a site permitted for Business Park designation. No multi-purpose open space are located within the project site.
4. **Safety:** The Mead Valley Area Plan does not map the site within a flood hazard area, as having steep slopes, or as subject to landslides or rockfalls. The site is mapped as having a low susceptibility to liquefaction. The site is within a very high fire hazard severity zone.
5. **Noise:** The Noise Element requires projects to limit the volume of noise effecting residential or other noise-sensitive uses.
6. **Housing:** The proposed project does not include housing, and there are no applicable Housing Element policies.
7. **Air Quality:** The project site is within the South Coast Air Basin and is within the jurisdiction of the South Coast Air Quality Management District.
8. **Healthy Communities:** The Health Communities Element states that, where feasible, air pollutant sources and sensitive receptors should be sited apart from each other.
9. **Environmental Justice (After Element is Adopted):** N/A

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

**C. Foundation Component(s):** Community Development

**D. Land Use Designation(s):** Business Park

**E. Overlay(s), if any:** N/A

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

**G. Adjacent and Surrounding:**

1. **General Plan Area Plan(s):** Mead Valley Area Plan
2. **Foundation Component(s):** Community Development
3. **Land Use Designation(s):** Area to the north is designated for Business Park land uses; area to the east are designated for Light Industrial; areas to the south are designated as Very Low Density Residential and Business Park; and areas to the west are designated for Rural Community Very Low Density Residential.
4. **Overlay(s), if any:** N/A
5. **Policy Area(s), if any:** N/A

**H. Adopted Specific Plan Information**

1. **Name and Number of Specific Plan, if any:** N/A
2. **Specific Plan Planning Area, and Policies, if any:** N/A

I. **Existing Zoning:** Industrial Park (I-P)

J. **Proposed Zoning, if any:** No change proposed.

K. **Adjacent and Surrounding Zoning:** Areas to the north are zoned Manufacturing-Service Commercial (M-SC); areas to the south are zoned Low Density Residential (R-R-1), Light Agriculture (A-1-1), M-SC, and Industrial Park (I-P); areas to the east are zoned M-SC and Manufacturing-Heavy (M-H); and areas to the west are zoned R-R-1 and Rural Agriculture (R-A-1).

### III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below ( x ) would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or "Less than Significant with Mitigation Incorporated" as indicated by the checklist on the following pages.

- |  |   |  |
|--|---|--|
| <input type="checkbox"/> Aesthetics                      | <input checked="" type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Recreation                                    |
| <input type="checkbox"/> Agriculture & Forest Resources  | <input type="checkbox"/> Hydrology / Water Quality                | <input type="checkbox"/> Transportation                                |
| <input checked="" type="checkbox"/> Air Quality          | <input type="checkbox"/> Land Use / Planning                      | <input type="checkbox"/> Tribal Cultural Resources                     |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources                        | <input type="checkbox"/> Utilities / Service Systems                   |
| <input checked="" type="checkbox"/> Cultural Resources   | <input type="checkbox"/> Noise                                    | <input type="checkbox"/> Wildfire                                      |
| <input type="checkbox"/> Energy                          | <input checked="" type="checkbox"/> Paleontological Resources     | <input checked="" 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:

<b>A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED</b>
<input type="checkbox"/> I find that the proposed project <b>COULD NOT</b> have a significant effect on the environment, and a <b>NEGATIVE DECLARATION</b> will be prepared.
<input checked="" type="checkbox"/> I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. <b>A MITIGATED NEGATIVE DECLARATION</b> will be prepared.
<input type="checkbox"/> I find that the proposed project <b>MAY</b> have a significant effect on the environment, and an <b>ENVIRONMENTAL IMPACT REPORT</b> is required.

<b>A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED</b>
<input type="checkbox"/> I find that although the proposed project could have a significant effect on the environment, <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED</b> because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.
<input type="checkbox"/> I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist.

An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.

I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.

I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a **SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any the following:(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration;(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or,(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Deborah Bradford, Project Planner



## V. ENVIRONMENTAL ISSUES ASSESSMENT

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>AESTHETICS</b> Would the project:				
<b>1. Scenic Resources</b>				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source(s):** County of Riverside Ordinance No. 348.4896, Industrial Park (I-P) Zone; Riverside County General Plan Figure C-8 "Scenic Highways"; Mead Valley Area Plan Figure 10 "Scenic Highways"; California Scenic Highway Mapping System (Caltrans 2016). Accessed: [http://www.dot.ca.gov/hq/LandArch/16\\_livability/scenic\\_highways/](http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/)

### Findings of Fact:

**a) No Impact.** The project site is not located along a designated scenic highway corridor. The closest Designated State Scenic Highway is Highway 243, located approximately 20 miles east of the project site. However, State Highway 74, approximately 3.25 miles south of the project site, is an Eligible State Scenic Highway. Given, the project site's location, the project is not anticipated to be visible from either Highway 243 or State Highway 74. Thus, development of the project site would not result in impacts related to any scenic highway corridor.

**b) Less than Significant Impact.** The project site is a vacant and undeveloped area that was previously used for agriculture, has been recently disturbed, and does not contain any scenic resources. The project site is adjacent to roadways to the east, west, and south. An electrical transmission line and two power poles are located along Patterson Avenue, the western boundary of the site. Land uses to the

east of the project site include vacant, previously disturbed land; and large concrete industrial buildings. Areas to the north consist of undeveloped vacant land that has been previously disturbed by agricultural activities. Public views along Harvill Avenue, Rider Street, and Patterson Avenue include long distance views of the mountains to the east, in between industrial structures near the project site.

The project vicinity is relatively flat, and does not include any unique visual features, significant rock outcroppings, or landmark features; and the project site does not exist within a prominent scenic vista. Thus, these types of resources would not be impacted by implementation of the project. The project would develop a new 44-foot high industrial building that would be similar to the industrial character of the existing land uses to the east across Harvill Avenue and to the south of the project site. The proposed building would be set back from the adjacent streets and would not encroach into the existing long-distance views of the mountains to the east along Harvill Avenue, Rider Street, and Patterson Avenue. Thus, the proposed project would not substantially damage scenic resources.

The proposed building would be painted concrete and have accented corners made of blue glass. The building's main entry would be identified by an aluminum finished canopy with glass entry doors. The overall color scheme of the building would include blues, grays, and white, with aluminum and blue glass accents. To vary the visual height of the approximately 44-foot high building, the building's roof would have architectural projections. In addition, to visually reduce the size and bulk of the 800 feet long by 291 feet wide structure, the sides of the building would be articulated with different setbacks, heights, and architectural projections to provide separation between different portions of the building, and the building would be set back approximately 82 feet from Patterson Avenue from the property line. Parking and landscaping areas would be located in the setbacks, which would minimize the visual scale of the building. In addition, the project's proposed grade would drop 9.5 percent down from the existing grade on Patterson Avenue.

The proposed project would install 89,784 SF of landscaping onsite and along the boundaries of Harvill Avenue, Rider Street, and Patterson Avenue. Areas adjacent to the building (with exception of the loading dock area) would be landscaped with trees and a variety of shrubs and ground covers. The size and height of these proposed trees (that include vertical growing species) would reduce the visual perception of the 44-foot tall building height and provide uniform landscaping onsite, which currently does not exist. Trees would be installed pursuant to the County Ordinance No. 348, Section 18.12(E), Landscape Screening, which states that landscape screening located around the perimeter of the project shall be designed to be opaque up to a minimum height of 6 feet at maturity except that planting within 10 feet of an entry or exit driveway shall not be permitted to grow higher than 30 inches and no trees shall be planted within 10 feet of driveways or street intersections. Additionally, the layering of landscaping at various distances between the proposed building and Patterson Avenue, Rider Street, and Harvill Avenue would provide visual depth and distance between the roadways and proposed structure. Furthermore, the industrial nature of the proposed project is similar to the industrial character of the existing land uses to the east across Harvill Avenue and to the south of the project site. Thus, the project would not result in the creation of an aesthetically offensive site open to public view.

**c) Less than Significant Impact.** The area within the general vicinity of the project site is partially developed and partially vacant. As described in the previous response, implementation of the proposed project would develop an industrial building on the currently vacant site. The proposed building would be set back from the adjacent streets and would not encroach into the existing long-distance views of the mountains to the east along Harvill Avenue, Rider Street, and Patterson Avenue. The building would be articulated with different setbacks, heights, and architectural projections; and would be surrounded by landscaping. The industrial character of the proposed project is similar to the industrial character of the existing land uses to the east across Harvill Avenue and to the south of the project site. Therefore, the proposed project would not substantially degrade the existing visual character or quality of public views of the site and its surroundings, and impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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**2. Mt. Palomar Observatory**

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

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

Findings of Fact:

**a) Less than Significant Impact.** The proposed project site is approximately 40 miles northwest of the Mt. Palomar Observatory, and is within Zone B, as designated by Riverside County Ordinance No. 655. Zone B includes areas between 15 and 45 miles from the observatory. Areas within Zone B are required to meet specific lighting design standards to minimize light that could have a detrimental effect on astronomical observation and research. To ensure that lighting meets the required standards, the proposed project is required to submit lighting plans compliant with Ordinance No. 655 and Ordinance No. 915 for approval as part of the project permitting process as provided in Condition of Approval 080-Planning 5. All parking lot lights and other outdoor lighting shall be hooded and directed so as not to shine directly upon adjoining property or public rights-of-way, and shall be shown on electrical plans. All outdoor luminaires shall be appropriately located and adequately shielded and directed such that no direct light falls outside the parcel of origin, or onto the public right-of-way. In addition, outdoor luminaires shall not blink, flash, or rotate and shall be shown on electrical plans submitted to the Department of Building and Safety during the plan check approval process. Thus, through the County's development review process, the proposed project would be required to comply with Riverside County Ordinance No. 655 and No. 915, and potential project interference with nighttime use of the Mt. Palomar Observatory would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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**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?

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**Source(s):** Riverside County Ord. No. 655 (Regulating Light Pollution); Ord. No. 915 (Regulating Outdoor Lighting)

Findings of Fact:

**a) Less than Significant Impact.** The project site is undeveloped and there is no current source of onsite nighttime lighting. However, areas nearby the project site are developed and create sources of nighttime lighting including: security and parking lot lighting from developed parcels, illumination from vehicle headlights along Harvill Avenue and Rider Street, and offsite interior illumination from nearby uses passing through windows. Sensitive receptors relative to lighting and glare include residents, motorists, and pedestrians.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The proposed project would include installation of new lighting sources on the project site including exterior lighting for security in the parking lot and along the building exterior; and interior lighting that could be visible through windows to the outside. The exterior security and parking lot lighting would be hooded, appropriately angled to focus on the project site, and would comply with the County's lighting ordinance and Building and Safety standards, as required by County Ordinances No. 655 and No. 915. In addition, as described above, the proposed project would be required to submit lighting plans for approval as part of the project permitting process to ensure compliance with the Riverside County lighting requirements as provided in Condition of Approval 080 – Planning 5. Therefore, implementation of the project would not result in a substantial new source of light, and impacts would be less than significant.

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

**b) Less than Significant Impact.** Existing low-density residential uses are located approximately 94 feet to the west of the project site. However, the project would adhere to all applicable Riverside County lighting regulations that specify lighting be hooded, and angled to focus on the project site, and away from residential uses. The proposed project would be required to submit lighting plans for approval as part of the project permitting process per Ordinances No. 655 and No. 915 and Condition of Approval 080 – Planning 5, to ensure compliance with the Riverside County lighting requirements. This process would ensure that residential property and other light sensitive uses are not exposed to unacceptable levels of light; and impacts related to unacceptable levels of light would not occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

<b>AGRICULTURE &amp; FOREST RESOURCES</b> Would the project:				
<b>4. Agriculture</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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,	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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could result in conversion of Farmland, to non-agricultural use?

**Source(s):** Riverside County General Plan Figure OS-2 “Agricultural Resources”, Mead Valley Area Plan Figure 3, Land Use Plan, and the Farmland Mapping and Monitoring Program (FMMP) California Important Farmland Finder. Accessed at: <http://www.conservation.ca.gov/dlrp/fmmp> <https://maps.conservation.ca.gov/dlrp/ciff/>.

Findings of Fact:

**a) No Impact.** The project site is identified by the Farmland Mapping and Monitoring Program as Farmland of Local Importance; and is not identified as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. Likewise, none of the lands nearby the project site are identified as Prime, Unique, or Farmland of Statewide importance. Instead, surrounding land is identified as Urban and Built-Up Land and Other Land. Therefore, implementation of the proposed project would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use; and impacts would not occur.

**b) No Impact.** The Ordinance No. 348 zoning classification for the project site is Industrial Park (I-P). The project site was used for agricultural activities from 1961 through 1978; however, no agricultural activities have occurred on-site since then. Therefore, a conflict with an agricultural use would not occur. In addition, the project site and surrounding areas are not subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve. As a result, impacts related to conflict with agricultural zoning, agricultural use, a Williamson Act contract, or a Riverside County Agricultural Preserve from implementation of the proposed project would not occur.

**c) No Impact.** Ordinance No. 348 zoning classification for the project site is Industrial Park (I-P). There are four parcels south of the project site zoned for Light Agriculture (A-1-1) (1-acre minimum). These parcels are developed with residential uses, located approximately 830 feet to the south. There are no parcels within the general vicinity of the site, thus impacts related to agriculture uses would not occur.

**d) No Impact.** As described above, although the project area was historically used for agriculture from 1961 through 1978, there is no existing agriculture on-site or in the surrounding area. Thus, the development of the proposed project would not result in conversion of Farmland, to non-agricultural use, and impacts would not occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>5. Forest</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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,"

**Findings of Fact:**

**a-c) No Impact.** The project area and surrounding lands are either currently vacant and undeveloped lands that were previously used for agriculture, and are regularly disked; or are areas developed with urban uses, such as roadways, industrial uses, and residential uses. There is no existing forest land or timberland on the project site or in the project vicinity. Ordinance No. 348 zoning classification of the project site is Industrial Park (I-P); and the zoning classifications of the areas surrounding the project site do not include forest or timberland. The Mead Valley Area Plan Figure 3, shows that there are no properties zoned for forest land or timberland surrounding the project site. Thus, the proposed project would not conflict with zoning or cause rezoning or any forest or timber land, result in the loss of forest land, or involve other changes that could result in the conversion of forest land to non-forest uses, and impacts would not occur.

**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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source(s):** Riverside County General Plan, Riverside County Climate Action Plan (CAP), SCAQMD CEQA Air Quality Handbook; Air Quality Impact Analysis, prepared by Urban Crossroads, 2019. (Urban 2019a) (Appendix A)

**Findings of Fact:**

Localized Thresholds (pounds per day)		
NO <sub>x</sub>	Site Preparation	225
	Grading	192
		275

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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CO	Site Preparation	1,308	1,678
	Grading	1,065	
PM <sub>10</sub>	Site Preparation	13	5
	Grading	10	
PM <sub>2.5</sub>	Site Preparation	6	2
	Grading	5	

Source: Urban Crossroads, 2019

**a) Less than Significant Impact.** The project site is located in the South Coast Air Basin, which is under the jurisdictional boundaries of the South Coast Air Quality Management District (SCAQMD). The SCAQMD and Southern California Association of Governments (SCAG) are responsible for preparing the Air Quality Management Plan (AQMP), which addresses federal and state Clean Air Act (CAA) requirements. The AQMP details goals, policies, and programs for improving air quality in the Basin. In preparation of the AQMP, SCAQMD and SCAG use land use designations contained in General Plan documents to forecast, inventory, and allocate regional emissions from land use and development-related sources. For purposes of analyzing consistency with the AQMP, if a proposed project would have a development density and vehicle trip generation that is substantially greater than what was anticipated in the General Plan, then the proposed project would conflict with the AQMP. On the other hand, if a project's density is consistent with the General Plan, its emissions would be consistent with the assumptions in the AQMP, and the project would not conflict with SCAQMD's attainment plans. In addition, the SCAQMD considers projects consistent with the AQMP if the project would not result in an increase in the frequency or severity of existing air quality violations or cause a new violation.

The project site has a General Plan land use designation of Business Park, which allows a 0.25-0.60 Floor Area Ratio (FAR). As described in the General Plan, this designation is for employee intensive uses, including research and development, technology centers, corporate offices, "clean" industry and supporting retail uses (County 2015). The proposed project would develop a 203,445 SF industrial warehouse building on the 9.58-acre project site, which would result in a 0.48 FAR that would be consistent with the existing BP land use designation that allows up to a 0.60 FAR. Therefore, the development density of the proposed project would also be consistent with the assumptions in the AQMP and would not conflict with SCAQMD's attainment plans.

In addition, emissions generated by construction and operation of the project would not exceed thresholds as described in the analysis below, which are based on the AQMP and are designed to bring the Basin into attainment for the criteria pollutants for which it is in nonattainment. Therefore, because the project does not exceed any of the thresholds it would not conflict with SCAQMD's goal of bringing the Basin into attainment for all criteria pollutants and, as such, is consistent with the AQMP. As a result, impacts related to conflict with the AQMP from the project would be less than significant.

**b) Less than Significant Impact.** The South Coast Air Basin (SCAB) is in a non-attainment status for federal ozone standards, federal carbon monoxide standards, and state and federal particulate matter standards. Any development in the SCAB, including the proposed project, could cumulatively contribute to these pollutant violations. The methodologies from the SCAQMD CEQA Air Quality Handbook are used in evaluating project impacts. SCAQMD has established daily mass thresholds for regional pollutant emissions, which are shown in Table AQ-1. Should construction or operation of the proposed project exceed these thresholds a significant impact could occur; however, if estimated emissions are less than the thresholds, impacts would be considered less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Table AQ-1: SCAQMD Regional Daily Emissions Thresholds<sup>1</sup>**

Pollutant	Construction	Operations
VOC	75	55
NO <sub>x</sub>	100	55
CO	550	550
PM <sub>10</sub>	150	150
PM <sub>2.5</sub>	55	55
SO <sub>x</sub>	150	150

**Construction**

Construction activities associated with the proposed project would generate pollutant emissions from the following: (1) site preparation, grading, and excavation; (2) construction workers traveling to and from project site; (3) delivery and hauling of construction supplies to, and debris from, the project site; (4) fuel combustion by onsite construction equipment; (5) building construction; application of architectural coatings; and paving. The amount of emissions generated on a daily basis would vary, depending on the intensity and types of construction activities occurring.

It is mandatory for all construction projects to comply with several SCAQMD Rules, including Rule 403 for controlling fugitive dust, PM<sub>10</sub>, and PM<sub>2.5</sub> emissions from construction activities. Rule 403 requirements include, but are not limited to, applying water in sufficient quantities to prevent the generation of visible dust plumes, applying soil binders to uncovered areas, reestablishing ground cover as quickly as possible, utilizing a wheel washing system to remove bulk material from tires and vehicle undercarriages before vehicles exit the proposed project site, covering all trucks hauling soil with a fabric cover and maintaining a freeboard height of 12-inches, and maintaining effective cover over exposed areas. Compliance with Rule 403 was accounted for in the construction emissions modeling. In addition, implementation of SCAQMD Rule 1113 that governs the VOC content in architectural coating, paint, thinners, and solvents, was accounted for in the construction emissions modeling.

**Table AQ-2: Construction Emissions Summary**

Year	Emissions (pounds per day)					
	VOC	NO <sub>x</sub>	CO	SO <sub>x</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
<b>Without Mitigation</b>						
2019	4.34	68.18	27.23	0.11	11.66	6.81
2020	50.99	44.29	25.92	0.08	4.11	2.23
<b>Maximum Daily Emissions</b>	<b>50.99</b>	<b>68.17</b>	<b>27.23</b>	<b>0.11</b>	<b>11.66</b>	<b>6.81</b>
SCAQMD Regional Threshold	75	100	550	150	150	55
<b>Threshold Exceeded?</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>

Source: Urban Crossroads, 2019

As shown in Table AQ-2, CalEEMod results indicate that construction emissions generated by the proposed project would not exceed SCAQMD regional thresholds. Therefore, construction activities would result in a less than significant impact.

**Operations**

Implementation of the proposed industrial warehousing uses would result in long-term regional emissions of criteria air pollutants and ozone precursors associated with area sources, such as natural gas consumption, landscaping, applications of architectural coatings, and consumer products.

<sup>1</sup> SCAQMD CEQA Air Quality Handbook, November 1993 Rev.



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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However, operational vehicular emissions would generate a majority of the emissions generated from the project.

Operational emissions associated with the proposed project were modeled using CalEEMod and are presented in Table AQ-3. As shown, the proposed project would result in long-term regional emissions of the criteria pollutants that would be below the SCAQMD's applicable thresholds. Therefore, the project's operational emissions would not exceed the NAAQS and CAAQS, would not result in a cumulatively considerable net increase of any criteria pollutant impacts, and would be less than significant.

**Table AQ-3: Summary of Peak Operational Emissions**

	Emissions (pounds per day)					
	VOC	NO <sub>x</sub>	CO	SO <sub>x</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
<b>Operational Activities – Summer Scenario</b>						
Area Source	4.64	4.00E-04	0.04	0.00	1.50E-04	1.50E-04
Energy Source	0.01	0.11	0.09	6.70E-04	8.43E-03	8.73E-04
Mobile (Passenger Cars)	0.57	0.90	11.54	0.04	3.59	0.96
Mobile (Trucks)	0.34	12.54	2.35	0.04	1.27	0.41
On-Site Equipment	0.15	1.79	0.78	3.17E-03	0.06	0.05
<b>Total Maximum Daily Emissions</b>	<b>5.71</b>	<b>15.34</b>	<b>14.80</b>	<b>0.08</b>	<b>4.92</b>	<b>1.43</b>
SCAQMD Regional Threshold	55	55	550	150	150	55
<b>Threshold Exceeded?</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>
<b>Operational Activities – Winter Scenario</b>						
Area Source	4.64	4.00E-04	0.04	0.00	1.50E-04	1.50E-04
Energy Source	0.01	0.11	0.09	6.70E-04	8.43E-03	8.73E-04
Mobile (Passenger Cars)	0.45	0.93	9.25	0.03	.89	0.96
Mobile (Trucks)	0.35	12.72	2.58	0.04	1.27	0.41
On-Site Equipment	0.15	1.79	0.78	3.17E-03	0.06	0.05
<b>Total Maximum Daily Emissions</b>	<b>5.61</b>	<b>15.55</b>	<b>12.75</b>	<b>0.08</b>	<b>4.92</b>	<b>1.43</b>
SCAQMD Regional Threshold	55	55	550	150	150	55
<b>Threshold Exceeded?</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>

Source: Urban Crossroads, 2019

**c) Less than Significant Impact with Mitigation Incorporated.** The SCAQMD recommends the evaluation of localized NO<sub>2</sub>, CO, PM<sub>10</sub>, and PM<sub>2.5</sub> construction-related impacts to sensitive receptors in the immediate vicinity of the project site. Such an evaluation is referred to as a localized significance threshold (LST) analysis. The impacts were analyzed pursuant to the SCAQMD's *Final Localized Significance Threshold Methodology* (SCAQMD 2008). According to the LST Methodology, "off-site mobile emissions from the project should not be included in the emissions compared to the LSTs" (SCAQMD 2008). SCAQMD has developed Local Significance Thresholds (LSTs) that represent the maximum emissions from a project that are not expected to cause or contribute to an exceedance of the most stringent applicable federal or state ambient air quality standards, and thus would not cause or contribute to localized air quality impacts. LSTs are developed based on the ambient concentrations of NO<sub>x</sub>, CO, PM<sub>10</sub>, and PM<sub>2.5</sub> pollutants for each of the 38 source receptor areas (SRAs) in the SCAB. The project site is located in SRA 24, Perris Valley.

Sensitive receptors can include uses such as long-term health care facilities, rehabilitation centers, and retirement homes. Residences, schools, playgrounds, child care centers, and athletic facilities can also be considered sensitive receptors. The nearest sensitive receptor from the project site and proposed

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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offsite site improvements is an existing single-family residence at approximately 94.95 feet west of the project site along Patterson Avenue (Urban 2019a).

**Construction**

The localized thresholds from the mass rate look-up tables in SCAQMD’s Final Localized Significance Threshold Methodology document, were developed for use on projects that are less than or equal to 5-acres in size or have a disturbance of less than or equal to 5 acres daily. The Air Quality Impact Analysis (Appendix A) determined that the proposed project would disturb a maximum of 3.5 acres per day.

As shown in Table AQ-4, with implementation of SCAQMD Rules 403 and 1113, the maximum daily construction emissions from the proposed project would exceed the applicable SCAQMD LST threshold for PM<sub>2.5</sub>. As a result, Mitigation Measure AQ-1 is included, which requires off-road diesel construction equipment greater than 150 horsepower to comply with EPA/CARB Tier 3 emissions standards. Table AQ-4 shows that with implementation of Mitigation Measure AQ-1, emissions of PM<sub>2.5</sub> would be reduced below the threshold and less than significant.

**Table AQ-4: Localized Significance Summary of Construction**

<b>Without Mitigation</b>				
	<b>Emissions (pounds per day)</b>			
	<b>NO<sub>x</sub></b>	<b>CO</b>	<b>PM<sub>10</sub></b>	<b>PM<sub>2.5</sub></b>
Site Preparation Emissions	68.11	23.14	11.46	6.76
Threshold	225	1,308	13	6
<b>Threshold Exceeded?</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>Yes</b>
Grading Emissions	45.32	17.12	5.25	3.09
Threshold	192	1,065	10	5
<b>Threshold Exceeded?</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>
<b>With Mitigation</b>				
	<b>Emissions (pounds per day)</b>			
	<b>NO<sub>x</sub></b>	<b>CO</b>	<b>PM<sub>10</sub></b>	<b>PM<sub>2.5</sub></b>
Maximum Daily Emissions	43.24	26.25	10.23	5.67
Thresholds	225	1,308	13	6
<b>Threshold Exceeded?</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>

Source: Urban Crossroads, 2019

**Operations**

For operational LSTs, on-site passenger car and truck travel emissions were modeled. The SCAQMD has established that impacts to air quality are significant if there is a potential to contribute or cause localized exceedances of the federal and/or state Ambient Air Quality Standards. As shown on Table AQ-5, operational emissions would not exceed the SCAQMD’s localized significance thresholds for any criteria pollutant at the nearest sensitive receptor. Therefore, the project would result in a less than significant impact related to localized emissions from operational activities.

**Table AQ-5: Localized Significance Summary of Operations**

<b>Operational Activity</b>	<b>Emissions (pounds per day)</b>			
	<b>NO<sub>x</sub></b>	<b>CO</b>	<b>PM<sub>10</sub></b>	<b>PM<sub>2.5</sub></b>
Maximum Daily Emissions	2.12	1.16	0.15	0.09
SCAQMD Localized Thresholds	275	1,678	5	2

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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<b>Threshold Exceeded?</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>
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Source: Urban Crossroads, 2019

**CO “Hot Spot” Analysis**

Regarding potential “hot spots” of CO that could result from the project, the Air Quality Impact Analysis describes that a daily traffic volume of 400,000 vehicles per day would not exceed the most stringent 1-hour CO standard (20 ppm).

With implementation of the project, the highest average daily trips on a segment of road would be 1,244 a.m. peak volumes at the intersection of Harvill Avenue and Rider Street, which much less than the volume of traffic required to generate a CO hot spot (Urban 2019a). Thus, impacts related to a CO hot spot would not occur from implementation of the proposed project.

**d) Less than Significant Impact.** The proposed project would not generate other emissions, not described previously. Also, typical land uses generally associated with odor complaints include: agricultural uses (livestock and farming), wastewater treatment plants, food processing plants, chemical plants, composting operations, refineries, landfills, dairies, and fiberglass molding facilities.

The project does not contain land uses typically associated with emitting objectionable odors. Potential odor sources associated with the proposed project may result from construction equipment exhaust and the application of asphalt and architectural coatings during construction activities and the temporary storage of typical solid waste (refuse) associated with the proposed project’s (long-term operational) uses. Standard construction requirements 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 the respective phase of construction and is thus considered less than significant. It is expected that project-generated refuse would be stored in covered containers and removed at regular intervals in compliance with the County’s solid waste regulations. The proposed project is also be required to comply with SCAQMD Rule 402 (included as a County condition of approval and verified during the permitting and plan check process) to prevent odor nuisances on sensitive land uses. Based on the proposed warehouse use of the site and with compliance with existing SCAQMD Rule 402, there would be no impacts related to odors.

Mitigation:

**Mitigation Measure AQ-1:** Construction plans and specifications shall state that during the site preparation phase, the Construction Contractor shall ensure that off-road diesel construction equipment greater than 150 horsepower (>150 HP) complies with EPA/CARB Tier 3 emissions standards and shall ensure that all construction equipment is tuned and maintained in accordance with the manufacturer’s specifications.

Monitoring: By the Riverside County Department of Building and Safety through the plan check and construction permitting process.

**BIOLOGICAL RESOURCES** Would the project:

**7. Wildlife & Vegetation**

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U. S. Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Have a substantial adverse effect on State or federally protected wetlands (including, but not limited to, 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):** Biological Resources Assessment, prepared by Material Culture Consulting, 2018 (MCC 2018a) (Appendix B);

**Findings of Fact:**

**a) No Impact.** The project site is located within the boundaries of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). The project site does not overlap or occur adjacent to any area conserved or targeted for conservation by the MSHCP; however, the project is located within a designated area requiring surveys for burrowing owl and habitat assessments for presence/absence of riparian/riverine areas, vernal pools, fairy shrimp habitat, including an urban/wildlands interface analysis, and identifying any migratory corridors and linkages located on or in the vicinity of the site. (MCC 2018a). The required habitat assessments have been completed and the County conditions will condition to the project to ensure that prior to issuance of a grading or building permit, the project applicant shall pay the MSHCP-required development mitigation fees to the Western Riverside County Regional Conservation Authority. Thus, the proposed project would not conflict with provisions of the MSHCP.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**b-c) Less than Significant Impact with Mitigation Incorporated.** The project site occurs generally in a partially developed area that includes residences to the west and south and industrial development to the east and southeast. Remaining adjacent areas include several parcels of undeveloped land, many that are assumed to have been previously disturbed with disking activities (MCC 2018a).

The project site has been disturbed from previous agricultural activities and recent disking is evident. No native vegetation communities exist on or adjacent to the project site. The literature review prepared for the project identified 14 special-status plant species with the potential to occur within the project vicinity. However, none of these species are expected to occur within the project site due to a lack of suitable habitat or soils, and the high level of disturbance (MCC 2018a).

The literature review conducted for the project resulted in a list of 25 special-status wildlife species documented in the site region (MCC 2018a). However, due to a lack of suitable habitat, disturbed conditions, and the small size of the site only the Stephens' kangaroo rat (*Dipodomys stephensi*) and the burrowing owl (*Athene cunicularia*) have the low potential to occur onsite.

The Biological Resources Assessment did not identify any suitable burrows, burrowing owl signs, or burrowing owls; and no active California ground squirrel (*Otospermophilus beecheyi*) colonies were observed (MCC 2018). Therefore, the site currently does not support burrowing owl. However, as required by Condition of Approval 060 – Planning EPD 1., a preconstruction burrowing owl survey (herein referred to as Mitigation Measure BIO-1) shall be complete a maximum of 30 days prior to the start of construction to ensure conditions related to burrowing owl do not change prior to construction.

In addition, the project could adversely affect native nesting birds, which would be a violation of the Migratory Bird Treaty Act and Section 3503.5 of the California Department of Fish and Wildlife (CDFW) code. Therefore, Mitigation Measure BIO-2 is included to require a nesting bird survey if construction activities begin during the nesting season. With implementation of Mitigation Measure BIO-1 and Mitigation Measure BIO-2 and standard conditions of approval, impacts would be reduced to a less than significant level.

**d) Less than Significant Impact with Mitigation Incorporated.** Wildlife corridors are linear features that connect areas of open space and provide avenues for the migration of animals and access to additional areas of foraging. The project site does not contain, or is not adjacent to, any wildlife corridors. The project site is surrounded by roadways, residential, light industrial development, and some vacant land. Although, the site is adjacent to a vacant and undeveloped land, each vacant parcel is bound by roadways and developed land uses. The only existing linkages to an open space or habitat area are the existing roadway corridors, which would not be modified by the proposed project. Thus, impacts related to established native resident or migratory wildlife corridors would not occur.

As described above, the project site contains potentially suitable habitat for nesting birds. Therefore, Mitigation Measure BIO-2 has been included to require nesting bird surveys, should construction occur during nesting season, to reduce the potential for impacts to a less than significant level. With implementation of Mitigation Measure BIO-2, impacts would be less than significant.

**e-f) No Impact.** As defined in the MSHCP, riparian/riverine areas are lands that contain habitat dominated by trees, shrubs, persistent emergent or emergent mosses and lichens that occur close to or depend on a nearby freshwater source or areas that contain a freshwater flow during all or a portion of the year. Vernal pools are seasonal wetlands that occur in depressions, typically have wetland indicators that represent all three parameters (soils, vegetation, and hydrology), and are defined based

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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on vernal pool indicator plant species during the wetter portion of the growing season but normally lack wetland indicators associated with vegetation and/or hydrology during the drier portion of the growing season.

The project site does not include any riparian/riverine, vernal pools, or fairy shrimp habitat. The soils on the site are well-drained and not typical to supporting vernal pools and ponded areas. No depressions or swales were observed (MCC 2018a). Therefore, the proposed project would not result in a substantial adverse effect on any riparian habitat or other sensitive natural community. Additionally, the project site does not contain any natural drainage features and is absent of federally protected wetlands as defined by Section 404 of the Clean Water Act (MCC 2018). Thus, the project site does not include or is adjacent to any jurisdictional wetland areas, and the proposed project would not result in any impacts to these types of resources.

**g) No Impact.** The proposed project would not conflict with any local policies or ordinances protecting biological resources. The County of Riverside has two tree management ordinances; one which manages the removal of oak trees, and the other that manages the removal of trees above 5,000 feet in elevation. The only on-site trees are willow trees that are located along the western boundary of the site. The proposed project site does not contain any oak trees and elevations of the project site range from 1,508 feet amsl to 1,533 feet amsl. Thus, the proposed project would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance, and impacts would not occur.

Mitigation:

**Mitigation Measure BIO-1: Pre-construction Burrowing Owl Survey.** A preconstruction burrowing owl survey shall be complete a maximum of 30 days prior to the start of construction. All areas of the site shall be included, as well as a visual survey of the undeveloped property around the site. The results shall be provided as a letter report. If burrowing owls are observed within the site, additional coordination with the MSHCP and/or CDFW would be required. No burrowing owls may be harmed, and no burrowing owl occupied burrows may be collapsed between February 1 and August 31 to avoid the nesting season. If burrowing owl are documented and need to be impacted, a Determination of Biological Equivalent or Superior Preservation Report, as required by the MSHCP shall be prepared.

**Mitigation Measure BIO-2: Nesting Birds Survey.** If project activities occur during the nesting season, a nesting bird survey should be conducted by a qualified biologist at a maximum of one (1) week prior to start of construction activities to avoid taking of nesting birds, vegetation removal, and initial ground disturbance should it occur outside the nesting bird breeding season (February through August). If active nests of protected native species are located, construction work should be delayed until after the nesting season or until the young are no longer dependent upon the nest site. Construction near an active nest should be conducted at the discretion of a biological monitor utilizing appropriate buffers and other methods to minimize potential impacts.

Monitoring: By the County qualified biologist, as described in Mitigation Measures BIO-1 and BIO-2.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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<b>CULTURAL RESOURCES</b> Would the project:				
<b>8. Historic Resources</b>				
a) Alter or destroy a historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource, pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source(s):** Cultural Resources Assessment, Prepared by Material Culture Consulting. 2018. (MCC 2018b) (Appendix C); Phase I Environmental Site Assessment, Prepared by ERM. 2018 (Phase 1 2018) (Appendix E).

**Findings of Fact:**

**a-b) No Impact.** The proposed project is vacant and undeveloped. The site was previously used for agriculture from 1961 through 1978, and since then has remained vacant. Ground disturbance onsite continues to occur from regular disking of the site soils. The Phase I Cultural Resources Assessment prepared for the project site conducted archival research and a site survey and did not identify any existing historic resources. Overall, the project site does not contain any historic sites or historical resources. Thus, implementation of the proposed project would not result in impacts related to destruction of a historic site or historical resource.

**Mitigation:**

No mitigation is required.

**Monitoring:** No monitoring is necessary.

<b>9. Archaeological Resources</b>				
a) Alter or destroy an archaeological site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource, pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source(s):** Cultural Resources Assessment, prepared by Material Culture Consulting, 2018. (MCC 2018b) (Appendix C)

**Findings of Fact:**

**a-b) Less than Significant Impact with Mitigation Incorporated.** The project site is undeveloped and does not include any historic structures. The Cultural Resources Assessment prepared for the project describes that one resource, an historic-era isolated amethyst glass fragment, was previously recorded in the project site, but is no longer on the site (MCC 2018b). Due to the extensive previous disturbance of the project site and regular disking of the site soils, the area is considered to have low sensitivity for presence of prehistoric or historical archaeological deposits (MCC 2018b). Because there is a possibility that undiscovered, buried archaeological resources may be encountered during construction, Mitigation Measure CUL-1 has been included to halt work within 50 feet of the find and to have the find evaluated by a qualified archaeologist. With implementation of Mitigation Measure CUL-1 and standard Advisory

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Notification Document (AND) – Planning-CUL. 3, impacts to any potential historical resources inadvertently discovered would be reduced to a less than significant level.

**c) Less Than Significant Impact.** The project site has been previously disturbed, as described above, and has not been previously used as a cemetery. Thus, impacts related to human remains are less than significant. However, California Health and Safety Code Section 7050.5, CEQA Section 15064.5, and Public Resources Code Section 5097.98 mandate the process to be followed in the event of an accidental discovery of any human remains in a location other than a dedicated cemetery. Specifically, California Health and Safety Code Section 7050.5 requires that if human remains are discovered within the project site, disturbance of the site shall remain halted until the coroner has conducted an investigation into the circumstances, manner, and cause of death, and made recommendations concerning the treatment and disposition of the human remains to the person responsible for the excavation, or to his or her authorized representative, in the manner provided in Section 5097.98 of the Public Resources Code. If the coroner determines that the remains are not subject to his or her authority and if the coroner has reason to believe the human remains to be those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission. Although soil-disturbing activities associated with the proposed project could result in the discovery of human remains, compliance with existing law would ensure that significant impacts to human remains would not occur.

Mitigation:

**Mitigation Measure CUL-1: Archaeological Resources.** Prior to the issuance of the first grading permit, the applicant shall provide a letter to the County of Riverside Department of Building and Safety from a qualified professional archaeologist meeting the Secretary of Interior’s Professional Qualifications for Archaeology as defined at 36 CFR Part 61, Appendix A stating that the archaeologist has been retained to provide on-call services in the event archaeological resources are discovered. The archaeologist shall be present at the pre-grading conference to establish procedures for archaeological resource surveillance. In the event a previously unrecorded archaeological deposit is encountered during construction, all activity within 50 feet of the area of discovery shall cease and the City shall be immediately notified. The archaeologist shall be contacted to flag the area in the field and determine if the archaeological deposits meet the CEQA definition of historical (State CEQA Guidelines 15064.5(a)) and/or unique archaeological resource (Public Resources Code 21083.2(g)). If the find is considered a “resource” the archaeologist shall pursue either protection in place or recovery, salvage and treatment of the deposits. Recovery, salvage and treatment protocols shall be developed in accordance with applicable provisions of Public Resource Code Section 21083.2 and State CEQA Guidelines 15064.5 and 15126.4. If unique archaeological resources cannot be preserved in place or left in an undisturbed state, recovery, salvage and treatment shall be required at the applicant’s expense. All recovered and salvaged resources shall be prepared to the point of identification and permanent preservation by the archaeologist. Resources shall be identified and curated into an established accredited professional repository. The archaeologist shall have a repository agreement in hand prior to initiating recovery of the resource. Excavation as a treatment option will be restricted to those parts of the unique archaeological resource that would be damaged or destroyed by the project.

Monitoring: By the Riverside County Department of Building and Safety through the plan check and construction permitting process, and by the County qualified archaeologist, as described in Mitigation Measure CUL-1.

**ENERGY** Would the project:



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>10. Energy Impacts</b>				
a) Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with or obstruct a State or Local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source(s):** Riverside County General Plan, Riverside County Climate Action Plan (CAP)

**Findings of Fact:**

**a) Less than Significant Impact**

**Construction**

During construction of the proposed project, energy would be consumed in three general forms:

1. Petroleum-based fuels used to power off-road construction vehicles and equipment on the project sites, construction worker travel to and from the project sites, as well as delivery truck trips;
2. Electricity associated with providing temporary power for lighting and electric equipment; and
3. Energy used in the production of construction materials, such as asphalt, steel, concrete, pipes, and manufactured or processed materials such as lumber and glass.

Construction activities related to the proposed buildings and the associated infrastructure would not be expected to result in demand for fuel greater on a per-unit-of-development basis than other development projects in Southern California. In addition, the extent of construction activities that would occur is limited to a 13-month period, and the demand for construction-related electricity and fuels would be limited to that time frame.

In addition, construction contractors are required to demonstrate compliance with applicable California Air Resources Board (CARB) regulations governing the accelerated retrofitting, repowering, or replacement of heavy-duty diesel on- and off-road equipment. In addition, compliance with existing CARB idling restrictions and the use of newer engines and equipment would reduce fuel combustion and energy consumption. Overall, construction activities would require limited energy consumption, would comply with all existing regulations, and would therefore not be expected to use large amounts of energy or fuel in a wasteful manner. Thus, impacts related to construction energy usage would be less than significant.

**Operation**

Once operational, the project would generate demand for electricity, natural gas, as well as gasoline for motor vehicle trips. Operational use of energy includes the heating, cooling, and lighting of the building, water heating, operation of electrical systems and plug-in appliances, parking lot and outdoor lighting, and the transport of electricity, natural gas, and water to the areas where they would be consumed. This use of energy is typical for urban development, and no operational activities or land uses would occur that would result in extraordinary energy consumption.

The proposed project would be required to meet the current Title 24 energy efficiency standards. The County's administration of the Title 24 requirements and the County's Climate Action Plan (CAP)

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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includes review of design components and energy conservation measures that occurs during the permitting process, which ensures that all requirements are met. Typical Title 24 measures include insulation; use of energy-efficient heating, ventilation and air conditioning equipment (HVAC); solar-reflective roofing materials; energy-efficient indoor and outdoor lighting systems; reclamation of heat rejection from refrigeration equipment to generate hot water; and incorporation of skylights, etc. In complying with the Title 24 standards, impacts to peak energy usage periods would be minimized, and impacts on statewide and regional energy needs would be reduced. All development is required to comply with the adopted California Energy Code (Code of Regulations, Title 24 Part 6) and the California Green (CalGreen) Building Standards. Thus, operation of the project would not use large amounts of energy or fuel in a wasteful manner, and impacts would be less than significant.

**b) No Impact.** The State of California has established a comprehensive framework for the use of efficient energy. This occurs through the implementation of the Clean Energy and Pollution Reduction Act of 2015 (SB 350), Title 24 Energy Efficiency Standards, and the California Green (CalGreen) Building Standards; CalGreen specifications are required to be incorporated into building plans as a condition of building permit approval and verified through the plan check process. In addition, Riverside County Climate Action Plan, as revised in 2018, includes Measure R2-E10 which requires renewable energy generation by projects of a certain size. The GHG report prepared for the Project stated that the proposed development would be required to comply with CAP Measure R2-E10. The Measure requires that if any tentative tract map, plot plan, or conditional use permit that proposes to add more than 75 new dwelling units of residential development or one or more new building totaling more than 100,000 gross square feet of commercial, office, industrial or manufacturing development the project would be required to offset its energy demands by 20 percent. Through the incorporation of energy reducing measures and the incorporation of Condition of Approval 080 - Planning. 6 the proposed project would be in compliance with Measure R2-E10 and no impact would occur in regards to the conflict or obstruction to any State or Local Plan as they pertain to renewable energy or energy efficiency. This is a standard condition of approval and is not considered mitigation for the purposes of CEQA.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**GEOLOGY AND SOILS** Would the project directly or indirectly:

<b>11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?				

Source(s): Geotechnical Investigation, prepared by Geotechnical Professionals, Inc, 2018. (GPI 2018) (Appendix D).

Findings of Fact:

**a) No Impact.** The project site is not located within an Alquist-Priolo Earthquake Fault zone (GPI 2018). The closest Alquist-Priolo Earthquake Fault zones are the San Jacinto Fault zone that is located 9 miles of the project site, and the Elsinore Fault zone that is located 12 miles of the project site (GPI 2018).

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Due to the distance of the project site from the fault zones, impacts related to a fault zone would not occur from implementation of the proposed project.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**12. Liquefaction Potential Zone**

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**Source(s):** Riverside County General Plan Figure S-3 “Generalized Liquefaction”; Mead Valley Area Plan Figure 13, Seismic Hazards; Geotechnical Investigation, prepared by Geotechnical Professionals, Inc., 2018. (GPI 2018) (Appendix D).

Findings of Fact:

**a) Less than Significant Impact.** Liquefaction occurs when vibrations or water pressure causes soil particles to lose its friction properties. As a result, soil behaves like a liquid, has an inability to support weight, and can flow down very gentle slopes. This condition is usually temporary and is most often caused by an earthquake vibrating water-saturated fill or unconsolidated soil. However, effects of liquefaction can include sand boils, settlement, and structural foundation failures. Soils that are most susceptible to liquefaction are clean, loose, saturated, and uniformly graded fine-grained sands in areas where the groundwater table is within approximately 50 feet below ground surface.

The project site is located within an area mapped by Riverside County GIS as having a low liquefaction susceptibility. The Geotechnical Investigation also determined that the potential for liquefaction is low because groundwater is deeper than 50 feet bgs and because onsite soils are dense to very dense, and do not have characteristics of soils that are liquefiable (GPI 2018).

All structures built in the County are required to be developed in compliance with the CBC (California Code of Regulations, Title 24, Part 2), which is adopted by the County of Riverside. Compliance with the CBC, requires proper construction of building footings and foundations ensuring that the building withstand the effects of potential ground movement, including liquefaction.

The Riverside County Department of Building and Safety reviews structural plans and geotechnical data prior to issuance of a grading permit and conducts inspections during construction, which would ensure that all required CBC measures are incorporated. Compliance with the CBC as verified by the County’s review process would ensure that impacts related to liquefaction are less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**13. Ground-shaking Zone**

a) Be subject to strong seismic ground shaking?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Source(s):** Geotechnical Investigation, prepared by Geotechnical Professionals, Inc., 2018 (GPI 2018) (Appendix D).

**Findings of Fact:**

**a) Less than Significant Impact.** The project area, like most of southern California, could be subject to seismically related strong ground shaking. Ground shaking is a major cause of structural damage from earthquakes. The amount of motion expected at a building site can vary from none to forceful depending upon the distance to the fault, the magnitude of the earthquake, and the local geology.

The project site is located approximately 9 miles from the San Jacinto Fault zone and 12 miles from the Elsinore Fault Zone. A major earthquake along either of these faults could cause substantial seismic ground shaking at the site. However, structures built in the County are required to be built in compliance with the CBC (California Code of Regulations, Title 24, Part 2) that provides provisions for earthquake safety based on factors including building occupancy type, the types of soils onsite, and the probable strength of ground motion. Compliance with the CBC would require the incorporation of: 1) seismic safety features to minimize the potential for significant effects as a result of earthquakes; 2) proper building footings and foundations; and 3) construction of the building structure so that it would withstand the effects of strong ground shaking.

The Riverside County Department of Building and Safety permitting process would ensure that all required CBC seismic safety measures are incorporated into the building. Compliance with the CBC as verified by the County’s review process, would reduce impacts related to strong seismic ground shaking to a less than significant level. Overall, impacts related to strong seismic ground shaking would be less than significant with implementation of CBC requirements.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**14. Landslide Risk**

a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards?

**Source(s):** Riverside County General Plan Figure S-5 “Regions Underlain by Steep Slope”; Mead Valley Area Plan Figure 14, Steep Slopes; Phase I Environmental Site Assessment, prepared by Environmental Resources Management (ERM 2018) (Appendix E)

**Findings of Fact:**

**a) No Impact.** Landslides are the downhill movement of masses of earth and rock, and are often associated with earthquakes; but other factors, such as the slope, moisture content of the soil, composition of the subsurface geology, heavy rains, and improper grading can influence the occurrence of landslides. The project site and the adjacent parcels are flat and do not contain any hills or steep slopes. The project site is 1,512 feet amsl (ERM 2018), and no landslides on or adjacent to the project site would occur. Furthermore, the project area is not identified as an area having a risk of landslides on the Mead Valley Area Plan Figure 14, Steep Slopes. Therefore, impacts related to landslides would not occur from implementation of the proposed project.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No mitigation 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”; Geotechnical Investigation, prepared by Geotechnical Professionals Inc., 2018 (GPI 2018) (Appendix D).

Findings of Fact:

**a) Less than Significant Impact.** Subsidence is a general lowering of the ground surface over a large area that is generally attributed to lowering of the ground water levels within a groundwater basin. Localized or focal subsidence or settlement of the ground can occur as a result of earthquake motion in an area where groundwater in a basin is lowered. The project area overlies the Perris North Groundwater basin, which is located within the West San Jacinto Basin, which is managed through the WSJ Groundwater Management Plan that was adopted in 1995. The plan manages groundwater extraction, supply, and quality. Because the groundwater basin is managed through this plan, which limits the allowable withdrawal of water from the basin by water purveyors, and the project would not pump water from the project area (as water supplies would be provided by EMWD), impacts related to subsidence would not occur.

In addition, compliance with the California Building Code is a standard practice and would be required by the Riverside County Department of Building and Safety. Therefore, compliance with the requirements of the CBC as part of the building plan check and development review process, would ensure that potential soil stability impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**16. Other Geologic Hazards**

a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?

**Source(s):** Geotechnical Investigation, prepared by Geotechnical Professionals Inc., 2018 (GPI 2018) (Appendix D).

Findings of Fact:

**a) No Impact.** A seiche is the sloshing of a closed body of water from earthquake shaking. Seiches are of concern relative to water storage facilities because inundation from a seiche can occur if the wave overflows a containment wall, such as the wall of a reservoir, water storage tank, dam, or other artificial

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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body of water. There are no water bodies near enough to the project area to pose a flood hazard to the site resulting from a seiche. Therefore, no seiche impacts would occur.

A mudflow is an earthflow consisting of material that is wet enough to flow rapidly and typically occurs in small, steep stream channels. The project site and the adjacent parcels are flat, with elevations ranging from 1,506 feet to 1,527 feet above sea level (GPI 2018). The site does not contain steep slopes and is not adjacent to any steep slopes that could be subject to a mudflow. Therefore, the proposed project would not be subject to a mudflow.

In addition, there are no known volcanoes in the project region. Thus, impacts related to volcanic hazards would not occur. Overall, the proposed project would not result in impacts related to seiche, mudflow, or volcanic hazards.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

17. Slopes				
a) Change topography or ground surface relief features?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source(s):** Cultural Resources Assessment, prepared by Material Culture Consulting, 2018 (MCC 2018b) (Appendix C); Geotechnical Investigation, prepared by Geotechnical Professionals Inc., 2018 (GPI 2018) (Appendix D).

**Findings of Fact:**

**a-c) No Impact.** The project site and the adjacent parcels are generally flat and do not contain any hills or significant slopes. The site slopes gently downward approximately 1 percent to 1.5 percent from west to east. The ground surface elevation changes from about elevations 1,527 and 1,521 feet in the southwest and northwest corners of the site to approximate elevations 1,509 and 1,506 feet in the southeast and northeast corners of the property.

The proposed project would include cut and fill grading activities that would result in finish floor elevation at a downward slope of approximately 0.5 percent from approximately 1,521 feet on the west side of the building to 1,517 feet on the east side of the building. The grading activities include: cuts up to 4 feet and fills up to 10 feet for construction of the building pad; cuts up to 5 feet on the west side of the project and fills up to 3 feet on the east side of the project in parking and access drive areas; cuts of 1 to 4 feet below existing grades for the infiltration basin; and cuts up to 5 feet for construction of vegetated swale (GPI 2018). The project would not create cut or fill slopes greater than 2:1 or higher than 10 feet, and would not change the topography of the project site or surrounding areas. The project site would remain flat after implementation of the project; thus, impacts related to a change in topography or cut and fill slopes greater than 2:1 would not occur. In addition, the proposed grading would not negate the use of the sewage disposal systems. The proposed project would install a sewer lateral that would connect to the existing sewer system. Therefore, project impacts related to slopes would not occur.

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.

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):** General Plan Figure S-6 “Engineering Geologic Materials Map”; Santa Ana Regional Water Quality Control Board Riverside County Permits. Accessed at: [http://www.waterboards.ca.gov/santaana/water\\_issues/programs/stormwater/riverside\\_permit.shtml](http://www.waterboards.ca.gov/santaana/water_issues/programs/stormwater/riverside_permit.shtml); Geotechnical Investigation, prepared by Geotechnical Professionals Inc., 2018 (GPI 2018) (Appendix D)

**Findings of Fact:**

**a) Less than Significant Impact.** Construction of the proposed project has the potential to contribute to soil erosion and the loss of topsoil. Grading activities that would be required for the project would expose and loosen topsoil, which could be eroded by wind or water.

To reduce the potential for soil erosion and the loss of topsoil, a Stormwater Pollution Prevention Plan (SWPPP) is required by the County and RWQCB regulations to be developed by a QSD (Qualified SWPPP Developer), as implemented by standard conditions of approval. The SWPPP is required to address site-specific conditions related to specific grading and construction activities that could cause erosion and the loss of topsoil, and provide erosion control BMPs to reduce or eliminate the erosion and loss of topsoil. Erosion control BMPs include use of: silt fencing, fiber rolls, or gravel bags, stabilized construction entrance/exit, and hydroseeding. In addition with compliance of Ordinance No. 754 and standard conditions of approval, as verified by the County’s plan check process, construction impacts related to erosion and loss of topsoil would be less than significant.

The proposed project includes installation of landscaping adjacent to the proposed building, roadways, and throughout the parking areas. With this landscaping, areas of loose topsoil that could erode by wind or water, would not exist upon operation of the proposed project. In addition, as described in Section 25, Hydrology and Water Quality, the hydrologic features of the proposed project have been designed to slow, filter, and retain stormwater within landscaping and the infiltration basin on the site, which would also reduce the potential for stormwater to erode topsoil. Furthermore, implementation of the project requires County approval of a Water Quality Management Plan (WQMP), which would ensure that RWQCB requirements and appropriate operational BMPs would be implemented to minimize or eliminate the potential for soil erosion or loss of topsoil to occur. As a result, with implementation of

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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existing requirements and conditions of approval, potential impacts related to substantial soil erosion or loss of topsoil would be less than significant.

**b) Less than Significant Impact.** Expansive soils contain significant amounts of clay particles that swell when wet and shrink when dry. Foundations constructed on expansive soils are subjected to forces caused by the swelling and shrinkage of the soils. Without proper measures taken, heaving and cracking of both building foundations and slabs-on-grade could result.

The Geotechnical Investigation prepared for the project site conducted soils testing, which determined that onsite soils have a very low to low expansion index (GPI 2018). In addition, as described above, compliance with the CBC is required for all development projects in the state and is verified through the County's plan check process as a standard County practice; therefore, compliance with the requirements of the CBC as part of the building plan check and development review process, would ensure that expansive soil related impacts would be less than significant.

**c) No Impact.** The proposed project would install new onsite sewer laterals that would connect to existing off-site sewers, and would not use septic tanks or alternative wastewater disposal systems. As a result, impacts related to septic tanks or alternative waste water disposal systems would not occur from implementation of the proposed project.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

<b>19. Wind Erosion and Blowsand from project either on or off site.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?				

**Source(s):** Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. No. 460, Article XV & Ord. No. 484

Findings of Fact:

**a) No Impact.** Like the majority of the County, the project site is identified by the General Plan Safety Element Figure S-8 as having a moderate wind erosion susceptibility. The General Plan, Safety Element Policy for Wind Erosion requires buildings and structures to be designed to resist wind loads that are covered by the CBC. In addition, as described above, the proposed project includes installation of landscaping adjacent to the proposed building, roadways, and throughout the parking areas. With this landscaping, areas of loose topsoil that could erode by wind, would not exist upon operation of the proposed project. As described previously, the proposed project would be developed in compliance with CBC regulations, which would be verified by the County Department of Building and Safety prior to approval of building permits. Therefore, the project would not result in an increase in wind erosion and blow sand, either on or off site, and impacts would not occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**GREENHOUSE GAS EMISSIONS** Would the project:



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>20. Greenhouse Gas Emissions</b>				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source(s):** Riverside County General Plan, Riverside County Climate Action Plan (CAP), Greenhouse Gas Analysis, prepared by Urban Crossroads, 2019 (Urban 2019b) (Appendix F).

**Findings of Fact:**

**Thresholds**

The analysis methodologies from SCAQMD are used in evaluating potential impacts related to GHG from implementation of the proposed project. SCAQMD does not have approved thresholds; however, does have draft thresholds that provides a tiered approach to evaluate GHG impacts, which includes:

- Tier 1: determine whether or not the project qualifies for any applicable exemption under CEQA
- Tier 2: determine whether the project is consistent with a greenhouse gas reduction plan, which would mean that it does not have significant greenhouse gas emissions.
- Tier 3: determine if the project would be below screening values; if a project’s GHG emissions are under one of the following screening thresholds, then the project is less than significant:
  - All land use types: 3,000 MTCO<sub>2</sub>e per year
  - Residential: 3,500 MTCO<sub>2</sub>e per year
  - Commercial: 1,400 MTCO<sub>2</sub>e per year
  - Mixed use: 3,000 MTCO<sub>2</sub>e per year

In addition, SCAQMD methodology for project’s construction are to average them over 30-years and then add them to the project’s operational emissions to determine if the project would exceed the screening values listed above (Urban 2019b).

**Climate Action Plan**

The County of Riverside adopted the CAP in December 8, 2015. The CAP was designed under the premise that Riverside County’s emission reduction efforts should coordinate with the state strategies of reducing emissions in order to accomplish these reductions in an efficient and cost-effective manner. Additionally, the project is required to comply with CAP Measure R2-E10 which would require the project to offset its energy demands by 20 percent. To determine whether the project is significant, the County of Riverside uses the conservative SCAQMD Tier 3 threshold of 3,000 MTCO<sub>2</sub>e per year (Urban 2019b).

**a) Less than Significant Impact.** Construction activities produce combustion emissions from various sources, such as site excavation, grading, utility engines, heavy-duty construction vehicles onsite, equipment hauling materials to and from the site, asphalt paving, and motor vehicles transporting the construction crew. Exhaust emissions from onsite construction activities would vary daily as construction activity levels change.

In addition, operation of the proposed industrial warehousing uses would result in area and indirect sources of operational GHG emissions that would primarily result from vehicle trips, electricity and

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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natural gas consumption, water transport (the energy used to pump water), and solid waste generation. GHG emissions from electricity consumed by the building would be generated off-site by fuel combustion at the electricity provider. GHG emissions from water transport are also indirect emissions resulting from the energy required to transport water from its source.

The estimated operational GHG emissions that would be generated from implementation of the proposed project are shown in Table GHG-1. Additionally, in accordance with SCAQMD recommendation, the project’s amortized construction-related GHG emissions are added to the operational emissions estimate in order to determine the project’s total annual GHG emissions.

**Table GHG-1: Greenhouse Gas Emissions**

Emission Source	Emissions (metric tons per year)			
	CO <sub>2</sub>	CH <sub>4</sub>	N <sub>2</sub> O	Total CO <sub>2</sub> E
Annual construction-related emissions amortized over 30 years	32.34	0.01	0.00	32.48
Area	0.01	3.00E-05	0.00	0.01
Energy	156.07	5.96E-03	1.55E-03	156.68
Mobile Sources (Passenger Cars)	407.9	8.72E-03	0.00	408.14
Mobile Sources (Trucks)	517.53	0.03	0.00	51.24
Waste	38.82	2.29	0.00	96.17
Water Usage	210.11	1.54	0.04	259.92
<b>Total CO<sub>2</sub>e (All Sources)</b>	<b>1,522.85</b>			
<b>Screening Threshold (CO<sub>2</sub>e)</b>	<b>3,000</b>			
<b>Threshold Exceeded?</b>	<b>No</b>			

Source: Urban Crossroads, 2019.

As shown on Table GHG-1, the project will result in approximately 1,522.85 MTCO<sub>2</sub>e per year; the proposed project would not exceed the County’s screening threshold of 3,000 MTCO<sub>2</sub>e per year (Urban 2019b). Therefore, impacts related to greenhouse gas emissions would be less than significant.

**b) No Impact.** The proposed project would result in development of new industrial warehousing uses on the project site. The design of the building would comply with state and federal programs that are designed to be energy efficient. The proposed project would comply with all mandatory measures under the California Title 24, California Energy Code, and the CALGreen Code , which would provide efficient energy and water consumption.

In addition, the CARB Scoping Plan provides strategies to reduce GHG emissions that are applicable to the proposed project. Emissions from vehicles, which are the main source of operational GHG emissions associated with the project (as shown in Table GHG-1), would be reduced through implementation of the state and federal fuel and vehicle emission standards. In addition, the project would be consistent with the County’s CAP, and would not exceed the screening threshold, as shown in Table GHG-1. Overall, implementation of the proposed project would not conflict with existing plans, policies, and regulations adopted for the purpose of reducing the emissions of greenhouse gas, and impacts would not occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>HAZARDS AND HAZARDOUS MATERIALS</b> Would the project:				
<b>21. Hazards and Hazardous Materials</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter (1/4) mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source(s):** Phase I Environmental Site Assessment, prepared by ERM, 2018 (ERM 2018) (Appendix E).

**Findings of Fact:**

**a) Less than Significant Impact.** A hazardous material is typically defined as any material that due to its quantity, concentration, or physical or chemical characteristics, poses a significant potential hazard to human health and safety or the environment if released. Hazardous materials may include, but are not limited to hazardous substances, hazardous wastes, and any material that would be harmful if released.

There are multiple state and local laws that regulate the storage, use, and disposal of hazardous materials. The Riverside County Department of Environmental Health Hazardous Materials Branch is the local administrative agency that coordinates the following programs that regulate use, storage, and handling of hazardous materials, including Hazardous Materials Disclosure Plan Business Plans, per the County's Standard Conditions of Approval 90.E Health 001, listed below (should future uses utilize or transport hazardous materials) and the California Accidental Release Program (CalARP).

**Construction**

Construction activities for the proposed project would involve transport, use, and disposal of hazardous materials such as paints, solvents, oils, grease, and caulking. In addition, hazardous materials would be used for fueling and serving construction equipment onsite. These types of hazardous materials used during construction are not acutely hazardous, and all storage, handling, use, and disposal of these materials are regulated by existing state and federal laws that the project is required to strictly adhere to. As a result, the routine transport, use or disposal of hazardous materials during construction activities for the proposed project would be less than significant.

**Operation**

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Operation of the proposed project includes general industrial warehouse and office uses, which generally use limited hazardous materials, such as: cleaning agents, paints, pesticides, batteries, and aerosol cans. Normal routine use of these products would not result in a significant hazard to residents or workers in the vicinity of the project.

In addition, should any future business that occupies the proposed building handle acutely hazardous materials (as defined in Section 25500 of California Health and Safety Code, Division 20, Chapter 6.95) the business would require a permit from the Riverside County Department of Environmental Health Hazardous Materials Branch. Such businesses are also required to comply with California’s Hazardous Materials Release Response Plans and Inventory Law, which requires immediate reporting to the County Hazardous Materials Branch and the State Office of Emergency Services regarding any release or threatened release of a hazardous material, regardless of the amount handled by the business. In addition, any business handling at any one time, greater than 500 pounds of solid, 55 gallons of liquid, or 200 cubic feet of gaseous hazardous material, is required, under Assembly Bill 2185 (AB 2185), to file a Hazardous Materials Business Emergency Plan with the County. A Hazardous Materials Business Emergency Plan is a written set of procedures and information created to help minimize the effects and extent of a release or threatened release of a hazardous material. The intent of the Hazardous Materials Business Emergency Plan is to satisfy federal and state right-to-know laws and to provide detailed information for use by emergency responders.

Therefore, if future businesses that use or store hazardous materials occupy the proposed building, the business owners and operators would be required to comply with all applicable federal, state, and local regulations, as permitted by the County Department of Environmental Health Hazardous Materials Branch to ensure proper use, storage, and disposal of hazardous substances. Overall, operation of the proposed project would result in a less than significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.

**b) Less than Significant Impact.**

**Construction**

As described above, construction of the proposed project would involve the limited use and disposal of hazardous materials. Equipment that would be used in construction of the project has the potential to release gas, oils, greases, solvents; and spills of paint and other finishing substances. However, the amount of hazardous materials onsite would be limited, and construction activities would be required to adhere to all applicable regulations regarding hazardous materials storage and handling, as well as to implement construction BMPs (through implementation of a required SWPPP implemented by County conditions of approval) to prevent a hazardous materials release and to promptly contain and clean up any spills, which would minimize the potential for harmful exposures. With compliance to existing laws and regulations, which is mandated by the County through construction permitting, the project’s construction-related impacts would be less than significant.

**Operation**

The proposed industrial warehousing uses would utilize and store small quantities of hazardous materials such as household cleaners, solvents, paints, and pesticides. These types of hazardous materials are not acutely hazardous and regulated by existing laws that have been implemented to reduce risks related to the use of these substances. Similarly, should any future business that occupies the approved or proposed building handle acutely hazardous materials, it would be required to file a Hazardous Materials Business Plan and receive a permit from the County Department of Environmental Health Hazardous Materials Branch to ensure proper use, storage, and disposal of hazardous

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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substances. As a result, operation of the proposed project would not create a reasonably foreseeable upset and accident condition involving the release of hazardous materials into the environment, and impacts would be less than significant.

**c) Less than Significant Impact.** The County of Riverside has implemented a Multi-Jurisdictional Local Hazard Mitigation Plan (2012) that identifies risks by natural and human-made disasters and ways to minimize the damage from those disasters. The proposed project would provide industrial warehouse uses that would be permitted and approved in compliance with existing safety regulations, such as the CBC and California Fire Code to ensure that it would not conflict with implementation of the Multi-Jurisdictional Local Hazard Mitigation Plan.

**Construction**

The proposed construction activities, including equipment and supply staging and storage, would occur within the project site and would not restrict access of emergency vehicles to the project site or adjacent areas. During construction of the project driveways, Rider Street, and Harvill Avenue would remain open to ensure adequate emergency access to the project area and vicinity, and impacts related to interference with an adopted emergency response of evacuation plan during construction activities would be less than significant.

**Operation**

Operation of the proposed project would also not result in a physical interference with an emergency response evacuation. Direct access to the project site would be provided from Rider Street, Patterson Avenue, and Harvill Avenue, which are adjacent to the project site. The project is also required to design and construct internal access and provide fire suppression facilities (e.g., hydrants and sprinklers) in conformance with Ordinance No. 787 and the Riverside County Fire Department would review the development plans prior to approval to ensure adequate emergency access pursuant to the requirements in the International Fire Code and Section 503 of the California Fire Code (Title 24, California Code of Regulations, Part 9. As a result, the proposed project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan, and impacts would be less than significant.

**d) No Impact.** There are no schools or proposed schools within one-quarter mile of the project site. The closest schools to the project site include the Val Verde High School that is located 0.43 miles from the project site and the Val Verde Elementary School is that is located 0.93 miles from the project site. In addition, as described above, the use of hazardous materials would be limited and used and disposed of in compliance with federal, state, and local regulations, which would reduce the potential of accidental release into the environment.

Furthermore, the emissions that would be generated from construction and operation of the proposed project were evaluated in the air quality analysis presented in Section 3, and the emissions generated from the proposed project would not cause or contribute to an exceedance of the federal or state air quality standards. Thus, the proposed project would not emit hazardous or handle acutely hazardous materials, substances, or waste within one-quarter mile of school, and impacts would not occur.

**e) No Impact.** The Phase I ESA that was prepared for the proposed project conducted a database search to determine if the project site or any nearby properties are identified as having hazardous materials. The Phase I record search determined that the project site is not located on or near by a site which is included on a list of hazardous materials sites (ERM 2018). As a result, impacts related to

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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hazards from being located on or adjacent to a hazardous materials site would not occur from implementation of the proposed project.

**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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two (2) miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source(s):** Riverside County General Plan Figure S-20 "Airport Locations," Mead Valley Area Plan Figure 5 "March Air Reserve Base & Perris Valley Airport Influence Area," March Air Reserve Base / Inland Port Airport Land Use Compatibility Plan, 2014 (ALUCP 2014).

**Findings of Fact:**

**a) Less than Significant Impact with Mitigation Incorporated.** The project site is identified as within zone C2 in the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan (ALUCP). The C2 zone is identified as a flight corridor zone for March Air Reserve Base. The ALUCP restricts the number of people within the C2 zone to an average of 200 people per acre, with no more than 500 people in one acre. In addition, highly noise-sensitive outdoor nonresidential uses and hazards to flight (such as tall objects, visual hazards, and electronic forms of interference with the safety of aircraft operations). In addition, an airspace review is required for any objects taller than 70-feet in height within the C2 zone.

In January 2019, the project was reviewed for consistency with the ALUCP by the Riverside County Airport Land Use Commission (ALUC). ALUC determined the project would be consistent with the ALUCP, subject to conditions. These conditions are contained within Mitigation Measure HAZ-1 and Advisory Notification Document (AND) 015 Planning – 1 and Conditions of Approval 080 Planning – 1 and CUP 090 Planning 2. With implementation of this mitigation measure and standard conditions of approval impacts related to an inconsistency with an Airport Master Plan would be less than significant.

**b) Less than Significant Impact with Mitigation Incorporated.** The project has been reviewed for consistency with the ALUCP by the Riverside County ALUC. ALUC determined the project would be consistent with the ALUCP, subject to conditions. These conditions are contained within Mitigation Measure HAZ-1 and Advisory Notification Document (AND) 015 Planning – 1 and Conditions of Approval (COA) 080 Planning – 1 and COA 090 Planning 2. With implementation of this mitigation

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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measure and standard conditions of approval, impacts related to an inconsistency with an Airport Master Plan would be less than significant.

**c) Less than Significant Impact with Mitigation Incorporated.** March Air Reserve Base is approximately two miles to the northeast of the project site. As described above, the project site is identified as within zone C2, which is a flight corridor zone. The project has been reviewed by the Riverside County ALUC. ALUC determined the project would be consistent with the ALUCP, subject to conditions. These conditions include actions that would minimize the potential for harm to workers at the project site, such as a requirement for interior noise levels from aircraft operations to be attenuated to 45 dBA CNEL or less. These conditions are contained within Mitigation Measure HAZ-1. With implementation of this mitigation measure and standard conditions of approval as stated above (22.a and b.) impacts related to an inconsistency with an Airport Master Plan would be less than significant.

**d) No Impact.** The project site is located 4.4 miles northwest of the Perris Valley Airport, a privately-owned airport. However, the project site is located outside the compatibility zones of the Airport Compatibility Plan, and would not result a safety hazard for people residing or working in the project area.

Mitigation:

**Mitigation Measure HAZ-1: ALUC Conditions.** Project plans and specifications shall include the following conditions issued by the Airport Land Use Commission on January 10, 2019:

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 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. If the following uses/activities are proposed through a subsequent use permit or plot plan, subsequent Airport Land Use Commission review shall be required:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Restaurants and other eating establishments; day care centers; health and exercise centers; churches, temples, or other uses primarily for religious worship; theaters.

5. These requirements 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 basin (including water quality management basins) on the site shall be designed to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm, and to remain dry between rainfalls. Vegetation in and around the detention basin that provide food or cover for bird species that are incompatible with airport operations shall not be utilized in project landscaping.
7. March Air Reserve Base shall be notified of any 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. Any increase in building area or change in use other than for office, manufacturing, and/or warehousing uses shall require an amended review by the Airport Land Use Commission.
9. If the project proposes rooftop solar panels, the applicant/developer shall prepare a solar glare study that analyzes glare impacts, and shall be reviewed by the Airport Land Use Commission and March Air Reserve Base.

**Monitoring:** By the Riverside County Department of Building and Safety through the plan check and permitting process.

**HYDROLOGY AND WATER QUALITY** Would the project:

23. Water Quality Impacts	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in substantial erosion or siltation on-site or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
g) Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) In flood hazard, tsunami, or seiche zones, risk the release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source(s):** Mead Valley Area Plan; Preliminary Hydrology Report, prepared by Huitt-Zollars, Inc, 2018 (Appendix G); Water Quality Management Plan, prepared by Huitt-Zollars, Inc, 2018 (Appendix H); Eastern Municipal Water District 2015 Urban Water Management Plan (UWMP 2015); Federal Emergency Management (FEMA) Flood Insurance Rate Map (FIRM) number 06065C1410G and 06065C1430H.

**Findings of Fact:**

**a) Less than Significant Impact.** The project site is within the Santa Ana River watershed and under the jurisdiction of the Santa Ana RWQCB, which sets water quality standards for all ground and surface waters within its region. Water quality standards are defined under the Clean Water Act (CWA) to include both the beneficial uses of specific water bodies and the levels of water quality that must be met and maintained to protect those uses (water quality objectives). Water quality standards for all ground and surface waters overseen by the Santa Ana RWQCB are documented in its Basin Plan, and the regulatory program of the Santa Ana RWQCB is designed to minimize and control discharges to surface and groundwater, largely through permitting, such that water quality standards are effectively attained.

The project site is undeveloped and the soil surface is pervious. The runoff from the existing site flows from southwest to the northeast in a sheet flow condition. Runoff is then collected by an inlet in the northeast corner and is conveyed by an existing box culvert storm drain that runs across Harvill Avenue.

**Construction**

Construction of the proposed project would require grading and excavation of soils, which would loosen sediment, and then have the potential to mix with surface water runoff and degrade water quality. Additionally, construction would require the use of heavy equipment and construction-related chemicals, such as concrete, cement, asphalt, fuels, oils, antifreeze, transmission fluid, grease, solvents and paints. These potentially harmful materials could be accidentally spilled or improperly disposed of during construction and, if mixed with surface water runoff could wash into and pollute waters.

These types of water quality impacts during construction of the project would be prevented through implementation of a grading and erosion control plan that is required by the Construction Activities General Permit (State Water Resources Board Order No. 2012-0006-DWQ, NPDES No. CAS000002), which requires preparation of a SWPPP by a Qualified SWPPP Developer, listed previously in Section 18. The SWPPP is required for plan check and approval by the County's Building and Safety Division, prior to provision of permits for the project, and would include construction BMPs such as:

- Silt fencing, fiber rolls, or gravel bags
- Street sweeping and vacuuming
- Storm drain inlet protection
- Stabilized construction entrance/exit
- Vehicle and equipment maintenance, cleaning, and fueling
- Hydroseeding
- Material delivery and storage

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- Stockpile management
- Spill prevention and control
- Solid waste management
- Concrete waste management

Adherence to the existing requirements and implementation of the appropriate BMPs per the permitting process, would ensure that activities associated with construction would not violate any water quality standards. The project is required to have an approved grading and erosion control plan and approval of a SWPPP, which would include construction BMPs to minimize the potential for construction related sources of pollution, which would be implemented during construction to protect water quality. As a result, impacts related to the degradation of water quality during construction of the proposed project would be less than significant.

**Operation**

The proposed project would operate industrial warehousing uses on the project site, which would introduce the potential for pollutants such as, chemicals from cleaners, pesticides and sediment from landscaping, trash and debris, and oil and grease from vehicles. These pollutants could potentially discharge into surface waters and result in degradation of water quality. However, in accordance with State Water Resources Board Order No. 2012-0006-DWQ, NPDES No. CAS000002 the proposed project would be required to incorporate a WQMP with post-construction (or permanent) Low Impact Development (LID) site design, source control, and treatment control BMPs. The LID site design would to minimize impervious surfaces and provide infiltration of runoff into landscaped areas.

The source control BMPs would minimize the introduction of pollutants that may result in water quality impacts; and treatment control BMPs that would treat stormwater runoff. The proposed project would install an onsite infiltration basin to treat stormwater, which remove coarse sediment, trash, and pollutants (i.e., sediments, nutrients, heavy metals, oxygen demanding substances, oil and grease, bacteria, and pesticides). The additional types of BMPs that would be implemented as part of the proposed project are listed in Table HWQ-1.

**Table HWQ-1: Types of BMPs Incorporated into the Project Design**

Type of BMP	Description of BMPs
<b>LID Site Design</b>	<u>Optimize the site layout:</u> The site has been designed so that runoff from impervious surfaces would flow over pervious surfaces or to the infiltration basin. Runoff would be directed to the onsite infiltration basin that would slow and retain runoff.
	<u>Use pervious surfaces:</u> Landscaping and an onsite infiltration basin is incorporated into the project design to increase the amount of pervious area and on-site retention of stormflows.
<b>Source Control</b>	<u>Storm Drain Stenciling:</u> All inlets/catch basins would be stenciled with the words "Only Rain Down the Storm Drain," or equivalent message.
	<u>Need for future indoor &amp; structural pest control:</u> The building would be designed to avoid openings that would encourage entry of pests.
	<u>Landscape/outdoor pesticide use:</u> Final landscape plans would accomplish all of the following:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
	<ul style="list-style-type: none"> <li>• Design landscaping to minimize irrigation and runoff, to promote surface infiltration where appropriate, and to minimize the use of fertilizers and pesticides that can contribute to storm water pollution.</li> <li>• Consider using pest-resistant plants, especially adjacent to hardscape.</li> <li>• To ensure successful establishment, select plants appropriate to site soils, slopes, climate, sun, wind, rain, land use, air movement, ecological consistency, and plant interactions</li> </ul>			
	<p><u>Roofing, gutters and trim:</u> The architectural design would avoid roofing, gutters, and trim made of copper or other unprotected metals that may leach into runoff.</p>			
	<p><u>Plazas, sidewalks and parking lots:</u> Plazas, sidewalks, and parking lots shall be swept regularly to prevent the accumulation of litter and debris. Debris from pressure washing would be collected to prevent entry into the storm drain system. Wash water containing any cleaning agent or degreaser would be collected and discharged to the sanitary sewer and not discharged to a storm drain.</p>			
<b>Treatment Control</b>	<p><u>Biofiltration Systems:</u> The infiltration basin proposed for the project would detain runoff, filter it prior to discharge.</p>			

With implementation of the operational source and treatment control BMPs that would be outlined in a WQMP and required by the County during the project permitting and approval process, potential pollutants would be reduced to the maximum extent feasible, and implementation of the proposed project would not substantially degrade water quality. Therefore, impacts would be less than significant.

**b) Less than Significant Impact.** The proposed project would not deplete groundwater supplies. The Eastern Municipal Water District provides water services to the project area, which receives a large portion of water from imported sources (UWMP 2015). The project area overlies the Perris North Groundwater basin, which is located within the West San Jacinto Basin, and is managed through the WSJ Groundwater Management Plan that was adopted in 1995. The plan manages groundwater extraction, supply, and quality. Because the groundwater basin is managed through this plan, which limits the allowable withdrawal of water from the basin by water purveyors, and the project would not pump water from the project area (as water supplies would be provided by EMWD), the proposed project would not result in a substantial depletion of groundwater supplies.

In addition, development of the proposed project would result in a large area of impervious surface on the project site. However, the project design includes an infiltration basin that would capture and infiltrate runoff. In addition, the project includes installation of landscaping that would infiltrate stormwater onsite. As a result, the proposed project would not substantially interfere with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level, and impacts would be less than significant.

**c) Less than Significant Impact.** The project site does not include, and is not adjacent to, a stream or river. Thus, impacts related to alteration of the course of a stream or river would not occur.

The stormwater runoff from the addition of impervious surfaces from development of the project would be conveyed to an infiltration basin that would be developed in the southeastern portion of the project site, which would filter, retain, and slowly discharge drainage into a storm drain, such that drainage would be controlled and would not result in substantial erosion or siltation on- or off-site. In addition, a WQMP is required to be developed, approved, and implemented to satisfy the requirements of the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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adopted NPDES program, which would be verified by the County's Building and Safety Division through the County's permitting process. With implementation of existing regulations the County's standard review and permitting process, impacts would be less than significant.

**d) Less than Significant Impact.** The project site does not include, nor is adjacent to, a river, stream, creek, or bed of a lake. As described previously, existing RQWCB and County regulations require the project to implement a project specific SWPPP during construction activities, , that would implement erosion control BMPs, such as silt fencing, fiber rolls, or gravel bags, stabilized construction entrance/exit, hydroseeding, etc. to reduce the potential for siltation or erosion. In addition, the project is required to implement a WQMP that would implement operational BMPs to ensure that operation of the industrial warehousing building would not result in erosion or siltation. With implementation of these regulations, potential impacts related to erosion to any downstream rivers, streams, or lakes would be less than significant.

**e) Less than Significant Impact.** As detailed previously, runoff generated by the proposed project would be conveyed to a infiltration basin that would be developed in the southeastern portion of the project site, which would filter, retain, and slowly discharge drainage into a storm drain, such that drainage would be controlled and would not result in an increase in runoff that could result in on or off-site flooding. The basin and the storm drain lines that connect to the basin have been designed (as detailed by the drainage study) for the project to meet the stormwater needs (Huitt-Zollars 2018). Therefore, the proposed project would not increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site, and impacts would be less than significant.

**f) Less than Significant Impact.** As described previously, the runoff generated by the proposed project would be conveyed to an infiltration basin that would be developed in the southeastern portion of the project site, which would filter, retain, and slowly discharge drainage into a storm drain. The basin has been sized to accommodate the anticipated flows, and would control drainage, such that it would not exceed the capacity of the existing and planned stormwater drainage system. In addition, a WQMP is required to be developed, approved, and implemented to satisfy the requirements of the adopted NPDES program, which would be verified by the County's Building and Safety Division through the County's permitting process to ensure that the proposed project would not provide additional sources of polluted runoff. As listed previously in Section 18, implementation of existing regulations during the County's standard review and permitting process would provide that impacts related to polluted runoff would be less than significant.

**g) No Impact.** The project would develop a currently vacant site into an industrial warehouse facility with an infiltration basin onsite. According to the FEMA FIRM map (06065C1410G and 06065C1430H) and the Mead Valley Area Plan Figure 11, Flood Hazards, the project site is not located within a flood zone. Thus, the proposed project would impede or redirect flood flows, and impacts would not occur.

**h) No Impact.** As described above, the project is not located within a flood zone. Therefore, the project would not potentially risk the release of pollutants due to project inundation. The project site is located approximately 36 miles northeast of the Pacific Ocean and separated by the Santa Ana Mountains. Therefore, the project is not located within a tsunami zone and no impacts would occur. Similarly, a seiche is the sloshing of a closed body of water from earthquake shaking. Seiches are of concern relative to water storage facilities because inundation from a seiche can occur if the wave overflows a containment wall, such as the wall of a reservoir, water storage tank, dam, or other artificial body of water. There are no water bodies near enough to the project area to pose a flood hazard to the site

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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resulting from a seiche; the closest being Perris Reservoir 3.73 miles to the east. Therefore, no seiche impacts would occur.

**i) No Impact.** As described previously, the project would be required to have an approved SWPPP, which would include construction BMPs to minimize the potential for construction related sources of pollution. For operations, the proposed project would be required to implement source control BMPs to minimize the introduction of pollutants; and treatment control BMPs to treat runoff. With implementation of the operational source and treatment control BMPs that would be required by the County during the project permitting and approval process, potential pollutants would be reduced to the maximum extent feasible, and implementation of the proposed project would not obstruct implementation of a water quality control plan.

Also as described previously, the project area overlies the Perris North Groundwater basin, which is located within the West San Jacinto Basin, and is managed through the WSJ Groundwater Management Plan that manages groundwater extraction, supply, and quality. The plan limits the allowable withdrawal of water from the basin by water purveyors. The project would not pump water and water supplies would be provided by EMWD. Thus, the proposed project would not conflict with or obstruct a groundwater management plan.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

<b>LAND USE/PLANNING</b> Would the project:				
<b>24. Land Use</b>				
a) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan

Findings of Fact:

**a) Less than Significant Impact.** The project site is currently vacant and undeveloped and the proposed project would develop an industrial warehouse building on the site. The project site has a General Plan designation of Business Park, which allows a Floor Area Ratio (FAR) of up to 0.60. Development of the proposed industrial warehouse building would be consistent with the Business Park designated allowable uses. In addition, the proposed 203,445 SF structure on the 9.58-acre project site would result in a FAR of 0.48, which is within the allowable FAR for Business Park designated areas.

The project site is zoned Industrial Park (I-P). Ordinance No. 348 designates the allowable uses within the I-P zone to include: industrial uses (such as the proposed project), manufacturing uses, emergency shelters, service and commercial uses, and other uses that would need approval by a plot plan. In

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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addition, the development standards within the I-P zone include: a minimum lot size of 20,000 square feet with a minimum width of 100 feet; maximum building heights and setbacks; and lighting requirements.

The proposed project would develop an industrial warehousing building that includes office space. These uses are compatible with the allowable industrial, manufacturing, and service commercial uses. Additionally, the 9.58-acre project site exceeds the required minimum lot sizes, and the proposed project has been designed to exceed the required minimum setbacks, which would be verified through the County’s project review and approval process prior to approval of a building permit. Overall, the proposed project would be consistent with the site’s existing I-P zoning and impacts would not occur.

**b) No Impact.** The project site is vacant and undeveloped and adjacent to areas to the north, south, and east that are either vacant and undeveloped or partially so. The project site and surrounding parcels were previously used for agriculture, and have not been developed for housing or other community uses. As described in previous responses, the adjacent areas are designated for similar business park and industrial uses, except for the area to the west of the project site that is developed with low density residential uses.

The proposed project would provide development on the vacant lot that would consistent with the existing land use and zoning designations of the site, and the development would be similar to the existing industrial uses to the southeast of the site and consistent with the uses across Harvill Avenue. Therefore, the proposed project would result in infill development that would not disrupt or divide the physical arrangement of an established community, and impacts would not occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

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

Findings of Fact

**a-b) No Impact.** The Riverside County General Plan Figure OS-5 “Mineral Resources Area” identifies the project area as within MRZ-3 Mineral Resource Zone, which indicates that information related to mineral deposits is unknown. Thus, impacts related to the loss of availability of a known mineral

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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resource that would be of value to the region or the residents of the state or a mineral resource recovery site delineated on a land use plan would not occur from implementation of the proposed project.

**c) No Impact.** There are no existing surface mines in the vicinity of the project site. Thus, impacts related to incompatible land uses in mine areas, and impacts related to exposure to hazards from quarries or mines would not occur from implementation of the proposed project.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**NOISE** Would the project result in:

26. Airport Noise	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two (2) miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) For a project located within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source(s):** Riverside County Airport Land Use Commission, Current Compatibility Plans, Accessed at: <http://www.rcaluc.org/Plans/New-Compatibility-Plan>; Riverside County General Plan Figure S-20 "Airport Locations," County of Riverside Airport Facilities Map; Noise Impact Analysis, prepared by Urban Crossroads, 2019 (Urban 2019c) (Appendix I).

Findings of Fact:

**a) Less than Significant Impact.** The project site is approximately 2.2 miles from the March Air Reserve Base, and is identified as within zone C2 by the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan (ALUCP). The site location within the C2 zone is identified as being outside 60-CNEL contour, but regularly overflown in mostly daytime flight training; and single-event noise may be disruptive to noise sensitive land use activities. As described below, the proposed industrial warehousing uses would not include any significant noise sensitive exterior uses. In addition, the noise generated by the March Air Reserve Base outside of the 60-CNEL contour would not expose people residing or working in the project area to excessive noise levels.

**b) No Impact.** The project site is located 4.4 miles northwest of the Perris Valley Airport, a privately-owned airport. However, the project site is not located within the noise contours of the Airport Compatibility Plan, and would not result in excessive noise related to airstrip.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>27. Noise Effects by the Project</b>				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan, noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source(s):** Riverside County General Plan, Table N-1 (“Land Use Compatibility for Community Noise Exposure”); Noise Impact Analysis, prepared by Urban Crossroads, 2019 (Urban 2019c) (Appendix I).

Findings of Fact:

**a) Less than Significant Impact.**

**Construction**

As described above, the County’s Ordinance No.847 exempts construction noise between the hours of 6:00 a.m. and 6:00 p.m., during the months of June through September, and 7:00 a.m. and 6:00 p.m., during the months of October through May. The project would be required to comply with the County’s construction hours regulations (Urban 2019c). Therefore, construction noise would not result in an impact related to the exposure of persons to or generation of noise levels in excess of regulations.

**Operation**

The General Plan Noise Element Policy N 4.1 establishes a noise standard for sensitive uses of 45 dBA 10-minute Leq between 10 pm and 7 am and 65 dBA 10-minute Leq between 7 am and 10 pm. The Noise Impact Analysis evaluated the project’s long-term impacts to ambient noise levels at the nearest sensitive receptors resulting from on-site noise sources such as idling trucks, delivery truck activities, backup alarms, loading and unloading of dry goods, and roof-top air conditioning units (Urban 2019c). As shown in Table N-1, the noise levels generated by the project would be less than the 65 dBA daytime maximum noise level and the 45 DBA nighttime maximum noise level at the closest sensitive receptors. Therefore, noise generated from operation of the proposed project would not exceed noise standards and impacts would be less than significant.

**Table N-1: Project Operational Noise Levels**

Receiver Location	Noise at Receivers (dBA Leq)	Threshold Exceeded?	
		Daytime (65 dBA Leq)	Nighttime (45 dBA Leq)
R1	42.5	No	No
R2	26.3	No	No
R3	34.0	No	No
R4	35.4	No	No

Source: Urban Crossroads, 2019.

**b) Less than Significant Impact.**

**Construction**



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

Construction activity can cause varying degrees of ground vibration, depending on the equipment and methods used, the distance to receptors, and soil type. Construction vibrations are intermittent, localized intrusions. The use of heavy construction equipment, particularly large bulldozers, and large loaded trucks hauling materials to or from the site generate construction-period vibration impacts.

The Noise Impact Analysis evaluated construction equipment vibration levels at the closest receptors. As shown in Table N-2, at the closest sensitive receptor, which is 115 feet from project site construction and offsite improvement construction activities, vibration levels are expected to be 0.006 in/sec RMS and would not exceed the County’s threshold of 0.01 in/sec RMS. Therefore, the construction-related vibration impacts would be less than significant.

**Table N-2: Construction Equipment Vibration Levels**

Receiver	Distance to Const. Activity (Feet)	Receiver PPV Levels (in/sec)					RMS Velocity Levels (in/sec)	Threshold (in/sec RMS)	Threshold Exceeded?
		Small Bulldozer	Jack-hammer	Loaded Trucks	Large Bulldozer	Peak Vibration			
R1	115	0.000	0.004	0.008	0.009	0.009	0.006	0.01	No
R2	1,480	0.000	0.000	0.000	0.000	0.000	0.000	0.01	No
R3	434	0.000	0.000	0.000	0.001	0.001	0.001	0.01	No
R4	238	0.000	0.001	0.001	0.003	0.003	0.002	0.01	No

Source: Urban Crossroads, 2019.

**Operation**

The operation of the project would include heavy trucks transiting on site to and from the loading dock areas. The potential vibration impacts from truck movements associated with operational activities are dependent on vehicle characteristics, load, speed, and pavement conditions. The Noise Study describes that typical vibration levels for project operational truck activity at normal traffic speeds would be 0.003 in/sec RMS at 25 feet (Urban 2019c), which would not exceed the County’s threshold of 0.01 in/sec RMS. Thus, impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**PALEONTOLOGICAL RESOURCES:**

**28. Paleontological Resources**

a) Directly or indirectly destroy a unique paleontological resource, site, or unique geologic feature?

Source(s): Riverside County General Plan Figure OS-8 “Paleontological Sensitivity”; Phase I Paleontological Resources Assessment, prepared by Material Culture Consulting, 2018 (MCC 2018c) (Appendix J); Geotechnical Investigation, prepared by Geotechnical Professionals, Inc., 2018 (GPI 2018) (Appendix D).

Findings of Fact:

**a) Less than Significant Impact with Mitigation Incorporated.** The project site’s uppermost layers of soil consist of recently disturbed Quaternary alluvium that is unlikely to contain significant fossil vertebrates (MCC 2018c). However, significant fossils have been found within similar alluvial mapped

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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units, and excavation into deeper older Quaternary deposits may uncover fossil vertebrate remains. In addition, the project area is mapped in the County of Riverside paleontological resource sensitivity map as High B. High B sensitivity indicates that excavation has the potential to impact paleontological resources in this area at a depth at or below 5 feet.

Although the project soils have been disturbed from previous agricultural activities and current disking, very old alluvial fan deposits that contain paleontological resources may be located at 5 feet below the ground surface. Because project excavation may extend up to 10 feet below the ground surface into native soils that could contain paleontologically sensitive deposits, the project has a potential to impact paleontological resources. Therefore, Mitigation Measure PAL-1 and Condition of Approval 060 – Planning-PAL. 1 is included to require preparation of a Paleontological Resource Impact Mitigation Plan (PRIMP) prior to construction excavation to mitigate any potential impacts to paleontological resources. Mitigation Measure PAL-1 and Condition of Approval 060 – Planning-PAL-1 is included to provide a paleontological resource monitoring plan that requires monitoring for excavations deeper than 5 feet below the ground surface, provides procedures to follow for monitoring and fossil discovery, and requires a curation agreement with an appropriate, accredited institution. With implementation of Mitigation Measure PAL-1 and this standard condition of approval impacts related to paleontological resources would be less than significant.

**Mitigation:**

**Mitigation Measure PAL-1: Paleontological Resources.** Prior to the issuance of the first grading permit, the applicant shall provide a letter to the Riverside County Department of Building and Safety, or designee, from a paleontologist selected from the roll of qualified paleontologists maintained by Riverside County, stating that the paleontologist has been retained to provide services for the project. The paleontologist shall develop a Paleontological Resources Impact Mitigation Plan (PRIMP) to mitigate the potential impacts to unknown buried paleontological resources that may exist onsite for the review and approval by the County. The PRIMP shall require that the paleontologist be present at the pre-grading conference to establish procedures for paleontological resource surveillance. The PRIMP may require paleontological monitoring of excavation that exceeds depths of 5 feet within native soils only. The PRIMP shall state that the project paleontologist may re-evaluate the necessity for paleontological monitoring after initial excavations deeper than 5 feet in native soils have been completed.

**Monitoring:** By the County qualified paleontologist, as described in Mitigation Measure PAL-1.

<b>POPULATION AND HOUSING</b> Would the project:				
<b>29. Housing</b>				
a) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Source(s):** Riverside County General Plan Housing Element, California Employment Development Department Labor Market info (EDD, 2019), U.S. Census Factfinder (Census Factfinder 2015).

Findings of Fact:

**a) No Impact.** The project site is vacant and undeveloped. The site does not contain any housing, and has not been historically used for housing. The project site has a General Plan land use designation of Business Park, and is zoned for non-residential uses. Implementation of the proposed project would occur on the vacant site that is not designated for housing uses; thus, the project would not displace any housing and would not necessitate the construction of replacement housing. As a result, impacts would not occur.

**b) No Impact.** The proposed industrial warehousing project would generate the need for employees, which are anticipated to come from the project region, as the unemployment rate was 4.6 percent in December 2018 (State Employment Development Department, January 2019), which is slightly down from the 6.7 percent unemployment rate in the County from March 2017. Thus, it is anticipated that new employees at the project site would be within commuting distance and would not generate needs for any housing.

In addition, should project employees relocate to work at the proposed project, sufficient vacant housing is available within the region to fill the project's need. The County of Riverside had a vacancy rate of 14.9 percent in 2018 (State Department of Finance, January 2019). The vacancy rate for the City of Perris, the closest city to the project site, was 6.9 percent in January 2018 (State Department of Finance, January 2019). Thus, the proposed project would not create a demand for any housing, including housing affordable to households earning 80 percent or less of the County's median income; and impacts would not occur.

**c) Less than Significant Impact.** As described above, the employees that would work at the proposed project are anticipated to come from the project region, due to the steady unemployment rate. Any new employees to the region that would work at the proposed project would be accommodated by the existing vacant housing in the region. Furthermore, the project site has been identified for business park land uses. As a result, growth related to development of the project site for employment generating uses is included in County General Plan planning projections. Thus, direct impacts related to population growth in an area would be less than significant. In addition, the proposed project does not include the extension of roads or other infrastructure. The project would be served by the existing adjacent roadway system, and utilities would be provided by the existing infrastructure that is located in adjacent roadways. Therefore, the proposed project would not extend roads or other infrastructure that could indirectly induce population growth. Overall, direct and indirect impacts related to population growth would be less than significant.

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:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**30. Fire Services**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**Source(s):** Riverside County General Plan Safety Element, Riverside County Fire Department website (rvcfire.org).

**Findings of Fact:**

**a) Less than Significant Impact.** The project site is located within 2 miles of two Riverside County Fire Stations, listed below:

- Riverside County Station 59, located at 21510 Pinewood Street, Mead Valley, 1.97 miles from the project site
- Riverside County Station 90, located at 333 Placentia Avenue, Perris, 2.0 miles from the project site

Implementation of the proposed project would be required to adhere to the California Fire Code, Ordinance No. 787 and would be reviewed by the County’s Department of Building and Safety to ensure that the project plans meet the fire protection requirements.

The new structure and increase in employees that would occur from implementation of the proposed project on the currently vacant site would result in an incremental increase in demand for fire protection and emergency medical services. However, as there are two existing fire stations within 2 miles of the project site that currently serve the project vicinity, the increase in fire service demands from the project would not require construction of a new or physically altered fire station that could cause environmental impacts. Therefore, impacts related to fire protection services from the proposed project would be less than significant.

In addition, Riverside County Ordinance 659 sets forth policies, regulations, and fees related to the funding and construction of facilities necessary to address direct and cumulative environmental effects generated by new development. This includes fees for fire facilities for every acre of new commercial and industrial use. Overall, impacts related to fire services from implementation of the proposed project would be less than significant.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**31. Sheriff Services**

<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 Sheriff Department website (www.riversidesheriff.org).

**Findings of Fact:**

**a) Less than Significant Impact.** The project site is located within 2 miles from the Riverside County Sherriff Station in the City of Perris (137 N. Perris Boulevard), which currently serves the project region. The proposed project would result in additional onsite employees and goods that could create the need for sheriff services. Crime and safety issues during project construction may include: theft of building materials and construction equipment, malicious mischief, graffiti, and vandalism. Operation of the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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industrial warehouse is anticipated to generate a typical range of sheriff service calls, such as burglaries, thefts, and employee disturbances.

However, to reduce the need for law enforcement services, security concerns are addressed in the project design by providing low-intensity security lighting, security cameras, and access gates. Pursuant to the County's existing permitting process, the Sheriff's Department would review and approve the site plans to ensure that crime prevention and emergency access measures are incorporated appropriately to provide a safe environment.

Although an incremental increase could occur from implementation of the project, the need for law enforcement services from the project would not result in the need for, new or physically altered sheriff facilities. Thus, substantial adverse physical impacts associated with the provision of new or expanded facilities would not occur, and impacts would be less than significant.

In addition, Riverside County Ordinance 659 sets forth policies, regulations, and fees related to the funding and construction of facilities necessary to address direct and cumulative environmental effects generated by new development. This includes fees for sheriff facilities per every acre of new commercial and industrial use. Overall, impacts related to Sheriff services from implementation of the proposed project would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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**32. Schools**

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Source(s): Val Verde Unified School District

Findings of Fact:

**a) Less than Significant Impact.** The project is an industrial warehousing project that would not directly generate students. As described previously, the proposed project is not anticipated to generate a new population, as the employees needed to operate the industrial warehouse uses are anticipated to come from within the project region due to the steady unemployment rate; and substantial in migration of employees that could generate new students is not anticipated to occur. As required by all projects within the County, the proposed project is required to pay School Mitigation Impact fees. The project will be conditioned to ensure that prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall provide payment of the appropriate fees set forth by the Val Verde Unified School related to the funding of school facilities pursuant to Government Code Section 65995 et seq. Therefore, impacts related to schools would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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**33. Libraries**

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Source(s): Riverside County General Plan

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact:

**a) Less than Significant Impact.** The project is an industrial warehousing project that would not directly generate a substantial new population that would utilize libraries. As described previously, the employees needed to operate the proposed project are anticipated to come from the project region and commute to the project site, due to the steady unemployment rate; and substantial in migration of employees that could generate substantial usage of library facilities is not anticipated to occur. Overall, impacts related to libraries from implementation of the proposed project would be less than significant.

Additionally, Riverside County Ordinance 659 sets forth policies, regulations, and fees related to the funding and construction of facilities necessary to address direct and cumulative environmental effects generated by new development. This includes fees for library facilities per every acre of new commercial and industrial use.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

<b>34. Health Services</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source(s): Riverside County General Plan

Findings of Fact:

**a) Less than Significant Impact.** The project is an industrial warehousing project that would not directly generate a substantial new population that would need health services. As described previously, the employees needed to operate the proposed project are anticipated to come from the project region and commute to the project site, due to the steady unemployment rate; and substantial in migration of employees that could generate substantial need for health services is not anticipated to occur. Overall, impacts related to health services from implementation of the proposed project would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**RECREATION** Would the project:

<b>35. Parks and Recreation</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Source(s):** GIS database, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review; Riverside County Community & Cultural Services Division, County Service Areas, Mead Valley, <https://rivcoccsd.org/csa/>

**Findings of Fact:**

**a) Less than Significant Impact.** The proposed project would develop industrial warehouse uses, and the project does not include development of recreational facilities. In addition, as described previously, the proposed project is not anticipated to result in an influx of new residents, as the employees needed to operate the proposed industrial warehousing uses are anticipated to come from the unemployed labor force in the region. Thus, the proposed project would not generate a substantial population that would require construction or expansion of recreational facilities, and impacts would be less than significant.

**b) Less than Significant Impact.** As described previously, the proposed project would develop industrial warehousing uses on the project site, which would not result in an influx of new residents, as the employees needed to operate the project are anticipated to come from the unemployed labor force in the region. Thus, the proposed project would not generate a substantial population that would generate significant use of existing neighborhood or regional parks and recreation facilities, such that substantial physical deterioration would occur or be accelerated, and impacts would be less than significant.

In addition, as described above, Riverside County Ordinance No. 659 sets forth policies, regulations, and fees related to the funding and construction of facilities necessary to address direct and cumulative environmental effects generated by new development. This includes fees for park and recreation facilities per every acre of new commercial and industrial use.

**c) No Impact.** The project site is not located within a Community Service Area or recreation park district with a Community Park and Recreation Plan. Thus, no impacts related to a park district or recreation plan would occur from implementation of the proposed project.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**36. Recreational Trails**

a) Include the construction or expansion of a trail system?

**Source(s):** Mead Valley Area Plan, Figure 9, Trails and Bikeway System

**Findings of Fact:**

**a) Less than Significant Impact.** The project site is surrounded by roadways, developed lands, and undeveloped parcels that were previously used for agriculture. According to the Mead Valley Area Plan, Rider Street serves as a regional trail. Regional trails like the one on Rider Street serves as a connection between the Lake Matthews/Woodcrest and Mead Valley Area Plans. As described previously, the proposed project is not anticipated to result in an influx of new residents, as the employees needed to operate the proposed industrial warehousing uses are anticipated to come from the unemployed labor

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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force in the region. Thus, the proposed project would not generate a substantial population that would use or require recreational trails, and impacts would be less than significant.

In addition, Riverside County Ordinance 659 sets forth policies, regulations, and fees related to the funding and construction of facilities necessary to address direct and cumulative environmental effects generated by new development. This includes fees for open space and recreational trail facilities per every acre of new commercial and industrial use.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

<b>TRANSPORTATION</b> Would the project:				
<b>37. Transportation</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source(s):** County of Riverside General Plan, Circulation Element; Mead Valley Area Plan; Focused Circulation Analysis, prepared by EPD Solutions, 2018 (EPD 2018) (Appendix K).

**Findings of Fact:**

**Traffic Threshold**

As described in the Riverside County General Plan Policy C 2.1, LOS D shall apply to all development proposals located within the Mead Valley Area Plan. Thus, the LOS threshold is LOS D.

**Traffic Study Area and Existing Conditions**

The roadways in the traffic study area include Harvill Avenue, Rider Street, and Patterson Avenue. To identify the existing traffic conditions, traffic counts at the study intersections were conducted on Tuesday, October 16, 2018 (EPD 2018). As shown in Table T-1 all of the study intersections are currently operating at satisfactory LOS D or better during the weekday a.m. and p.m. peak hours under existing conditions. As detailed in the Focused Circulation Analysis, Appendix K, the existing condition



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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was adjusted by adding traffic that will be generated by the nearby Harvill Industrial Center project, once it is operational. There are no sidewalks or dedicated bicycle lanes along Rider Street, Harvill Avenue, or Patterson Avenue (EPD 2018).

**Table T-1: Existing Peak Hour Levels of Service**

Intersection		AM Peak					
		Delay	LOS	Queue (vehicles)			
				NB	SB	EB	WB
1.	Harvill Ave/Rider St	27.4	D	<1	<1	<1	<1
2.	Patterson Ave/Rider St	9.6	A	<1	<1	<1	<1
Intersection		PM Peak					
		Delay	LOS	Queue (vehicles)			
				NB	SB	EB	WB
1.	Harvill Ave/Rider St	23.2	C	<1	<1	<1	<1
2.	Patterson Ave/Rider St	10.0	B	<1	<1	<1	<1

Source: EPD Solutions, 2018

**a) Less than Significant Impact.** Operation of the proposed project would generate 464 daily trips; 45 would occur in the a.m. peak hour and 51 would occur during the p.m. peak hour, as shown in Table T-2 (EPD 2018).

**Table T-2: Estimated Project Trip Generation**

	Units	Daily	AM Peak Hour			PM Peak Hour			
			In	Out	Total	In	Out	Total	
<b>Trip Rates</b>									
Warehouse <sup>1</sup>	TSF	1.74	0.13	0.04	0.17	0.05	0.14	0.19	
<b>Total Vehicle Trip Generation</b>									
<b>Proposed Project</b>	203.445	TSF	354	27	8	35	10	28	39
<b>Vehicle Mix<sup>2</sup></b>		<b>Percent</b>							
Passenger Vehicles		79.57%	282	21	6	6	28	22	31
2-Axle Trucks		3.46%	12	1	1	0	1	1	1
3-Axle Trucks		4.64%	16	1	1	0	2	1	2
4+-Axle Trucks		12.33%	44	3	3	1	4	3	5
		100%	354	27	8	35	10	28	39
<b>PCE Trip Generation<sup>3</sup></b>		<b>PCE Factor</b>							
Passenger Vehicles		1.0	282	21	6	28	8	22	31
2-Axle Trucks		1.5	18	1	0	2	1	1	2
3-Axle Trucks		2.0	33	2	1	3	1	3	4
4+-Axle Trucks		3.0	131	10	3	13	4	10	14
<b>Total PCE Trip Generation</b>			<b>464</b>	<b>35</b>	<b>10</b>	<b>45</b>	<b>14</b>	<b>37</b>	<b>51</b>

TSF = Thousand Square Feet

PCE = Passenger Car Equivalent

<sup>1</sup> Trip rates from the Institute of Transportation Engineers, Trip Generation, 10th Edition, 2017. Land Use Code 150 – Warehousing

<sup>2</sup> Vehicle Mix from the City of Fontana, Truck Trip Generation Study, August 2003. Classification: Heavy Warehouse.

<sup>3</sup> Passenger Car Equivalent (PCE) factors from San Bernardino County CMP, Appendix B - Guidelines for CMP Traffic Impact Analysis Reports in San Bernardino County, 2016

Source: EPD Solutions, 2018

An intersection operations analysis was conducted for the study area to evaluate the impact of project traffic on the existing roadways during the weekday a.m. and p.m. peak hour conditions. As shown in Table T-3, all study intersections are would operate at satisfactory LOS D or better during the weekday a.m. and p.m. peak hours with the addition of project traffic, and impacts would be less than significant.

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

**Table T-3: Existing Plus Project Conditions**

Intersection	AM Peak Hour					
	Delay <sup>1</sup>	LOS <sup>2</sup>	NB	Queue (vehicles)		
				SB	EB	WB
1. Harvill Ave/Rider St	30.9	D	<1	<1	<1	<1
2. Patterson Ave/Rider St	9.6	A	<1	<1	<1	<1
3. Harvill Ave/Truck Driveway	21.8	C	<1	-	<1	-
4. Car Driveway/Rider St	9.5	A	-	<1	<1	-
5. Patterson Ave/Truck Driveway	8.6	A	-	<1	<1	-
6. Patterson Ave/Car Driveway	8.8	A	-	<1	<1	-
Intersection	PM Peak Hour					
	Delay <sup>1</sup>	LOS <sup>2</sup>	NB	Queue (vehicles)		
				SB	EB	WB
1. Harvill Ave/Rider St	26.7	D	<1	<1	1.1	<1
2. Patterson Ave/Rider St	10.2	B	<1	<1	<1	<1
3. Harvill Ave/Truck Driveway	16.2	C	<1	-	<1	-
4. Car Driveway/Rider St	10.1	B	-	<1	<1	-
5. Patterson Ave/Truck Driveway	8.7	A	-	<1	<1	-
6. Patterson Ave/Car Driveway	8.8	A	-	<1	<1	-

<sup>1</sup> Average Delay in Seconds (All Intersection are 2-way stop controlled, therefore LOS is based on the worst movement)

<sup>2</sup> Level of Service

Source: EPD Solutions, 2018

**b) No Impact.** Every county in California is required to develop a CMP that looks at the links between land use, transportation, and air quality. The Riverside County Transportation Commission (RCTC) prepares and periodically updates the Riverside County CMP to meet federal Congestion Management System guidelines as well as state CMP legislation. The Riverside County CMP does not require traffic impact assessments for development projects with less than 100 peak hour vehicle trips, such as the proposed project (EPD 2018). However, the CMP does require that local agencies prepare a deficiency plan if proposed development impacts cause the LOS on a CMP facility to fall to below the LOS E standard (EPD 2018). As described in the response above, none of the study intersections exceed LOS D; and therefore, would not fall below LOS E. Therefore, the project would not result in a conflict with an applicable congestion management program, and impacts would not occur.

**c) Less than Significant Impact.** The proposed project includes only industrial warehousing uses. There are no proposed uses that would be incompatible. The project would also not increase any hazards related to a design feature. Operation of the proposed project would involve trucks entering and exiting the project site from Harvill Avenue and Patterson Avenue via driveways designed to accommodate trucks. Passenger vehicles would enter and exit the site using the driveways on Patterson Avenue and Rider Street (EPD 2018). The onsite circulation design prepared for the project provides fire truck accessibility and turning ability throughout the site. Thus, impacts related to vehicular circulation design features from the proposed project would be less than significant.

In addition, as shown in Table T-3, the project driveway is forecast to operate at acceptable LOS. Based on the LOS and the design of the driveway, vehicles and trucks entering and exiting the project site would be able to do so comfortably, safely, and without undue congestion. As such, project access would be adequate, and impacts related to hazardous design features would be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**d) Less than Significant Impact.** The proposed project would not result in the altered need for road maintenance; however, as described above, the proposed project would generate 464 daily trips, which would contribute to the need for regular maintenance of roads (EPD 2018). To provide for public facility maintenance needs, Riverside County Ordinance 659 sets forth policies, regulations, and fees related to the funding and construction of facilities necessary to address direct and cumulative environmental effects generated by new development. This includes fees for road improvements and maintenance, which are levied per every acre of new commercial and industrial use, as included in County conditions of approval. In addition, the taxes generated from the proposed uses on the project site would support regular road maintenance. Thus, the project would provide funding for future roadway maintenance needs, and impacts related to roadway maintenance needs would be less than significant.

**e) Less than Significant Impact.** As described above, implementation of the proposed project would not generate significant traffic impacts. As described in the Project Description, the construction of the proposed project is anticipated span approximately 13 months and would include transportation of equipment, materials, and workers to the project site, and import of soils. The short-term construction related vehicular trips would result in fewer daily and peak hour trips than were evaluated in response 37.a) above. Therefore, traffic impacts related to construction activities would be less than significant.

**f) Less than Significant Impact.** The proposed construction activities, including equipment and supply staging and storage, would largely occur within the project site and would not restrict access of emergency vehicles to the project site or adjacent areas. During construction of the driveways to Harvill Avenue, Patterson Avenue, and Rider Street, a minimum of one lane would remain open to ensure adequate emergency access to the project area and vicinity, and impacts related to interference with an adopted emergency response of evacuation plan during construction activities would be less than significant.

Operation of the proposed project would also not result in inadequate emergency access. Direct access to the project site would be provided from Harvill Avenue, Patterson Avenue, and Rider Street, which are adjacent to the project site. The project would also be required to design and construct internal access and provide fire suppression facilities (e.g., hydrants and sprinklers) in conformance with Ordinance No.787. The Riverside County Fire Department would review the development plans prior to approval to ensure adequate emergency access pursuant to the requirements in the Uniform Fire Code and Section 503 of the California Fire Code (Title 24, California Code of Regulations, Part 9). As such, the proposed project would not result in inadequate emergency access, and impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

<b>38. Bike Trails</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Include the construction or expansion of a bike system or bike lanes?				

**Source(s):** Riverside County General Plan

**Findings of Fact:**

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**a) Less than Significant Impact.** The project site is surrounded by roadways, developed lands, and undeveloped parcels that were previously used for agriculture. There are no bike trails within or adjacent to the project site. As described previously, the proposed project is not anticipated to result in an influx of new residents, as the employees needed to operate the proposed industrial warehousing uses are anticipated to come from the unemployed labor force in the region. Thus, the proposed project would not generate a substantial population that would use or require bike trails, and impacts would be less than significant.

In addition, Riverside County Ordinance 659 sets forth policies, regulations, and fees related to the funding and construction of facilities necessary to address direct and cumulative environmental effects generated by new development. This includes fees for open space and recreational trail facilities per every acre of new commercial and industrial use.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

**39. Tribal Cultural Resources**

a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1 (k)?

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

**Source(s):** Cultural Resources Assessment, Prepared by Material Culture Consulting, 2018. (MCC 2018b) (Appendix C), County of Riverside AB 52 Native American Outreach.

Findings of Fact:

In 2015 Assembly Bill 52 (AB 52) established a requirement under CEQA to consider “tribal cultural values, as well as scientific and archaeological values when determining impacts and mitigation.” Public Resources Code (PRC) Section 21074(a) defines “tribal cultural resources” (TCRs) as “[s]ites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe” that are either “[i]ncluded or determined to be eligible for inclusion in the California Register of Historical Resources” or “in a local register of historical resources.” Additionally, defined cultural landscapes, historical resources, and archaeological resources may be considered tribal

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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cultural resources. PRC Section 21074(b), (c). The lead agency may also in its discretion treat a resource as a TCR if it is supported with substantial evidence.

AB 52 also requires lead agencies offer California Native American tribes that are traditionally and culturally affiliated with the project area the opportunity to consultation on certain CEQA documents in order to protect TCRs. In compliance with AB 52, nine Native American contacts were sent letters on October 4, 2018, inviting consultation and requesting any information related to cultural resources or heritage sites within or adjacent to the project area. The Pechanga and Soboba Band of Luiseño Indians requested consultation. Emails were sent to the tribes with proposed conditions of approval. No further responses occurred and consultation was concluded on March 6, 2019.

**a) No Impact.** As detailed previously, the project site has been highly disturbed, and the consulting Native American Tribe did not provide any substantial evidence that TCRs are present in the project area. Therefore, there would be no impacts related to resources that are 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) No Impact.** As described above, the project site has been highly disturbed, and based on record searches, tribal outreach as part of the Cultural Resources Assessment, and the AB 52 consultation process with the Native American tribes, there is no substantial evidence that Native American TCRs are present in the project area. Therefore, no impacts related to tribal cultural resources are anticipated.

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
<b>40. Water</b>				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage systems, whereby the construction or relocation would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source(s):** Eastern Municipal Water District 2015 Urban Water Management Plan (UWMP 2015). Perris Valley Regional Water Reclamation Facility Fact Sheet. Accessed: <https://www.emwd.org/sites/main/files/file-attachments/pvrwrffactsheet.pdf>

Findings of Fact:

**a) Less than Significant Impact**

**Water Infrastructure**

The proposed project would develop the vacant parcel for industrial warehouse uses. An existing 14-inch water line is located within Rider Street and a 24-inch water line is located within Harvill Avenue. The proposed project would install a new onsite water line that would connect to an existing line, and

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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would not require expansion to serve the proposed project. Therefore, although construction of the onsite water line would be required to support the new development, no extensions or expansions to the water pipelines supplying the project site would be required. The necessary installation of the onsite water supply line is included as part of the proposed project and would not result in any physical environmental effects beyond those identified in other sections of this IS/MND.

The Eastern Municipal Water District (EMWD) provides water supplies to the project area. In addition to treated water that is delivered by to EMWD by the Metropolitan Water District, EMWD operates two microfiltration plants that filter raw imported water to achieve potable water standards. The two treatment plants, the Perris Water Filtration Plant and the Hemet Water Filtration Plant, are located in Perris and Hemet, respectively. These two water treatment plants provide a portion of the water supplied by EMWD (UWMP 2015). As further described in response 40.b, below, the proposed project would not require new or expanded water entitlements. Likewise, the planned capacity of the regional water treatment facilities that supplies the water is adequate, and new or expanded water treatment facilities would not be required as a result of the proposed project. Therefore, impacts would be less than significant.

**Wastewater Treatment**

The proposed project would develop and operate an industrial warehousing building on the currently vacant project site. The proposed project would install a new onsite sewer line that would connect the to the existing 8-inch sewer line in Rider Street and would not require relocation or construction of new or expanded offsite sewers to serve the proposed project.

Wastewater from the proposed building would be disposed of at the Perris Valley wastewater treatment plant, which has a treatment capacity of 22 million gallons per day (mgd) and has an average daily flow of 13.8 mgd (EMWD 2019). In addition, the facility has a planned ultimate capacity of 100 mgd. Thus, the wastewater treatment plant has ample capacity, and would not require expansion to serve the proposed project. Therefore, impacts would be less than significant.

**Stormwater Drainage**

The project includes installation of two storm drains and a 12,126 cubic foot infiltration basin located to the east of the proposed building at the corner of Rider Street and Harvill Avenue. The basin would discharge into a drainage inlet and into a proposed 24-inch storm drain and a proposed 72-inch storm drain flowing east on Rider Street and south on Harvill Avenue. The necessary installation of the stormwater drainage infrastructure is included as part of the proposed project and would not result in any physical environmental effects beyond those identified in other sections of this IS/MND.

**b) Less than Significant Impact.** Water supplies to the project area are provided by EMWD, which serves 555 square miles of western Riverside County and includes the project area (UWMP 2015). In 2015, EMWD had a water demand of 146,090 AF, and projects a demand of 197,901 AF in 2020, which is a 35 percent increase over 2015 demands (an increase of 51,811 AF) (UWMP 2015). The UWMP identifying increases in imported water to meet this increase in demand. The UWMP details the District’s reliable and drought-resilient water supply capable of meeting projected demands over the next 25 years and beyond (UWMP 2015). The UWMP describes that the District has a projected supply of 197,901 AFY in 2020, and a predicted supply of 268,200 AFY in 2040. To ensure that planning efforts for future growth are comprehensive, the Urban Water Management Planning Act requires water purveyors to incorporate regional projections and land uses in UWMPs.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project site is designated for Business Park, which allows a 0.25-0.60 FAR. The proposed project would result in a 0.48 FAR, which is within the allowable General Plan Land Use designation criteria and would be consistent with existing growth projections that are included in the UWMP projections. In addition, the 2015 UWMP identifies water supply and demands through 2040 (268,200 AFY) and indicates it would be able to meet all of the anticipated water supply needs. In addition, County Ordinance No. 859, requires compliance with the County's Water Efficient Landscape Ordinance, which is verified through the plan check process. Therefore, the proposed project would not require new or expanded water entitlements, and impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**41. Sewer**

a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects?

b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Source(s): Eastern Municipal Water District 2015 Urban Water Management Plan (UWMP 2015)

Findings of Fact:

**a) Less than Significant Impact.** As described above, the proposed project includes installation of an onsite sewer line that would connect to the existing 8-inch sewer line in Rider Street. The proposed project would not require expansion to serve the proposed project. Therefore, although construction of the onsite sewer line would be required to support the new development, no extensions or expansions to off-site sewer lines would be required. The necessary installation of the onsite sewer is included as part of the proposed project and would not result in any physical environmental effects beyond those identified in other sections of this IS/MND.

Also, as described previously, the Perris Valley wastewater treatment plant has a treatment capacity of 22 million gallons per day (mgd), and has an average daily flow of 13.8 acre-feet mgd (EMWD 2019). In addition, the facility has a planned ultimate capacity of 100 mgd. Thus, the wastewater treatment plant has ample capacity, and would not require expansion to serve the proposed project.

**a) No Impact.** As described in the previous response, the EMWD Perris Valley wastewater treatment plant is closest to the project site, and has a treatment capacity of 22 mgd, and has an average daily flow of 13.8 mgd (EMWD 2019). In addition, the facility has a planned ultimate capacity of 100 mgd. Thus, the wastewater treatment plant has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments, and impacts would not occur.

Mitigation: No mitigation is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Monitoring:** No monitoring is required.

<b>42. Solid Waste</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Generate solid waste in excess of State or Local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Comply with federal, state, and local management and reduction statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source(s):** Riverside County General Plan, CalRecycle Facility Database, accessible at: <https://www2.calrecycle.ca.gov/SWFacilities/Directory/>.

**Findings of Fact:**

**a) Less than Significant Impact.** The closest landfill to the project site is the Badlands Sanitary Landfill, which is located 10 miles away at 31125 Ironwood Avenue in Moreno Valley. The landfill is permitted to accept 4,800 tons per day of solid waste and is permitted to operate through 2021 (CalRecycle 2019). In November 2018, the Badlands Sanitary Landfill disposed an average of 2,785 tons per day; having an average daily additional capacity for 2015 tons of solid waste.

In addition, the El Sobrante Sanitary Landfill, which is located at 10910 Dawson Canyon Road, is approximately 13 miles from the project site. The landfill is permitted to accept 16,054 tons per day of solid waste and is permitted to operate through 2050 (CalRecycle 2019). In November 2018, the El Sobrante Sanitary Landfill disposed an average of 11,154 tons per day; having an average daily additional capacity for 4,900 tons of solid waste.

Based on a solid waste generation of 6 pounds per 1,000 square feet per day, identified in the CalRecycle Solid Waste Information System Database, the 203,445 SF industrial building would generate approximately 1,221 pounds per day, or 6,103 pounds (3.05 tons) of solid waste per week (based on a five-day work week).

Based on the current recycling requirements of AB 939, which require diversion of 50 percent of solid waste away from landfills, the proposed project would result in 1.53 tons of solid waste per week, which is within the existing permitted capacity of both the Badlands Sanitary Landfill and the El Sobrante Sanitary Landfill. Therefore, the existing landfills have sufficient permitted capacity to accommodate the project's solid waste disposal need.

Additionally, in 2020, state regulations per AB 341 will become effective, which will require diversion of 75 percent of solid waste from landfills. Thus, it is anticipated that solid waste landfill disposal from operation of the project in 2020 would be reduced to approximately 0.76 tons per week. Overall, the solid waste generated by the proposed project would be within the existing permitted capacity of the landfills, and impacts would be less than significant.

**b) No Impact.** The proposed project would comply with all regulations related to solid waste. All solid waste-generating activities within the County are subject to the requirements set forth in AB 939, that requires diversion of a minimum of 50 percent of solid waste. In addition, after 2020 all development



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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would be required to divert 75 percent of solid waste pursuant to state regulations. Implementation of the proposed project would be consistent with all state regulations. All projects in the County undergo development review prior to permit approval, which includes an analysis of project compliance with these programs. Therefore, impacts related to compliance with solid waste regulations would not occur.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**43. Utilities**

Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects?

a) Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source(s):** Riverside General Plan

**Findings of Fact:**

**a-f) Less than Significant Impact.** Because the project site is vacant and undeveloped and does not currently generate a demand for utilities, implementation of the proposed project would result in an incremental increase in demand for electricity, natural gas, communication systems, street lighting, maintenance of public facilities, and potentially other governmental services. The proposed project would connect into the existing utility grid that is available adjacent to the site. The streetlights, curb, gutter, sidewalk, water, electrical, gas and telecommunication lines all already exist surrounding the site. There is an existing storm drain along Rider Street. Therefore, all utilities are existing and the project would not result in the construction of new facilities that could cause significant environmental effects, and impacts would be less than significant.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**WILDFIRE** If located in or near a State Responsibility Area ("SRA"), lands classified as very high fire hazard severity zone, or other hazardous fire areas that may be designated by the Fire Chief, would the project:

**44. Wildfire Impacts**

a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby	<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
expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?				
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," Mead Valley Area Plan, Figure 12 "Wildfire Susceptibility"; County of Riverside Multi-Jurisdictional Hazard Mitigation Plan, 2012; CAL Fire, California Fire Hazard Severity Zone Map Update Project, Accessed: <http://egis.fire.ca.gov/FHSZ/>

**Findings of Fact:**

**a) Less than Significant Impact.** The California Fire Hazard Severity Zone Mapping identifies that the project site is within a Very High Fire Severity Zone and is adjacent to a State Responsibility Area to the southwest. As stated previously in Response 21c, the County of Riverside has implemented a Multi-Jurisdictional Local Hazard Mitigation Plan that identifies risks by natural and human-made disasters and ways to minimize the damage from those disasters.

**Construction**

The proposed construction activities, including equipment and supply staging and storage, would occur within the project site and would not restrict access of emergency vehicles to the project site or adjacent areas. During construction, Rider Street, Patterson Avenue, and Harvill Avenue would remain open to ensure adequate emergency access to the project area and vicinity, and impacts related to interference with an adopted emergency response of evacuation plan during construction activities would be less than significant.

**Operation**

The proposed project would provide industrial warehouse uses that would be permitted and approved in compliance with the California Fire Code and the Riverside County Ordinance No. 787, which provides requirements related to emergency access, reduction of fire potential including vegetation management, construction materials and methods, installation of automatic sprinkler systems, assurance of fire flows. These requirements would be checked by the County prior to approving building permits for the project. In addition, the proposed project structure would consist of concrete, which is a non-flammable material.

Direct access to the project site would be provided from Rider Street, Patterson Avenue, and Harvill Avenue, which are adjacent to the project site. As a result, the proposed project would not impair an

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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adopted emergency response plan or emergency evacuation plan, and impacts would be less than significant.

**b) Less than Significant Impact.** The project site and the adjacent parcels are flat and do not contain any hills or steep slopes and is identified by the General Plan Safety Element Figure S-8 as having a moderate wind susceptibility. In addition, project would be required to comply with California Fire Code Chapter 47 and the Riverside County No. 787 Fire Code, which provides requirements to reduce the potential of fires that include vegetation management, construction materials and methods, installation of automatic sprinkler systems, fire flows. These requirements would be checked by the County prior to approving building permits for the project. In addition, the proposed project structure would consist of concrete, which is a non-flammable material. Overall, the project would not exacerbate wildfire risks, and impacts would be less than significant.

**c) Less than Significant Impact.** The proposed project would construct a concrete tilt-up industrial building, which would be nonflammable and would not exacerbate the fire risk to the environment. Furthermore, the project does not include installation or maintenance of infrastructure related to roads, fuel breaks, emergency water sources, or power lines that could exacerbate wildfire risk. In addition, the project would be required to meet the specific standards and regulations outlined by the California Fire Code Chapter 47 and the Riverside County Ordinance No. 787 Fire Code. Therefore, impacts would be less than significant.

**d) Less than Significant Impact.** The project site does not include or is near any river or stream. As mentioned previously, the project site and the adjacent parcels are flat and do not contain any hills or steep slopes. Slopes gently download approximately 1 percent to 1.5 percent from west to east (GPI 2018), and risks related to landslides or mudflows would be less than significant. The project would be required to comply with CBC regulations which provides requirements to reduce the potential of wildfire and the related hazards, such as downslope or downstream flooding or landslides related to post fire conditions. Therefore, impacts would be less than significant.

**e) Less than Significant Impact.** Although the project site is not adjacent to or intermixed with wildlands, the project site is identified as being within a Very High Fire Hazard Severity Zone. As described previously, the project would be required to comply with California Fire Code Chapter 47 and the Riverside County Ordinance No. 787, Fire Code, which provides requirements to reduce the potential of fires that include vegetation management, construction materials and methods, installation of automatic sprinkler systems, fire flows. Compliance with these requirements would be verified during the permitting process. In addition, the proposed project structure would consist of concrete, which is a non-flammable material. Overall, the design of the proposed project in addition to compliance with state and County fire regulations, would reduce potential impacts related to wildland fire hazards to a less than significant level.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?

**Source(s):** Biological Resources Assessment, prepared by Material Culture Consulting, 2018 (MCC 2018a) (Appendix B); Phase 1 Cultural Resources Assessment, prepared by Material Culture Consulting, 2018 (MCC 2018b) (Appendix C).

**Findings of Fact:**

**a) Less than Significant with Mitigation Incorporated.** The Biological Resources Assessment (MCC 2018a) identified that the project site is highly disturbed and that no special status vegetation types, riparian or wetland areas, or wildlife species were identified on the project site. However, the project site includes potentially suitable habitat for burrowing owl, which is a special status species. As a result, Mitigation Measure BIO-1 and Condition of Approval 060 – EPD 1 is included to implement pre-construction burrowing owl surveys to be conducted pursuant to the MSHCP requirements. With implementation of this mitigation measure and standard conditions of approval, impacts related to special status species would be less than significant.

Additionally, should construction occur during nesting bird season Mitigation Measure BIO-2 would require a nesting bird survey to be conducted, which would reduce potential impacts to nesting avian species to a less than significant level. Thus, with implementation of Mitigation Measures BIO-1, BIO-2, and standard conditions of approval impacts related to the potential of the project to reduce the habitat or cause any sensitive plant or animal community to drop below self-sustaining levels would be less than significant.

Also, as described above in Sections 8 and 9, the project site does not contain any historic resources and has been highly disturbed from past agricultural and diking activities. However, it is possible that buried archaeological resources may be encountered during construction. As a result, Mitigation Measure CUL-1 and Advisory Notification Document Planning - CUL-3 has been included to halt work within 50 feet of the find and to have the find evaluated by a qualified archaeologist. With implementation of Mitigation Measure CUL-1 and Advisory Notification Document Planning - CUL-3, impacts to any potential historical resources inadvertently discovered would be reduced to a less than significant level.

46. Have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?

**Source(s):** Previous analyses

**Findings of Fact:**

**a) Less than Significant Impact.** The project would develop an industrial warehouse building within a partially developed area. As described above, all of the potential impacts related to implementation of the project would be less than significant or reduced to a less than significant level with implementation

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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of mitigation measures and existing plans, programs, or policies that are imposed by the County of Riverside and effectively reduce environmental impacts.

The cumulative effect of the proposed project taken into consideration with these other development projects in the area would be limited, because the project would only develop three parcels in consistency with the General Plan and zoning ordinance, and would not result in substantial effects to any environmental resource topic, as described though out this document. Furthermore, the proposed project would develop an area that has been previously graded and disturbed. Thus, impacts to environmental resources or issue areas would not be cumulatively considerable; and cumulative impacts would be less than significant.

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

Findings of Fact:

**a) Less than Significant with Mitigation Incorporated.** The project proposes the construction and operation of an industrial warehouse building. The project would not consist of any use or any activities that would result in a substantial negative affect on persons in the vicinity. All resource topics associated with the proposed project have been analyzed in accordance with CEQA and the State CEQA Guidelines and were found to pose no impacts or less-than-significant impacts with implementation of mitigation measures, standard conditions of approval, and existing plans, programs, or policies that are required by the County. Consequently, the proposed project would not result in environmental effects that would cause substantial adverse effects on human beings directly or indirectly, and impacts would be less than significant.

**VI. EARLIER ANALYSES**

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration as per California Code of Regulations, Section 15063 (c) (3) (D). In this case, a brief discussion should identify the following:

Earlier Analyses Used, if any: N/A

Location Where Earlier Analyses, if used, are available for review:

Location: County of Riverside Planning Department  
4080 Lemon Street, 12th Floor  
Riverside, CA 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;

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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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*Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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## 5 MITIGATION MONITORING AND REPORTING PROGRAM

### 5.1 INTRODUCTION

The California Environmental Quality Act (CEQA) requires a lead or public agency that approves or carries out a project for which a Mitigated Negative Declaration has been certified which identifies one or more significant adverse environmental effects and where findings with respect to changes or alterations in the project have been made, to adopt a "...reporting or monitoring program for the changes to the project which it has adopted or made a condition of project approval in order to mitigate or avoid significant effects on the environment" (CEQA, Public Resources Code Sections 21081, 21081.6).

A Mitigation Monitoring and Reporting Program (MMRP) is required to ensure that adopted mitigation measures are successfully implemented for the Rider Commerce Center Project (project). The County of Riverside is the Lead Agency for the project and is responsible for implementation of the MMRP. This MMRP identifies the parties that will be responsible for monitoring implementation of the individual mitigation measures.

### 5.2 MITIGATION MONITORING AND REPORTING PROGRAM

The mitigation monitoring and reporting program has been prepared in compliance with PRC Section 21081.6. It describes the requirements and procedures to be followed by the City to ensure that all mitigation measures adopted as part of the proposed Project would be carried out as described in the EA/MND. This MMRP for the project will be active through all phases of the project, including design, construction, and operation.

Table 5-1 identifies project specific mitigation measures required by the County to mitigate or avoid significant adverse impacts associated with the implementation of the project, the timing of implementation, and the responsible party or parties for monitoring compliance. This MMRP also includes a column that will be used by the compliance monitor (individual responsible for monitoring compliance) to document when implementation of the measure is completed.



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**TABLE 5-1  
MITIGATION MONITORING AND REPORTING PROGRAM**

Mitigation Measure Number	Measure	Timing	Responsibility for Oversight of Compliance/ Verification	Completion
<b>AESTHETICS</b>				
None.				
<b>AIR QUALITY</b>				
AQ-1	Construction plans and specifications shall state that during the site preparation phase, the Construction Contractor shall ensure that off-road diesel construction equipment greater than 150 horsepower (>150 HP) complies with EPA/CARB Tier 3 emissions standards and shall ensure that all construction equipment is tuned and maintained in accordance with the manufacturer's specifications.	Prior to grading and construction permit.	Building and Safety Department	
<b>BIOLOGICAL RESOURCES</b>				
BIO-1	<b>Pre-construction Burrowing Owl Survey.</b> A pre-construction burrowing owl survey shall be complete a maximum of 30 days prior to the start of construction. All areas of the site shall be included, as well as a visual survey of the undeveloped property around the site. The results shall be provided as a letter report. If burrowing owls are observed within the site, additional coordination with the MSHCP and/or CDFW would be required. No burrowing owls may be harmed, and no burrowing owl occupied burrows may be collapsed between February 1 and August 31 to avoid the nesting season. If burrowing owl are documented and need to be impacted, a Determination of Biological Equivalent or Superior Preservation Report, as required by the MSHCP shall be prepared.	Within 30 days prior to grading activities; Prior to the issuance of a grading permit.	Planning Department; Riverside County Environmental Programs Department (EPD)	
BIO-2	<b>Nesting Birds Survey.</b> If project activities occur during the nesting season, a nesting bird survey should be conducted by a qualified biologist at a maximum of one (1) week prior to start of construction activities to avoid taking of nesting birds, vegetation removal, and initial ground disturbance should it occur outside the nesting bird	Prior to issuance of grading permit.	Planning Department; County-qualified biologist; Riverside County	

**TABLE 5-1  
MITIGATION MONITORING AND REPORTING PROGRAM**

Mitigation Measure Number	Measure	Timing	Responsibility for Oversight of Compliance/ Verification	Completion
	breeding season (February through August). If active nests of protected native species are located, construction work should be delayed until after the nesting season or until the young are no longer dependent upon the nest site. Construction near an active nest should be conducted at the discretion of a biological monitor utilizing appropriate buffers and other methods to minimize potential impacts.		Environmental Programs Department (EPD)	
<b>CULTURAL RESOURCES</b>				
CUL-1	<p><b>Archaeological Resources.</b> Prior to the issuance of the first grading permit, the applicant shall provide a letter to the County of Riverside Department of Building and Safety from a qualified professional archaeologist meeting the Secretary of Interior's Professional Qualifications for Archaeology as defined at 36 CFR Part 61, Appendix A stating that the archaeologist has been retained to provide on-call services in the event archaeological resources are discovered. The archaeologist shall be present at the pre-grading conference to establish procedures for archaeological resource surveillance. In the event a previously unrecorded archaeological deposit is encountered during construction, all activity within 50 feet of the area of discovery shall cease and the City shall be immediately notified. The archaeologist shall be contacted to flag the area in the field and determine if the archaeological deposits meet the CEQA definition of historical (State CEQA Guidelines 15064.5(a)) and/or unique archaeological resource (Public Resources Code 21083.2(g)). If the find is considered a "resource" the archaeologist shall pursue either protection in place or recovery, salvage and treatment of the deposits. Recovery, salvage and treatment protocols shall be developed in accordance with applicable provisions of Public Resource Code</p>	Prior to the issuance of a grading permit.	Building and Safety Department; Riverside County-qualified archaeologist	

**TABLE 5-1  
MITIGATION MONITORING AND REPORTING PROGRAM**

Mitigation Measure Number	Measure	Timing	Responsibility for Oversight of Compliance/ Verification	Completion
	<p>Section 21083.2 and State CEQA Guidelines 15064.5 and 15126.4. If unique archaeological resources cannot be preserved in place or left in an undisturbed state, recovery, salvage and treatment shall be required at the applicant's expense. All recovered and salvaged resources shall be prepared to the point of identification and permanent preservation by the archaeologist. Resources shall be identified and curated into an established accredited professional repository. The archaeologist shall have a repository agreement in hand prior to initiating recovery of the resource. Excavation as a treatment option will be restricted to those parts of the unique archaeological resource that would be damaged or destroyed by the project.</p>			
<b>ENERGY</b>				
None.				
<b>GEOLOGY/SOILS</b>				
None.				
<b>GREENHOUSE GAS EMISSIONS</b>				
None.				
<b>HAZARDS AND HAZARDOUS MATERIALS</b>				
HAZ-1	<p><b>ALUC Conditions.</b> Project plans and specifications shall include the following conditions issued by the Airport Land Use Commission on January 10, 2019:</p> <ol style="list-style-type: none"> <li>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.</li> </ol>	Prior to issuance of a grading, building, and/or occupancy permits, as applicable.	County Planning and Building and Safety Department	

<b>TABLE 5-1 MITIGATION MONITORING AND REPORTING PROGRAM</b>				
<b>Mitigation Measure Number</b>	<b>Measure</b>	<b>Timing</b>	<b>Responsibility for Oversight of Compliance/ Verification</b>	<b>Completion</b>
2.	<p>The following uses/activities are not included in the proposed project and shall be prohibited at this site, in accordance with Note A on Table 4 of the Mead Valley Area Plan:</p> <p>(a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.</p> <p>(b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.</p> <p>(c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.</p> <p>(d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.</p>			
3.	<p>The following uses are specifically prohibited at this location: trash transfer stations that are open on one or more sides; recycling centers containing putrescible wastes; construction and demolition debris facilities; wastewater management facilities; incinerators; noise-sensitive outdoor nonresidential uses; and hazards to flight. Children's schools are discouraged.</p>			

<b>TABLE 5-1 MITIGATION MONITORING AND REPORTING PROGRAM</b>				
<b>Mitigation Measure Number</b>	<b>Measure</b>	<b>Timing</b>	<b>Responsibility for Oversight of Compliance/ Verification</b>	<b>Completion</b>
	<p>4. If the following uses/activities are proposed through a subsequent use permit or plot plan, subsequent Airport Land Use Commission review shall be required: Restaurants and other eating establishments; day care centers; health and exercise centers; churches, temples, or other uses primarily for religious worship; theaters.</p> <p>5. These requirements 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>6. The proposed detention basin (including water quality management basins) on the site shall be designed to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm, and to remain dry between rainfalls. Vegetation in and around the detention basin that provide food or cover for bird species that are incompatible with airport operations shall not be utilized in project landscaping.</p> <p>7. March Air Reserve Base shall be notified of any 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>8. Any increase in building area or change in use other than for office, manufacturing, and/or warehousing uses shall require an amended review by the Airport Land Use Commission.</p>			

**TABLE 5-1  
MITIGATION MONITORING AND REPORTING PROGRAM**

Mitigation Measure Number	Measure	Timing	Responsibility for Oversight of Compliance/ Verification	Completion
	9. If the project proposes rooftop solar panels, the applicant/developer shall prepare a solar glare study that analyzes glare impacts and shall be reviewed by the Airport Land Use Commission and March Air Reserve Base.			
<b>HYDROLOGY/WATER QUALITY</b>				
None.				
<b>NOISE</b>				
None.				
<b>PALEONTOLOGICAL RESOURCES</b>				
PAL-1	<p><b>Paleontological Resources.</b> Prior to the issuance of the first grading permit, the applicant shall provide a letter to the Riverside County Department of Building and Safety, or designee, from a paleontologist selected from the roll of qualified paleontologists maintained by Riverside County, stating that the paleontologist has been retained to provide services for the project. The paleontologist shall develop a Paleontological Resources Impact Mitigation Plan (PRIMP) to mitigate the potential impacts to unknown buried paleontological resources that may exist onsite for the review and approval by the County. The PRIMP shall require that the paleontologist be present at the pre-grading conference to establish procedures for paleontological resource surveillance. The PRIMP may require paleontological monitoring of excavation that exceeds depths of 5 feet within native soils only. The PRIMP shall state that the project paleontologist may re-evaluate the necessity for paleontological monitoring after initial excavations deeper than 5 feet in native soils have been completed.</p>	Prior to issuance of grading permits.	Building and Safety Department; County- qualified paleontologist	
<b>PUBLIC SERVICES</b>				
None.				

<b>TABLE 5-1 MITIGATION MONITORING AND REPORTING PROGRAM</b>				
<b>Mitigation Measure Number</b>	<b>Measure</b>	<b>Timing</b>	<b>Responsibility for Oversight of Compliance/ Verification</b>	<b>Completion</b>
	<b>RECREATION</b>			
	None.			
	<b>TRANSPORTATION</b>			
	None.			
	<b>TRIBAL CULTURAL RESOURCES</b>			
	None.			
	<b>UTILITIES/SERVICE SYSTEMS</b>			
	None.			
	<b>WILDFIRE</b>			
	None.			



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

*Juan C. Perez  
Agency Director*



06/13/19, 10:45 am

PPT180023

## **ADVISORY NOTIFICATION DOCUMENT**

The following notifications are included as part of the recommendation of approval for PPT180023. 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 (PPT180023) 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. 180023 proposes to construct a 203,445 square foot, single-story concrete tilt up building with a maximum height of forty-four (44') feet for a warehousing facility. Approximately 7,000 square feet of office space would be proposed at ground level and on a mezzanine in the northwest and northeast corner of the building. In addition, a gated truck cover is proposed along the northern area of the site that would provide access to 28 loading docks on the north side of the building. A total of 126 parking stalls are proposed for the 9.58 site.

#### **Advisory Notification. 3            AND - Design Guidelines**

Compliance with applicable Design Guidelines:

1. County Wide Design Guidelines and Standards

#### **Advisory Notification. 4            AND - Exhibits**

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

Exhibit A (Site Plan), dated 02/07/19.

Exhibit B (Elevations), dated 02/07/19.

Exhibit C (Floor Plans), 02/07/19.

Exhibit G (Conceptual Grading Plan), dated 02/07/19.

Exhibit L (Conceptual Landscaping and Irrigation Plans), dated 02/07/19.

Exhibit R (Circulation Plan), dated 02/07/19.

#### **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)
  - 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)]{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)
  - 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. 461 (Road Improvement Standards)
    - Ord. No. 484 (Control of Blowing Sand)
    - Ord. No. 655 (Regulating Light Pollution) {Geographically based}
    - Ord. No. 671 (Consolidated Fees)
    - Ord. No. 787 (Fire Code)
    - Ord. No. 847 (Regulating Noise)
    - Ord. No. 857 (Business Licensing)
    - Ord. No. 859 (Water Efficient Landscape Requirements)
    - Ord. No. 915 (Regulating Outdoor Lighting)
    - Ord. No. 928 (Clarifying County Prohibition on Mobile Marijuana Dispensaries and Deliveries)
- 4. Mitigation Fee Ordinances
  - Ord. No. 659 Development Impact Fees (DIF)
  - Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
    - Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
    - Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)

Advisory Notification. 6           AND - Hold Harmless

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following:

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning PPT180023, or its associated environmental documentation; and,

## ADVISORY NOTIFICATION DOCUMENT

### Advisory Notification

Advisory Notification. 6            AND - Hold Harmless (cont.)

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning PPT180023, including but not limited to, decisions made in response to California Public Records Act requests; and

(a) and (b) above are hereinafter collectively referred to as "LITIGATION."

The COUNTY shall promptly notify the applicant/permittee of any LITIGATION and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such LITIGATION or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY.

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such LITIGATION, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the Project, applicant/permittee shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). Applicant/permittee shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. To the extent such costs are not recoverable under the California Public Records Act from the records requestor, applicant/permittee agrees that deposits under this section may also be used to cover staff time incurred by the COUNTY to compile, review, and redact records in response to a Public Records Act request made by a petitioner in any legal challenge to the Project when the petitioner is using the Public Records Act request as a means of obtaining the administrative record for LITIGATION purposes. Within ten (10) days of written notice from COUNTY, applicant/permittee shall make such additional deposits.

### E Health

E Health. 1                            ECP COMMENTS

Based on the information provided in the environmental assessment documents submitted for 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

### ADVISORY NOTIFICATION DOCUMENT

E Health

E Health. 1 ECP COMMENTS (cont.)  
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 facility shall obtain potable water and sanitary sewer service from Eastern Municipal Water District (EMWD). Prior to building permit issuance, applicant shall submit an original copy of a current 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.

Flood

Flood. 1 FLOOD HAZARD REPORT

FLOOD HAZARD REPORT: 04/08/2019  
BBID: 830-583-022

Plot Plan (PP) 180023 is a proposal for an industrial development on a 19.2-acre site in the North Perris area. The site is located at the northwest corner of Harvill Avenue and Rider Street. Patterson Avenue bounds the site to the west. The District previously reviewed and approved PP23342, now expired, on the same site.

The site is impacted by sheet flow type runoff from a tributary drainage area of approximately 100-acres to the southwest. A preliminary drainage report was prepared for PP23342 that analyzed the offsite hydrology and the hydraulic capacity of Rider Street. The study found that Rider Street is capable of conveying the Perris Valley Master Drainage Plan 100-year flowrate for Lateral H-11.1 within the public right-of-way, with the majority of the flows contained on the southern half of the street. There is an existing drainage ditch on the south side of Rider Street. As flows approach the intersection of Rider Street and Harvill Avenue, flows on the south side of

## ADVISORY NOTIFICATION DOCUMENT

### Flood

#### Flood. 1 FLOOD HAZARD REPORT (cont.)

the street continue easterly through a small culvert across Harvill Avenue. Flows on the north side of the street continue northerly on Harvill Avenue. The conceptual grading plan shows a graded swale along the southern boundary of the site to protect the structure should flows continue beyond the northern right-of-way limit of Rider Street.

PP26220 (NE corner of Harvill Avenue and Placentia Avenue) will be constructing Stage 1 of Lateral H-11 (District DWG. No. 4-1124), upstream of I-215 and will provide an outlet for this project. PP26173 (SW corner of Rider Street and Harvill Avenue) is currently in the improvement plan phase to construct a portion of Lateral H-11.1 northerly along Harvill Avenue (approximately 165 LF) and Stage 2 of Lateral H-11 westerly along their southern property line (District DWG. No. 4-1128). This project proposes to construct the extension of Lateral H-11.1 northerly along Harvill Avenue to Rider Street (approximately 1500 LF). This facility must conform to District design, maintenance and operation standards. Development of this property shall be coordinated with the development of adjacent properties to ensure offsite and onsite flows are safely conveyed downstream.

In the existing condition, stormwater sheet flows southwest to northeast to a small culvert at Harvill Avenue. The inlet structure of said culvert will be removed and the site graded to redirect onsite flows to a detention basin at the southeast corner of the site that will discharge to Lateral H-11.1. This is a diversion of stormwater and therefore, it shall be demonstrated in final engineering that the diversion will not cause adverse impacts to the downstream storm drain system and property owners.

At this time, the Line H system currently lacks adequate conveyance to Perris Valley Channel and therefore, this development shall mitigate for the incremental increase of peak flow rates to offset the impacts to downstream property owners. A detention basin is proposed at the southeast corner of the site to mitigate for water quality and increased runoff. As part of the Mid County Parkway Project, a detention basin will be constructed with the I-215 and Placentia Avenue interchange which is anticipated to begin construction in 2020. It has been agreed upon by the District and the Developer that if said detention basin is constructed before permits are issued for this project, then increased runoff mitigation will not be required.

The site is located within the bounds of the PERRIS VALLEY Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. Applicable fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to permits for this project. Although the current fee for this ADP is \$8,875 per acre, the fee due will be based on the fee in effect at the time of payment. Said drainage fee is currently distributed towards the construction of drainage facilities as follows. The amount of \$1,070 per acre is allocated for Perris Valley Channel and the remaining \$7,805 per acre is allocated for all other ADP facilities. The fee is payable to the Flood Control District by cashier's check or money order. The District will not accept personal or company checks. The drainage fee is required to be paid prior to the issuance of grading permits or issuance of building permits if grading permits are not issued.

## ADVISORY NOTIFICATION DOCUMENT

### Flood

Flood. 1 FLOOD HAZARD REPORT (cont.)

Comments: RECOMMEND AGARCIA 20190408

Flood. 2 INCREASED RUNOFF MITIGATION CRITERIA

The development of this site would increase peak flow rates on downstream properties. Mitigation shall be required to offset such impacts. An increased runoff basin shall be shown on the exhibit and calculations supporting the size of the basin shall be submitted to the District for review. The entire area of proposed development will be routed through a detention facility(s) to mitigate increased runoff. All basins must have positive drainage; dead storage basins shall not be acceptable.

Storms to be studied will include the 1-hour, 3-hour, 6-hour and 24-hour duration events for the 2-year, 5-year, and 10-year return frequencies. Detention basin(s) and outlet(s) sizing will ensure that none of these storm events has a higher peak discharge in the post-development condition than in the pre-development condition.

For the 2-year and 5-year events, the loss rate will be determined using an AMC I condition. For the 10-year event, AMC II will be used. Constant loss rates shall be used for the 1-hour, 3-hour, and 6-hour events. A variable loss rate shall be used for the 24-hour event.

Low Loss rates will be determined using the following:

1. Undeveloped Condition --> LOW LOSS = 90%
2. Developed Condition --> LOW LOSS = .9 - (.8 X % IMPERVIOUS)
3. Basin Site --> LOW LOSS = 10%

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

## ADVISORY NOTIFICATION DOCUMENT

### Flood

Flood. 2 INCREASED RUNOFF MITIGATION CRITERIA (cont.)  
constraints or topography make embankment unavoidable in the judgment of the General Manager-Chief Engineer.

Mitigation basins should be designed for joint use and be incorporated into open space or park areas. Side slopes should be no steeper than 4:1 and depths should be minimized where public access is uncontrolled.

A viable maintenance mechanism, acceptable to both the County and the District, should be provided for detention facilities. Generally, this would mean a CSA, landscape district, parks agency or commercial property owners association. Residential homeowners associations are discouraged.

\*\*\*\*\* 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.

Comments: RECOMMEND AGARCIA 20190408

### Planning

Planning. 1 015 - ALUC Conditions

The Project site is located within the March Air Reserve Base/Inland Port Airport Land Use Plan, Compatibility Zone C2. The Project was heard before the Airport Land Use Commission on January 10, 2019 and was found to be CONSISTENT with the 2014 March Air Reserve Base/ Inland Port Airport Land Use Compatibility Plan, subject to the following conditions:

1. Any outdoor lighting installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The following uses/activities are not included in the proposed project and shall be prohibited at this site, in accordance with Note A on Table 4 of the Mead Valley Area Plan:
  - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
  - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
  - (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.



# ADVISORY NOTIFICATION DOCUMENT

## Planning

### Planning. 1 015 - ALUC Conditions (cont.)

(d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.

3. The following uses are specifically prohibited at this location: trash transfer stations that are open on one or more sides; recycling centers containing putrescible wastes; construction and demolition debris facilities; wastewater management facilities; incinerators; noise-sensitive outdoor nonresidential uses; and hazards to flight. Children's schools are discouraged.

4. If the following uses/activities are proposed through a subsequent use permit or plot plan, subsequent Airport Land Use Commission review shall be required:

Restaurants and other eating establishments; day care centers; health and exercise centers; churches, temples, or other uses primarily for religious worship; theaters.

5. These requirements 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 basin (including water quality management basins) on the site shall be designed to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm, and to remain dry between rainfalls. Vegetation in and around the detention basin that provide food or cover for bird species that are incompatible with airport operations shall not be utilized in project landscaping.

7. March Air Reserve Base shall be notified of any 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. Any increase in building area or change in use other than for office, manufacturing, and/or warehousing uses shall require an amended review by the Airport Land Use Commission.

9. If the project proposes rooftop solar panels, the applicant/developer shall prepare a solar glare study that analyzes glare impacts, and shall be reviewed by the Airport Land Use Commission and March Air Reserve Base.

### Planning. 2 015 - Basis of Parking

Parking for this project was determined primarily on the basis of County Ordinance No. 348, Section 18.12. a.(2).b), Warehousing and Wholesaling: One space/2,000 square feet of gross floor area and Professional Business Office 1 space/250 square feet of net leasable floor area. A minimum of 126 parking spaces shall be provide pursuant to Ordinance No. 348 requirements as shown on the APPROVED EXHIBIT A.

County Ordinance No.348, Section 18.12 c. (1) c., states that all development projects that require 50 or more parking spaces shall designate three (3) spaces for electric vehicles, and designate one (1) additional space for electrical vehicles for each additional 50 parking spaces. Based on the parking spaces required the applicant would be required to provide four (4) EV parking spaces. Each electrical vehicle parking space shall have a charging station. Charging stations if capable may service more than one electrical vehicle. The applicant's site plan will illustrate the location of these spaces and charging stations

### Planning. 3 015 - Planning - Business Licensing

## ADVISORY NOTIFICATION DOCUMENT

### Planning

Planning. 3 015 - Planning - Business Licensing (cont.)

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.

Planning. 4 015 - Planning - Causes for Revocation

In the event the use hereby permitted under this permit is found:

- (a) to be in violation of the terms and conditions of this permit; and/or,
- (b) to have been obtained by fraud or perjured testimony; and/or,
- (c) to be detrimental to the public health, safety or general welfare, or is a public nuisance,

then this permit shall be subject to revocation procedures.

Planning. 5 015 - Planning - 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. 6 015 - Planning - Mt. Palomar Lighting Area

Within the Mt. Palomar Special Lighting Area Zone B, as defined in Ordinance No. 655 low pressure sodium vapor lighting or overhead high pressure sodium vapor lighting with shields or cutoff luminaires, shall be utilized.

Planning. 7 015 - Planning - 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. 8 015 - Planning - 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. 9 015 - Planning - Permit Expiration

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.

## **ADVISORY NOTIFICATION DOCUMENT**

### **Planning**

Planning. 9    015 - Planning - Permit Expiration (cont.)

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. 10                                         015 - Planning - 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. 11                                         015 - Planning - 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.

Planning. 12                                         015 - Planning - Unanticipated Resources

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

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

All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be convened between the developer, the project archaeologist\*\*, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc) for the cultural resource. Resource evaluations shall be limited to nondestructive analysis. Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished.

\* A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other.

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

## ADVISORY NOTIFICATION DOCUMENT

### Planning-CUL

#### Planning-CUL. 1 If Human Remains Found

If human remains are found on this site, the developer/permit holder or any successor in interest shall comply with State Health and Safety Code Section 7050.5.

#### Planning-CUL. 2 PDA 6092r1 accepted

County Archaeological Report (PDA) No. 6092 submitted for this project (PPT180023) was prepared by Material Culture Consulting and is entitled: "Cultural Resources Assessment Rider Commerce Center Project, City of Perris, Riverside County California", dated August 2018.

This report was not accepted by the County Archaeologist and report comments (request for revisions) were requested and sent to the consultant on October 04, 2018 and February 28, 2019.

Revised County Archaeological Report (PDA) No. 6092r1 submitted for this same project, prepared by the same aforementioned company and individual and bearing the same title, is dated March 2019. This report was received on February 28, 2019 and accepted by the County Archaeologist on March 06, 2019.

PDA06092r1 concludes The Phase I cultural resource assessment of the Project Area included a CHRIS records search, NAHC outreach, background research, and a field pedestrian survey. The record search indicated one previously recorded resource within the Project Area; however, this resource was not relocated during survey. Although there are 129 previously recorded cultural resources recorded within a one-mile radius of the Project, the majority of these sites are located within upland, undeveloped areas more than 0.5 mile from the Project Area, in contrast with the Project Area located within the valley. Furthermore, the intensive modification and disturbance associated with the prior agricultural activities has eradicated any near-surface record of prehistoric, ethnohistoric, or historic-era behavioral activities that may have otherwise been preserved as archaeological sites, deposits or features. Based on the results of the cultural resources records search and survey, the proposed Project Area is considered to have low sensitivity for presence of prehistoric or historical archaeological deposits and it is unlikely that crews will encounter significant cultural resources during project development. MCC recommends that No Mitigation is Needed. MCC does recommend setting a plan in place to expediently address inadvertent discoveries and human remains), should these be encountered during construction. These documents are herein incorporated as a part of the record for project.

#### Planning-CUL. 3 Unanticipated Resources

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

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

All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be convened between the developer, the project archaeologist\*\*, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find. At the meeting with the aforementioned parties, a

## ADVISORY NOTIFICATION DOCUMENT

### Planning-CUL

#### Planning-CUL. 3                      Unanticipated Resources (cont.)

decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc) for the cultural resource. Resource evaluations shall be limited to nondestructive analysis.

Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished.

\* A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other.

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

### Planning-GEO

#### Planning-GEO. 1                      GEO180035 ACCEPTED

County Geologic Report GEO No. 180035, submitted for the project PPT180023, APNs 317-170040, -041, and -042, was prepared by Geotechnical Professionals, Inc., and is titled; "Geotechnical Investigation, Proposed Rider Commercial Center, NWC Rider Street and Harvill Avenue, Riverside County, California," dated August 9, 2018. In addition, the consultant has submitted the following document:

"Response to Riverside County Planning Department Review Comments, County Geologic Report Number 180035, Proposed Rider Commerce Center, NWC Rider Street and Harvil Avenue, Riverside County, California," dated October 30, 2018.

These documents are herein incorporated into GEO180035.

GEO180035 concluded:

1. The site is not located within a State of California Earthquake Fault Zone, nor a County of Riverside Fault Hazard Zone.
2. The results of the photo lineament study, as well as review of published geologic maps of the area, indicate that no active faults are present at the site and the potential for surface fault rupture at the site is very low.
3. Soil liquefaction is not likely to occur at this site primarily because the groundwater level is deep.
4. The site is relatively flat; therefore, the potential for landslides or slope instabilities to occur at the site is determined to be very low.
5. Based on our analyses, we estimate a potential dry seismic settlement of ¼-inch, and a differential seismic settlement of less than ¼-inch across a span of 60 feet.
6. The expansion potential of the onsite soils are anticipated to be in the "very low to low" category.

GEO180035 recommended:

1. Clearing and grubbing of the site should include removal of vegetation (tress, heavy brush and weeds), miscellaneous trash and debris, and disposal of this deleterious material offsite.
2. To provide uniform support for the proposed building and other improvements, the existing fill, and a portion of the upper alluvial soils within the proposed building pad and wall areas should be removed and replaced as properly compacted fill.
3. The alluvium should be removed to expose dense alluvium with an in-situ relative density of at least 85% relative compaction, determined in accordance with ASTM

## ADVISORY NOTIFICATION DOCUMENT

### Planning-GEO

Planning-GEO. 1                      GEO180035 ACCEPTED (cont.)  
D1557.

4. If this criteria is not satisfied at the recommended remedial removal depths, remedial grading should continue until the criteria is met.

5. Total static settlement of isolated pad or continuous wall footings is expected to be on the order of 3/4-inch, with differential static settlement along a 60 foot span of a continuous footing to be on the order of 1/2-inch or less.

GEO No. 180035 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 180035 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.

Comments: RECOMMEND DWALSH 20181207

### Transportation

Transportation. 1                      LSP - Landscape Requirement

The developer/ permit holder shall:

- 1) Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;
- 2) Ensure all landscaping is provided with California Friendly landscaping and a weather-based irrigation controller(s) as defined by County Ordinance No. 859;
- 3) Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,
- 4) Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the twelve (12) month inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

To ensure ongoing maintenance, the developer/ permit holder or any successor-in-interest shall:

- 1) Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available.
- 2) Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859.
- 3) Ensure that all landscaping is healthy, free of weeds, disease and pests.

Comments: RECOMMEND M.HUGHES 9/27/2018

Transportation. 2                      Ramp Construction

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

## ADVISORY NOTIFICATION DOCUMENT

### Transportation

Transportation. 3                      Signing and Striping (cont.)

Transportation. 3                      Signing and Striping

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

Transportation. 4                      Standard Introduction

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.

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

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 (IES)                      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):

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



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60. Prior To Grading Permit Issuance

Flood

060 - Flood. 1                      6 ITEMS TO ACCEPT FACILITY (IES) (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                      INCREASED RUNOFF MITIGATION                      Not Satisfied

This project shall mitigate for adverse impacts of increased runoff that will be generated by this development. Calculations supporting the design of the mitigation feature shall be submitted for review and approval prior to issuance of any permits for this project.

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. The charge is payable to the Flood Control District by cashier's check or money order only, and shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits.

060 - Flood. 4                      SUBMIT PLANS                      Not Satisfied

Submit storm drain plans, the hydrologic and hydraulic report, and reference material including but not limited to, street improvement plans, grading plans, utility plans, the approved tentative map or site plan, the final map and the environmental constraint sheet, the geotechnical soils report and environmental documents (CEQA, federal and state permits). The storm drain plans and the hydrologic and hydraulic report must receive District approval prior to the issuance of permits. All submittals shall be date stamped by the Engineer and include a Plan Check Application, Flood Control Deposit Based Fee Worksheet, found on the District's website, and a plan check fee deposit.

Planning

060 - Planning. 1                      060 - Construction Noise                      Not Satisfied

Grading Plans shall note that during all Project-related excavation and grading, the construction contractor(s) shall equip all construction equipment, fixed and mobile, with properly operating and maintained mufflers consistent with manufacturer standards.

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 1                      060 - Construction Noise (cont.)                      Not Satisfied

Grading Plans shall note that the contractor(s) shall locate equipment staging in areas that will create the greatest distance between construction-related noise/vibration sources and sensitive receptors (residences) nearest the Project site during all Project construction.

Grading Plans shall note that the use of amplified music or sound is prohibited on the Project site during construction.

060 - Planning. 2                      060 - Fee Status                      Not Satisfied

Prior to the issuance of grading permits for Plot Plan No. 180023, 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.

060 - Planning. 3                      060 - Planning - Diesel Construction Equipment Criteria                      Not Satisfied

Construction plans and specifications shall state that during the site preparation phase, the Construction Contractor shall ensure that off-road diesel construction equipment greater than 150 horsepower (>150 HP) complies with EPA/CARB Tier 3 emissions standards and shall ensure that all construction equipment is tuned and maintained in accordance with the manufacturer's specifications.

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 (CRMP). A Cultural Resource Monitoring Plan shall be developed that addresses the details of all activities and provides procedures that must be followed in order to reduce the impacts to cultural and historic resources to a level that is less than significant as well as address potential impacts to undiscovered buried archaeological resources associated with this project. A fully executed copy of the contract and a wet-signed copy of the Monitoring Plan shall be provided to the County Archaeologist to ensure compliance with this condition of approval.

Working directly under the Project Archaeologist, an adequate number of qualified Archaeological Monitors shall be present to ensure that all earth moving activities are observed and shall be on-site

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60. Prior To Grading Permit Issuance

Planning-CUL

060 - Planning-CUL. 2            Project Archaeologist (cont.)            Not Satisfied  
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 Preconstruction Burrowing Owl Survey - EPD            Not Satisfied

Pursuant to Objectives 6 & 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), within 30 days prior to the issuance of a rough grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (February 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. A grading permit may be issued once the species has been relocated.

When the requested documents/studies are completed and ready for EPD review, please upload them to our Secure File Transfer server to ensure prompt response and review. If you are unfamiliar with the process for uploading biological documents to the FTP site, please contact Matthew Poonamallee at mpoonama@rivco.org and Teresa Harness at tharness@rivco.org for instructions. Biological reports not uploaded to the FTP site may result in delayed review and approval.

060 - Planning-EPD. 2            MBTA Nesting Bird Survey - EPD            Not Satisfied

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

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

When the requested documents/studies are completed and ready for EPD review, please upload them to our Secure File Transfer server to ensure prompt response and review. If you are unfamiliar with the process for uploading biological documents to the FTP site, please contact Matthew Poonamallee at mpoonama@rivco.org and Teresa Harness at tharness@rivco.org for instructions. Biological reports not uploaded to the FTP site may result in delayed review and approval.

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60. Prior To Grading Permit Issuance

Planning-PAL

060 - Planning-PAL. 1

PRIMP Required

Not Satisfied

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

**PRIOR TO ISSUANCE OF GRADING PERMITS:**

1. The applicant shall retain a qualified paleontologist approved by the County to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).
2. The project paleontologist retained shall review the approved development plan and grading plan and conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for approval prior to issuance of a Grading Permit. Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:
  1. Description of the proposed site and planned grading operations.
  2. Description of the level of monitoring required for all earth-moving activities in the project area.
  3. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
  4. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
  5. Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.
  6. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
  7. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
  8. Procedures and protocol for collecting and processing of samples and specimens.
  9. Fossil identification and curation procedures to be employed.
  10. Identification of the permanent repository to receive any recovered fossil material. \*Pursuant the County "SABER Policy", paleontological fossils found in the County should, by preference, be directed 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.

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60. Prior To Grading Permit Issuance

Planning-PAL

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

Safeguard Artifacts Being Excavated in Riverside County (SABER)

Survey

060 - Survey. 1                                  Prior to Road Construction    Not Satisfied

Prior to road construction, survey monuments including centerline monuments, tie points, property corners and benchmarks shall be located and tied out and corner records filed with the County Surveyor pursuant to Section 8771 of the Business & Professions Code. Survey points destroyed during construction shall be reset, and a second corner record filed for those points prior to completion and acceptance of the improvements.

Transportation

060 - Transportation. 1                          File L&LMD Application    Not Satisfied

File an application with the Transportation Department, L&LMD Section, 8th Floor, 4080 Lemon Street, Riverside, CA, 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                          FINAL WQMP REQUIRED    Not Satisfied

The project is located in the Santa Ana watershed. An approved Water Quality Management Plan (WQMP) is required prior to recordation of a final map or issuance of a grading permit. The project shall submit a single PDF on two CD/DVD copies, in accordance with the latest version of the WQMP manual, found at [www.rcflood.org/npdes](http://www.rcflood.org/npdes) . ): In addition, the project proponent shall ensure that the effects of increased peak flowrate for the 1, 3, 6, 24-hour storm events for the 2, 5, and 10-year return periods from the project are mitigated. All details necessary to build BMPs per the WQMP shall be included on the grading plans.

060 - Transportation. 3                          Submit Grading Plans    Not Satisfied

The project proponent shall submit two sets of grading plans (24" x 36") to the Transportation Department for review and approval. If road right-of-way improvements are required, the project proponent shall submit street improvement plans for review and approval, open an IP account, and pay for all associated fees in order to clear this condition. The Standard plan check turnaround time is 10 working days. Approval is required prior to issuance of a grading permit.

70. Prior To Grading Final Inspection

Planning-CUL

070 - Planning-CUL. 1                          Artifact Disposition    Not Satisfied

Prior to Grading Permit Final Inspection, the landowner(s) shall relinquish ownership of all cultural resources that are unearthed on the Project property during any ground-disturbing activities, including previous investigations and/or Phase III data recovery.

Historic Resources- all historic archaeological materials recovered during the archaeological

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70. Prior To Grading Final Inspection

Planning-CUL

070 - Planning-CUL. 1          Artifact Disposition (cont.)          Not Satisfied

investigations (this includes collections made during an earlier project, such as testing of archaeological sites that took place years ago), shall be curated at the Western Science Center, a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines

Prehistoric Resources- One of the following treatments shall be applied.

a. Reburial of the resources on the Project property. The measures for reburial shall include, at least, the following: Measures to protect the reburial area from any future impacts. Reburial shall not occur until all required cataloguing, analysis and studies have been completed on the cultural resources, with an exception that sacred items, burial goods and Native American human remains are excluded. Any reburial processes shall be culturally appropriate. Listing of contents and location of the reburial shall be included in the confidential Phase IV Report. The Phase IV Report shall be filed with the County under a confidential cover and not subject to a Public Records Request.

b. If reburial is not agreed upon by the Consulting Tribes then the resources shall be curated at a culturally appropriate manner at the Western Science Center, a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees necessary for permanent curation. Evidence of curation in the form of a letter from the curation facility stating that subject archaeological materials have been received and that all fees have been paid, shall be provided by the landowner to the County. There shall be no destructive or invasive testing on sacred items, burial goods and Native American human remains.

070 - Planning-CUL. 2          Phase IV Monitoring Report          Not Satisfied

Prior to Grading Permit Final Inspection, a Phase IV Cultural Resources Monitoring Report shall be submitted that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The report shall include results of any feature relocation or residue analysis required as well as evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting and evidence that any artifacts have been treated in accordance to procedures stipulated in the Cultural Resources Management Plan.

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1          No Building Permit W/O Grading Permit          Not Satisfied

Prior to the issuance of any building permit, the property owner shall obtain a grading permit and/or approval to construct from the Building and Safety Department.

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

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### 80. Prior To Building Permit Issuance

#### BS-Grade

080 - BS-Grade. 2                      Rough Grade Approval (cont.)                      Not Satisfied

must approve the completed grading of your project before a building permit can be issued. Rough Grade approval can be accomplished by complying with the following:

1. Submitting a "Wet Signed" copy of the Grading Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.
2. Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.
3. Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.
4. Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

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

#### Fire

080 - Fire. 1                      Prior to permit                      Not Satisfied

1. 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.
2. Prior to issuance of Building Permits, the applicant/developer shall provide the Office of the Fire Marshal with an approved site plan for Fire Lanes and signage. (CFC 501.3)
3. The Fire Department emergency vehicular access road shall be (all weather surface) capable of sustaining an imposed load of 80,000 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 Fire Prevention Bureau. (CFC 501.4)
4. 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)
5. 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)
6. 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 for access by emergency personnel. (CFC 506.1)
7. 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)
8. Prior to issuance of Certificate of Occupancy or Building Final, "Blue Reflective Markers" shall be installed to identify fire hydrant locations in accordance with City specifications. (CFC 509.1 and MVL 440A-0 through MVL 440C-0)
9. Prior to issuance of Building Permits, the applicant/developer shall furnish one copy of the water

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80. Prior To Building Permit Issuance

Fire

080 - Fire. 1 Prior to permit (cont.) Not Satisfied

system plans to the Office of the Fire Marshal for review.

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.

10. 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)

Flood

080 - Flood. 1 6 ITEMS TO ACCEPT FACILITY (IES) 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):

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



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80. Prior To Building Permit Issuance

Flood

080 - Flood. 1                      6 ITEMS TO ACCEPT FACILITY (IES) (cont.)                      Not Satisfied  
control facility bonds and a certificate of insurance to the District's Contract Services Section. .

080 - Flood. 2                      INCREASED RUNOFF MITIGATION                      Not Satisfied

This project shall mitigate for adverse impacts of increased runoff that will be generated by this development. Calculations supporting the design of the mitigation feature shall be submitted for review and approval prior to issuance of any permits for this project.

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. The charge is payable to the Flood Control District by cashier's check or money order only, and shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits.

080 - Flood. 4                      SUBMIT PLANS                      Not Satisfied

Submit storm drain plans, the hydrologic and hydraulic report, and reference material including but not limited to, street improvement plans, grading plans, utility plans, the approved tentative map or site plan, the final map and the environmental constraint sheet, the geotechnical soils report and environmental documents (CEQA, federal and state permits). The storm drain plans and the hydrologic and hydraulic report must receive District approval prior to the issuance of permits. All submittals shall be date stamped by the Engineer and include a Plan Check Application, Flood Control Deposit Based Fee Worksheet, found on the District's website, and a plan check fee deposit.

Planning

080 - Planning. 1                      080 - Planning - ALUC Conditions                      Not Satisfied

The Project site is located within the March Air Reserve Base/Inland Port Airport Land Use Plan, Compatibility Zone C2. The Project was heard before the Airport Land Use Commission on January 10, 2019 and was found to be CONSISTENT with the 2014 March Air Reserve Base/ Inland Port Airport Land Use Compatibility Plan, subject to the following conditions:

1. Any outdoor lighting installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The following uses/activities are not included in the proposed project and shall be prohibited at this site, in accordance with Note A on Table 4 of the Mead Valley Area Plan:
  - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
  - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 1                      080 - Planning - ALUC Conditions (cont.)                      Not Satisfied

- (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.
- (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
- 3. The following uses are specifically prohibited at this location: trash transfer stations that are open on one or more sides; recycling centers containing putrescible wastes; construction and demolition debris facilities; wastewater management facilities; incinerators; noise-sensitive outdoor nonresidential uses; and hazards to flight. Children's schools are discouraged.
- 4. If the following uses/activities are proposed through a subsequent use permit or plot plan, subsequent Airport Land Use Commission review shall be required:  
Restaurants and other eating establishments; day care centers; health and exercise centers; churches, temples, or other uses primarily for religious worship; theaters.
- 5. These requirements 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 basin (including water quality management basins) on the site shall be designed to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm, and to remain dry between rainfalls. Vegetation in and around the detention basin that provide food or cover for bird species that are incompatible with airport operations shall not be utilized in project landscaping.
- 7. March Air Reserve Base shall be notified of any 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. Any increase in building area or change in use other than for office, manufacturing, and/or warehousing uses shall require an amended review by the Airport Land Use Commission.
- 9. If the project proposes rooftop solar panels, the applicant/developer shall prepare a solar glare study that analyzes glare impacts, and shall be reviewed by the Airport Land Use Commission and March Air Reserve Base.

080 - Planning. 2                      080 - Planning - 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. Bike racks shall be provided in convenient locations to facilitate bicycle access to the project area.

080 - Planning. 3                      080 - Planning - Conform to Elevations and Square Footage                      Not Satisfied

Elevations and square footage of the structure submitted for building plan check approval shall be in substantial conformance with the elevations and square footage of the structure as shown on APPROVED EXHIBIT A and EXHIBIT B.

080 - Planning. 4                      080 - Planning - Diesel Construction Equipment Criteria                      Not Satisfied

Construction plans and specifications shall state that during the site preparation phase, the Construction Contractor shall ensure that off-road diesel construction equipment greater than 150 horsepower (>150 HP) complies with EPA/CARB Tier 3 emissions standards and shall ensure that all construction equipment is tuned and maintained in accordance with the manufacturer's specifications.

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 5                      080 - Planning - EV Charging Stations                      Not Satisfied

County Ordinance No.348, Section 18.12 c. (1) c. & d., states that all development projects that require 50 or more parking spaces shall designate three (3) spaces for electric vehicles, and designate one (1) additional space for electrical vehicles for each additional 50 parking spaces. Based on the parking spaces required the applicant would be required to provide four (4) EV parking spaces. Each electrical vehicle parking space shall have a charging station. Charging stations if capable may service more than one electrical vehicle. The applicant's site plan will illustrate the location of these spaces and charging stations.

080 - Planning. 6                      080 - Planning - 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. 7                      080 - Planning - Renewable Energy Generation R2-E10                      Not Satisfied

In accordance with measure R2-E10 of the County's Climate Action Plan, the proposed project shall be required to offset its energy demand by 20 percent by on-site renewable energy production. This is anticipated to be accommodated through solar panels mounted on the building rooftops. The energy demand shall be determined at the initial building permit stage if the tenant/particular use is known at that time. If the tenant or particular use is not known at that time, this condition should be deferred to the tenant improvement building permit and to any subsequent tenant improvement permits as tenants may change. Utilizing the energy demand calculated, the appropriate amount of solar panels shall be included with the related building permits to ensure their installation and operation. As it relates to the initial building permit, the roof shall be designed to accommodate rooftop mounted solar panels. ALUC approval shall be required for rooftop mounted solar panels related glare prior to building permit issuance based on their separate conditions of approval and determination of consistency for this project.

080 - Planning. 8                      080 - Planning - 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. 9                      080 - Planning - School Impact Fees                      Not Satisfied

Impacts to the Val Verde Unified School District be addressed in accordance with California State law.

080 - Planning. 10                      080- Planning - Colors and Materials                      Not Satisfied

Prior to building permit issuance, the colors and materials selected for final construction of the building shall coordinate with the colors and materials as shown on APPROVED EXHIBIT B.

080 - Planning. 11                      080- Planning - Construction Noise                      Not Satisfied

Building Plans shall note and construction shall comply that during all Project-related excavation and grading, the construction contractor(s) shall equip all construction equipment, fixed and mobile, with properly operating and maintained mufflers consistent with manufacturer standards.

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 11                      080- Planning - Construction Noise (cont.)                      Not Satisfied

Building Plans shall note and construction shall comply that the contractor(s) shall locate equipment staging in areas that will create the greatest distance between construction-related noise/vibration sources and sensitive receptors (residences) nearest the Project site during all Project construction.

Building Plans shall note and construction shall comply that the use of amplified music or sound is prohibited on the Project site during construction.

080 - Planning. 12                      080- Planning - Fee Status                      Not Satisfied

Prior to issuance of building permits for Plot Plan No. 180023, 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.

Transportation

080 - Transportation. 1                      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, Rider Street, and Paterson Avenue
- (2) Streetlights.
- (3) Graffiti abatement of walls and other permanent structure.
- (4) Street sweeping.

For street lighting, the project proponent shall contact the Transportation Department L&LMD 89-1-C Administrator and submit the following:

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

080 - Transportation. 2                      Coordination with Others                      Not Satisfied

Approval of the Street Improvement plans by the Transportation Department will clear this condition. Prior to issuance of a building permit, the Project shall coordinate with the approved PP26173.

080 - Transportation. 3                      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.



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### 80. Prior To Building Permit Issuance

#### Transportation

080 - Transportation. 8 LSP - LANDSCAPE MINOR PLOT PLAN/PERMIT REQUIRE Not Satisfied

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

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

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

080 - Transportation. 9 LSP - Landscape Project Specific Requirements Not Satisfied

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.
- 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 589.3.
- Trees shall be hydrozoned separately.
- Irrigation shall be designed using hydrozones by plant water type, irrigation type, and flat/sloped areas.
- The developer/ permit holder/landowner shall use the County of Riverside's California Friendly Plant List when making plant selections. Use of plant material with a "low" or "very low" water use designation is strongly encouraged.
- All plant materials within landscaped areas shall be maintained in a viable growth condition throughout the useful plant life, and replaced with an equal or lesser water use plant.
- Project shall use County standard details for which the application is available in County Standard Detail Format.
- Monuments, boulders, and fan palms shall be located outside the County Maintained Road Right-of-Way (ROW).
- Restricted plant species noted in MSHCP documents shall not be used if MSHCP areas are adjacent to the project.
- Plant species shall meet ALUC requirements, if applicable.
- Hydroseeding is not permitted in stormwater BMP slope areas, container stock will be required on slopes.
- Project shall use 50% point source irrigation type (not emitter tubing) regardless of meeting the water budget with alternative irrigation methods, except as needed within stormwater BMP areas as noted in an approved WQMP document.

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 9 LSP - Landscape Project Specific Requirements (cont.) Not Satisfied

- The project proponent or current property owner shall connect to a reclaimed water supply for landscape watering purposes when secondary or reclaimed water is made available to the site.

080 - Transportation. 10 Right-of-Way Dedication Not Satisfied

Sufficient public street right-of-way along Harvill Avenue shall be conveyed for public use to provide for a 59 foot half-width right-of-way per Standard No. 93, page (1 of 2) Ordinance 461.

080 - Transportation. 11 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 Gen - Custom Not Satisfied

Prior to building permit issuance, applicants shall complete a Mandatory Commercial Recycling and Organics Recycling Compliance form (Form D). Form D requires applicants to identify programs or plans that address commercial and organics recycling, in compliance with State legislation/regulation. Once completed, Form D shall be submitted to the Recycling Section of the Department of Waste Resources for approval. To obtain Form D, please contact the Recycling Section at 951-486-3200, or email to: [Waste-CompostingRecycling@rivco.org](mailto:Waste-CompostingRecycling@rivco.org).

080 - Waste Resources. 2 Gen - Recyclables Collection and Loading Area Not Satisfied

Prior to issuance of a building permit, the applicant shall submit one electronic (1) copy of a Recyclables Collection and Loading Area plot plan to the Riverside County Department of Waste Resources for review and approval. The plot plan shall conform to Design Guidelines for Recyclables Collection and Loading Areas, provided by the Department of Waste Resources, and shall show the location of and access to the collection area for recyclable materials, shall demonstrate space allocation for trash and recyclable materials and have the adequate signage indicating the location of each bin in the trash enclosure.

The project applicant is advised that clearance of the Recyclables Collection and Loading Area plot plan only satisfies the Waste Resources' conditions for Recyclables Collection and Loading Areas space allocation and other Recyclables Collection and Loading Area Guideline items. Detailed drawings of the Trash Enclosure and its particular construction details, e.g., building materials, location, construction methods etc., should be included as part of the Project plan submittal to the Riverside County Department of Building and Safety.

080 - Waste Resources. 3 Gen - Waste Recycling Plan Not Satisfied

Prior to issuance of a building permit, a Waste Recycling Plan (WRP) shall be submitted to the Riverside County Department of Waste Resources for approval. At a minimum, the WRP must

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80. Prior To Building Permit Issuance

Waste Resources

080 - Waste Resources. 3 Gen - Waste Recycling Plan (cont.) Not Satisfied

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

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 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.

Flood

090 - Flood. 1 FACILITY COMPLETION - USE Not Satisfied

The District will not to release occupancy permits for any commercial lots prior to the District's acceptance of the drainage system for operation and maintenance.

Planning

090 - Planning. 1 090 - Planning - Accessible Parking Not Satisfied

Ordinance No. 348 states if 101 to 150 parking spaces are required, a total of five (5) of the required parking spaces shall be provided for accessible parking spaces. Based on the APPROVED EXHIBIT A the applicant is providing 126 parking spaces. The minimum number of accessible parking spaces will be based on the requirements of Section 18.12 C.1 of Ordinance No. 348.

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                      090 - Planning - 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. Towed vehicles may be reclaimed at \_\_\_\_\_ or by telephoning \_\_\_\_\_."

In addition to the above requirements, the surface of each parking space shall have a surface identification sign duplicating the symbol of accessibility in blue paint of at least 3 square feet in size.

090 - Planning. 2                      090 - Planning - ALUC Conditions                      Not Satisfied

The Project site is located within the March Air Reserve Base/Inland Port Airport Land Use Plan, Compatibility Zone C2. The Project was heard before the Airport Land Use Commission on January 10, 2019 and was found to be CONSISTENT with the 2014 March Air Reserve Base/ Inland Port Airport Land Use Compatibility Plan, subject to the following conditions:

1. Any outdoor lighting installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The following uses/activities are not included in the proposed project and shall be prohibited at this site, in accordance with Note A on Table 4 of the Mead Valley Area Plan:
  - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
  - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
  - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.
  - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
3. The following uses are specifically prohibited at this location: trash transfer stations that are open on one or more sides; recycling centers containing putrescible wastes; construction and demolition debris facilities; wastewater management facilities; incinerators; noise-sensitive outdoor nonresidential uses; and hazards to flight. Children's schools are discouraged.
4. If the following uses/activities are proposed through a subsequent use permit or plot plan, subsequent Airport Land Use Commission review shall be required: Restaurants and other eating establishments; day care centers; health and exercise centers; churches, temples, or other uses primarily for religious worship; theaters.
5. These requirements 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 basin (including water quality management basins) on the site shall be designed to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm, and to remain dry between rainfalls. Vegetation in and around the detention

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90. Prior to Building Final Inspection

Planning

090 - Planning. 2                      090 - Planning - ALUC Conditions (cont.)                      Not Satisfied

basin that provide food or cover for bird species that are incompatible with airport operations shall not be utilized in project landscaping.

7. March Air Reserve Base shall be notified of any 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. Any increase in building area or change in use other than for office, manufacturing, and/or warehousing uses shall require an amended review by the Airport Land Use Commission.

9. If the project proposes rooftop solar panels, the applicant/developer shall prepare a solar glare study that analyzes glare impacts, and shall be reviewed by the Airport Land Use Commission and March Air Reserve Base.

090 - Planning. 3                      090 - Planning - Ordinance No. 810 Open Space Fee                      Not Satisfied

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection prior to use or occupancy for cases without final inspection or certificate of occupancy (such as an SMP), whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The Project Area for Plot Plan No. 180023 is calculated to be approximately 9.37 net acres.

090 - Planning. 4                      090 - Planning - 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. 5                      090 - Planning - Ordinance 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 No. 180023 has been calculated to be approximately 9.37 net acres.

090 - Planning. 6                      090 - Planning - Parking Paving Material                      Not Satisfied

A minimum of 126 parking spaces shall be provided pursuant to Ordinance No. 348 requirements, as shown on the approved APPROVED EXHIBIT A. The parking area shall be surfaced with asphaltic concrete or concrete to current standards as approved by the Department of Building and Safety.

Plan: PPT180023

Parcel: 317170040

90. Prior to Building Final Inspection

Planning

090 - Planning. 6                      090 - Planning - Parking Paving Material (cont.)                      Not Satisfied

090 - Planning. 7                      090 - Planning - Renewable Energy Generation R2-E10 Insta                      Not Satisfied

In accordance with measure R2-E10 of the County's Climate Action Plan, the proposed project shall be required to offset its energy demand by 20 percent by on-site renewable energy generation. In accordance with the prior condition titled "Renewable Energy Generation R2-E10", prior to occupancy for any tenant improvement building permit, the renewable energy facility as approved with the prior condition shall be installed and ready for operation.

090 - Planning. 8                      090 - Planning - Utilities Underground                      Not Satisfied

All utilities, except electrical lines rated 33 kV or greater, shall be installed underground if the permittee provides to the Department of Building and Safety and the Planning Department a definitive statement from the utility provider refusing to allow underground installation of the utilities they provide, this condition shall be null and void with respect to that utility.

090 - Planning. 9                      090 - Planning Trash Enclosures                      Not Satisfied

Two (2) trash enclosures will be provided as shown on the APPROVED EXHIBIT A which are adequate to enclose a minimum of two bins per enclosure and shall be constructed prior to the issuance of occupancy permits. The enclosure(s) shall be a minimum of six (6) feet in height and shall be made with masonry block and landscaping screening and a solid gate which screens the bins from external view. Additional enclosed area for collection of recyclable materials shall be located within, near or adjacent to each trash and rubbish disposal area. The recycling collection area shall be a minimum of fifty percent (50%) of the area provided for the trash/rubbish enclosure(s) or as approved by the Riverside County Waste Management Department. All recycling bins shall be labeled with the universal recycling symbol and with signage indicating to the users the type of material to be deposited in each bin.

090 - Planning. 10                      090- Planning - Install Bike Racks                      Not Satisfied

A bicycle rack shall be provided in convenient locations to facilitate bicycle access to the project area. The bicycle racks shall be shown on project landscaping and improvement plans submitted for Planning Department approval, and shall be installed in accordance with those plans.

Transportation

090 - Transportation. 1                      Complete Annexation into L&LMD or Other District                      Not Satisfied

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division for continuous maintenance within public road rights-of-way, in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859.  
A Streetlight Authorization form from SCE, or other electric provider required in order to complete the annexation process.

090 - Transportation. 2                      Existing Curb and Gutter                      Not Satisfied

On existing curb and gutter, new driveway, sidewalks, and/or drainage devices within County

Plan: PPT180023

Parcel: 317170040

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 2 Existing Curb and Gutter (cont.) Not Satisfied

right-of-way, including sewer and water laterals, on Rider Street 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. The driveway shall be constructed in accordance with County Standard No. 207A.
2. A 6-foot sidewalks shall be constructed adjacent to the curb line within the 12' parkway.
3. 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>

090 - Transportation. 3 Existing Maintained Not Satisfied

Harvill Avenue along the project boundary is a paved County-maintained road designated as a major Highway, and shall be improved with 44' half-width AC Pavement, 8" concrete curb and gutter, and concrete sidewalks, and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determine by the Director of Transportation within the 59' half width dedicated right of way in accordance with County modified Standard No. 93, page (1 of 2) and page (2 of 2), Ordinance 461. (Modified for reduced AC improvement from 38'-55' to 32'- 44' AC pavement and reduced right-of-way from 59'-76' to 59' half-width right-of-way).

1. A 6' concrete sidewalks shall be improved adjacent to the curb line within the 15' modified parkway.
2. A driveway shall be improved per County Standard No. 207(A), Ordinance 461.

090 - Transportation. 4 Landscaping Installation Completion Not Satisfied

Landscaping within public road right-of-way shall comply with Transportation Department standards and Ordinance 461 and shall require approval by the Transportation Department. Landscaping shall be improved within Harvill Avenue, Rider Street, and Paterson Avenue.

090 - Transportation. 5 LSP - Landscape Inspection and Drought Compliance Not Satisfied

The developer/ permit holder shall:

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

Plan: PPT180023

Parcel: 317170040

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 5      LSP - Landscape Inspection and Drought Compliance (cont.)      Not Satisfied  
Upon determination of compliance, the Transportation Department, Landscape Section shall clear this condition.

090 - Transportation. 6      LSP - LANDSCAPE INSPECTION DEPOSIT      Not Satisfied  
Prior to building permit final inspection, all landscape inspection deposits and plan check fees shall be paid.

090 - Transportation. 7      Part-Width      Not Satisfied  
Paterson Avenue along the project boundary is a County-maintained dirt road, and shall be improved with 40' (32' on the project side and 8' on the other side of the centerline) part-width AC Pavement, 6" concrete curb and gutter, and concrete sidewalks, within the 64' (44' project side and 20' on the other side the centerline, minimum) part-width dedicated right-of-way as directed by the Director of Transportation in accordance with County modified Standard No. 94, page (1 of 2), Ordinance 461. (Modified for reduced half-width right-of-way from 50'- 44').

1. A 6' concrete sidewalks shall be improved adjacent to the curb line within the 12' parkway.
2. A driveway shall be improved per County Standard No. 207(A), Ordinance 461.
3. Join existing Rider Street curb & gutter and AC improvement as directed by the Director of Transportation.

090 - Transportation. 8      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. 9      Road Improvements      Not Satisfied  
Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the limit of construction at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County.

090 - Transportation. 10      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).

Plan: PPT180023

Parcel: 317170040

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 11 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. 12 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 Gen - Recyclables Collection and Loading Area Inspection Not Satisfied

Prior to final building inspection, the applicant shall construct the recyclables collection and loading area in compliance with the Recyclables Collection and Loading Area plot plan, as approved and verified through an on-site inspection by the Riverside County Department of Waste Resources.

090 - Waste Resources. 2 Gen - Waste Reporting Form and Receipts Not Satisfied

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

# AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY



January 17, 2019

Ms. Deborah Bradford, Project Planner  
County of Riverside Planning Department  
4080 Lemon Street, 12<sup>th</sup> Floor  
Riverside CA 92501  
**(VIA HAND DELIVERY)**

**CHAIR**  
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Gary Youmans  
Temecula

**RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW**

File No.: ZAP1338MA18  
Related File Nos.: PPT180023 (Plot Plan)  
APNs: 317-170-040; 317-170-041; 317-170-042

Dear Ms. Bradford:

On January 10, 2019, the Riverside County Airport Land Use Commission (ALUC) found County of Riverside Case No. PPT180023 (Plot Plan), a proposal to construct a 203,445 square foot industrial warehouse building with second floor mezzanine on 9.6 gross acres located on the northwest corner of Harvill Avenue and Rider Street in the unincorporated community of Mead Valley, **CONSISTENT** with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, subject to the following conditions.

## CONDITIONS:

1. Any outdoor lighting installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The following uses/activities are not included in the proposed project and shall be prohibited at this site, in accordance with Note A on Table 4 of the Mead Valley Area Plan:
  - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
  - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
  - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.
  - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
3. The following uses/activities are specifically prohibited at this location: trash transfer stations that are open on one or more sides; recycling centers containing putrescible wastes; construction and demolition debris facilities; wastewater management facilities;

## STAFF

**Director**  
Simon A. Housman

John Guerin  
Paul Rull  
Barbara Santos

County Administrative Center  
4080 Lemon St., 14th Floor.  
Riverside, CA 92501  
(951) 955-5132

[www.rcaluc.org](http://www.rcaluc.org)

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 196,445 square feet of warehouse area, 3,000 square feet of first floor office area, and 4,000 square feet of second floor mezzanine office area. Any increase in building area or change in use other than for office, manufacturing, and/or warehousing uses will require an amended review by the Airport Land Use Commission.
10. The project does not propose rooftop solar panels at this time. However, if the project were to propose solar rooftop panels in the future, the applicant/developer shall prepare a solar glare study that analyzes glare impacts, and this study shall be reviewed by the Airport Land Use Commission and March Air Reserve Base.

If you have any questions, please contact Paul Rull, ALUC Principal Planner, at (951) 955-6893.

Sincerely,  
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



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Simon A. Housman, ALUC Director

Attachments: Notice of Airport in Vicinity



cc: CHI/Acquisitions, L.P., (applicant)  
EPD Solutions, Inc. (representative/fee-payer)  
Granite Patterson (landowner) (Newport Beach address)  
Granite Patterson,c/o Thomson Reuters (landowner) (Carlsbad address)  
Gary Gosliga, March Inland Port Airport Authority  
Daniel "Rock" Rockholt, March Air Reserve Base  
ALUC Case File

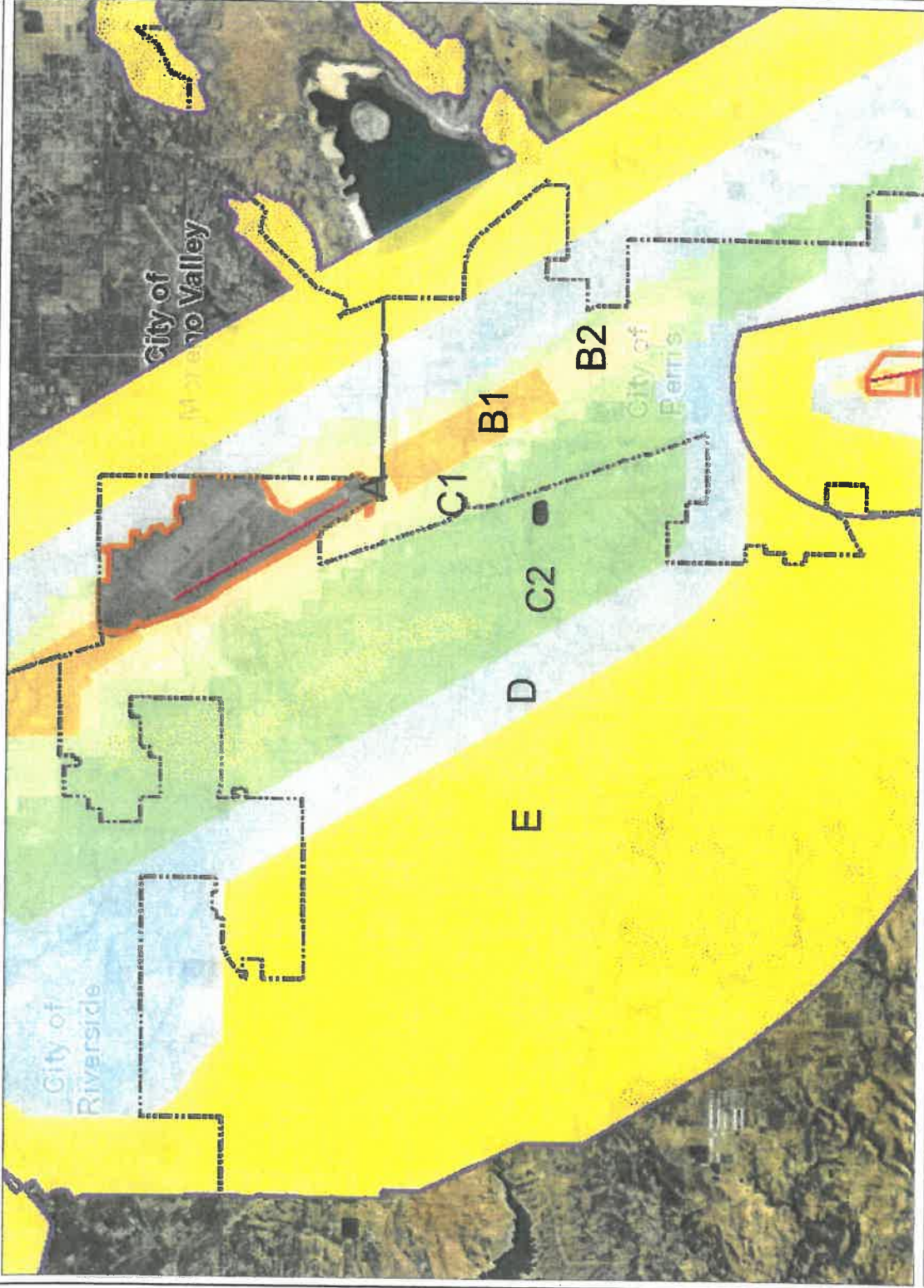
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# NOTICE OF AIRPORT IN VICINITY

This property is presently located in the vicinity of a airport, within what is known as an airport influent area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise vibration, or odors). Individual sensitivities to those annoyances [can vary from person to person. You may wish to consider what airport annoyances], if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business & Professions Code Section 11010 (b)(13)(A)



# Map My County Map



- Legend**
- Runways
  - Airports
  - Airport Influence Areas
  - Airport Compatibility Zones
  - OTHER COMPATIBILITY ZONE

- A**
- A-EXC1
  - B1
  - B1-APZ I
  - B1-APZ I-EXC1
  - B1-APZ II
  - B1-APZ II-EXC1
  - B1-EXC1
  - B2
  - B2-EXC1
  - C
  - C1
  - C1-EXC1
  - C1-EXC3
  - C1-EXC4
  - C1-HIGHT
  - C2
  - C2-EXC1
  - C2-EXC2
  - C2-EXC3
  - C2-EXC5
  - C2-EXC6

**Notes**

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

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

*Patricia Romo, P.E.*  
*Director of Transportation*

**Transportation Department**

*Mojahed Salama, P.E.*  
*Deputy for Transportation/Capital Projects*  
*Richard Lantis, P.L.S.*  
*Deputy for Transportation/Planning and*  
*Development*

December 13, 2018

Jared Riemer  
527 W. 7<sup>th</sup> Street, Suite 308,  
Los Angeles, CA 90014

RE: Certificate of Parcel Merger No. 180031  
APNs: 317-170-040, 317-170-041 & 317-140-042  
CEQA EXEMPT

Dear Applicant:

On December 13, 2018, the County Surveyor approved the application for the above referenced application. Please note the enclosed recorded Parcel Merger. This information has also been added into our Public Land Use System (PLUS). You should be able to proceed with any development applications you may be processing with other County Departments.

This letter is your authorization to have a new deed prepared and recorded with the County Recorder's Office reflecting this Certificate of Parcel Merger. The new deed shall contain the following language: "This document is being recorded pursuant to Certificate of Parcel Merger No. 180031, recorded December 13, 2018 as Document #2018-0484538."

*Please consult with a Title Company to help assist you with any new deed preparation or recording with the County Recorder.*

Sincerely,

RIVERSIDE COUNTY SURVEY DIVISION

  
\_\_\_\_\_  
Joseph Martinez, Principal Engineering Technician

CC: File



# RIVERSIDE COUNTY

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# PLANNING DEPARTMENT

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

October 4, 2018

Cahuilla Band of Indians  
Anthony Madrigal, Cultural Director  
52701 Highway 371  
Anza, CA 92539

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PPT180023)**

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by November 3, 2018 to [hthomson@rivco.org](mailto:hthomson@rivco.org) and email cc to [fsierra@rivco.org](mailto:fsierra@rivco.org). To ensure an effective and good faith consultation effort, Planning asks that the request for consultation also indicate the following:

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

**Project Description:**

**PLOT PLAN NO. 180023** - CEQ180088 - Applicant: CHI/Acquisitions CA, L.P., Jared Riemer-Engineer/Representative: EPD Solutions, Inc., Andrea Arcilla - First Supervisorial District - North Perris Zoning Area - Mead Valley Area Plan: Community Development: Business Park (CD: BP) - Location: North of Rider Street, south of Cajalco Road, east of Patterson Avenue, and west of Harvill Avenue - 19.2 Acres - Zoning: Industrial Park (I-P)

**Plot Plan No. 180023** proposes to construct a 208,330 square foot, concrete tilt up building. The building will be single story with a mezzanine for office uses. The building height will vary between 40 feet and 44 feet in height. Approximately 7,000 square feet of office space will be provided at the northwest and northeast corners of the building. There will be 28 dock doors provided along the northern side of the building and 126 parking stalls provided throughout the site. A gated truck court will be located on the north side of the building. APNs: 317-170-040, 041, and 042 - Concurrent Cases: N/A.

Sincerely,

PLANNING DEPARTMENT

A handwritten signature in blue ink that reads "Heather Thomson".

Heather Thomson, Archaeologist

Email CC: Deborah Bradford, [dbradfor@rivco.org](mailto:dbradfor@rivco.org)

Attachment: Project Vicinity Map and Project Aerial



# RIVERSIDE COUNTY

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# PLANNING DEPARTMENT

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

October 4, 2018

Colorado River Indian Tribes (CRIT)  
Brian Etsitty, THPO  
26600 Mohave Road  
Parker, Arizona 85344

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PPT180023)**

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by November 3, 2018 to [hthomson@rivco.org](mailto:hthomson@rivco.org) and email cc to [fsierra@rivco.org](mailto:fsierra@rivco.org). To ensure an effective and good faith consultation effort, Planning asks that the request for consultation also indicate the following:

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

**Project Description:**

**PLOT PLAN NO. 180023** - CEQ180088 – Applicant: CHI/Acquisitions CA, L.P., Jared Riemer– Engineer/Representative: EPD Solutions, Inc., Andrea Arcilla – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan: Community Development: Business Park (CD: BP) – Location: North of Rider Street, south of Cajalco Road, east of Patterson Avenue, and west of Harvill Avenue – 19.2 Acres - Zoning: Industrial Park (I-P)

**Plot Plan No. 180023** proposes to construct a 208,330 square foot, concrete tilt up building. The building will be single story with a mezzanine for office uses. The building height will vary between 40 feet and 44 feet in height. Approximately 7,000 square feet of office space will be provided at the northwest and northeast corners of the building. There will be 28 dock doors provided along the northern side of the building and 126 parking stalls provided throughout the site. A gated truck court will be located on the north side of the building. APNs: 317-170-040, 041, and 042 – Concurrent Cases: N/A.



Sincerely,

PLANNING DEPARTMENT

A handwritten signature in blue ink that reads "Heather Thomson".

Heather Thomson, Archaeologist

Email CC: Deborah Bradford, [dbradfor@rivco.org](mailto:dbradfor@rivco.org)

Attachment: Project Vicinity Map and Project Aerial



# RIVERSIDE COUNTY

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# PLANNING DEPARTMENT

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

October 4, 2018

Morongo Band of Mission Indians  
Cultural Heritage  
Travis Armstrong, THPO  
12700 Pumarra Rd.  
Banning, CA 92220

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PPT180023)**

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

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

**Project Description:**

**PLOT PLAN NO. 180023** - CEQ180088 - Applicant: CHI/Acquisitions CA, L.P., Jared Riemer-Engineer/Representative: EPD Solutions, Inc., Andrea Arcilla - First Supervisorial District - North Perris Zoning Area - Mead Valley Area Plan: Community Development: Business Park (CD: BP) - Location: North of Rider Street, south of Cajalco Road, east of Patterson Avenue, and west of Harvill Avenue - 19.2 Acres - Zoning: Industrial Park (I-P)

**Plot Plan No. 180023** proposes to construct a 208,330 square foot, concrete tilt up building. The building will be single story with a mezzanine for office uses. The building height will vary between 40 feet and 44 feet in height. Approximately 7,000 square feet of office space will be provided at the northwest and northeast corners of the building. There will be 28 dock doors provided along the northern side of the building and 126 parking stalls provided throughout the site. A gated truck court will be located on the north side of the building. APNs: 317-170-040, 041, and 042 - Concurrent Cases: N/A.

Sincerely,

**PLANNING DEPARTMENT**

A handwritten signature in cursive script that reads "Heather Thomson".

**Heather Thomson, Archaeologist**

**Email CC: Deborah Bradford, [dbradfor@rivco.org](mailto:dbradfor@rivco.org)**

**Attachment: Project Vicinity Map and Project Aerial**



# RIVERSIDE COUNTY

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# PLANNING DEPARTMENT

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

October 4, 2018

Pala Band of Mission Indians  
Shasta C. Gaughen, THPO  
PMB 50, 35008 Pala Temecula Rd.  
Pala, CA 92059

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PPT180023)**

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by November 3, 2018 to [hthomson@rivco.org](mailto:hthomson@rivco.org) and email cc to [fsierra@rivco.org](mailto:fsierra@rivco.org). To ensure an effective and good faith consultation effort, Planning asks that the request for consultation also indicate the following:

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- Is the Project causing a substantial adverse impact to a TCR? If so, what is that impact?

**Project Description:**

**PLOT PLAN NO. 180023** - CEQ180088 – Applicant: CHI/Acquisitions CA, L.P., Jared Riemer– Engineer/Representative: EPD Solutions, Inc., Andrea Arcilla – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan: Community Development: Business Park (CD: BP) – Location: North of Rider Street, south of Cajalco Road, east of Patterson Avenue, and west of Harvill Avenue – 19.2 Acres - Zoning: Industrial Park (I-P)

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Sincerely,

PLANNING DEPARTMENT

A handwritten signature in cursive script that reads "Heather Thomson".

Heather Thomson, Archaeologist

Email CC: Deborah Bradford, [dbradfor@rivco.org](mailto:dbradfor@rivco.org)

Attachment: Project Vicinity Map and Project Aerial



# RIVERSIDE COUNTY

---

# PLANNING DEPARTMENT

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

October 4, 2018

Pechanga Cultural Resources Department  
Ebru Ozdil, Planning Specialist  
P.O. Box 2183  
Temecula, CA 92593

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PPT180023)**

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by November 3, 2018 to [hthomson@rivco.org](mailto:hthomson@rivco.org) and email cc to [fsierra@rivco.org](mailto:fsierra@rivco.org). To ensure an effective and good faith consultation effort, Planning asks that the request for consultation also indicate the following:

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Heather Thomson, Archaeologist

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Attachment: Project Vicinity Map and Project Aerial



# RIVERSIDE COUNTY

---

# PLANNING DEPARTMENT

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

October 4, 2018

Quechan Indian Tribe  
H. Jill McCormick, Historic Preservation Officer  
P.O. Box 1899  
Yuma, AZ 85366

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PPT180023)**

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# RIVERSIDE COUNTY PLANNING DEPARTMENT

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

October 4, 2018

Ramona Band of Cahuilla  
Joseph D. Hamilton, Chair  
56310 Highway 371, Suite B  
Anza, California 92539

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PPT180023)**

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Attachment: Project Vicinity Map and Project Aerial



# RIVERSIDE COUNTY PLANNING DEPARTMENT

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

October 4, 2018

Rincon Band of Luiseño Indians  
Destiny Colocho, Cultural Resource Manager  
1 West Tribal Road  
Valley Center, CA 92082

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PPT180023)**

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PLANNING DEPARTMENT

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# RIVERSIDE COUNTY PLANNING DEPARTMENT

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

October 4, 2018

Soboba Band of Luiseño Indians  
Joseph Ontiveros, Cultural Resource Director  
P.O. BOX 487  
San Jacinto, CA 92581

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PPT180023)**

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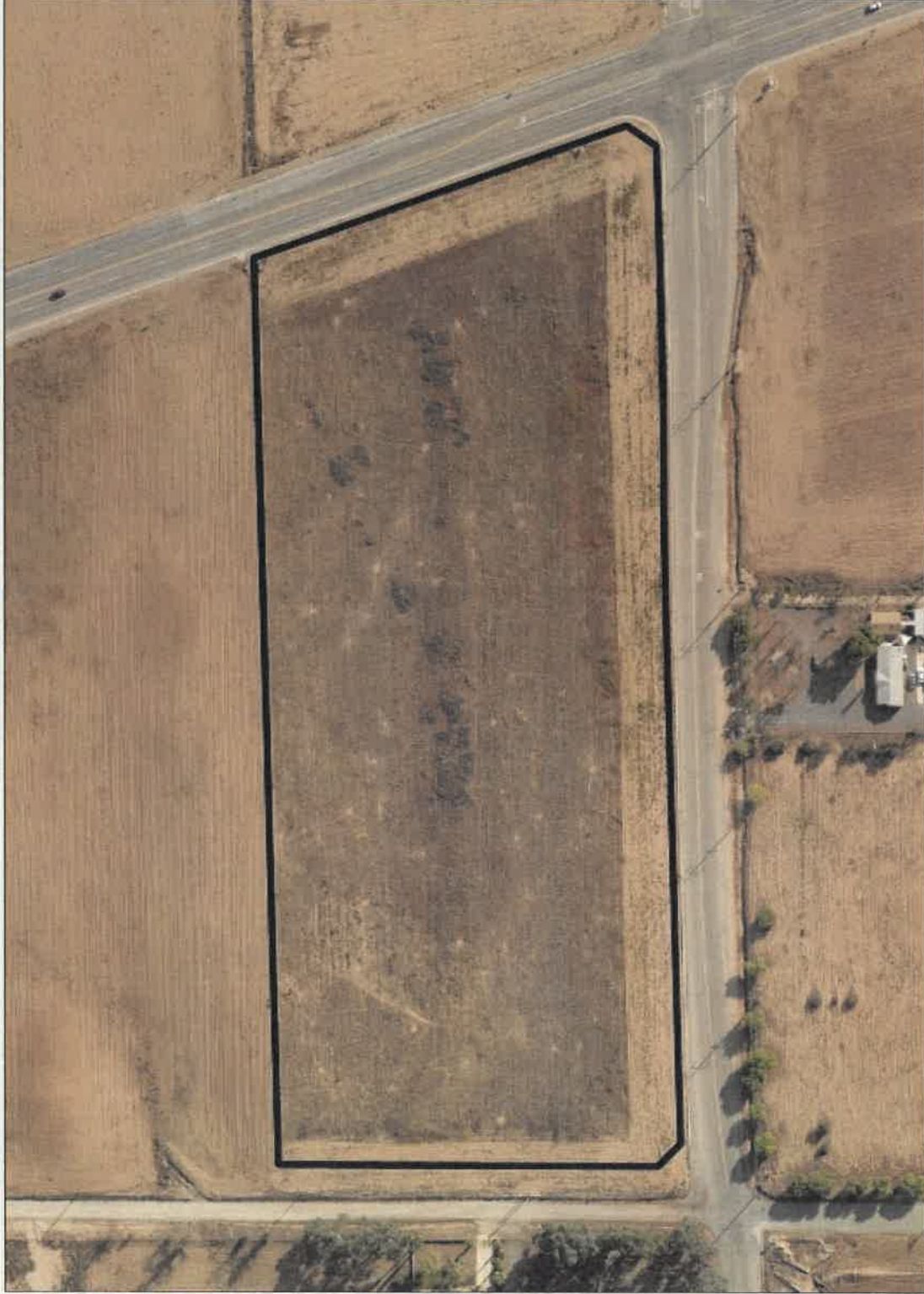
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Attachment: Project Vicinity Map and Project Aerial

PPT180023



**Legend**

- Blueline Streams
- City Areas



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

0 192 385 Feet

REPORT PRINTED ON... 10/4/2018 9:42:30 AM

© Riverside County GIS

**Notes**

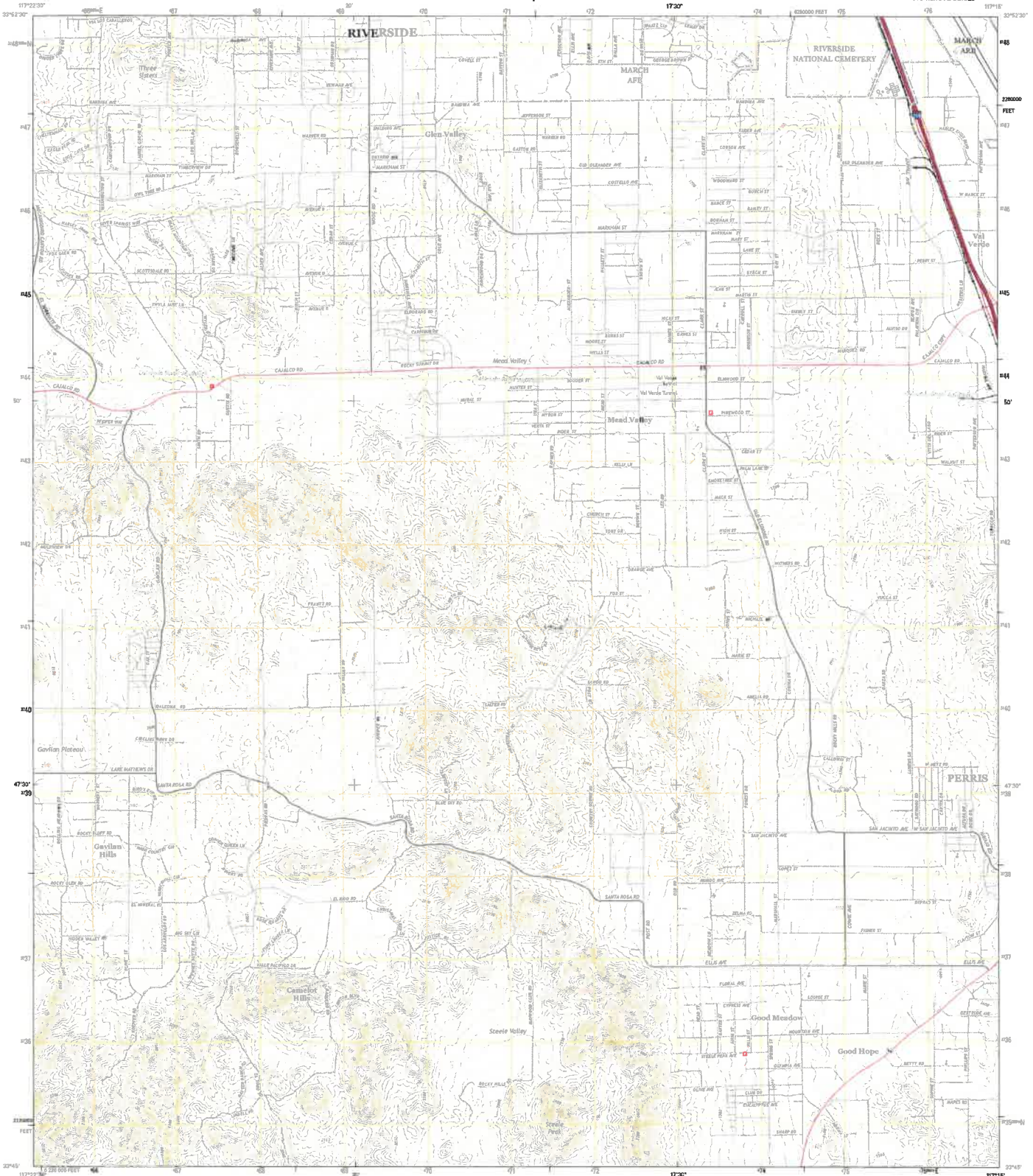




U.S. DEPARTMENT OF THE INTERIOR  
U.S. GEOLOGICAL SURVEY



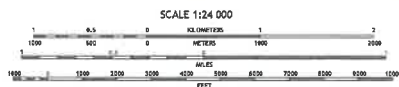
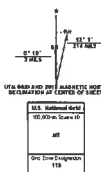
STEELE PEAK QUADRANGLE  
CALIFORNIA-RIVERSIDE CO.  
7.5-MINUTE SERIES



Produced by the United States Geological Survey  
North American Datum of 1983 (NAD83)  
North American Vertical Datum of 1988 (NAVD88)  
1:24,000 Scale  
10 000-foot (3048) California Coordinate System of 1983 (Zone 4)

This map is not a legal document. Boundaries may be generalized for the map scale. Printed text within government information may not be shown. Obtain permission before entering private land.

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Map data provided by USGS, May 2015  
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Public Land Survey System, May 2015



CONTINENTAL VERTICAL DATUM OF 1988  
NORTH AMERICAN VERTICAL DATUM OF 1988  
This map was produced in conformance with the  
National Geospatial Program US Topo Product Standard, 2011.  
A metadata file associated with this product is available at [www.usgs.gov](http://www.usgs.gov).

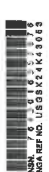


**ROAD CLASSIFICATION**

	Expressway		Local Road
	Stateway Hwy		State Route
	Bypass		US Route
	Interstate Route		State Route
	Local Connector		State Route

1	2	3	4	5	6	7	8
1	2	3	4	5	6	7	8

STEELE PEAK, CA  
2015



# Responses to Comments on the Draft Environmental Assessment /Mitigated Negative Declaration

This section includes the comments received during circulation of the Environmental Assessment (EA)/ Mitigated Negative Declaration (MND) for the Rider Commerce Center project and responses to those comments. None of the comments offered below present substantial evidence sufficient to support a fair argument that there are new avoidable significant effects and that mitigation measures must be added to reduce those impacts such that recirculation of the EA/MND is required, or that there are significant and unavoidable impacts that require the preparation of an Environmental Impact Report.

**LETTER 1: Supporters Alliance For Environmental Responsibility (SAFER) (3 pages)**



T 510.836.4200  
F 510.836.4205

949 Harrison Street, Ste. 150  
Oakland, CA 94612

www.lozeaudrury.com  
richero@lozeaudrury.com

*Via Email and U.S. Mail*

June 21, 2019

Deborah Bradford, Project Planner  
Riverside County Planning Department  
County of Riverside  
P.O. Box 1409  
Riverside, CA 92502-1409  
[dbradford@rivco.org](mailto:dbradford@rivco.org)

Charissa Leach, Assistant TLMA Director  
Planning Department  
County of Riverside  
4080 Lemon Street, 9th Floor  
Riverside, CA 92502  
[cleach@rivco.org](mailto:cleach@rivco.org)

Kecia Harper, Clerk of the Board  
Clerk of the Board of Supervisors  
Riverside County  
4080 Lemon Street, Suite 127  
Riverside, California 92501  
[KHarper@rivco.org](mailto:KHarper@rivco.org)

Elizabeth Sarabia, TLMA Commission Secretary  
Planning Department  
County of Riverside  
4080 Lemon Street, 12th Floor  
Riverside, CA 92502  
[esarabia@rivco.org](mailto:esarabia@rivco.org)

**Re: Comment on CEQ180088 aka Plot Plan No. 180023  
Initial Study | Mitigated Negative Declaration**

Dear Ms. Bradford, Ms. Leach, Ms. Harper and Ms. Sarabia:

I am writing on behalf of the Supporters Alliance For Environmental Responsibility (“SAFER”), regarding the Initial Study and Mitigated Negative Declaration (“IS/MND”) prepared for the Project known as CEQ180088 aka Plot Plan No. 180023 by applicant CHI/ Acquisitions CA, L.P./Jared Riemer, located on a 9.58 acre site Northerly of Rider Street, southerly of Calalco Road, easterly of Patterson Avenue, and westerly of Harvill Avenue (“Project”) in the County of Riverside.

1-A

After reviewing the IS/MND, we conclude the IS/MND fails as an informational document, and that there is a fair argument that the Project may have adverse environmental impacts. Therefore, we request that the County of Riverside (“County”) prepare an environmental impact report (“EIR”) for the Project pursuant to the California Environmental Quality Act (“CEQA”), Public Resources Code section 21000, et seq. We reserve the right to supplement these comments during public hearings concerning the Project. *Galante*

1-B

June 21, 2019

Comment on CEQ180088 aka Plot Plan No. 180023 IS/MND

Page 2 of 3

*Vineyards v. Monterey Peninsula Water Management Dist.*, 60 Cal. App. 4th 1109, 1121 (1997).

We hereby request that the County of Riverside (“County”) send by electronic mail, if possible or U.S. Mail to our firm at the address below notice of any and all actions or hearings related to activities undertaken, authorized, approved, permitted, licensed, or certified by the County and any of its subdivisions, and/or supported, in whole or in part, through contracts, grants, subsidies, loans or other forms of assistance from the County, including, but not limited to the following:

- Notice of any public hearing in connection with the Project as required by California Planning and Zoning Law pursuant to Government Code Section 65091.
- Any and all notices prepared for the Project pursuant to the California Environmental Quality Act (“CEQA”), including, but not limited to:
  - Notices of any public hearing held pursuant to CEQA.
  - Notices of determination that an Environmental Impact Report (“EIR”) is required for a project, prepared pursuant to Public Resources Code Section 21080.4.
  - Notices of any addenda prepared to a previously certified or approved EIR.
  - Notices of any scoping meeting held pursuant to Public Resources Code Section 21083.9.
  - Notices of preparation of an EIR or a negative declaration for a project, prepared pursuant to Public Resources Code Section 21092.
  - Notices of availability of an EIR or a negative declaration for a project, prepared pursuant to Public Resources Code Section 21152 and Section 15087 of Title 14 of the California Code of Regulations.
  - Notices of approval and/or determination to carry out a project, prepared pursuant to Public Resources Code Section 21152 or any other provision of law.
  - Notices of approval or certification of any EIR or negative declaration, prepared pursuant to Public Resources Code Section 21152 or any other provision of law.
  - Notices of determination that a project is exempt from CEQA, prepared pursuant to Public Resources Code section 21152 or any other provision of law.
  - Notice of any Final EIR prepared pursuant to CEQA.
  - Notice of determination, prepared pursuant to Public Resources Code Section 21108 or Section 21152.

1 - C

Please note that we are requesting notices of CEQA actions and notices of any public hearings to be held under any provision of Title 7 of the California Government Code governing California Planning and Zoning Law. **This request is filed pursuant to Public Resources Code Sections 21092.2 and 21167(f), and Government Code Section 65092,**

June 21, 2019  
Comment on CEQ180088 aka Plot Plan No. 180023 IS/MND  
Page 3 of 3

which requires agencies to mail such notices to any person who has filed a written request for them with the clerk of the agency's governing body.

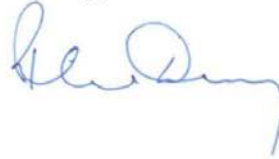
In addition, we request that the County send to us via email, if possible or U.S. Mail a copy of all Planning Commission and Board of Supervisors meetings and/or hearing agendas.

Please send notice by electronic mail, if possible or U.S. Mail to:

Richard Drury  
Komalpreet Toor  
Stacey Osborne  
Lozeau Drury LLP  
1939 Harrison Street, Suite 150  
Oakland, CA 94612  
510 836-4200  
[richard@lozeaudrury.com](mailto:richard@lozeaudrury.com)  
[komal@lozeaudrury.com](mailto:komal@lozeaudrury.com)  
[stacey@lozeaudrury.com](mailto:stacey@lozeaudrury.com)

Please call if you have any questions. Thank you for your attention to this matter.

Sincerely,



Richard T. Drury  
Lozeau Drury LLP

**Response to Comment Letter O2 – S.A.F.E.R., dated June 21, 2019**

**Comment 1-A:** The comment provides a description of the project.

**Response 1-A:** No response is required.

**Comment 1-B:** The comment states the EA/MND fails as an informational document, and that there is a fair argument that the project may have adverse environmental impacts. The commenter requests the County prepare an environmental impact report.

**Response 1-B:** The EA/MND provides an assessment of all environmental impact areas required by the CEQA Statute and Guidelines. The analysis concluded the project would result in no impacts or only less-than-significant impacts in the areas of aesthetics, agriculture and forest resources, energy, geology and soils, greenhouse gas emissions, hydrology and water quality, land use/planning, mineral resources, noise, population/ housing, public services, recreation, transportation, utilities and service systems, wildfire and mandatory findings of significance. The EA/MND identified potentially significant impacts in the areas of air quality, biological resources, cultural resources, hazards and hazardous materials, and paleontological resources. All identified impacts are reduced to below a level of significance through the implementation of mitigation measures.

The comment did not identify any specific issues of concern in the EA/MND. Further, the comment fails to expand on the claim that there is a fair argument that the project may have adverse environmental impacts and does not cite any sections of the EA/MND that would require additional analysis or clarification. According to Section 21082.2(a) of the CEQA Guidelines, the Lead Agency has the authority to determine whether or not a project may have a significant effect on the environment. In addition, Section 21082.2(c) of the CEQA Guidelines states that, "Argument, speculation, unsubstantiated opinion or narrative, evidence which is clearly inaccurate or erroneous, or evidence of social or economic impacts which do not contribute to, or are not caused by, physical impacts on the environment, is not substantial evidence. Substantial evidence shall include facts, reasonable assumptions predicated upon facts, and expert opinion supported by facts." The comment fails to include facts, reasonable assumptions predicated upon facts, and/or expert opinion supported by facts. No further response is required.

**Comment 1-C:** The commenter requests various notices of County project-related actions.

**Response 1-C:** Request noted. No response necessary.

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# RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP  
Planning Director

## APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- PLOT PLAN                       PUBLIC USE PERMIT                       VARIANCE  
 CONDITIONAL USE PERMIT                       TEMPORARY USE PERMIT  
 REVISED PERMIT    Original Case No. PPT 180023

*INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.*

### APPLICATION INFORMATION

Applicant Name: CHI/Acquisitions CA, L.P.

Contact Person: Jared Riemer                      E-Mail: jriemer@chindustrial.com

Mailing Address: 527 W. 7th Street, Suite 308

Los Angeles                      CA                      90014  
City                      State                      ZIP

Daytime Phone No: (949) 478-1883                      Fax No: (\_\_\_\_) \_\_\_\_\_

Engineer/Representative Name: EPD Solutions, Inc

Contact Person: Andrea Arcilla                      E-Mail: andrea@epdsolutions.com

Mailing Address: 2030 Main Street, Suite 1200

Irvine                      Ca                      92614  
City                      State                      ZIP

Daytime Phone No: (949) 278-5413                      Fax No: (\_\_\_\_) \_\_\_\_\_

Property Owner Name: Granite Patterson LP

Contact Person: Jeff Brown                      E-Mail: jeff.brown.@blackrock.com

Mailing Address: 4400 MacArthur Blvd., Suite 700

Newport Beach                      CA                      92660  
City                      State                      ZIP

Daytime Phone No: (949) 623-1222                      Fax No: (949) 724-1892

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.)

*See signature page attached*

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

***AUTHORIZATION FOR CONCURRENT FEE TRANSFER***

The applicant authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of this application, the applicant will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be **NO** refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 317-170-040, 317-170-041 & 317-170-042

Approximate Gross Acreage: 9.58 Acres

General location (nearby or cross streets): North of Rider Street, South of Cajalco Road, East of Patterson Avenue, West of Harvill Avenue.

Granite Patterson LP,  
a Delaware limited partnership

By: Granite CA Holding Company, LLC,  
a Delaware limited liability company,  
its General Partner

By: BlackRock Granite Property Fund, L.P.,  
a Delaware limited partnership,  
its Sole Member

By: BlackRock Granite Property Fund, LLC,  
a Delaware limited liability company,  
its General Partner

By: BlackRock Granite Property Fund,  
Inc., a Maryland corporation,  
its Sole Member

By: BlackRock Realty Advisors, Inc.  
A Delaware corporation  
Its Investment Manager

By:   
Jeff Brown  
Director

**APPLICATION FOR LAND USE AND DEVELOPMENT**

**PROJECT PROPOSAL:**

Describe the proposed project.

Please see attached project description

Identify the applicable Ordinance No. 348 Section and Subsection reference(s) describing the proposed land use(s): Warehouse & Distribution: Sections 10.1.B.1.g.2 (permitted use) and 21.74d (definition)

Number of existing lots: 3

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	204,330	44 feet	1	Industrial Facility
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:

N/A

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

If yes, provide Application No(s). PP23342

(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) EA41913

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): Geotech, Biological, Cultural, Phase I ESA and Trip Gen

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: CHI/Acquisitions CA, L.P.

Address: 527 W. 7th Street, Suite 308

Phone number: 949-478-1883

Address of site (street name and number if available, and ZIP Code): Northwest Corner of Harvill Avenue and Rider Street

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: 317-170-042, 317-170-041 & 317-170-040

Specify any list pursuant to Section 65962.5 of the Government Code: N/A

Regulatory Identification number: \_\_\_\_\_

Date of list: \_\_\_\_\_

Applicant: See signature page attached. Date 9/12/18

**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) See signature page attached Date 8/5/18

Owner/Authorized Agent (2) \_\_\_\_\_ Date \_\_\_\_\_

CHI/ACQUISITIONS CA, L.P., a Delaware limited partnership

By: CHI Development GP, L.L.C., a Delaware limited liability company

Its: General Partner

By:



Name: Phil Prassas

Title: Vice President

Granite Patterson LP,  
a Delaware limited partnership

By: Granite CA Holding Company, LLC,  
a Delaware limited liability company,  
its General Partner

By: BlackRock Granite Property Fund, L.P.,  
a Delaware limited partnership,  
its Sole Member

By: BlackRock Granite Property Fund, LLC,  
a Delaware limited liability company,  
its General Partner

By: BlackRock Granite Property Fund,  
Inc., a Maryland corporation,  
its Sole Member

By: BlackRock Realty Advisors, Inc.  
A Delaware corporation  
Its Investment Manager

By: 

Jeff Brown  
Director

## **APPLICATION FOR LAND USE AND DEVELOPMENT**

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

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-1010 Land Use and Development Condensed Application.docx  
Created: 04/29/2015 Revised: 06/06/2016





# 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.

05/03/2019

Property Owner(s) Signature(s) and Date

Phil Prassas

PRINTED NAME of Property Owner(s)

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

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

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

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

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

"Planning Our Future... Preserving Our Past"

## **INDEMNIFICATION AGREEMENT PROPERTY OWNER INFORMATION**

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

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

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

### **ONLY FOR WIRELESS PROJECTS (SEE BELOW)**

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

## PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on April 24, 2019,

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

APN (s) or case numbers 317-170-046 for

Company or Individual's Name RCIT - GIS,

Distance buffered 1600'

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

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

TITLE: GIS Analyst

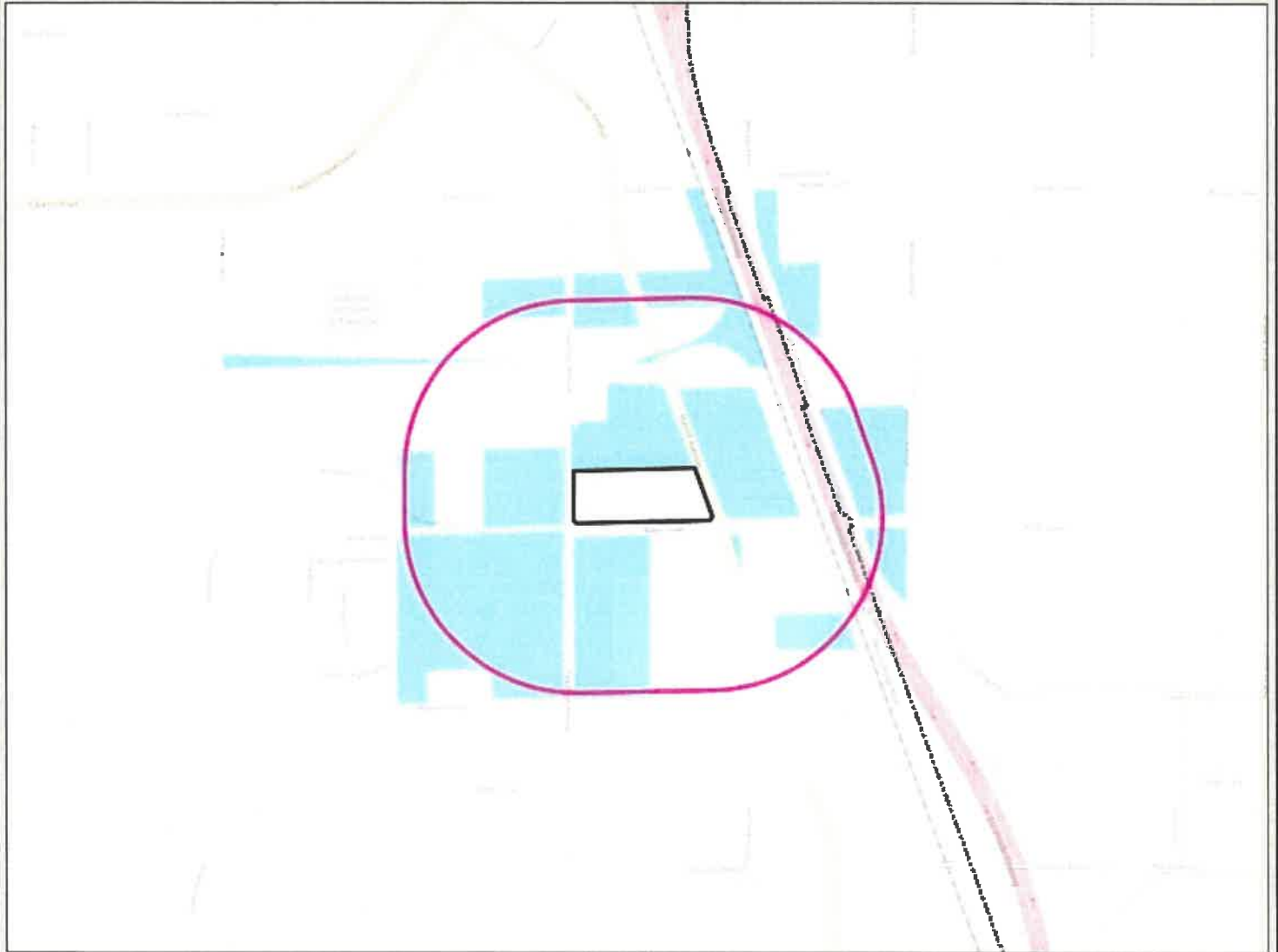
ADDRESS: 4080 Lemon Street 9<sup>TH</sup> Floor

Riverside, Ca. 92502


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

# Riverside County GIS Mailing Labels

PPT180023 ( 1600 feet buffer )



### Legend

-  County Boundary
-  Cities

### 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... 4/24/2019 10:03:02 AM

© Riverside County RCIT

**NOTICE OF PUBLIC HEARING**  
and  
**INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

**A PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY DIRECTOR'S HEARING** to consider a proposed project in the vicinity of your property, as described below:

**PLOT PLAN NO. 180023 – Intent to Adopt a Mitigated Negative Declaration – CEQ180088 – Applicant:** CHI/Acquisitions CA, L.P./Jared Riemer – Engineer/Representative: EPD Solutions, Inc./Andrea Arcilla – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan: Community Development: Business Park (CD-BP) – Location: Northerly of Rider Street, southerly of Cajalco Road, easterly of Patterson Avenue, and westerly of Harvill Avenue – 9.58 Acres – Zoning: Industrial Park (I-P) – **REQUEST: Plot Plan No. 180023** proposes to construct a 203,445 sq. ft. single-story concrete tilt up building with a maximum height of 44 ft. Approximately 7,000 sq. ft. of office space would be proposed at ground level and on a mezzanine in the northwest and northeast corner of the building. In addition, a gated truck cover is proposed along the northern area of the site that would provide access to 28 loading docks on the north side of the building. A total of 126 parking stalls are proposed for the 9.58 site.

TIME OF HEARING: 1:30 p.m. or as soon as possible thereafter  
DATE OF HEARING: **JULY 8, 2019**  
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER  
1ST FLOOR, CONFERENCE ROOM 2A  
4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project please contact Project Planner Deborah Bradford at (951) 955-6646 or email at [dbradfor@rivco.org](mailto:dbradfor@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 mitigated negative declaration. The Planning Director will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration may be viewed Monday through Thursday, 8:30 a.m. to 5:00 p.m., at the County of Riverside Planning Department, 4080 Lemon Street 12<sup>th</sup> Floor, Riverside, CA 92501. For further information or an appointment please contact the project planner.

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

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

Please send all written correspondence to:  
RIVERSIDE COUNTY PLANNING DEPARTMENT  
Attn: Deborah Bradford  
P.O. Box 1409, Riverside, CA 92502-1409

317160037  
JUI LONG LEE  
MEI YUEH LEE  
CINDER LEE

1026 HOOPER DR  
WEST COVINA CA

317160044  
CBC1 LP  
13795 BLAISDELL PL NO 202  
POWAY CA

317170033  
HIGH DESERT MANAGEMENT INC  
19264 ESTANCIA WAY  
APPLE VALLEY CA

317230018  
CHARLES A BROOKER  
BARBARA J BROOKER  
19971 PATTERSON AVE  
PERRIS CA

317230019  
THOMAS H MOORE

317210008  
JOSE L RODRIGUEZ

317230023  
U TURN FOR CHRIST

317170016  
ADHAM ABDULLA  
WADEED ABDULLA  
11822 MUSGROVE  
OAK HILLS CA

317210018  
CADO PERRIS  
1545 FARADAY AVE  
CARLSBAD CA

317230049  
OSCAR CARDENAS  
19815 AVENIDA DE ARBOLES  
MURRIETA CA

317150006  
CHARLES A BROOKER  
BARBARA J BROOKER

317230020  
EDUARDO ARRIZON

317230022  
U TURN FOR CHRIST  
20170 PATTERSON AVE  
PERRIS CA

317230021  
CHARLES HARVEY ESCHRICH  
JENNIFER N ESCHRICH

317160038  
C E LEASING  
32294 CORTE LAS CRUCES  
TEMECULA CA

317150056  
GROUP V SAN BERNARDINO  
4900 SANTA ANITA AVE 2C  
EL MONTE CA

317230042  
PWE EAGLE INC  
PWE QRS 1485 INC  
50 ROCKEFELLER PLZ 2ND FL  
NEW YORK NY

317230044  
EAGLE PACIFIC INDUSTRIES INC  
5200 W CENTURY 10TH FLR  
LOS ANGELES CA

317210010  
RAUL CALDERON  
526 S SYCAMORE ST  
SANTA ANA CA

317160018  
AT & SF RR  
740 E CARNEGIE DR  
SAN BERNARDINO CA

317140016  
TWO UNITED OIL  
8051 MAIN ST  
STANTON CA

317160035  
COUNTY OF RIVERSIDE  
P O BOX 1180  
RIVERSIDE CA

317170045  
PERRIS VALLEY PROP  
P O BOX 1987  
PERRIS CA

317170043  
MCANALLY FAMILY FARMS INC  
P O BOX 5167  
RIVERSIDE CA

317140041  
MWD  
P O BOX 54153  
LOS ANGELES CA

317230050  
RITCHIE BROS PROP INC  
P O BOX 6429  
LINCOLN NE

317160027  
RIVERSIDE COUNTY TRANSPORTATION  
PO BOX 12008  
RIVERSIDE CA

317170024  
PERRIS VALLEY PROP  
PO BOX 1987  
PERRIS CA

317170015  
STATE OF CALIF  
UNKNOWN 07-27-93

Richard Drury  
Theresa Rettinghouse  
Lozeau Drury, LLC.  
410 12<sup>th</sup> Street Suite 250  
Oakland, CA 94607



CHI/Acquisitions CA. L.P.  
Atten: Jared Riemer  
527 W. 7<sup>th</sup> Street, Suite 308  
Los Angeles, CA 90014

CHI/Acquisitions CA. L.P.  
Atten: Jared Riemer  
527 W. 7<sup>th</sup> Street, Suite 308  
Los Angeles, CA 90014

Granite Patterson L.P.  
Atten: Jeff Brown  
4400 MacArthur Blvd, Suite 700  
Newport Beach, CA 92660

Granite Patterson L.P.  
Atten: Jeff Brown  
4400 MacArthur Blvd, Suite 700  
Newport Beach, CA 92660

EPD Solutions, Inc.  
Atten: Andrea Arcilla  
2030 Main Street, Suite 1200  
Irvine, CA 92614

EPD Solutions, Inc.  
Atten: Andrea Arcilla  
2030 Main Street, Suite 1200  
Irvine, CA 92614

EPD Solutions, Inc.  
Atten: Lindsey Mansker  
2030 Main Street, Suite 1200  
Irvine, CA 92614

EPD Solutions, Inc.  
Atten: Lindsey Mansker  
2030 Main Street, Suite 1200  
Irvine, CA 92614

Riverside County ALUC  
Attention: Paul Rull  
4080 Lemon Street, 14<sup>th</sup> Floor  
Riverside, Ca 92501

Riverside County ALUC  
Attention: Paul Rull  
4080 Lemon Street, 14<sup>th</sup> Floor  
Riverside, Ca 92501

Southern California Edison  
Attention: Jeff Clark  
P.O Box 800  
Rosemead, CA 91770

Southern California Edison  
Attention: Jeff Clark  
P.O Box 800  
Rosemead, CA 91770

Southern California Gas Co.  
4495 Howard Ave.  
Riverside, CA 92507

Southern California Gas Co.  
4495 Howard Ave.  
Riverside, CA 92507

Eastern Municipal Water District  
Atten: Warren A. Beck P.E.  
P.O. Box 8300  
2270 Trumble Road  
Perris, CA 92570-8300

Eastern Municipal Water District  
Atten: Warren A. Beck P.E.  
P.O. Box 8300  
2270 Trumble Road  
Perris, CA 92570-8300

Cal Trans. Dist #8  
Atten: Mark Roberts MS:725  
464 W. 4<sup>th</sup> Street 6<sup>th</sup> Floor  
San Bernardino, CA 92401-1400

Cal Trans. Dist #8  
Atten: Mark Roberts MS:725  
464 W. 4<sup>th</sup> Street 6<sup>th</sup> Floor  
San Bernardino, CA 92401-1400

Thomas C. Ketcham, Mead Valley  
Community Representative  
4080 Lemon Street, 5<sup>th</sup> Floor  
PO Box 1527  
Riverside, CA 92501

Thomas C. Ketcham, Mead Valley  
Community Representative  
4080 Lemon Street, 5<sup>th</sup> Floor  
PO Box 1527  
Riverside, CA 92501

Mojave Desert Air Quality  
Management District  
14306 Park Ave.  
Victorville, CA 92392

Mojave Desert Air Quality  
Management District  
14306 Park Ave.  
Victorville, CA 92392

City of Perris  
Development Services  
135 N. D. Street  
Perris, CA 92570

City of Perris  
Development Services  
135 N. D. Street  
Perris, CA 92570

Soboba Band of Luiseño Indians  
Atten: Joseph Ontiveros  
P.O. Box 487  
San Jacinto, CA 92581

Soboba Band of Luiseño Indians  
Atten: Joseph Ontiveros  
P.O. Box 487  
San Jacinto, CA 92581

Val Verde Unified School District  
Atten: Facilities Department  
975 West Morgan Street  
Perris, CA 92571

Val Verde Unified School District  
Atten: Facilities Department  
975 West Morgan Street  
Perris, CA 92571



# 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.**

PPT180023 CEQ180088

*Project Title/Case Numbers*

Deborah Bradford, Project Planner

*County Contact Person*

(951) 955-6646

*Phone Number*

N/A

*State Clearinghouse Number (if submitted to the State Clearinghouse)*

CHI/Acquisitions CA. L.P.

*Project Applicant*

527 W. 7<sup>th</sup> Street, Suite 308, Los Angeles, CA 90014

*Address*

North of Rider Street, south of Cajalco Road, east of Patterson Avenue, and west of Harvill Avenue

*Project Location*

Plot Plan No. 180023 proposes to construct a 203,445 square foot, single-story concrete tilt up building with a maximum height of forty-four (44') feet. Approximately 7,000 square feet of office space would be proposed at ground level and on a mezzanine in the northwest and northeast corner of the building. In addition, a gated truck cover is proposed along the northern area of the site that would provide access to 28 loading docks on the north side of the building. A total of 126 parking stalls are proposed for the 9.58 site.

*Project Description*

This is to advise that the Riverside County Planning Commission, as the lead agency, has approved the above-referenced project on \_\_\_\_\_, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS NOT adopted
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the earlier EA, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

\_\_\_\_\_  
*Signature*

Project Planner \_\_\_\_\_  
*Title*

\_\_\_\_\_  
*Date*

Date Received for Filing and Posting at OPR: \_\_\_\_\_

Please charge deposit fee case#: CEQ180088

**FOR COUNTY CLERK'S USE ONLY**

**INVOICE (INV-00077815)  
FOR RIVERSIDE COUNTY**

**BILLING CONTACT**  
Jared Riemer  
CHI Acquisitions CA LP  
527 W 7Th St, 308  
Los Angeles, Ca 90014

**County of Riverside  
Trans. & Land Management Agency**



INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS
INV-00077815	05/16/2019	05/16/2019	Paid In Full

REFERENCE NUMBER	FEE NAME	TOTAL
CFW190013	0451 - CF&W Trust ND/MND	\$2,354.75
0 Unassigned Perris, CA 92570	<b>SUB TOTAL</b>	<b>\$2,354.75</b>

**TOTAL** **\$2,354.75**

<b>Please Remit Payment To:</b>
County of Riverside P.O. Box 1605 Riverside, CA 92502

<b>Credit Card Payments By Phone:</b>
760-863-7735

**For Questions Please Visit Us at the Following Locations:**

Riverside Permit Assistance Center  
4080 Lemon St., 9th FL  
Riverside, CA 92501

Desert Permit Assistance Center  
77588 El Duna Ct., Ste H  
Palm Desert, CA 92211

**INVOICE (INV-00076035)  
FOR RIVERSIDE COUNTY**

**BILLING CONTACT**  
Jared Riemer  
CHI Acquisitions CA LP  
527 W 7Th St, 308  
Los Angeles, Ca 90014

**County of Riverside  
Trans. & Land Management Agency**



INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS
INV-00076035	05/02/2019	05/02/2019	Paid In Full

REFERENCE NUMBER	FEE NAME	TOTAL
CFW190013	0452 - CF&W Trust Record Fees	\$50.00
0 Unassigned Perris, CA 92570		<b>SUB TOTAL</b>
		<b>\$50.00</b>

**TOTAL** **\$50.00**

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